



Design & Access Statement

for

Church Farm House, Rectory Lane, Angmering

for **Braithwaite and Co.**

0343/D&A/02

July 1st 2015

1.0	Format of Statement
	This statement has been generally set out in accordance with Circular 01/2006. We also use a document produced by CABE entitled 'Design & Access Statements – How to write, read and use them.' Section 3 of the circular deals with the Design & Access Statements. Item 77 of the circular states, 'A Design & Access Statement can be presented in various formats. For most straightforward planning applications, the statement maybe only short, for some only a page may be needed.' The CABE document suggests that the writer should 'keep it short and to the point.' Reference should be made to the submitted detailed drawings when reading this statement.
2.0	Introduction
	The property is a grade 2 listed detached dwelling In Rectory Lane, Angmering and was granted it's listing in 1987. The Proposals are to demolish and rebuild a toilet within a lean-to structure enclosed by an original outbuilding and a 1998 garage extension. The lean-to is built against a flint boundary wall and as a result has suffered damage due to damp and water ingress. Historic remedial work to this area has involved the use of asbestos and as such this must be removed. It is proposed to rebuild the small structure to match the existing dimensions, external appearance and design whilst providing waterproofing and thermal insulation internally.
3.0	Use
	The property is currently used as a family dwelling.
4.0	Amount
	The works comprise of the following – Single storey Lean-to structure Approx. floor area 2.5sqm
5.0	Layout
	The wc is located at ground floor on the western boundary of the site and on the front elevation
6.0	Scale
	The scale of the proposed replacement structure will match the existing
7.0	Landscaping
	No new landscaping is proposed.
8.0	Appearance
	All materials, profiles, detailing etc will match existing to all elements.

9.0	Access
	Access remains as existing.
10.00	Conclusion
	The client seeks to carry out repair works to the existing building by providing replacement, damp-proofed walls, floor and roof that is constructed to match the external appearance of the original.