CHANGE OF USE OF EXISTING GARAGE AND STORE TO PROVIDE ADDITIONAL GUEST ACCOMMODATION IN CONNECTION WITH CONFERENCE USE RIVERWOOD CONFERENCE CENTRE, YAPTON LANE, WALBURTON

ARUN DISTRICT COUNCIL
No. WA 62 07
RECEIVED 7/6/07

DESIGN AND ACCESS STATEMENT

1.0 RESPONSE TO CONTEXT

1.01 The Application proposal comprises the conversion of the existing garage and store which previously served Rosewood as a residential property which has subsequently been granted Planning Permission for residential accommodation in connection with guests visiting the Riverwood Conference Centre.

1.02 The Planning Application proposal therefore seeks to provide some additional bedroom accommodation for guests visiting the centre, being a building situated wholly within the confines of the existing Conference Centre.

1.03 The proposal therefore does not seek to change the use of any building outside of the area granted Planning Permission for Conference Centre use and makes economic use in providing additional accommodation for visitors from an existing vacant building.

1.04 The building sits to the south of Rosewood, a detached bungalow, which has been converted for accommodation in connection with the Riverwood Conference Centre.

1.05 To the south of the garage building is Walberton Garage and to the west is the Lazy W complex which is owned by persons connected with the Riverwood Conference Centre. The garage and store building are enclosed by existing development and can not be readily viewed from any public vantage point.

1.06 Moreover, it is not proposed to extend the existing structure but merely to change the use and facilitate some external alterations to provide fenestration and doorways to serve the accommodation in lieu of existing openings in the structure.

1.07 It is therefore against this context that the Planning Application proposal should be assessed. In considering Planning Policy implications, as stated previously, the garage and store sit wholly within the area which has been approved for conference use and therefore the principle of converting the building in connection with that use has been agreed in principle.

1.08 Since the Conference Centre has been operational there has been demonstrated a demand for some additional accommodation and the Planning Application proposal seeks to cater for this demand.

1.09 Finally, as the proposal relates to the commercial use of a building in the countryside it is compliant with the relevant Development Plan policies in particular DEV1 of the Arun District Local Plan and guidance contained within PPS7.

2.0 AMOUNT OF DEVELOPMENT

2.01 The overall size of the garage/store building to be converted is 9.68 metres by 8.98 metres, giving a floor area of 86.92 square metres.

2.02 It is proposed to internally sub-divide the building to provide 6 No. bedrooms with shower and WC facilities.

3.0 LAYOUT

3.01 The existing building is in situ and therefore siting and layout are predetermined. The internal layout of the building, to provide 6 No. bedrooms has been designed with a central corridor servicing three of the bedrooms, with the other three bedrooms being served by external doorways, proposed in the west elevation.

4.0 SCALE

4.01 The scale of the building again is predetermined from the existing structure which is double pitched accommodating a valley gutter with ridge heights of approximately 5 metres and eaves heights of 2.7 metres.

5.0 LANDSCAPING

5.01 The building sits within an established landscaped area and therefore the proposal does not propose any additional landscaping.

6.0 APPEARANCE

6.01 Again, the appearance of the building is strongly dictated by the existing structure but it is proposed to undertake some external alterations in the building to accommodate the use.

6.02 The western elevation will provide fenestration and doors to serve the proposed bedrooms in this section of the building and the northern elevation will provide a central doorway to the accommodation together with a window for Bedroom 1. The existing garage doorway will be blocked up and finished in materials to match the existing building.

6.03 The eastern elevation will accommodate 2 No. windows to serve Bedrooms 2 and 3 and the south elevation will provide fenestration to serve the ensuite facilities for Bedrooms 3 and 4.

6.04 It is considered that the external alterations are in keeping with the building and character of the area.

7.0 ACCESS

7.01 Access to the proposed bedrooms is via the existing driveway into the Conference Centre and the parking area to the west of Rosewood. Pedestrian access is accommodated via an existing footpath linking the garages to the access road.

7.02 The building has been designed to accommodate the requirements of the Disability Act.