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**LISTED BUILDING AND ADJACENT BARN AT
ENTRANCE TO**

CHURCH FARM HOLIDAY PARK

PAGHAM, NEAR CHICHESTER,

WEST SUSSEX. PO21 4NR

DESIGN AND ACCESS STATEMENT

CLIENT:
PROJECT REF:
ISSUE:
DATE:

BOURNE LEISURE LTD
2801/GL/EF
ONE
30 JUNE 2008

A LIST OF MEMBERS MAY BE INSPECTED AT:
REGISTERED OFFICE: 28 WILTON ROAD
BEXHILL-ON-SEA EAST SUSSEX TN40 1EZ
LLP REGISTERED NO. OC 3355 20
VAT NO. 414 1867 62

**LISTED BUILDING AT ENTRANCE
TO
CHURCH FARM HOLIDAY PARK
PAGHAM
NEAR CHICHESTER
WEST SUSSEX**

1.00 INTRODUCTION

1.01 This design & Access Statement to be read in conjunction with separate Report on Condition dated 22 November 2007 and revised 30 June 2008.

1.02 Remedial works proposed are not intended to fully restore the original building, elevations and approaches but are a measured response to the required improvement to appearance and condition of these buildings.

This Design and Access Statement is to be read in conjunction with drawings: -

2801.01	Location Plan
2801.100	Barn as Existing
2801.101	Barn as Proposed
2801.102	Listed Building as Existing
2801.103	Listed Building as Proposed

2.00 LISTED BUILDING

2.01 Existing services, fittings etc. as identified on drawing 2801.102 are to be removed as follows: -

- a. Gas services pipework is to be removed from building elevations. New pipework to be re-routed via service trench or duct.
- b. CCTV camera and associated wiring is to be removed and re-sited on corner of adjoining central complex or new ground mounted pole (position to be confirmed with specialist).
- c. Existing upvc waste pipes to be removed. Internal wash hand basins/sanitary ware becomes redundant and is to be removed.
- d. Existing floodlight and associated electrical service to be removed. Floodlight to be replaced by approved lantern over principal entrance door.
- e. Misc. electrical wiring junction boxes etc. to be removed. New wiring if required to be re-routed via service trench or duct.
- f. Daylight sensor to be removed.
See item e. above
- g. Guarding for electrical wiring to be removed.
See item e. above.

- h. Intruder alarm sounder and beacon to be removed.
New sounder/beacon to be provided in position to be agreed with specialist contractor.
- i. Remove junction boxes with electrical wiring.
See item e. above.
- j. Remove lightweight, black painted hanging basket brackets.
- k. Remove redundant timber bearer and remnants of lead flashings.
- l. Remove TV aerials from exposed elevations together with associated wiring.
- m. 3No. junction boxes to be investigated and services relocated. Details to be confirmed.
- n. Rainwater downpipe to be removed.
Note: Downpipe discharges to ground and may be of insufficient size to cope with existing roof area.
- o. Fire control point to be repositioned.

2.02 The removal of existing and/or redundant services fixtures and fittings to be undertaken prior to the execution of any remedial or repair works.

2.03 The removal of existing conifer planting is required prior to the above works being undertaken.

3.00 PROPOSED WORKS/LISTED BUILDING

3.01 The existing elevations are to be inspected prior to the undertaking of any repair or remedial works.

3.02 Ground floor windows while painted softwood and vertical sliding sash type are modern replacements and do not match the original pattern retained in first floor openings. Ground floor windows are to be removed and replaced with new purpose made to match original first floor in section, detail and small pane glazing.

3.03 Ground floor windows GW01 and GW02 have retained existing painted/rendered extended cills.

Remedial works are to include forming extended cills to ground floor windows GW03 and GW04 to match the original example of GW01 and GW02.

While the original projecting cills show some evidence of linking with rendered window surrounds (as first floor windows) it is not proposed to undertake these works at this time.

3.04 Removal of existing services and redundant lead flashings etc. allows for reinstatement of rendered window surrounds to window FW03, FW04 and FW05.

New rendered window surrounds are to match the thickness and detail of those existing or retained.

- 3.05 Existing brickwork around the principal entrance door is in poor condition with remnants of original/previous finishes in evidence. Flat rendered in the style of the original window surrounds, this would extend from the retained rendered plinth as indicated on elevation drawing 2801.103.
The door surround and the retained rendered plinth would be decorated grey.
- 3.06 Rainwater gutters are nominal half round, black painted cast iron. These are to be inspected from scaffold at high level and cleaned before redecoration. There is an existing "dog legged" rainwater downpipe located between GW02 and the entrance door. This is to be removed and new downpipes provided in less prominent and more effective position.
- 3.07 New rainwater downpipes where indicated are to discharge to new trapped/access gulley connected to existing drainage systems.
Existing paving to be made good where disturbed.
- 3.08 Where required and following removal of services, fixtures etc. noted elsewhere brickwork is to be made good using reclaimed bricks to match existing if possible or purpose made new bricks to match existing as far as possible.
Note: Sample brick to be approved by Local Planning Authority prior to commencement.
- 3.09 Existing hardwood louvre door (GD01) to be replaced with new hardwood glazed door. As separate detail attached.
- 3.10 Damaged flint walling to be made good to match existing. Mortar to include coarse sand to match colour and texture of adjoining areas.
- 3.11 Damaged roof hips to both sides of the single storey wing at the rear of the Listed Building are to be made good. Roof and hip tiles are to match existing as far as possible.

4.00 WORKSHOPS AND BARN

- 4.01 While not included within the curtilage of the Listed Building existing workshops and barn works are to be undertaken to renovate external elevations as identified on drawing 2801.101 and as follows: -
- a. Existing corrugated wall cladding to be replaced with stained weatherboarding.
 - b. Existing/redundant doors to be replaced with infill panels incorporating dummy doors in vertically boarded stained timber.
 - c. Corrugated roof sheeting to be replaced with fibre cement - colour anthracite.
 - d. Existing opening BW01 to be overhauled. Timber shutter to be secured closed.

- e. Existing pair of timber doors to be replaced as separate detail, BD01.
- f. Brickwork to be cleaned and moss/algae growth removed by toxic fungicidal wash.

5.00 ACCESS

- 5.01 Where appropriate repair and renovation works will include access improvements.
- 5.02 Where indicated and in accordance with joinery details the replacement of Entrance Door GD01 will include.
 - a. Entrance door to include clear glass infill exceeding minimum vision panel dimensions noted in Approved Document M and BS.8300.
 - b. Entrance door to be fixed over level access threshold incorporating water bar with maximum 15mm projection.
 - c. Door furniture to comprise vertical pull/push handle and kick plates in brass together with suitable internal overhead door closer incorporating delayed action close facility.
 - d. The clear opening width exceeds 750mm in accordance with BS.8300.
 - e. The maximum closing force at the leading edge of the door will not exceed 20N.
 - f. The intermittent/low frequency of use anticipated will not require automatic or power operated door opening.
 - g. It is not possible to increase the width of the door opening GD01.

6.00 CONSULTATIONS

- 6.01 The initial Report on the condition of the Listed Building was forwarded to the Council for comment on 13 December 2007.
- 6.02 Council comments were received and incorporated in drawings discussed with Council officers on 17 June 2008.
- 6.03 Documents and drawings submitted for Listed Building Consent incorporate revisions and additions to the proposed works discussed with Council officers.
- 6.04 It is noted that representative samples of materials and finishes will be submitted to the Council for approval prior to the commencement of respective work stages.