

Design and Access Statement

Proposed Garden Buildings Store & Entertainment Room and Gymnasium & Canopy

Chaucer House, 7 Cross Road, Rustington, West Sussex, BN16 2ST

Introduction	This statement has been prepared to describe the rationale behind the design of the proposed garden buildings. The property comprises a large detached house, located on a large plot on the south side of Cross Road, Rustington, West Sussex. The proposal comprises a pair of matching buildings, one of which will be a Store and Entertainment Room, while the other will be used as a Gymnasium and include a canopy.
Use	The proposed buildings are for the owner's private use.
Amount	The dimensions of both buildings are 6.0m x 4.0m, but a 4.0m x 4.0m canopy will be attached to the side of the gymnasium to provide a sheltered outdoor area.
Layout	The proposed buildings will be sited side by side on an area of the garden currently laid to lawn at the far end of the garden. The buildings are orientated so that their fronts face north, back towards the house.
Scale	To allow the possible future use of a "running machine/treadmill" in the gymnasium, sufficient headroom is required internally. In order to provide symmetry, the overall heights of both buildings will therefore be the same, at approximately 2.78m at the front, reducing slightly to around 2.71m at the rear. It is considered that the buildings will be acceptable, given the overall size of the plot.
Landscaping	An area of paving will be provided in front of each building, set level with the ground, with a path leading from the existing patio. No further specific landscaping is included in this scheme. The trees and bushes in the neighbouring garden will act to screen the buildings from the adjoining property (to the rear). The entire back garden is enclosed by 1.80m close boarded fences.
Appearance	The front (north) elevations of both buildings will be largely glazed and be clad with painted "V" groove MTX cladding. The remaining walls will be clad with cement board cladding, painted the same colour as the front wall. The French doors will have colour coded powder coated aluminium frames, while the windows will have colour matched P.V.Cu frames. The roofs of the buildings will be covered with E.P.D.M. rubber membrane and contain 0.80m x 2.60m "Em-Glaze" rooflights.

Access

Access to both buildings will be via small steps at the front of each.

Site Photographs



Site of the Proposed Buildings



Site of the Proposed Buildings