

**NEIL HOLLAND
ARCHITECTS**

A New Wendy House

at

**Burpham Farm House
The Street · Burpham · BN18 9RJ**

DESIGN AND ACCESS STATEMENT

31st January 2012

Historical Background

Burpham Farm House is a Grade II Listed Building constructed in the early 19th century and located to the south-east of Burpham village's main street. The house comprises a Georgian façade of stucco with symmetrically arranged sliding sash casement windows and a slate hipped roof. Beyond the Georgian structure, an Edwardian extension has been added and further 1970s additions including a flat roofed double garage and an extended Drawing Room with bay window.

Since purchasing the property Mr and Mrs O'Grady have carried out a programme of repairs to the fabric of the building; redecorating the interior together with some minor alterations which has enhanced the character of the building.

The Proposals

The proposals are all as listed in the attached Heritage Statement for Listed Building Consent.

Policy Background

a) Area of Outstanding Natural Beauty - Policy Area 9

The ANOB seeks to protect the Sussex Downs as an important natural resource. The new Wendy House comprises a simple timber structure painted a muted pale green colour and partially screened by existing walls.

b) Conservation Area Policy - Area 2

The proposals seek to defer to the listed building status of the property. The new structure seeks to blend with the rural character of the original building and the general character of the locality.

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Design Principles (see also Heritage Statement for Listed Building Consent)

The Wendy House is designed to blend attractively within the natural setting of the garden. The design and construction is undertaken by a local company, good timber designs, using the highest quality materials and detailing.

Use

The proposal is for a children's playhouse within the private domestic context of the property.

Layout and Access

The approach to the property will remain as existing.

Scale

The structure is small in scale with a ridge height of 2.35m and an overall footprint of 2.5 x 3.4m.

Appearance

The Wendy House is designed with painted timber boarding in a muted pale green colour. The roof is clad with cedar shingles. A small verandah to the front is enclosed with timber balustrading painted white. Small timber steps lead up to the verandah.

Application Appraisal

The proposal is sympathetic to the main house and its use, and would ensure that the character of the original building is maintained to the highest order. The chosen materials are attractive to children and suitable for the surrounding area. The children of Mr and Mrs O'Grady will have hours of fun in their new attractive playhouse.

Conclusion

The Wendy House is a small scale timber structure designed especially for children's play. The design, colour and context sit well in the traditional enclosed walled garden.