

Design and Access Statement

Proposed Summerhouse

Kenwood, Barnham Road, Eastergate, West Sussex, PO20 3RS

Introduction	This statement has been prepared to describe the rationale behind the design of the proposed garden building. The property comprises a detached house, located on the southern side of Barnham Road, in Eastergate, West Sussex. The proposal comprises the erection of a timber garden building, to be used as a summerhouse and gymnasium.
Use	The proposed building is for the owner's private use.
Amount	The dimensions of the proposed building are 6.00m x 3.60m.
Layout	The proposed building will be located on a currently under used area of the garden, adjacent to the south east boundary fence. The building will be positioned in front of a 1.50m high close boarded fence and close to an existing cherry tree in order to minimise its impact on the neighbour's garden.
Scale	To enable the building to be used as a gymnasium, sufficient headroom is required internally to enable equipment like running machines to be used. The building will therefore have an eaves height of ~2.74m and a maximum height of 2.80m. It is therefore considered that the building is acceptable, given the overall size of the plot.
Landscaping	Although specific landscaping is not included in this scheme, the entire garden is currently undergoing improvement and planting.
Appearance	The front (north west) elevation of the building will be largely glazed, but will have elevations clad with painted V" groove MTX cladding. Both sides and the rear will have painted cement board cladding, as they are in closer proximity to the property boundary. The windows and doors will have colour-coded aluminium and PVCu frames. The roof will be covered with E.P.D.M. rubber membrane.
Access	Access to the building will be via small step at the front.
Trees	There are a number of mature trees on and adjacent to the property but the proposal does not require the felling of any.

Foundation
Construction and
Groundworks

In order to minimise the potential for root damage, the building will be supported on foundations comprising discrete metal posts set in small polythene lined holes filled with concrete.

Where used in the past, this foundation system has been shown to cause little or no damage to trees' health and vitality as the holes are both small and fairly shallow and their positions can be adjusted on site to avoid existing tree roots.

The polythene serves to minimise the chance of wet concrete leaching out into the surrounding soil.

A diagram of the foundation is included on the General Arrangement drawing.

Site Photographs



View looking down the garden (from the decking)



Site of the Proposed Building