

Design and Access Statement

Proposed Garden Building and Greenhouse

Applegarth, Halton Shaws, Hurstpierpoint, BN6 9QR

Introduction	This statement has been prepared in support of a householder planning application erect a Garden Building and a Greenhouse in the garden of the above property. The property comprises a large two storey domestic property, that is located on the west side of Halton Shaws, a residential lane off Hassocks Road, Hurstpierpoint, West Sussex. The proposal comprises the construction of a detached Garden Building, that will be used as a home gymnasium, and a detached domestic Greenhouse. The proposed Garden Building and Greenhouse will be located between a side elevation of the dwellinghouse and the boundary, meaning planning permission is required for the proposal. While the property is not listed, it is located within the Hurstpierpoint Conservation Area.
Use	The proposed buildings are for the owner's private use. The Garden Building will be used as a home gymnasium and the Greenhouse is for propagating and growing plants.
Amount	The overall dimensions of the Garden Building are 4.80m x 3.70m. The overall dimensions of the Greenhouse are 1.97m x 2.63m.
Layout	The proposed buildings will be positioned adjacent to one another in the garden to the south of the house, in an area enclosed by semi mature trees and hedging, close to the eastern boundary.
Scale	The maximum height of the Barden Building will be approximately 2.78m, at the front, reducing slightly to around 2.72m at the rear. The additional height is required so that a "running machine" and other gymnasium equipment can be installed and used without headroom issues. The Greenhouse will have a duo-pitched roof, the ridge of which will be approximately 2.81m high. The garden is surrounded by existing 1.80m close boarded fences and semi-mature and mature trees. It is considered that the buildings will be acceptable, given the overall size of the plot.
Landscaping	All fences and vegetation will be retained. No further specific landscaping is proposed.

Appearance	The north west (front) of the Garden Building summer house will be largely glazed, but will include “Millboard Antique Oak Board and Batten” cladding. Both side elevations of the Garden Building will be finished with the same cladding. The rear wall of the Garden Building be clad with colour matched painted cement board cladding. The windows and doors will have black (RAL 9005) P.V.Cu frames. The roof will be covered with E.P.D.M. rubber membrane. The Greenhouse will have a “Cottage Green” coloured powder coated extruded aluminium frame.
Access	The Garden Building and Greenhouse will have small steps at their thresholds.
Building Finishes	It is fully recognised that the surrounding trees and hedges make a significant contribution to the verdant character of the area and all will be retained. As mentioned above, the more visible walls of the proposed Garden Building will have Millboard Antique Oak Board and Batten cladding which, although a composite material, has been carefully chosen to blend into the landscape and at the same time provide a durable, low maintenance finish. The cladding and painted multi-purpose cement board cladding proposed for the rear wall have a number of positive attributes: • They allow the building to be of lightweight construction, minimising the need for intrusive foundations, • They offer low maintenance requirements that will look good for many years to come, The Board & Batten composite cladding profile has been moulded from real oak masters with different widths and grain patterns, creating a unique balance for both contemporary and traditional designs. With a tongue and groove profile that only requires fixings through the tongue, ensuring the fixing is hidden. Tested to the rigorous demands of BS EN 13501-1, the Board & Batten+ system achieves a classification of Euroclass D when fitted in accordance with our install guide.  

	The cement board cladding on the rear of the building has been chosen due to its Class A fire rating which is considered critical due to the building's close proximity to the property boundaries, The following photos show a similar building constructed with painted cement board cladding that are proposed here, albeit in a different colour:  It is admitted that the photos portray the building shortly after it was completed, but the following photo shows a tool store built using the same material/paint treatment some six or so years ago, that has required/received no interim maintenance: 
Construction Methodology	The Garden Building will be prefabricated (in a factory) and comprise "panels" that require only manual handling on site. No mechanical plant or cranes are required for the erection of the building. Furthermore, the panels are delivered to site on a "just-in-time" basis, requiring no storage or stacking on site.
Foundations	The site of the proposed buildings has an existing hard surface under the topsoil, which will be retained. It is proposed to construct discrete concrete slabs over the existing surface, off which the proposed Garden Building and Greenhouse will be erected.
Rainwater	Rainwater from the roof will be directed to a water butt, positioned between the two buildings, with excess water directed to a soak away constructed within the lawn area.

Site Photographs



Site of the proposed buildings



Close up of the site of the proposed buildings



Relationship with existing house



"Halton Shaw" side of the boundary hedge