

Anita Gardner

From: Anita Gardner
Sent: 22 June 2011 12:34
To: [REDACTED]
Subject: FW: Soldiers Field, Findon. LPA Ref: FN/83/10

Dear Mr Whitehouse,

I have studied the sketches submitted and can advise that the Lodge 'Unit1' shown on drawing 10/157sk May11 RevB would not be acceptable as an independent unit of accommodation given its very limited curtilage and there seems little justification for an annexe building to serve a relatively large dwelling such as 'The Barn'. Obviously if this building were linked to The Barn the length and massing of the unit would be an issue. This consideration aside my preferred option would be this layout.

The other drawing May12 indicates a larger curtilage to the Lodge, which would be more acceptable to serve the unit, but again I see no justification for allowing 2 dwellings on this site outside the built-up area boundary.

I assume that the The Lodge 'annexe' would not be for holiday use. In my view the holiday lets were an integral part of the previous approval and without any tourism use included in the scheme I do not consider it would receive support at officer level. Any later resubmitted application can only be considered as a resubmission if the holiday lets are retained, if not a new separate application would be required.

Either of the accesses indicated would be acceptable.

It should be appreciated that the above comments are my opinion only and cannot in any way prejudice the ultimate decision reached on any application submitted which will be considered on its own merits and any representations received from interested persons would be taken into account.

Yours sincerely

Anita Gardner
 Principal Planner

From: [REDACTED]
Sent: 26 May 2011 15:33
To: Anita Gardner
Cc: Eve Hearsey
Subject: Soldiers Field, Findon. LPA Ref: FN/83/10

Dear Mrs Gardner

Re: Soldiers Field, Findon ~ removal of various existing stables & outbuildings and replacement with new dwellings and including equestrian facilities for Tina Cook.

Further to our last meeting at your offices with Eve Hearsey, I now write as agreed to provide you with my further sketch proposals for this site.

I believe the two drawings are self explanatory but for the record I would explain each as follows:

10/157/sk May 11 Rev B

This shows an overall scheme very similar to that previously submitted.

22/06/2011

The differences may be summarised as follows:

- (a) Towards the northern end of the site the stable/staff building has been rotated clockwise in order to enclose the stable yard and provide enhanced vehicular access and turning to the south of the stable and to the new farmhouse itself (this farmhouse would remain as previously approved).
- (b) Storage barn has been relocated approximately 2.4 metres to the east of its permitted location. This allows independent vehicular access to the west of the building.
- (c) 'The Barn' is in the same position as approved, but is now shown with an integral garage arrangement set out at right angles as a wing and incorporating an additional 30 sq metres of gross floor space.
- (d) The Cottage is in the position as approved and incorporates an additional 25 sq metres gross area.
- (e) The 3 No. holiday cottages have been replaced with a single modest dwelling of 80 sq metres. This has been located due south of the storage barn so as to maintain discreet access to the farmhouse and equestrian unit to the north as well as separate gated vehicular driveways to both The Cottage and The Barn.

Turning to drawing 10/157/sk May 12 you will see that the northern portion of the site (farmhouse, storage barn and stables) remains identical to that described above and therefore substantially similar to the scheme already approved.

The southern half of the site shows a reduced building footprint to that determined under LPA ref. FN/83/10, in that the 3 No. holiday cottages have been omitted in favour of modest 80 sq metre lodge/annexe. This means that the previous building arrangement has been fragmented in order to give a more open aspect to the overall site.

Following the latest comments from Eve Hearsey, I understand that you are now the Officer most likely to be dealing with this and any subsequent matters for Soldiers Field and I do hope that I have given you sufficient information to enable you to respond positively to these alternative proposals.

I look forward to hearing from you in due course, but should you have any queries whatsoever or should you wish me to call at your offices please do not hesitate to let me know directly.

Thank you for your attention in this matter.

Yours sincerely

Yours sincerely

G. Whitehouse BA DipArch RIBA
Director
for GWP Architects.


Fairfield House
Fairfield Road
Burgess Hill
West Sussex
RH15 8QB


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Anita Gardner

From: [REDACTED]
 Sent: 26 May 2011 15:33
 To: Anita Gardner
 Cc: Eve Hearsey
 Subject: Soldiers Field, Findon. LPA Ref: FN/83/10
 Attachments: 3395_0001.pdf; _AVG certification_.txt

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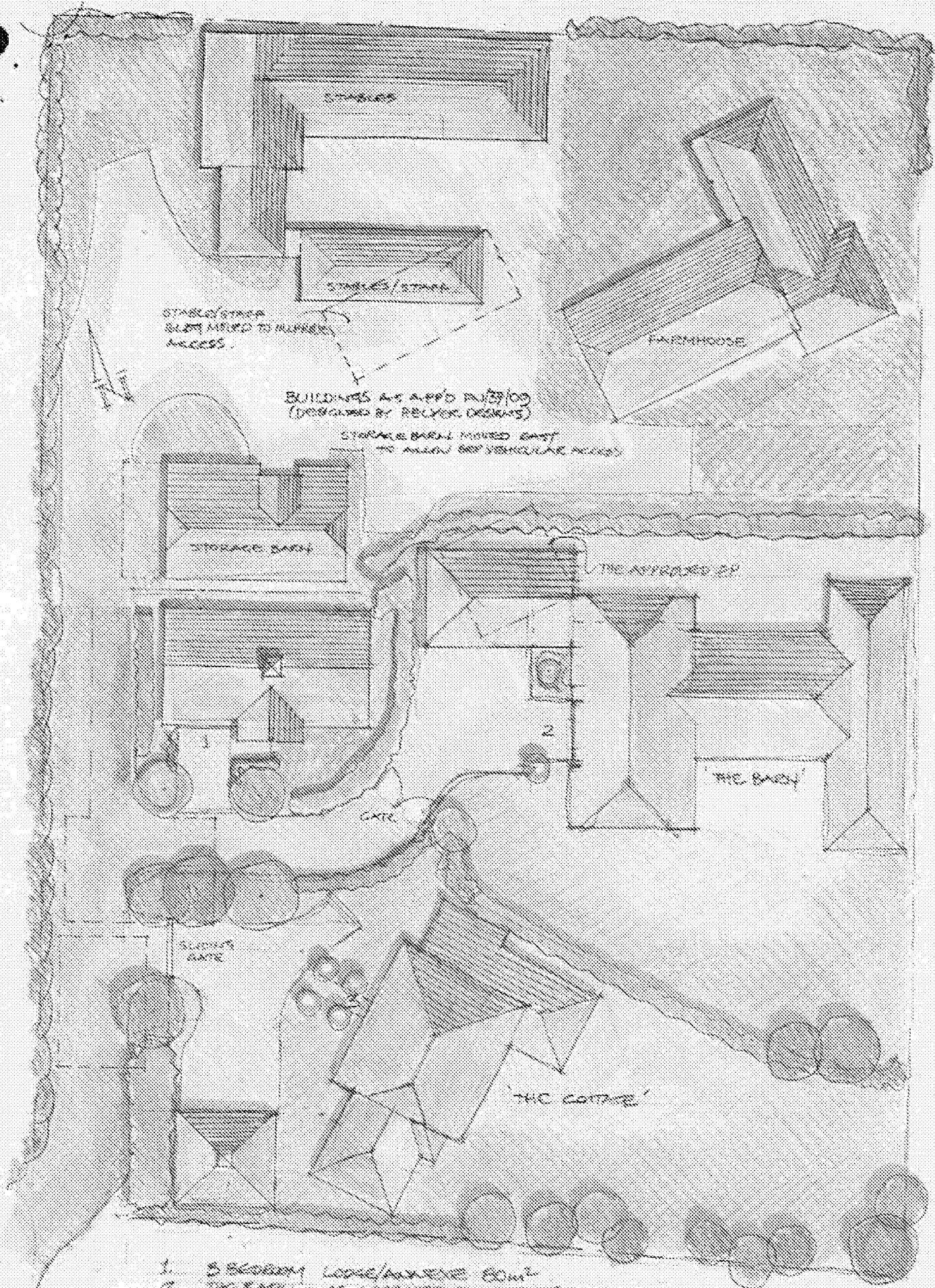
Turning to drawing 10/157/sk May 12 you will see that the northern portion of the site (farmhouse, storage barn and stables) remains identical to that described above and therefore substantially similar to the scheme already approved.

The southern half of the site shows a reduced building footprint to that determined under LPA ref: FN/83/10, in that the 3 No. holiday cottages have been omitted in favour of modest 80 sq metre lodge/annexe. This means that the previous building arrangement has been fragmented in order to give a more open aspect to the overall site.

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I look forward to hearing from you in due course, but should you have any queries whatsoever or should you wish me to call at your offices please do not hesitate to let me know directly.

27/05/2011



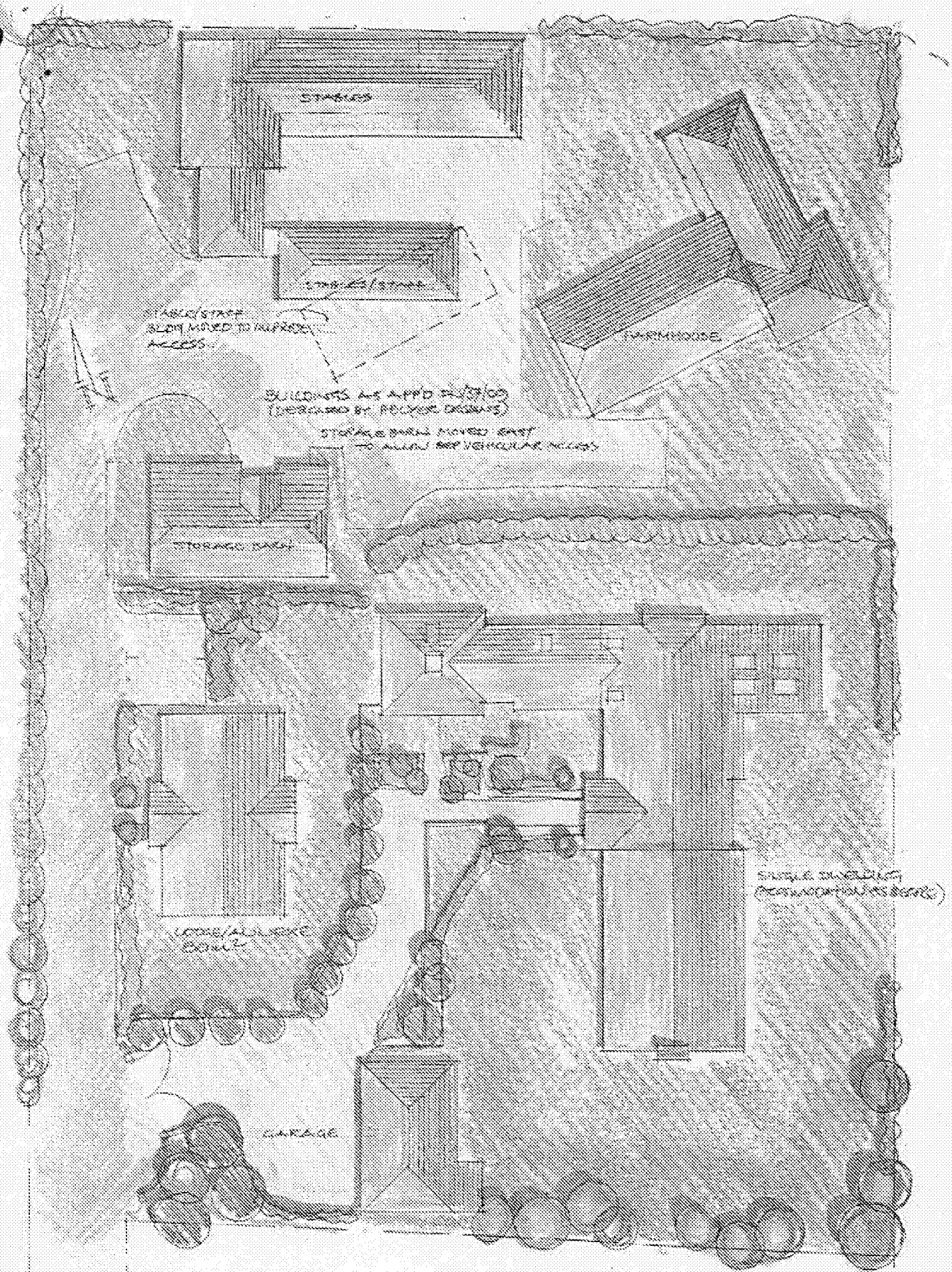
1. 3 BEDROOM LODGE/ANNEXE 80m²
2. 'THE BARN' - AS APPROVED PLUS 30m² GIA
3. 'THE COTTAGE' - AS APPROVED PLUS 25m² GIA

SOLDIERS FIELD, PHUDON.

SKETCH LAYOUT SHOWING HOW APPROVED (PL/57/09) SCHEME BY HELLER DESIGNS MAY BE AMENDED TO GIVE ALT/DEDICATED ACCESS TO THE STABLES & HOUSE AT NORTH END.

1:200 2/23

10/157 SK May 11/2018



SOLDIERS FIELD EDITION

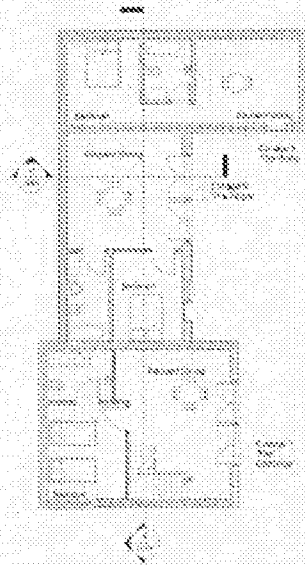
1/2002 AS

SKETCH LAYOUT, AMENDED TO SHOW MY PROPOSAL TO SCHWAB
 REJECTED DURING PERMITS, PERMISSION / 11/83/10

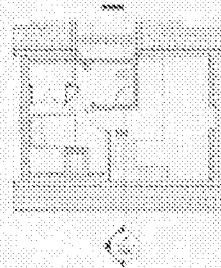
10/15/12 May 12

FW/37/09 *Arched Barn*

These drawings are intended to be used as a guide only. They are not intended to be used as a basis for construction. The client is responsible for ensuring that the drawings are used in accordance with the intended purpose. The client is responsible for ensuring that the drawings are used in accordance with the intended purpose. The client is responsible for ensuring that the drawings are used in accordance with the intended purpose.



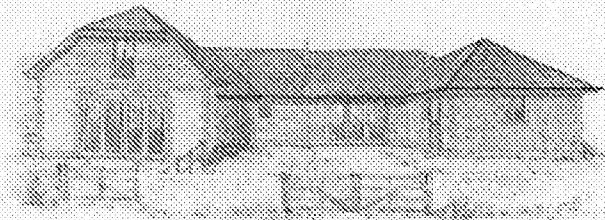
1 Ground Floor
1:100



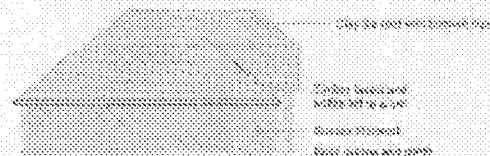
2 First Floor
1:100



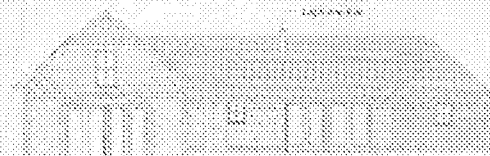
Rear Perspective



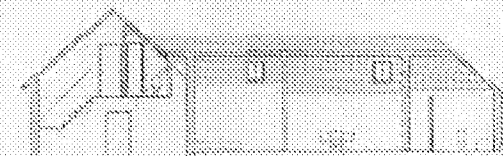
Front Perspective



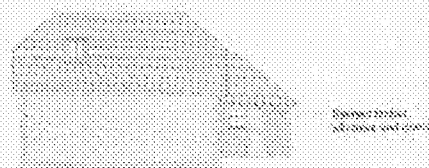
3 North
1:100



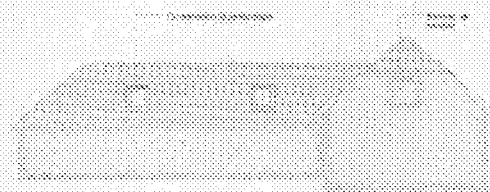
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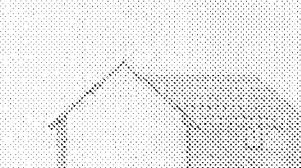
9 Section 1
1:100



5 South
1:100



6 West
1:100



10 Section 2
1:100

No.	Description	Date

hellyerdesign
sustainability through design
info@hellyerdesign.co.uk
www.hellyerdesign.co.uk
1 The Old Mill, Mill Lane, Potters Bar, Herts SG9 7JH
01832 220720

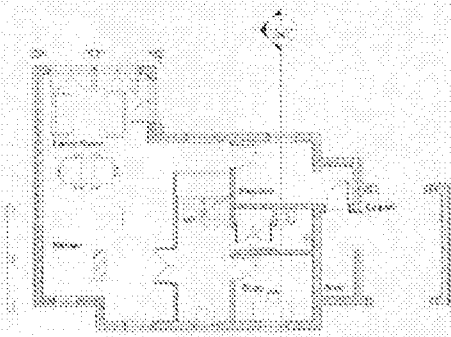
Phil Cook
Soldiers Field

Holiday Cottages
Project number: 07061
Date: November 2008
Drawing: VA
Drawing: MH
H001
Scale: 1:100

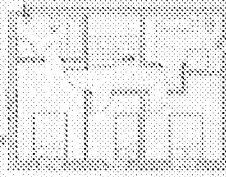
FW/37/09

3 bed cottage

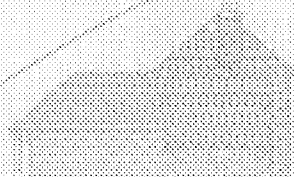
Consent to be issued on the basis of the information provided. Any development proposed in the project is subject to planning permission. Use of the drawings and plans contained in this drawing is to be used in conjunction with the architect's design. All drawings to be used in conjunction with the architect's design. All drawings to be used in conjunction with the architect's design.



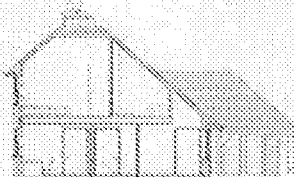
1 Ground Floor
1:100



2 First Floor
1:100

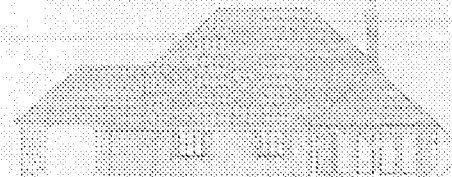


6 West
1:100



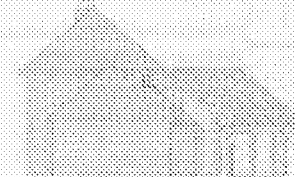
7 Section
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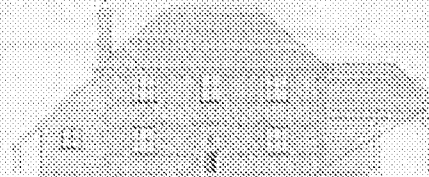
3 North
1:100

Clay tile roof with central dormer



4 East
1:100

Green Oak & white stone
Bathrooms



5 South
1:100

Sp.	Description	Date

heliyerdesign
sustainability through design
info@heliyerdesign.co.uk
www.heliyerdesign.co.uk
The Cottage Project, 1000 Hill
Road, 1000 Hill

Phil Cook

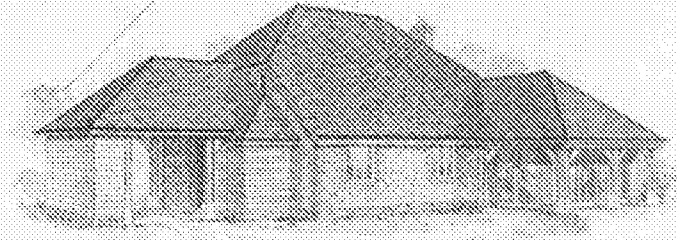
Soldier's Field

The Cottage

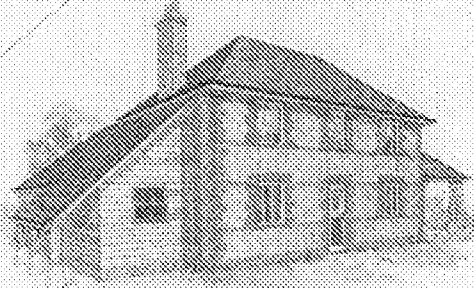
Project number 07081
Date November 2008
Drawn by V.A.
Checked by M.H.

C001

Scale 1:100



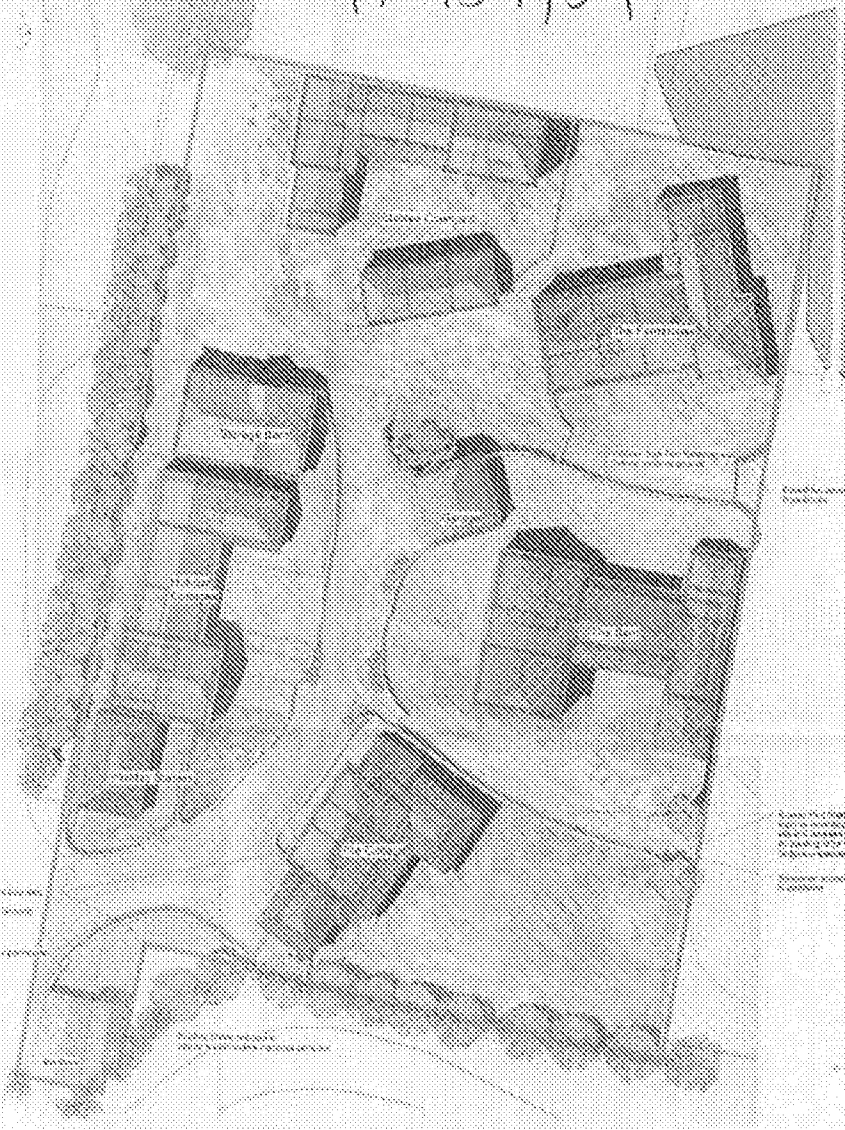
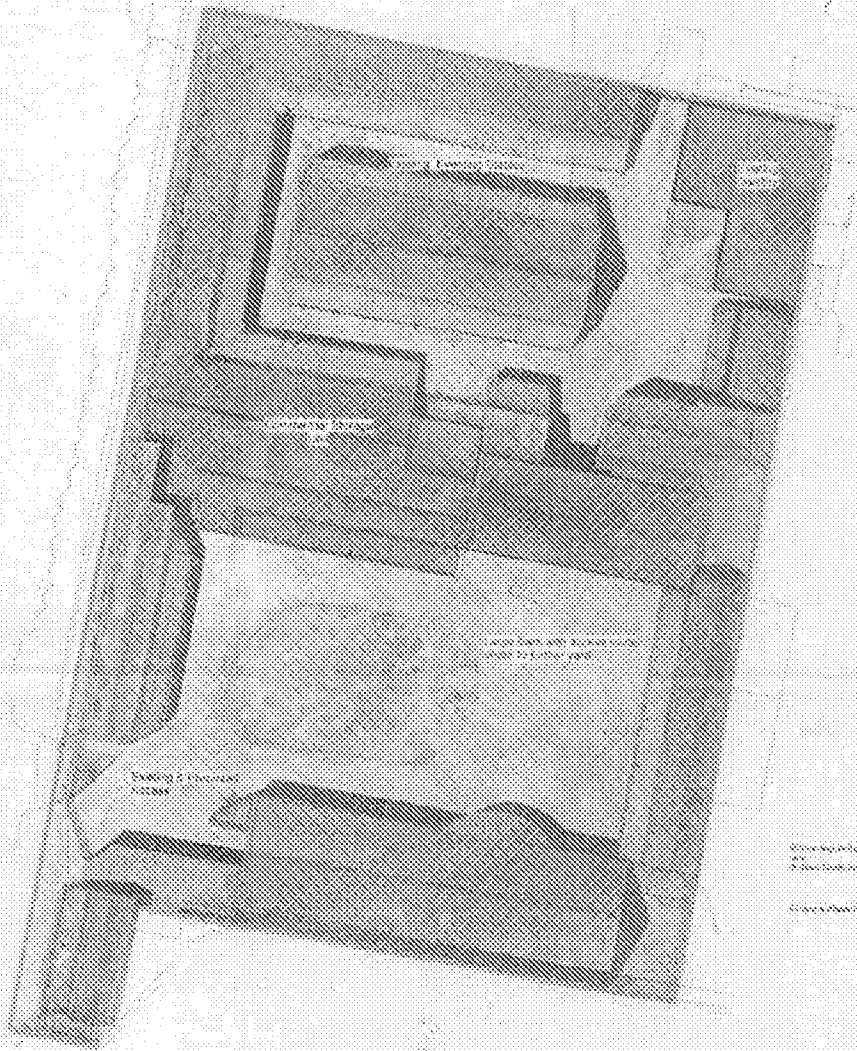
Rear Perspective



Front Perspective

FW/37/09

Dimensions were checked on site before commencing work. Any dimensions not reported to the architect are shown in red. The architect is not responsible for any errors or omissions in the drawings. The architect is not responsible for any errors or omissions in the drawings. The architect is not responsible for any errors or omissions in the drawings.



1 Site Location

1:1250
Location number 100000000

North

No.	Description	Date

halyerdesign
sustainability through design
halyerdesign.co.uk
01223 270 710

Phil Cook
Soldiers Field
Stables

Site Plan & Perspectives

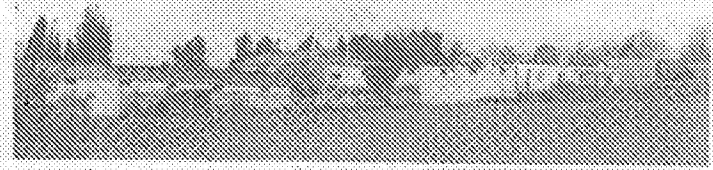
Project number 07051
Date December 2009
Location VA
Drawn by SHH

S001

Scale As indicated

3 Site Plan, Existing Buildings

1:300



View from East, Existing Buildings

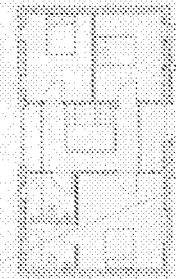
2 Site Plan, Proposed

1:200

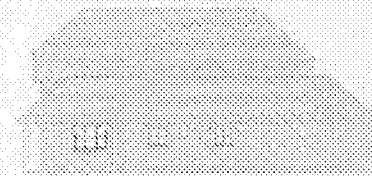


View from East, Proposed

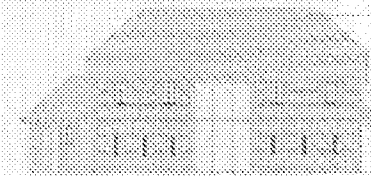
Feb 1968



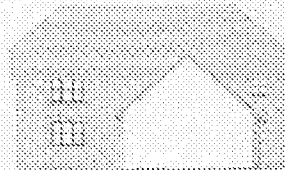
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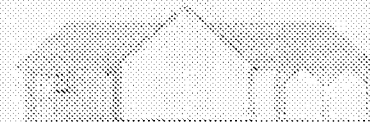
2000



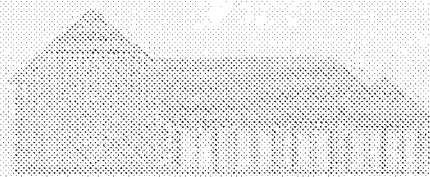
© 1999 by John Wiley & Sons, Inc.



Section 1



10-30000-2
1-14



9. ~~10/12/2011~~



Discussion

Extended to 5 beat

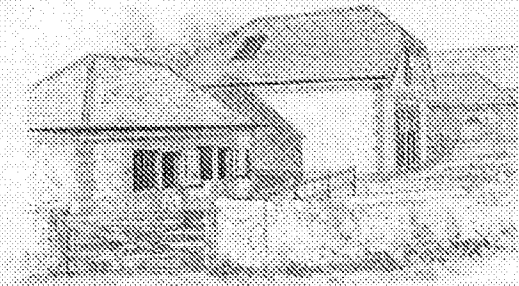
The Barn	
Model Number	07061
Date	November 2010
Checked by	NA
Completed by	MS
8001	
Notes	1 of 100

[illegible]

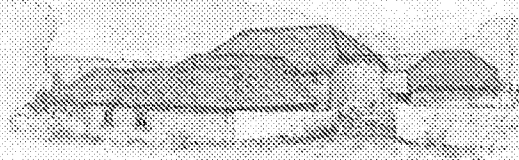
TW 137/09



Stables & Storage Barn



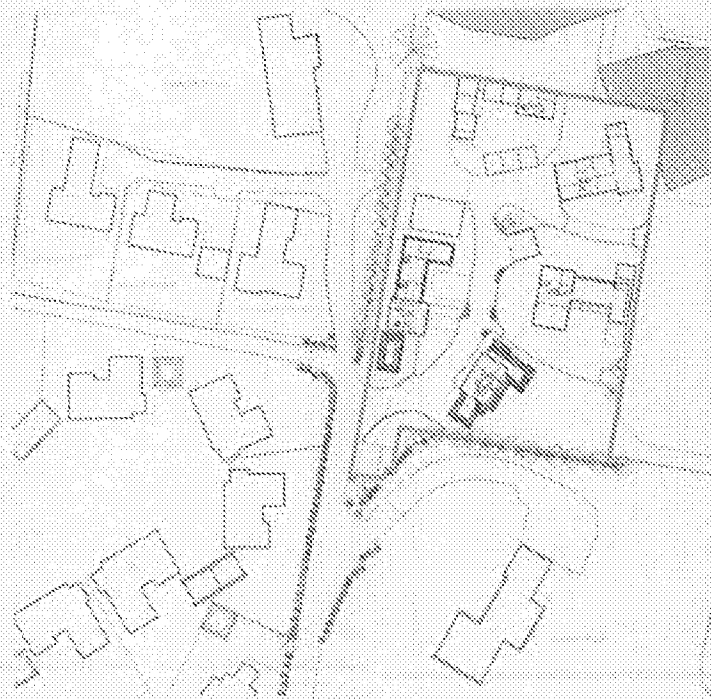
Holiday Cottages and Stables



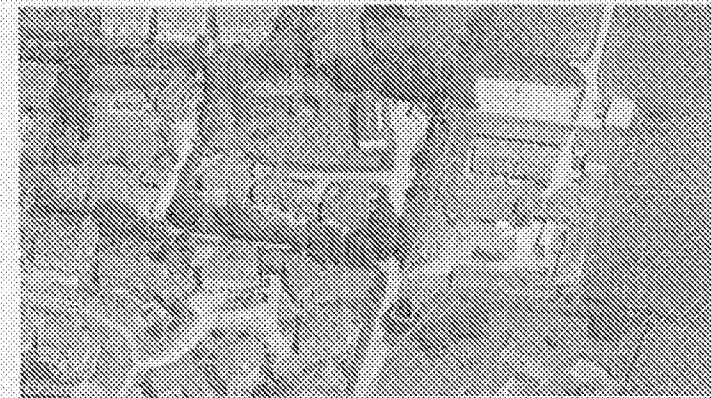
View From North East



View From South East



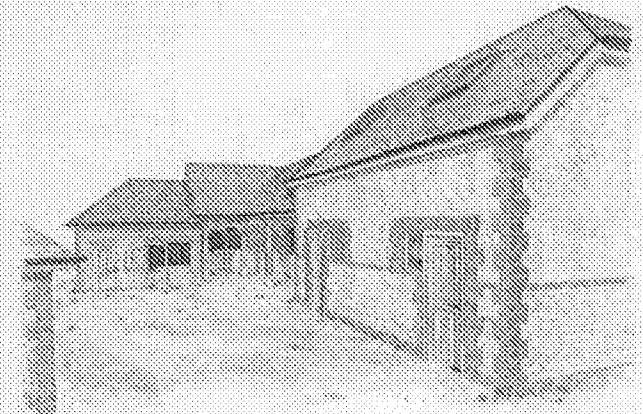
Block Plan
1:500



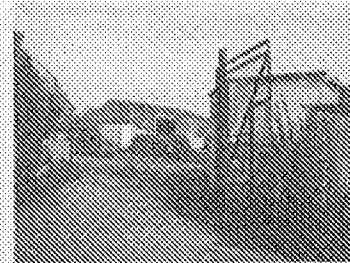
Existing Aerial Perspective



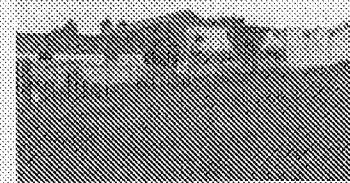
These drawings are intended as a guide only and are not to be used for construction purposes. They are the property of the designer and are not to be reproduced without written permission. The designer is not responsible for any errors or omissions in these drawings. The drawings are made to the best of the designer's knowledge and belief. The drawings are made to the best of the designer's knowledge and belief. The drawings are made to the best of the designer's knowledge and belief.



Stables Courtyard



Existing View of Entrance



Existing View From South East

No.	Description	Date

helyerdesign
sustainability through design
helen@helyerdesign.co.uk
01441 570700

Phil Cook
Soldiers Field
Stables

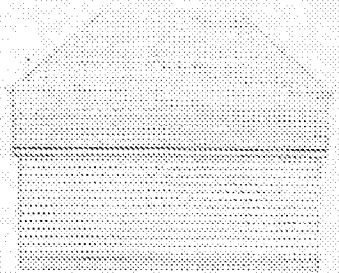
Perspectives & Layout

Project number	07061
Date	December 2008
Drawn by	VJA
Checked by	MBI
Scale	1:500

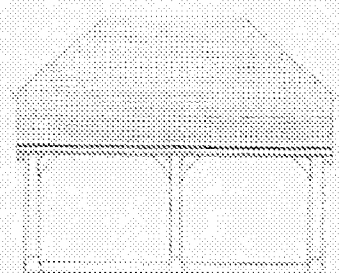
FW 137/09

Drawings to be checked on site before construction work. Any discrepancies shall be reported to the architect immediately. Do not scale from these drawings except for dimensions. Use square dimensions only. Where applicable this drawing is to be read in conjunction with other construction drawings. All drawings to be read in conjunction with specification and all other drawings including structural engineer and mechanical and electrical drawings. Specification

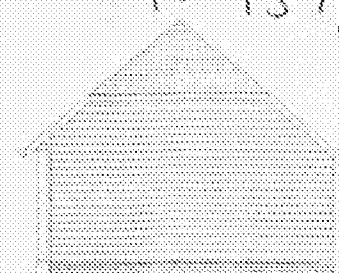
3 North
1:100



5 South
1:100

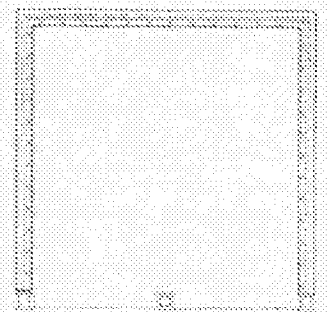


4 East
1:100

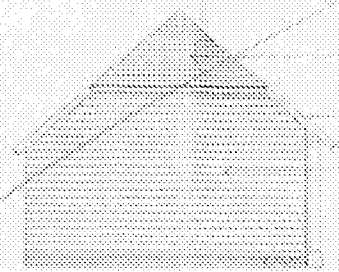


Revised

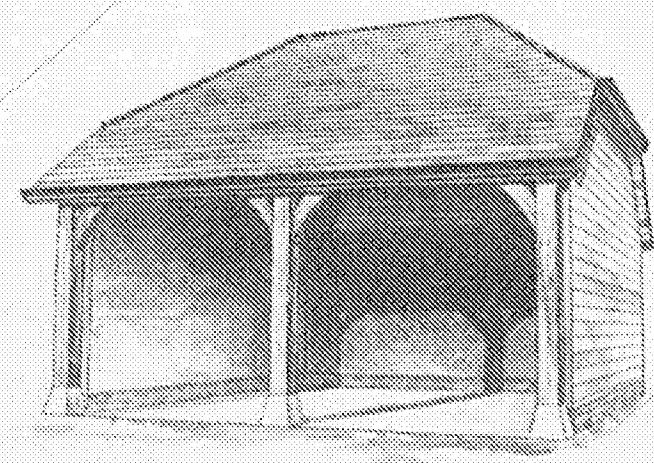
1 Ground Floor
1:100



6 West
1:100



- Clay Tile Roof with barge hips
- Timber Barge Boards
- Timber Weather Boarding
- Brick Plinth



Perspective

Imagined as
Ludwig

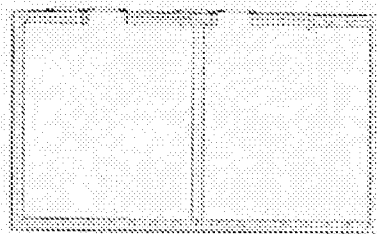
FW	137	09
REVISION		

helverdesign
sustainability through design
mail@helverdesign.co.uk
www.helverdesign.co.uk
1 The Old Flour Mill, Emsworth
PO10 7BT 01243 370 715

Phil Cook
Soldiers Field

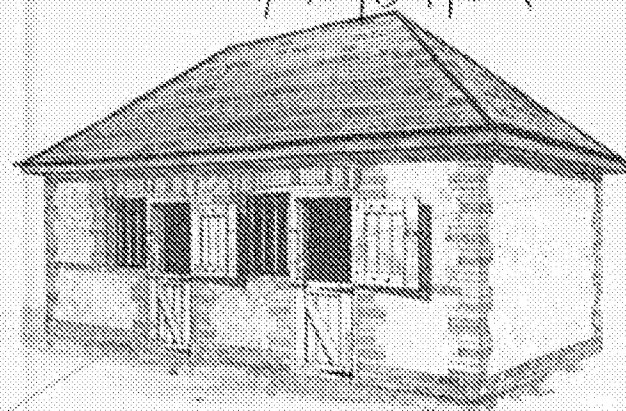
The Barn Garage

Project number	67061
Date	November 2008
Drawn by	VA
Checked by	MH
BG 001	
Scale	1:100



Deleted

FN 137/09



Perspective

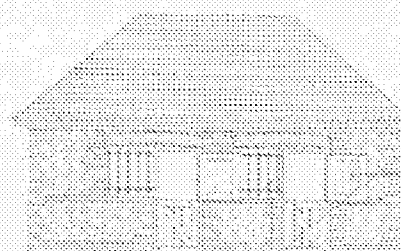
Dimensions to be checked on site before construction. Any discrepancies shall be reported to the architect immediately. Do not scale from these drawings except for general purposes. Use figured dimensions only. Where applicable this drawing is to be read in conjunction with other associated drawings. All drawings to be read in conjunction with specification and all other drawings including structural, engineer and mechanical and electrical drawings. Specification.

1 Ground Floor

1 : 100

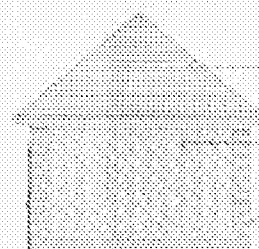
FN 137/09

RECEIVED	
----------	--



Stained timber stable doors.

Window bars



Slate Roof

Traditional Sussex Flintwork

Brick Quilns and Plinth

3 North

1 : 100

helyerdesign

sustainability through design

mail@helyerdesign.co.uk

www.helyerdesign.co.uk

1 The Old Flour Mill, Emsworth,

PO10 7BT 01243 370 715

Phil Cook
Soldiers Field

Holiday Stables

Project number 07061

Date November 2008

Drawn by VA

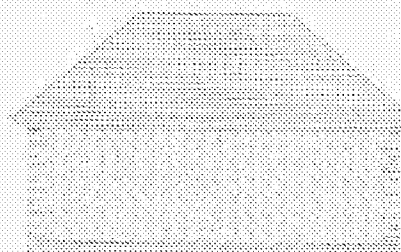
Checked by MH

HS 001

Scale 1 : 100

2 East

1 : 100

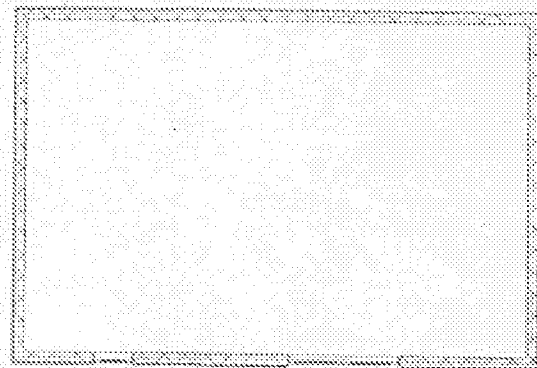


4 West

1 : 100

5 South

1 : 100



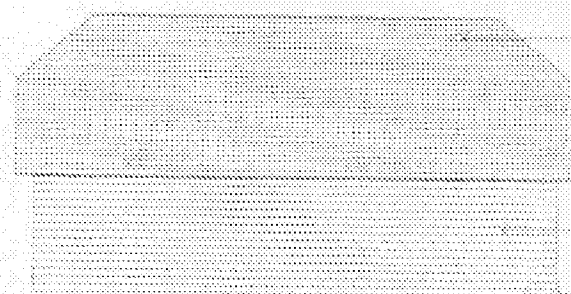
Perspective

Drawings to be checked on the following pages. Any discrepancies shall be reported to the architect. Do not start from these drawings except for plans. Use signed documents only. Where applicable this drawing is to be read in conjunction with other documents. Drawings. All drawings to be read in conjunction with specification and all other drawings including structural, mechanical and electrical drawings. specification.

137/09
RECEIVED

1 Ground Floor

1 : 100



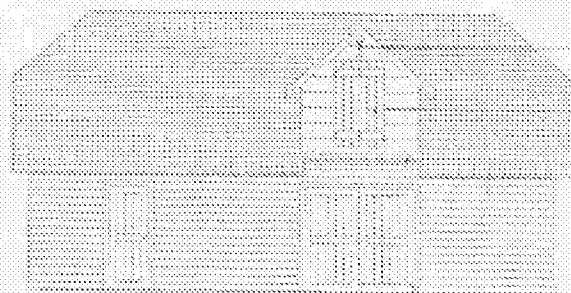
Slate Roof.

Waney Elm Boarding

Brick Plinth

3 South

1 : 100



Lifting Beam

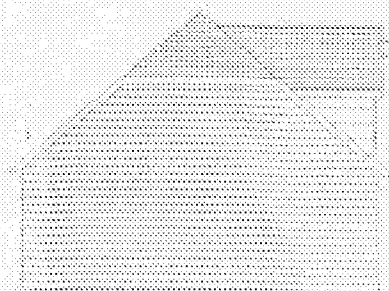
Stained Timber doors.

5 North

1 : 100

4 West

1 : 100



6 East

1 : 100

hellyerdesign

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1 The Old Flour Mill, Emsworth,

PO10 7BT 01243 370 715

Phil Cook
Soldiers Field

Storage Barn

Project number 07061

Date November 2006

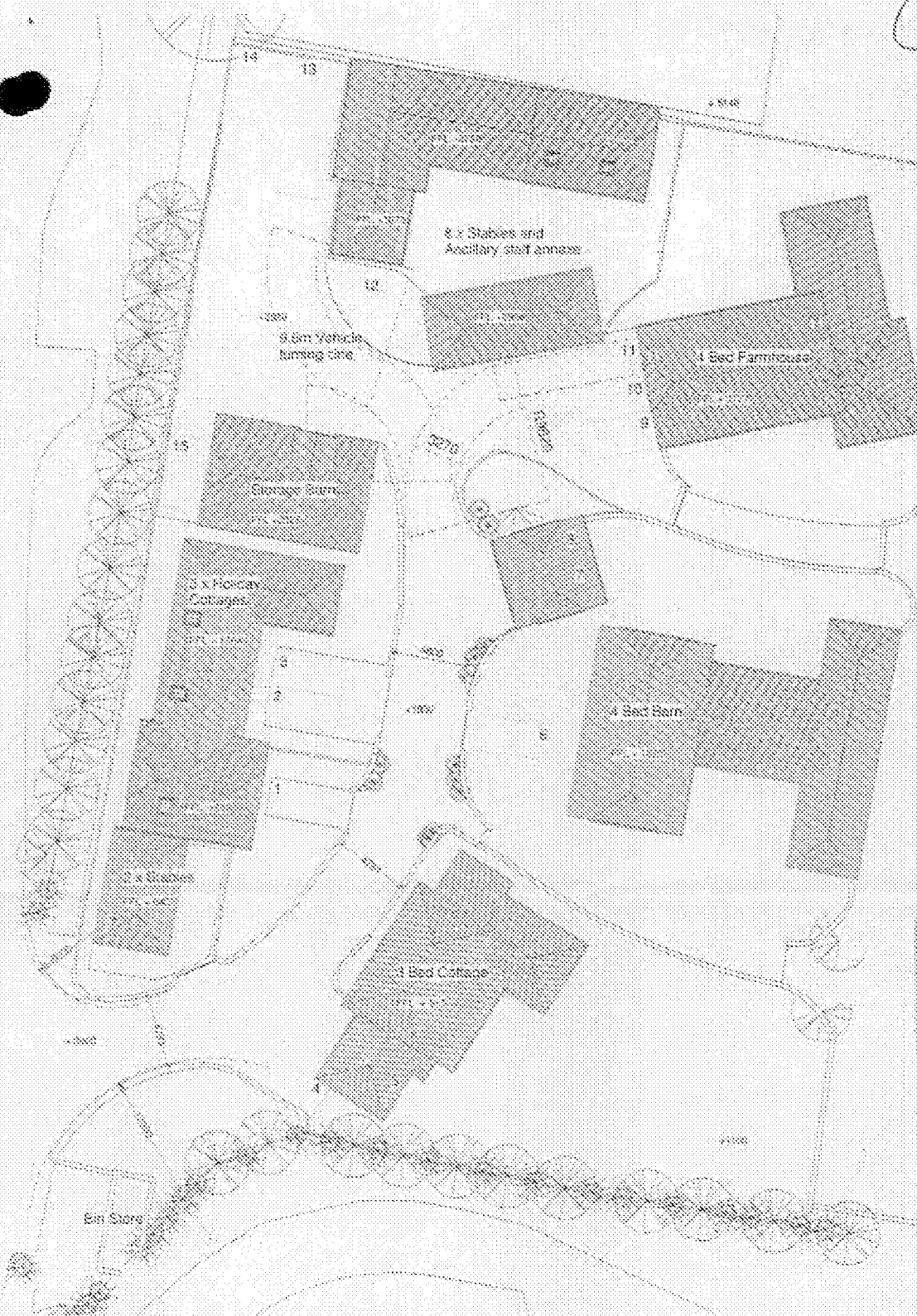
Drawn by VA

Checked by MSH

ST001

Scale 1 : 100

COPY



Drawings to be checked on site before commencing work. Any discrepancies shall be reported to the architect immediately. Do not scale from these drawings. Always use figures dimensions only. Where applicable this drawing is to be used in conjunction with other consultants drawings. All drawings to be used in conjunction with specifications and all other drawings including structural engineer and mechanical and electrical drawings specifications.

No.	Description	Date

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Stables

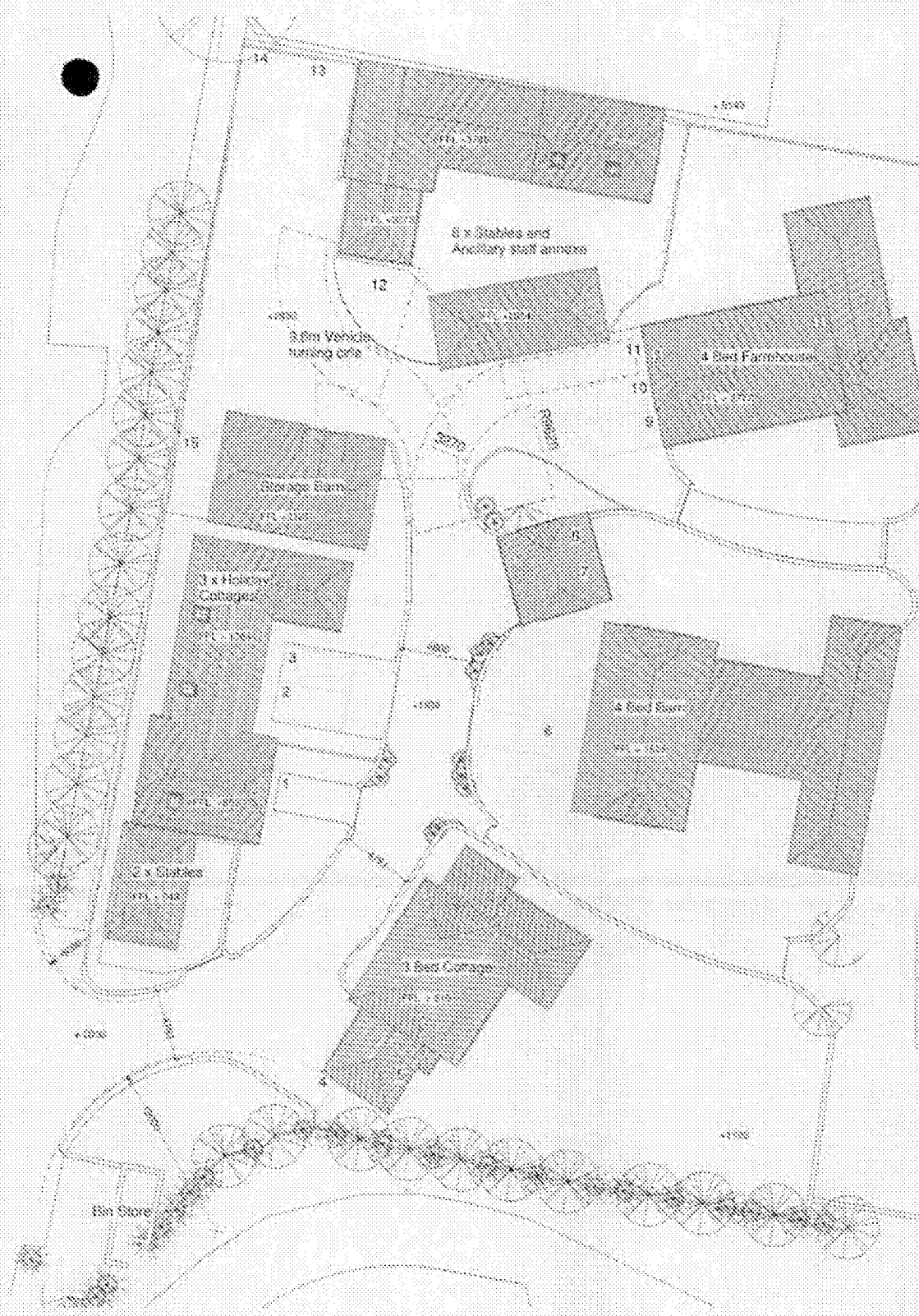
1 Site Plan Highways
1:200

Parking Space Allocation:

- 1 - 3 Holiday Cottages
- 4 - 6 3 Bed Cottage
- 6 - 8 The Barn
- 9 - 11 The Farmhouse
- 12 Visitor Space
- 13 Horse Box
- 14 - 15 Stable Staff
- Storage Barn Generator Storage

Project No. **FW37 09**

Highways	
Project number	07061
Date	December 2008
Drawn by	VA
Checked by	MH
Scale	1:200



Dimensions to be checked on site before commencing work. Any discrepancies must be reported to the architect immediately. Do not scale from these drawings except for planning purposes. Use figured dimensions only. Where applicable this drawing is to be read in conjunction with other consultants' drawings. All drawings to be read in conjunction with specifications and all other drawings including structural, engineer and mechanical and electrical drawings / specification.

No.	Description	Date

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01263 970 715

Phil Cook
Soldiers Field
Stables

1 Site Plan Highways
1 : 200

Approved by: *[Signature]*
No. **PN/37/09**

Highways

Project number: 07061

Date: December 2008

Drawn by: VA

Checked by: MH

1

Scale: 1 : 200

- Parking Space Allocation
- 1 - 3 Holiday Cottages
 - 4 - 5 9 Bed Cottage
 - 6 - 8 The Barn
 - 9 - 11 The Farmhouse
 - 12 Visitor Space
 - 13 Horse Box
 - 14 - 15 Stable Staff
 - Storage Barn Generator Storage

FOR INFO ONLY
APPROVED PLAN
PN/37/09