

DESIGN AND ACCESS STATEMENT

PROJECT
THE NEW STABLES
LAND ADJOINING KINGSTON HOUSE
KINGSTON
EAST PRESTON
WEST SUSSEX
BN16 5PJ

ARCHITECTS
ROBERT SAUNDERS PARTNERSHIP
1 WESTBOURNE GROVE
WESTBOURNE GARDENS
HOVE
EAST SUSSEX
BN3 5PJ

USE

The current use is grazing land for horses.

AMOUNT

The proposal is for a single four bedroom house on one floor.

LAYOUT

The layout at ground floor will comprise of a lounge, dining room, kitchen, utility room, four double bedrooms and a double garage.

SCALE

The building has been designed as a bungalow in order to keep the massing as small as possible and taking into account the rural nature of the site and to create a design which would have the massing or scale of a barn or stables.

APPEARANCE

The appearance of the proposed dwelling is rustic in nature keeping in tune with traditional country designs. The external walls are to be built predominately in flint work with brick quoins and a plain clay roof. The windows are to be either hardwood timber or metal double glazed. The look would therefore be traditional and in keeping with the countryside.

LANDSCAPING

The landscaping is minimal, lawns are to be provided as shown on the drawings and a new tree line is to be provided on the southern boundary as indicated on the drawings

ACCESS

Level access is to be provided to the building throughout and it will comply with the requirements of Building Control.

SUSTAINABILITY

The building will be built using as far as possible local materials from sustainable sources. Waste will be kept as low as possible (see waste minimization report).

With regard to heat loss the building will be built to a standard above the minimal requirements of building control. It is intended to use heat pumps and heat recovery systems to provide heating and hot water and therefore a gas heating system will not be used.