

THE WORLDS END P.H.,
ARUNDEL ROAD,
PATCHING,
WEST SUSSEX.

ARUN DISTRICT COUNCIL				
No.	PA	22	06	
RECEIVED		16.11.06		

DESIGN AND ACCESS STATEMENT.

CONSERVATION AREA :

The site of the Worlds End P.H., is not within a conservation area.

LISTED BUILDING :

The Worlds End P.H., is a grade two listed building with a note that it is C18 and of two storey. The main elements include four main windows, the stuccoed walls, tiled roof and porch.

EXISTING PREMISES :

The existing building use is that of a public house with all of the associated facilities such as bars, kitchens, staff areas, beer stores, car parking and gardens.

PROPOSALS :

The proposals will include for developing the rear north facing terrace area bordering the garden to create additional public dining facilities and an additional catering kitchen area.

The additional dining area will be 94.52 sq / m and the kitchen area 13.92 sq / m.

REASONS FOR PROPOSALS :

The proposed dining area will utilise the space of the existing terrace / garden area to the north of the existing " barn " building. This area is well used during the summer months when the sun is at its height but is little used during the winter months or if the weather is inclement. The proposals will also improve the visual amenity from the new dining area into the garden and to the Downs beyond.

The addition to the kitchen area is required to increase the catering facilities to provide an improved and more varied menu.

SITING :

Visually, the siting of the proposed extension will have little impact on the surrounding environment as the position occupies an area which forms a corner within the adjacent structure, two of the walls forming the proposed extension, being existing.

There will be minimal impact to the areas surrounding the site from neighbouring houses, Patching or the approach roads.

ACCESS :

Access to the new family dining area will be from two directions, the external terrace and the existing internal bar areas. In each case ramps will be included externally and internally to provide improved disabled access throughout the external and internal spaces.

Disabled parking and toilet facilities already exist as part of the existing premises.

BUILDING STYLE :

The proposed extension will be to the rear of the present main building and will occupy the area of the existing terrace / garden to the north elevation.

The kitchen and dining area will be formed as a continuation of the present roof structure and will be built along side the existing " barn " building.

The main structure will in itself be based on this existing " barn " building and will be constructed as a part timber framed building. Other materials will match the existing.

Glazing to the dining area north and east walls will form an important part of the design to provide a lighter environment to the present " barn " area and to provide the views out into the garden and over to the Downs beyond.

Roofing will be to match the existing materials and pitches and the proposals will include the gables to match the existing elements.

The new extension roof will be stepped along its length to form a link between the existing higher level pitched roof of the existing kitchen and the lower roof line of the present " barn " building. This arrangement will also protect the integrity of the higher level windows to the existing north elevation of the present building.

The stack to the open fire to the new dining room will also be constructed in reclaimed brickwork and be detailed to match that that exists in the adjoining building.

Internal finishes will comprise natural floor wall and ceiling finishes all to match the existing.

LANDSCAPING :

The present garden area will remain generally as existing with the planting, fencing, pathways and stream retained. The existing terrace area will be lost to the proposed building extension but recreated in part to form an external area closely linked to the glazed doors of the extension.

The terrace thus formed will include for steps and ramps for ease of access into and around the proposed extension.

SECURITY :

Apart from an extension to the alarm and CCTV system, there will be no additional facilities provided. The site is presently a secure environment.

PAUL D. McINTOSH
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