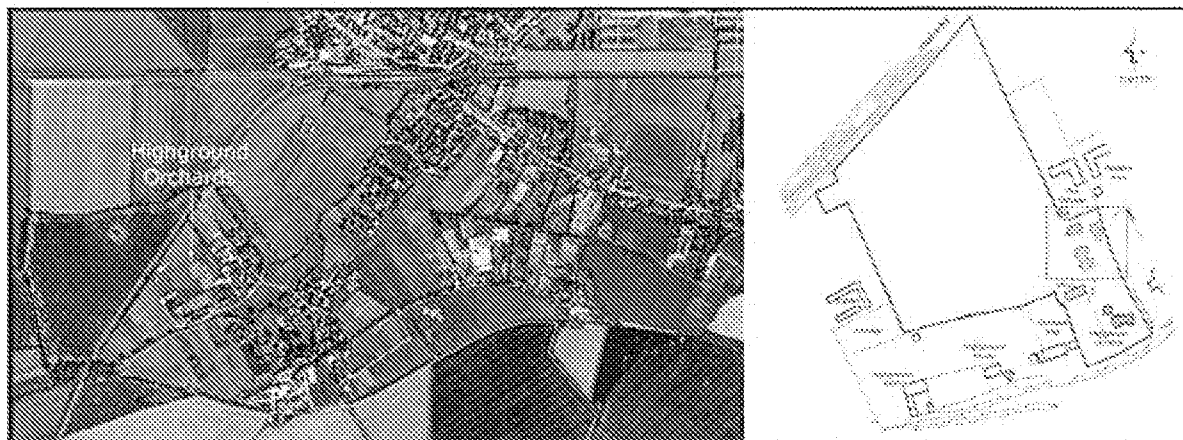




*Planning & Property Consultants Limited
Forum House
Stirling Road
Chichester
PO19 7DN*

*Registered Office: Same as postal address
Company Reg No: 01746822
Vat Reg No: 811 7516 31*

DESIGN & ACCESS STATEMENT



REPLACEMENT OF FOUR VELUX WINDOWS ON THE HOLIDAY COTTAGES AT HIGHGROUND ORCHARDS, HIGHGROUND LANE, BARNHAM, WITH DORMER WINDOWS



Paul Collins BA (Hons) DipTP MRTPI (Director)
Chartered Town Planner

Background

1. Please see the "Background" for the contemporaneous applications for the proposed extension to the existing Office and the Tractor store and two loose boxes.

Application summary

2. The application seeks to replace the existing velux bedroom windows of the four holiday cottages with dormers.

The submitted application comprises:

This DESIGN AND ACCESS STATEMENT,

LOCATION PLAN 06.2012 /14 1:1250 @ A3

BLOCK PLAN 06.2012/4 1:500 @A3

BRAMLEY AND PIPPIN EXISTING FLOOR PLANS 06.2012/19 1:100 @A3

BRAMLEY AND PIPPIN PROPOSED FLOOR PLANS 06.2012/5 1:100 @A3

BRAMLEY AND PIPPIN EXISTING ELEVATIONS 06.2012/13 1:100 @A3

BRAMLEY AND PIPPIN PROPOSED ELEVATIONS 06.2012/6 1:100 @A3

RUSSET EXISTING AND PROPOSED FLOOR PLANS 06.2012/15 1:100 @A3

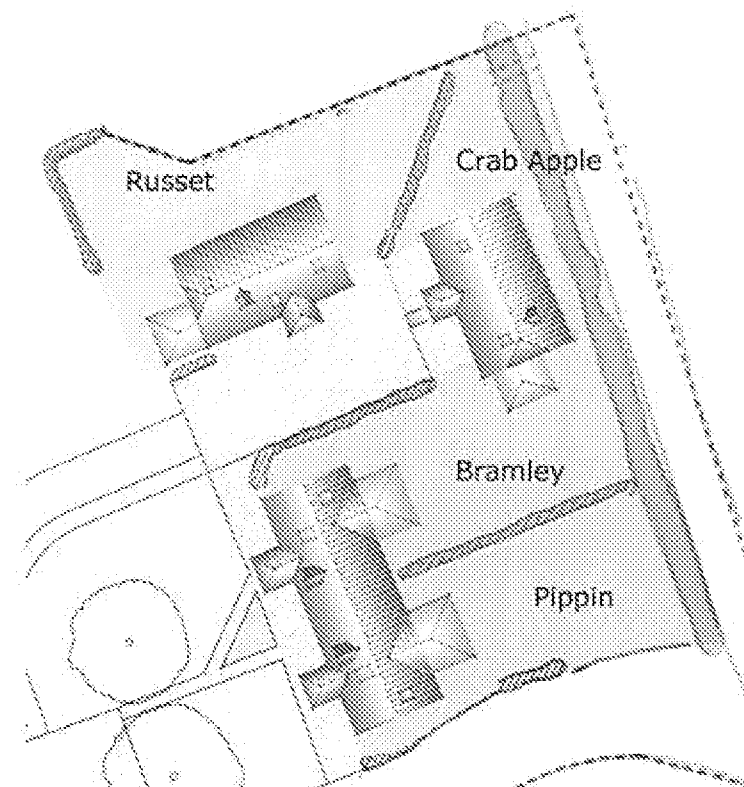
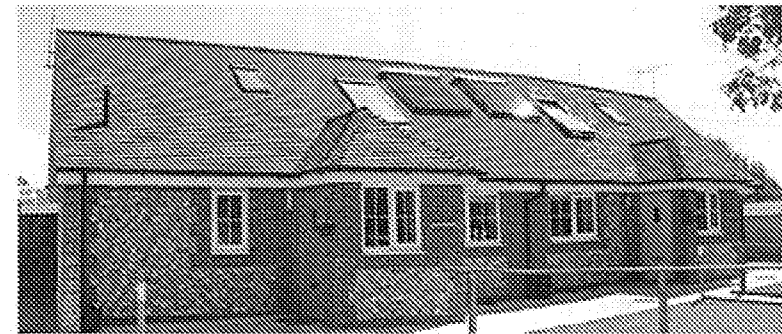
RUSSET EXISTING AND PROPOSED ELEVATIONS 06.2012/16 1:100 @A3

CRAB APPLE EXISTING AND PROPOSED FLOOR PLANS 06.2012/17 1:100 @A3

CRAB APPLE EXISTING AND PROPOSED ELEVATIONS 06.2012/18 1:100 @A3

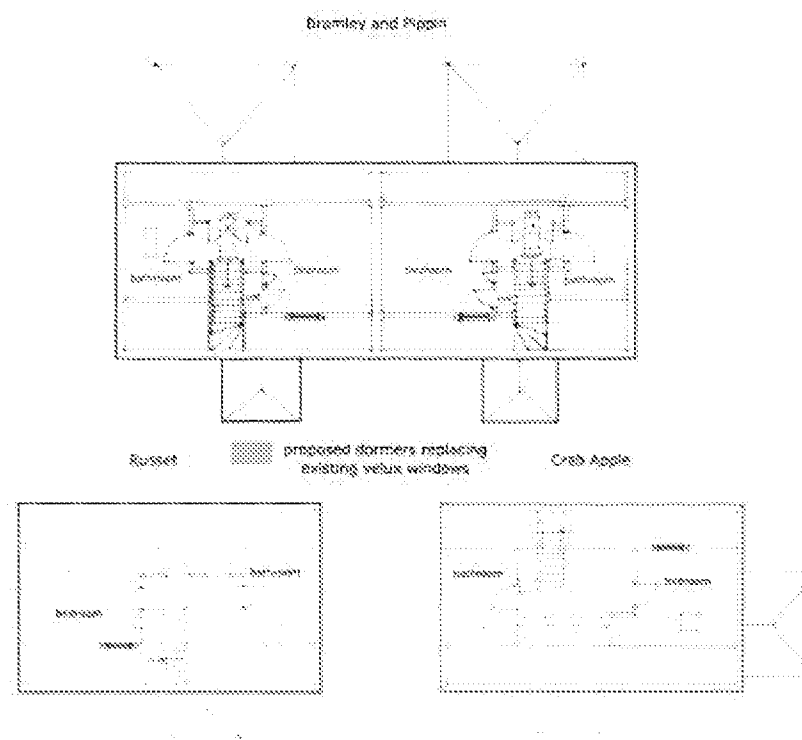
The site and its surroundings

3. Highground Orchards extends to 3 hectares in area and is located approximately 1km by road/footpath to the south west of Barnham village centre and 30 metres north west of the parish church and historical core of the village designated as a Conservation Area.
4. The site comprises the applicants' house, Highground Orchards, four holiday cottages and an office building (approved under Council reference BN/67/06), with associated landscaped access /parking areas, a paddock (previously an orchard), and the remnants of the hard surfaced areas and internal access road that served the former fruit farm.
5. The four holiday cottages, Russet ,Crab Apple, Bramley and Pippin, are located on the eastern side of the site, to the south of neighbouring properties, The Cottage and Meadow View, and to the west of Orchard House.
6. This part of the site is enclosed by a leylandii hedge, over 3m high, which borders the private access road serving Highground Orchards, Meadow View and The Cottage.



The Amount and layout of the development

7. Each of the cottages provides two bedroom self catering accommodation arranged on two floors with velux windows lighting the first floor bedroom and bathroom. The amount and layout of the development will not be affected by the proposed development which seeks to replace the existing velux bedroom windows with dormer windows. However the dormer windows will provide a small amount of additional headroom in the first floor bedrooms.



The Appearance and Scale of the development

8. The cottages all have traditional brick and flint elevations and it is considered that dormer windows will enhance the overall appearance of the cottages. The existing velux windows are purely functional and do not contribute to the attractiveness of the development, the appearance of which is one of the main attractions for prospective guests seeking self catering accommodation of this type. The proposed dormer windows will have tiled roofs to match the existing and painted timber fenestration. They will be constructed with the same attention to detail and standard of workmanship as the cottages.



Access, parking and landscaping

9. The access and parking arrangements will remain as existing, as will the lawns and landscaping surrounding the cottages.