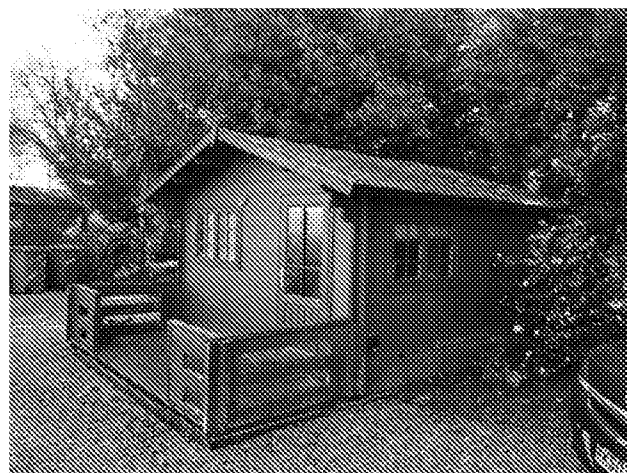




TOP; View from the front gate
BELOW; Proposed plot, gate on the left



TOP; Chalet to be removed
BELOW; Space between house and chalet to be maintained



Pine Lodge Kingston Lane, East Preston, West Sussex BN16 1RP

Client: Andrew Pearce

Arun District Council Ref PAA/16/19

Pre application Project title:

Demolition of existing wooden chalet and existing shed to build 3 bay/carport with room above in front garden.

Please note the project title has changed to:

Demolition of existing wooden chalet to build 2 bay/carport with room above in front garden.

Design and Access statement

Use

The intention is to erect a new two bay carport with ancillary space above for storage and occasional visitor accommodation. It will replace the existing lightweight temporary chalet building, which will be removed. The site is populated by a semi-detached dwelling with a large front garden. It is screen from the Northern, Eastern and Southern boundaries by mature foliage.

Amount / Scale

The new building will be 5500mm deep, 6000mm wide (with external staircase 1200mm and balcony 1700mm). Overall height to ridge will be 5.8m. The building will have a conventional pitch roof, two gable ends and a central dormer on the front elevation accommodating a Juliet balcony.

Layout / Landscaping

The proposed building will replace the existing chalet building, positioned 3400mm from the corner of the existing house and the corner of the staircase post and will sit parallel to the boundary.

This orientation of the new building matched the existing arrangement allowing for good access to the rear of the house and occupying the same depth as the chalet - 5.5m on the plot. The existing hedges to the front of the property and the high hedge on the current boundary will be maintained as existing. There will be no change to the area of the drive.

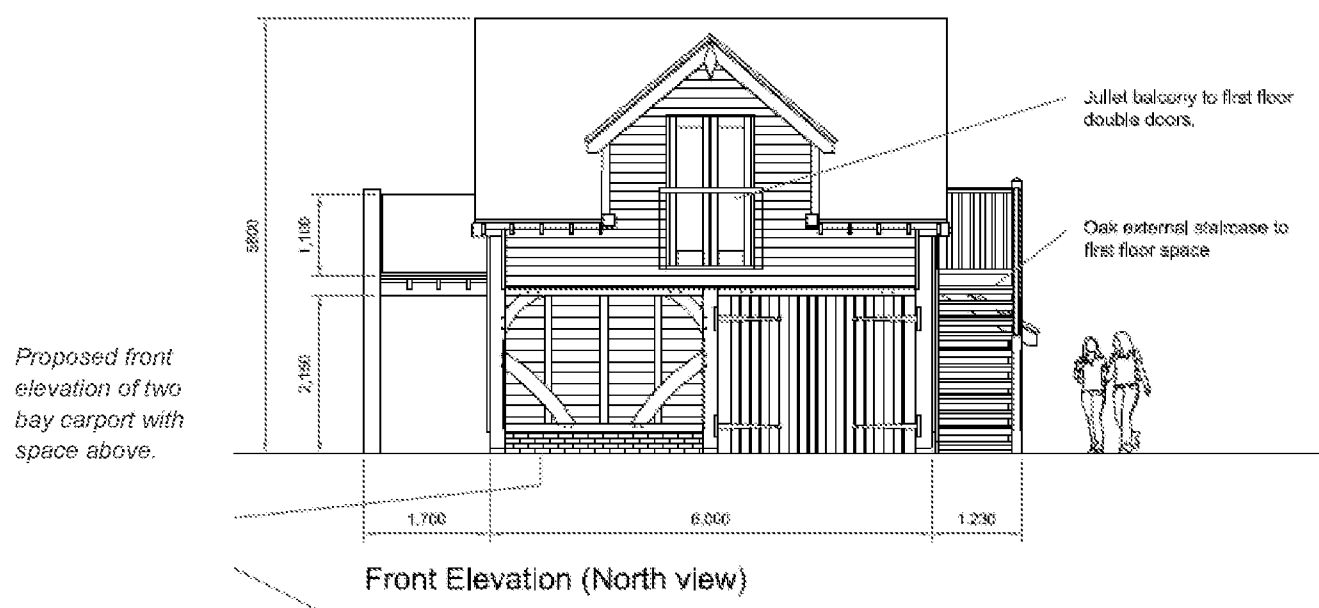
Appearance

The intention is to create a beautiful first impression from the gate of the property with the natural materials of the new building and to be more proportionally in keeping with the existing house. Every effort has been made to bridge a link between the existing house and the new carport by matching brickwork and roof tiles.

This scheme has taken into account the East Preston Village Design Statement (January 2008), in particular General design guidelines page 7 and Character Area 01, Page 11.

The new building is made from exposed Oak frame on low brick wall on two elevations with feather edge board cladding, roof tile to match the existing house, black gutters and natural sapele door and window frames.

Refer to technical schedule submitted for more information about the Classic Barns Company product.



THECLASSICBARN
COMPANY

Call: 0844 600 0708 Email: info@classicbarns.co.uk
Website: www.classicbarns.co.uk

Client Name:
Mr A Pearce

Project Address:
Pine Lodge, Kingston Lane, East
Preston, West Sussex BN16 1RP

Drawing Title:
Design and access statement

Date: 06 05 19 Scale: NTS
Drawn By: CB/JP Drawing No: 13751/03

Rev:	Detail:	Date:

NOTES:
Do not scale off this drawing except for planning purposes.
The builder must check all dimensions on site before any work commences and notify The Classic Barn Company of any discrepancies. Any site survey undertaken is for the preparation of planning and building regulations only. All proposed finished floor levels to be agreed on site between customer/builder and local authority prior to commencement of work. No buried or underground services are accounted for and must be investigated by customer/builder. Customer must advise if boundaries are correct and denote the legal ownership. Any levels taken are to temporary local datum point. Ownership of this drawing is retained by The Classic Barn Company and must not be used or reproduced without written consent. IF IN DOUBT, PLEASE ASK.