

DESIGN AND PLANNING STATEMENT

CONCERNING

**REPLACEMENT OF EXISTING BUILDING WITH AN ESTATE OFFICE / CYCLE
STORE WITH WORKSHOP AND GYM AND ASSOCIATED WORKS**

AT

PLUMMERDEN HOUSE, PARK LANE, LINDFIELD, SUSSEX, RH16 2QS.

The Design Component

Amount of Development.

The following elements are contained in this application.

- 1/ Estate Office.
- 2/ Cycle Store with workshop.
- 3/ Gym.
- 4/ Associated works.

The Layout

The proposed Ancillary Building will be located upon the existing stable block site.

The Scale

The proposed Ancillary Building will have a footprint of 120 sq metres with a maximum ridge height of 4.493m. This replaces an existing building of 100 sq metres. Therefore, the uplift in footprint is only 20%.

Landscaping

The site is well screened with existing woodland to the west and south and well-established trees and hedging to the north and east.

Appearance

The proposed Ancillary Building will be of timber frame construction with vertical larch clad elevations under a slate tiled roof. The existing hardstanding of brick pavers will remain in place.

The Context Appraisal

The property currently comprises of 40 acres, with a substantial main dwelling and an entrance lodge.

There is a stable yard of 7 stables, storage building and an outdoor arena 40m x 20m.

The property is surrounded by Park Lane on the north and west boundaries. To the south is a neighbouring property some 500m away and to the east there are paddocks owned by the applicant.

Involvement

There has been no pre involvement with this application.

Evaluation

This proposal is to replace an existing building, currently the stable block, which itself is being replaced with a new purpose-built American Barn upon the existing outdoor arena which is subject to a separate application.

The proposed building will comprise of an estate office, cycle store with workshop and a gym.

The Estate Office is required to provide the estate manager an area to work from, which includes administration of the estate, meeting room away from the applicant's home and storage of records. This will double as the office for the equestrian side of the estate, as there is a lot of administration associated with horses travelling to European shows, veterinary records, horse passports and the general administration associated with competition horses.

The Cycle Store / Workshop is to provide space for storage of bikes and a workshop to maintain the bikes in top working condition. Various different styles of mountain bikes are used for different terrain. To be stored in a secure and dry environment and for the continuous maintenance to be kept up to date ensures the safety of the competitor during competition.

The gym is part of the applicant's triathlon training process and would be used by the general family as well, because there is no gym currently in the main house. The applicant is a serious competitor in triathlons competing in Ironman and 70.3 races. She has a personal Ironman coach along with a fitness personal trainer.

The applicant is training for the XTERRA World Championships in 2025 to be held in Italy and competitions held in Switzerland and Austria. This year the applicant came 3rd in the UK Xterra and 3rd in the Nepal Xterra.

Xterra is a particular racing series of cross triathlon (off – road triathlon) races. All the races involve an open water swim, mountain biking and trail running. The races vary widely depending on the location and terrain.

Generally, these events require a competitor to swim 1.5kilometres, ride a technical MTB (Mountain Biking) of 28 kilometres and run 12 kilometres.

This requires a level of fitness, stamina and technical ability to compete in this extremely high level of triathlon competition. To achieve the results on a continuous basis, being able to train at home in a private gym ensures the peak level of fitness is maintained.

Access Design Philosophy on the Scheme

There would no increase in traffic movements as this is solely for private use. The site is on level ground for easy access by the disabled.

Conclusions

This is a reasonable proposal for a small estate of 40 acres which has a full-time estate manager requiring an estate office, a cycle store / workshop for the applicants sport of triathlons and the gym which is associated with the sport as well as for the general family.