

DESIGN AND ACCESS STATEMENT

The Dairy, Brookpit Lane, Climping, BN17 5QU

Introduction:

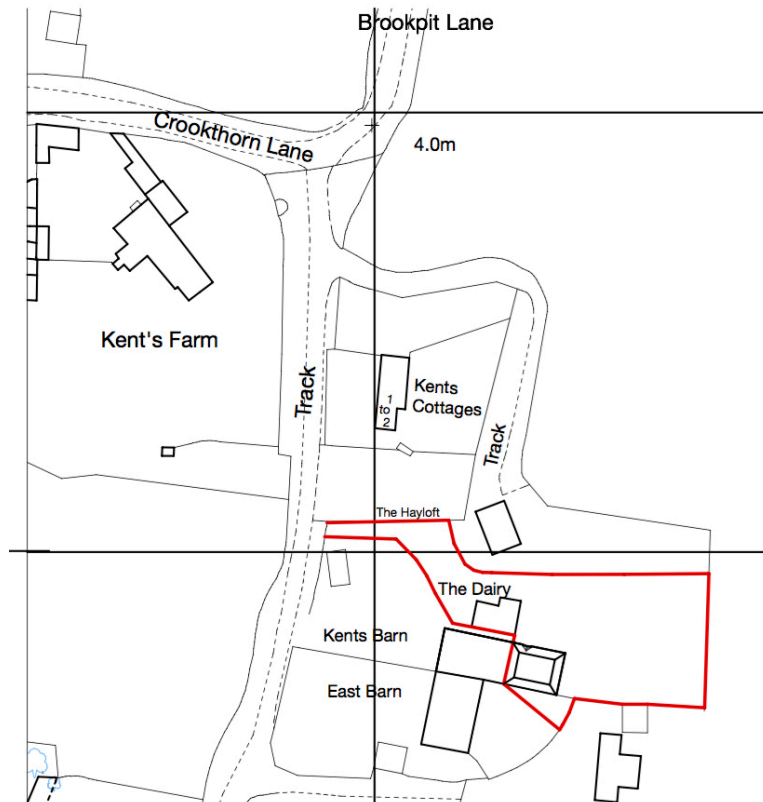
The Dairy is part of an original separation of farm buildings, originally carried out around 20 years ago.

The Dairy comprises an Entrance Hall, Sitting Room, Lounge and bedroom on the First Floor. And 4 no further bedrooms on the First Floor which is created in the roof space of the original building, now utilising an increased flat roof area.



Location:

The Dairy is located off Brookpit Lane, in Climping at the junction with Crookthorn Lane.

**Description:**

The Dairy is of brickwork infill between timber framing, a tiled hand made clay pitched roof, renewed windows and doors throughout, and a hidden flat roof, together with modern skylight (Velux) windows.

The Proposal

The proposal is to create a more spacious Entrance Hall and doorway, with a small gabled porch, and remove modern studwork partitioning. This will provide light to the North Elevation of the building, internally and a feeling of greater space.

Design

Traditional building methods, materials and practices will be adopted together with the use of period timber joints, and lime mortar, plasters and finishes as appropriate.

It is proposed to make create a bathroom and change the ground floor bathroom to a toilet/ Cloakroom

There is no proposed removal of historic fabric other than that to facilitate modern living. The internal demolitions are only those of modern timber studwork walls.

Use:

Residential. Unchanged.

Amount:

There is no overall proposed increase in the building floor area .

Layout:

The layout provides for a living area which has access from the existing doors and to the terrace adjoining the garden.

Scale and proportion:

There is no alteration to the scale and proportion of the building, but permits more modern use of the entrance and bathrooms.

Landscaping: N/A**Appearance:**

The appearance of the proposal internally will be to allow the building to become of a more contemporary and period finish with modern services, heating and facilities.

Access

The access to the building remains unchanged at each floor and each entrance.

A Fuller 28.11.17