

DESIGN & ACCESS STATEMENT.

FOR

LAWFUL DEVELOPMENT CERTIFICATE APPLICATION

FOR

PROPOSED VICTORIAN ARCH

AT

**THE POTTING BARN
HOBBS COURT
BILSHAM ROAD
YAPTON
ARUNDEL
WEST SUSSEX.
BN18 0JY**

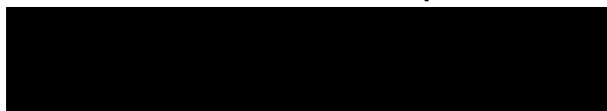
FOR

D LOWNSBOROUGH

November 2018



**PDK Architecture and Surveying.
29 Breach Avenue. Southbourne. Hampshire PO10 8NB.**



1. Site

The existing (larger context) site comprises of 5 buildings that have been converted and extended into 5 dwellings over the past 4 years. The application site was the last to be converted and is to the north of the development. site is not viewed directly from either the main road B2132 (Bilsham Road) or adjacent dwellings due to evergreen screening and fences. Access is from the main road B2132 (Bilsham Road) only via single and shared entrance drive. Refer to 1: 1250 scale location plan.

2. Existing Property

The applications relate to North Dwelling The Potting Barn.

3. Project Brief

The brief is to obtain Lawful Development permission for a freestanding Victorian Arch.

4. Context & Adjacent Architecture

In terms of immediate context & adjacent architecture there are -

- a. Main Road to the West.
- b. Private Dwelling to the South East (Hobbs Farm).
- c. Open / Farm Land to the North and east. Area outlined in blue is owned by the applicant.
- d. Private dwelling to the South, Granary, Tryn Barn, Sunflowers and Dovecote. Refer to 1: 1250 scale location plan.

5. Design Overview & Appearance

The proposed freestanding metal Victorian arch is 2m high, 1.6m wide and 2.3m long and will be located to the south of the building behind a 1.8m close boarded timber gate and fence so only the top section will be visible. The arch is pegged to the ground to provide stability, but can easily be moved.

There is no construction work as the structure is a decorative arch.

6. Landscape

Planting will be provided to grow around the arch.

7. Trees On Site

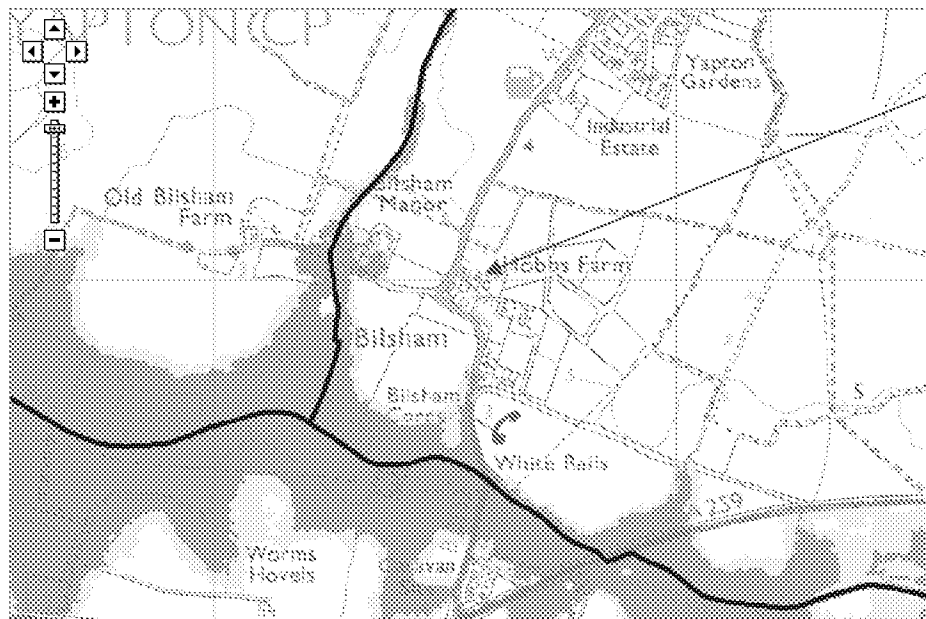
No trees on site which will directly affect the application proposal.

8. Risk of Flooding

The site is not within Flood Risk Zone See map.

BN18 0JY at scale 1:10,000

Other maps  Data search  Text only version 



SITE

Prepared By PJC

November 2018