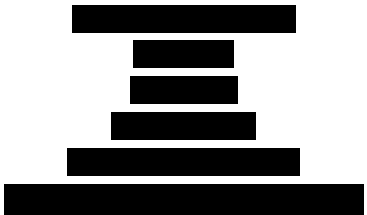


Simon J Arch



Design & Access Statement

**New-build barn-style structure with ancillary use and retention of existing garage
Wickstead House, Binsted, Arundel BN18 0LN**

Description of Application:

This scheme proposes the existing garage to remain 'unconverted' and used by the property and subject site Wickstead House. A new Barn-Style structure would become ancillary accommodation designed to give the appearance of a converted earlier-build.

Drawing No's 2231/42A demonstrates the proposal along with Block Plan 2231/34.

Prior applications & Drawings were approved without issue Ref' WA/98/22/HH - Drawing numbers approved - 2231/02C, 2231/05C & 2231/01C and latterly Ref' WA/7/23/NMA -

Both planning Consent WA/98/22/HH & latterly WA/7/23/NMA approved side-doors to the south east elevation and an external stair to serve a hobby room above the existing garage. These details remain so along with an existing garage-use.

This proposal for a new-build '*garage structure*' approved by WA/98/22/HH & WA/7/23/NMA will now, with certain detail-changes be of 'converted barn-style' accommodation ancillary to the principle property Wickstead House.

By description the aforementioned proposal is not-in-line with prior-permissions granted; Pre-App comments were sought before submitting a full planning application.

Design & Visual Amenity:

The proposal is of one principle prior-approval of a structure now to be used as accommodation ancillary to Wickstead House including WFH and hobby room.

Perhaps seen as logical alterations to prior Consent/s the application drawings 2231/42A & 2231/41 demonstrate there to be little or no impact on the overall visual amenity of the existing buildings.

Prior approved amendments were considered as 'subserving, minor & acceptable'.

The new build barn-style structure used as ancillary accommodation to Wickstead House remains of a subservient scale and proposed finishing materials all remain as approved by aforementioned planning decisions. This proposal is of the same scale of the existing detached garage with approved materials of clay-effect roofing tiles, natural unstained larch timber weatherboarding and stock brick plinth/s all previously accepted as an appropriate palette of materials.

Accordingly finishing details are retained and in respect of the new-build, the part-glazed 'garage' doors are retained as a design-detail but sealed-shut giving a look that conveys 'conversion' rather than a stand-alone new-build. The structure remains 7.0M from the East boundary & open fields where there is no public access; replacing a slightly smaller but arguably incongruous garden store.

The view of the proposal from public view is very-much restricted to just a small area of Binsted Lane where vehicular access to Wickstead House is sited, entranced by a five-bar gate with stock brick pillars.

Neighbouring Residential Amenity:

Neither the scale or siting of the existing garage and prior-approved new-build 'garage' were seen as having an adverse impact on the single neighbouring property (Glebe House) accordingly previous applications were all approved. Potential view points are restricted to only the East & West from both units and do not give rise to adverse impacts by overlooking towards neighbouring property. Existing north and east boundaries are heavily screened by established soft landscaping of hedging and trees within the grounds of both Wickstead House and the neighbouring property Glebe House.

Parking:

Present parking arrangements remain unchanged by the retention of the existing garage along with a large driveway offering off-street parking adequate to suit ADC parking standards with over three parking spaces.

Heritage Assessment:

The host property is adjacent to Glebe House - Grade II Listed -

Prior planning Consents WA/98/22/HH & latterly WA/7/23/NMA were not seen to adversely affect the setting of Glebe House, a Listed Building. Both this proposal and prior-approved buildings replace an existing garden store. The proposal is only seen by the Listed Building when using a vehicular right of way over the driveway running through Wickstead House land. Glebe House has a separate pedestrian access via Binsted Lane.

The proposal for a new barn-style structure used as ancillary accommodation for Wickstead House is seen as more appropriate than the existing garden store and, despite being larger in scale, is of an appropriate barn-style design subservient to surrounding property with appropriate materials reflecting the character of the main dwelling, existing garage and locality.

