

CORINTHIAN ARCHITECTURAL DESIGN

8 Davys Court, Funtington, West Sussex. PO18 9LG

DESIGN & ACCESS STATEMENT -

Site Address - Land to the East of: Orchard End Highground Lane Barnham West Sussex PO22 0BU

Proposal - Proposed Stable Building

Client - Mr & Mrs N McCarthy

Ref - PP-03305731

Date - APRIL 2014

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1. Site

A piece of land (field) to the East of Orchard End (refer to location and site plans).

2. Existing Property / Building

The existing piece of land (field) has been used as a paddock for a number of years.

3. Project Brief

To construct a simple format stable building to the Northern part of the land, adjacent to where there is currently vehicular / pedestrian access from Highground Lane.

4. Context & Appraisal Method

In terms of immediate context & adjacent architecture there are -

- a. Open Land to the North
- b. Residential and Adjacent Land to the South
- c. Residential and Adjacent Land to the East
- d. Residential Dwellings to the West (including the applicant's property Orchard End) beyond Highground Lane.

Evaluation of contextual scale was considered via consideration of 'Ordnance Survey' site and location plans, aerial photography and site / local area visitation.

5. Adjacent Architecture

Adjacent architecture (further context) comprises non-period (primarily residential).

6. Design Overview & Appearance

Simple format single-storey stable building presented with brickwork plinth, clad in timber weatherboarding above, with a plain clay tile roof (neutral red / brown), barn end hips.

7. Extent of Proposal

Modest in terms of site dimensions, set back from the road (Highground Lane), subservient to adjacent dwellings.

8. Listed Building Consent

NA

9. Heritage Statement

As NOT LISTED, a heritage statement document or section to DAS is not deemed applicable.

10. Scale & Building Line Formats

Modest in terms of site dimensions, set back from the road (Highground Lane), subservient to adjacent dwellings.

11. Landscape

Existing area immediate to stable to be made presentable following construction, no other landscaping works proposed.

12. Trees On Site

NA

13. Access, Layout, Usage & Legibility

Refer to 1: 100 scale floor plans. Simple clear and concise layout is proposed.

14. Disabled Access & Usage

NA

15. Risk of Flooding

Due to proximity of stream / brook, the following measures will be incorporated -

1. Proposed floor levels are to be set + 150 mm from EXT GL.
2. Electrical socket (where incorporated) to be set NO LOWER THAN 500 mm from FFL.
3. External door openings will be capable of accommodating a BS compliant flood protection barrier.
4. Suspended floor airbricks (where applicable) to be telescopic and supplied to the owner with external water-proof covers.

16. Materials

External Walls: Brickwork plinth, timber weatherboarding above (refer to drawing no 001 for colour).

Roof: Plain clay roof tiles (neutral red / brown).

Doors: Joinery made (treated to match weatherboarding).

Vertical Columns . Posts: Treated timber.

17. Incorporating Crime Prevention at Design Stage

In accordance with guidelines and recommendations set out within ODPM Home Office Publication: Safer Places - The Planning System & Crime Prevention:

1. Structure: Construction type and material use/ selection have been specified with security in mind.
2. General: Door-Sets to be in accordance with BS 7950. Locks to be in accordance with BS 3621.

18. Planning Department Discussions

NA

19. Conclusion

We consider the above proposal both modest and justifiable, and trust the local authority will concur, considering the scheme favourably.

20. Reference Sources

Local Plan Policies GD2 (Design).

Local Authority 2006 Guidance (Design & Access Statements).

Site & Location Plan information provided by 'Ordnance Survey' (08456) 050 505.