

INTERNAL ALTERATIONS TO
LISTED BUILDING AT
ENTRANCE TO
CHURCH FARM HOLIDAY PARK

PAGHAM, NEAR CHICHESTER,
WEST SUSSEX. PO21 4NR

**DESIGN AND ACCESS
STATEMENT**

INCORPORATING REQUIREMENTS OF
HERITAGE STATEMENT

CLIENT:	BOURNE LEISURE LTD
PROJECT REF:	3422/MH/NG
ISSUE:	ONE
DATE:	20 DECEMBER 2012

Ref:	Item:
1.00	INTRODUCTION
1.01	The existing property is a two storey building connected to the complex facilities for Church Farm Holiday Village, under the ownership of Bourne Leisure Ltd. The Holiday Village is accessed off Church Lane.
1.02	The property was Listed Grade II in September 1984, the English Heritage Building ID is 1234305, Name: Church Farm Club.
1.02	The property is described as follows: C18. Two storeys, five windows, red brick, with diaper pattern of grey headers in west wall. Tiled roof. Glazing bars intact on first floor only. Modern windows below. Modern ground floor supermarket addition in front of each half of south front.
1.03	Work was carried out to the property in 2009/2010 to form owner facilities to two rooms on the ground floor.
2.00	PROPOSED WORKS
2.01	The proposed works include: a) Removal of existing floor and wall finishes b) Removal of existing washing and drying machines c) Removal of existing wall indicated on plan d) Formation of new floor level and finish e) New finish to walls following formation of service area wall
2.02	To provide level access the proposed works include raising the floor level to match the existing entrance lobby.
2.03	New washing/drying machines will be installed in tow machine high row of 6 No. units. The existing ventilation ducting will be amended to suit the new location.
2.04	The electrical control panel of switches will be relocated into the service area.
2.05	Existing windows will be retained, one with vinyl covering to glass to hide service area.
Ref:	Item:

3.00 HERITAGE STATEMENT

- 3.01 The property is a two storey building, Listed Grade II located within the boundary of Arun District Council.
- 3.02 The proposed refurbishment of the existing launderette is intended to provide new machines and a better layout for park guests using this facility.
- 3.03 The works described sympathetically update the Launderette facility.
- 3.04 Demolition works are restricted to those required to form the proposed as indicated on A & M Drawing No.3422-200.

4.00 PRE-APPLICATION CONSULTATION

- 4.01 No Pre-Application Consultation has been requested.

5.00 EXTERNAL WORK

- 5.01 No external works are proposed.

6.00 TREES & HEDGES

- 6.01 No trees and hedges will be affected by these works.

7.00 ECOLOGICAL STATEMENT

- 7.01 The proposed works are to an internal area and will not affect any ecological system in the surrounding area.

8.00 FLOOD RISK STATEMENT

- 8.01 Environment Agency mapping confirm that this site is within and identified area of flood risk (Map attached).
- 8.02 The proposed will not affect the flood risk to the local area.

Ref:	Item:
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9.00	WASTE MINIMISATION
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9.01	Wherever possible original materials will be identified and incorporated in the new works.
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9.02	Any demolition materials that cannot be re-used will be carted off site to regulated landfill.
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10.00	CONCLUSION
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10.01	In conclusion we consider that these proposals show appropriate modest alteration and improvement necessary to enable this accommodation to be used sympathetically by the holiday park guests.
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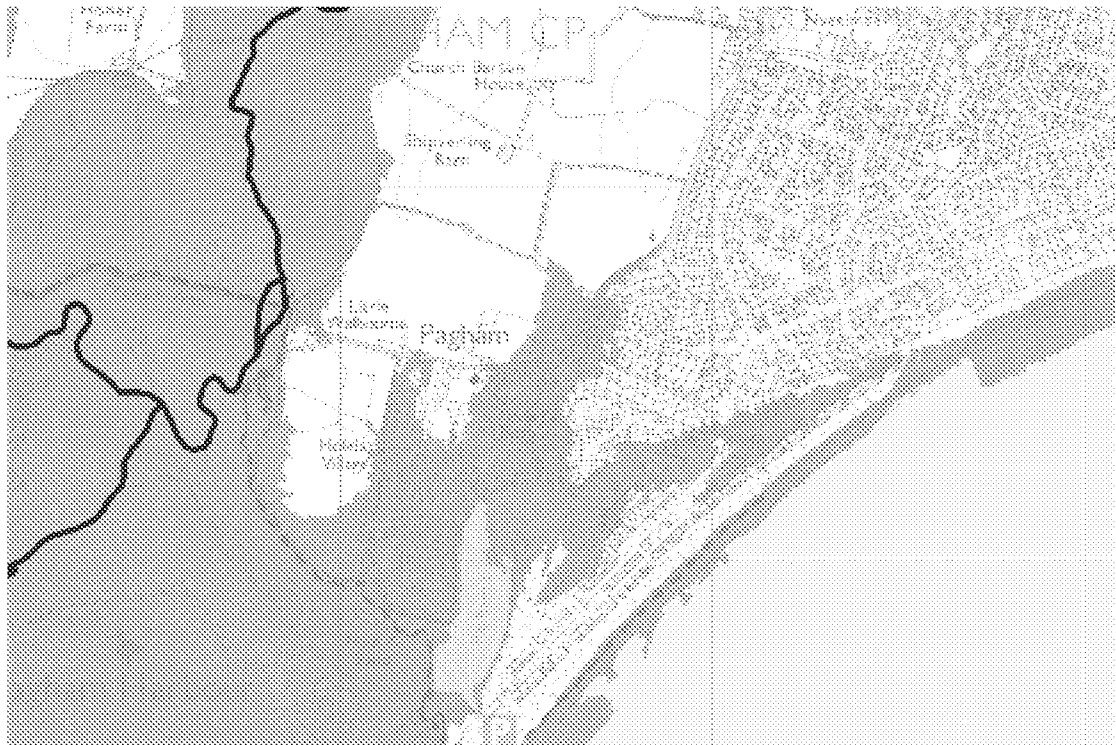
10.02	We trust the Planning Authority will find these proposals acceptable.
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APPENDIX

Appendix I	Environment Agency Flood Map
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Appendix II	Photographs as existing
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APPENDIX ONE



Environment Agency Flood Risk Plan

APPENDIX TWO



Photo 1



Photo 2

