



BARN COTTAGE, ANSTY RH17 5AG
ONE NEW FOUR-BEDROOM HOUSE
DESIGN AND ACCESS STATEMENT PA058-DAS1-R3



Fig.1 View of Front Entrance and driveway to Barn Cottage site.

Fig.2 View of Existing Site showing Conservatory, garden and Existing Surrounding Houses.

Fig.3 Entrance to proposed site and Barn Cottage from B2036.



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INTRODUCTION/CONSTRAINTS

Places Architects have been engaged to prepare a planning application for a single two-storey four bedroom detached house on land adjacent to Barn Cottage on B2036 Harvest Hill, RH17 5AG.

The aim is to create a modern, contemporary house design, designed to have minimal impact on the existing Barn Cottage and the new houses on the adjacent Crouch Field Estate adjacent.

The new house is located to take up the building lines, front and back, of the adjacent 8 Crouch Fields and will be equally spaced from the boundary between the units as 8 Crouch Fields is located to the building site boundary.

The existing site is largely laid out as garden with a greenhouse and small timber outbuildings of no architectural quality. The site is in separate ownership to both Barn Cottage and The Ancient Farm adjacent.

The proposals include a new bound gravel access road from the gated shared entrance to Barn Cottage and extensive landscaping to the site itself.

There are existing mature trees providing screening to the site long the north boundary which will be maintained as part of this application.

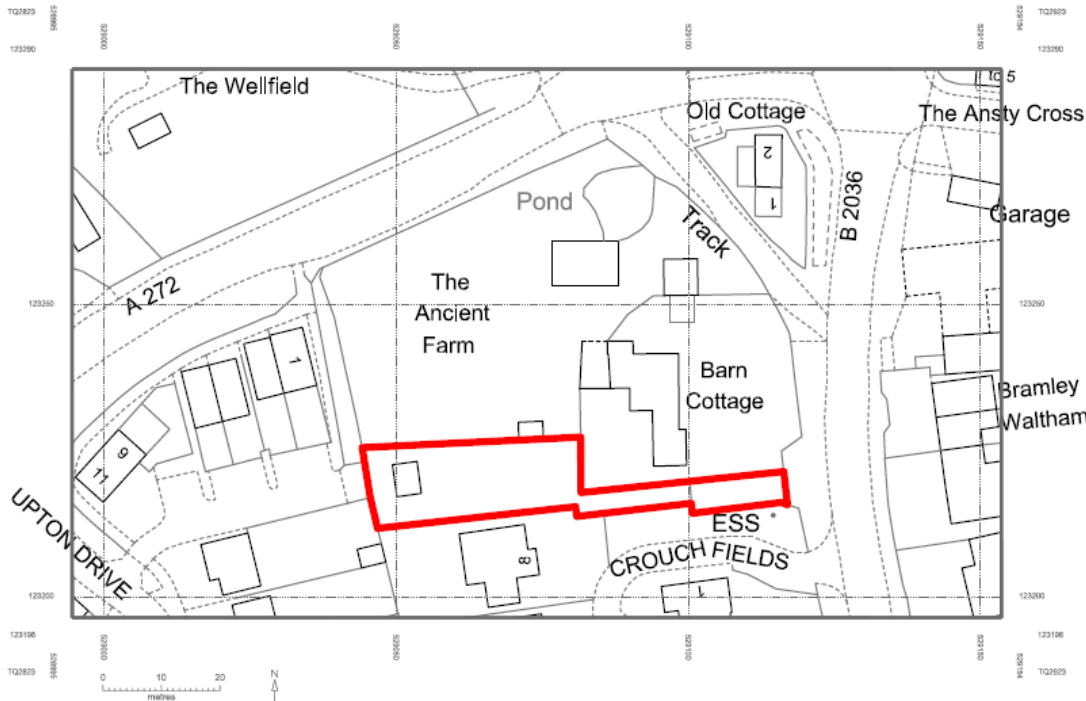


Fig.4 Location Plan- Existing

INTRODUCTION/DEVELOPMENT CONSTRAINTS



DESIGN CONSIDERATIONS

The site is currently accessed via a gateway and drive off the B2036 Harvest Hill. This arrangement will be maintained in the new proposals.

A bound-gravel access road will be provided to the driveway of the new house, with extensive landscaping to the boundaries on both sides of the road.

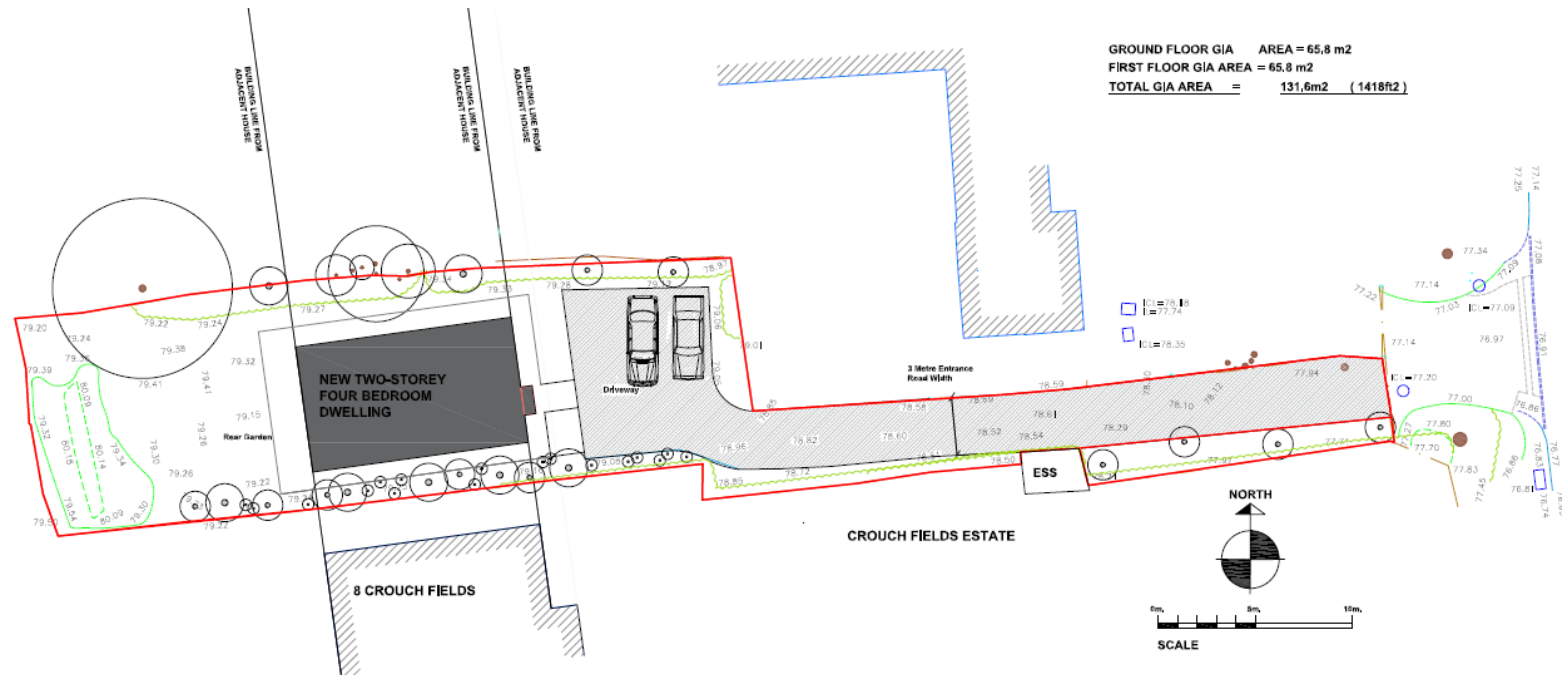


Fig. 5 Site Block Plan

DESIGN PROPOSALS

The new house will follow the existing building lines of the adjacent 8 Crouch Fields front-and – back. The new house is spaced equidistant from the shared site boundary on the south side.

The new house will be extensively landscaped with all existing trees maintained and new trees planted.

GROUND FLOOR G/A AREA = 65,8 m²
FIRST FLOOR G/A AREA = 65,8 m²
TOTAL G/A AREA = 131,6m² (1418ft²)

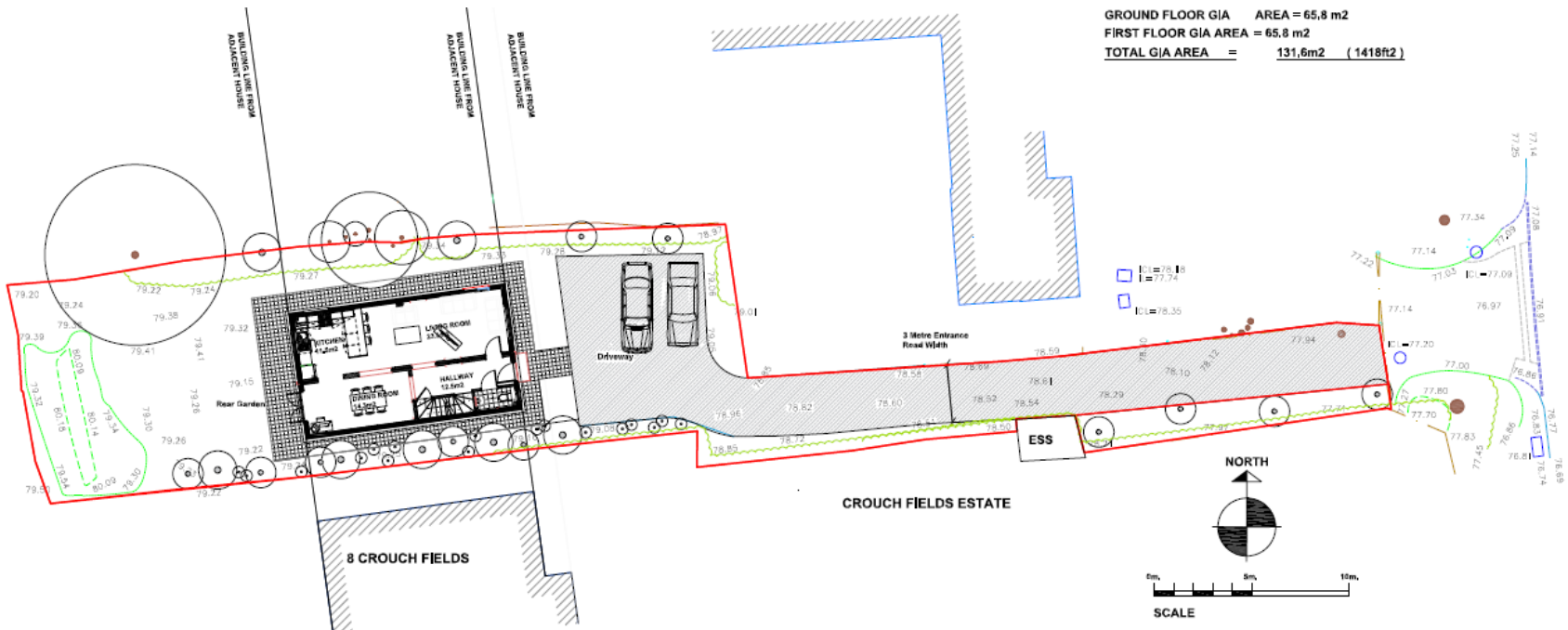


Fig. 6 Proposed Site Plan

ARCHITECT'S DESIGN STATEMENT AND DRAWINGS

DESIGN PROPOSALS CONT'D

The new house will be of simple form to be similar to the new houses at Crouch Fields and maintain current standards in terms of distance between the units and the existing Barn Cottage and The Ancient Farm.

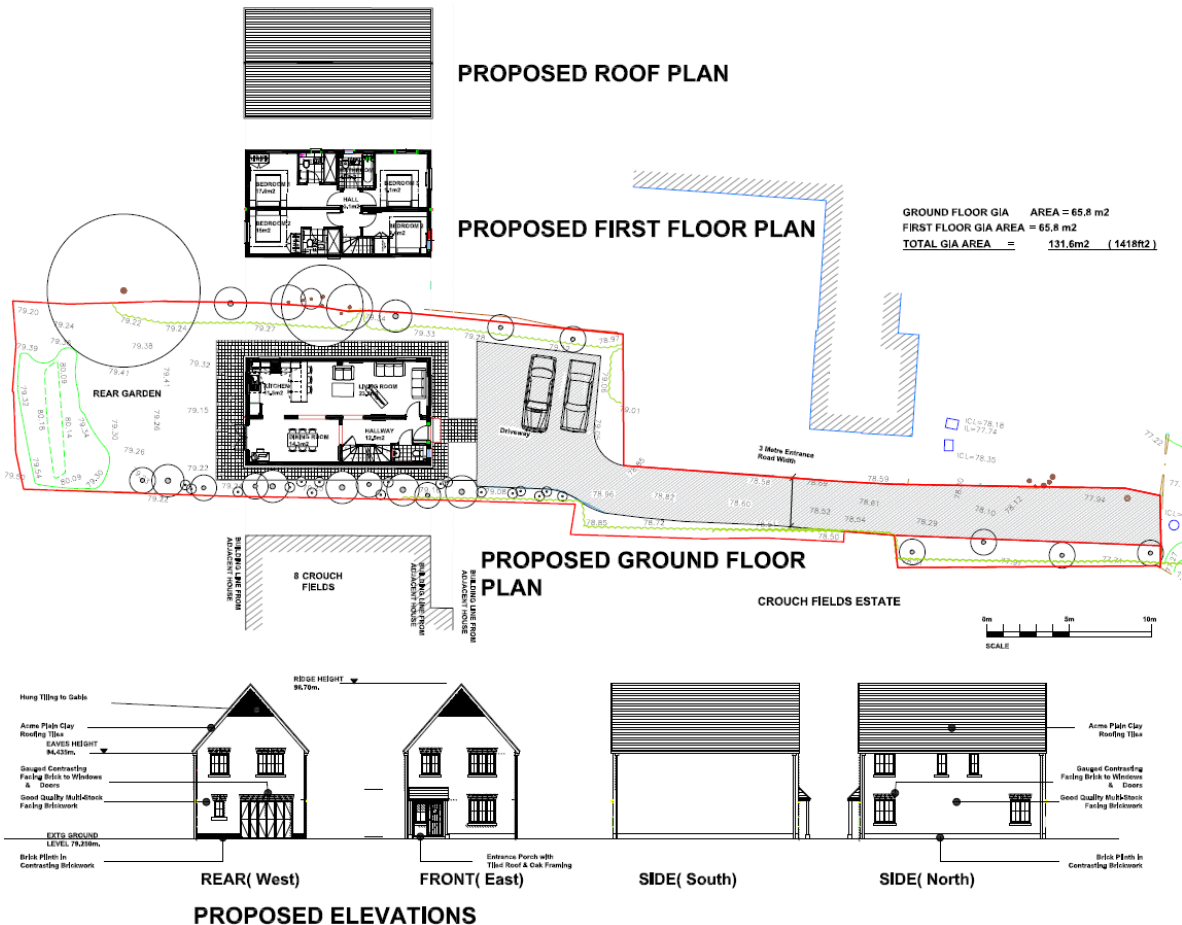
The façade of the new house will be good quality stock brickwork with feature brick coursing above the doors and windows. Lattice brickwork to the gables is an additional feature.

Windows will be double glazed white UPVC casements with painted timber doors to the front and an oak-framed feature porch to the main entrance.

Roofs will be traditional clay roofs in red/brown with all required rainwater goods in dark grey colour.

The house frontage to the adjoining site boundary will be window free with no overlooking to adjacent properties from the new house windows.

A rear patio and landscaped garden will be provided accessed via aluminium folding/sliding doors to the rear of the house.



ARCHITECT'S DESIGN STATEMENT AND DRAWINGS

PLACES
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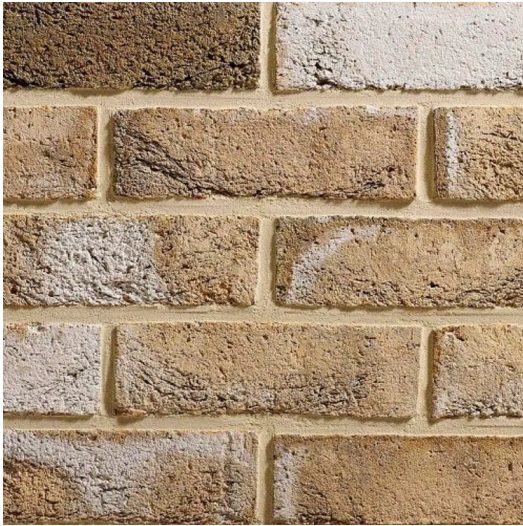


Fig. 8 Local Stock brickwork



Fig. 9 Rustic Clay Roof Tiles

MATERIALS AND REFERENCES

Materials will be selected to blend with the local environment and the wider Sussex vernacular. Solid timber doors and an oak-framed porch will give articulation to the front façade. Local red brickwork will be matched with feature gauged brick header coursing above windows and doors and hung tiling to the gables.

Casement windows to be used throughout.

The house will incorporate integrated nest boxes (commonly known as swift bricks) into the construction to encourage biodiversity.



Fig. 10 Folding/Sliding Doors to rear patio



Fig.11 Hung tiling to gables



Fig. 12 Casement Windows



Fig.13 Timber Painted Doors

ARCHITECT'S DESIGN STATEMENT AND DRAWINGS





ACCESS

The new house will be compliant with Approved Document M(1) of the Building Regulations 'Designing for The Disabled'. Level access is provided to the front ground floor entrance to the building.

DAYLIGHTING/SUNLIGHTING

The new scheme will have little impact on 8 Crouch Fields, Barn Cottage, The Ancient Farm or any other surrounding buildings. The new house is north of Crouch Fields, hence no effect on daylighting and positioned sufficiently distant to Barn Cottage and The Ancient Farm to have zero impact on overshadowing or overlooking. The ridge and eaves are of similar height to the neighbouring properties.

OVERLOOKING

The development has minimal impact on any surrounding residential properties. The side wall to the north side is blank and there is already tree screening along the north side.

FIRE ACCESS/MIST SYSTEM

As fire access is limited, this will be mitigated by a water mist system complying with BS9251 or BS8458 standards. The system will either fully extinguish a fire or suppress it long enough to allow the attending fire crew to set up additional firefighting equipment to be capable to attend the fire incident.



Fig 14 (top left)
View of existing
Driveway.

Fig.15 (top right)
View of site entrance
and 8 Crouch Fields
Adjacent.

Fig.16 (left)
Entrance to Barn
Cottage adjacent.

TECHNICAL COMPLIANCE

END

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