

DOUGLAS J P EDWARDS

Chartered Building Surveyors

employing

Chartered Architects and Surveyors

Principal: Douglas J P Edwards FRICS C.Build E FCABE FIAS

DESIGN AND ACCESS STATEMENT

**Location:- ST. GEORGE, BRIGHTON ROAD, WOODMANCOTE, HENFIELD, WEST SUSSEX
BN5 9ST**

**Proposal:- CREATION OF HOME OFFICE ACCOMMODATION ABOVE EXISTING
DETACHED TRIPLE GARAGE**

AMOUNT.

The proposal consists of a single room home office area to be created above an existing detached triple domestic garage.

LAYOUT.

The triple garage has sufficient internal space to allow a wholly enclosed access staircase to be formed at the Western end. This is completely separated from the garage areas by means of fireproof block walls.

An internal fire rated door links the garage and staircase areas and a second external door is situated on the Western elevation of the building, at the bottom of the stairs, providing ingress and egress.

The staircase incorporates a 90-degree turn at the top to give central access to the home office room allowing for adequate headroom in accordance with current Building Regulation requirements since this proposed accommodation is wholly within the roof space structure. The office area has good daylighting provided by three rooflights on the North facing roof slope and three traditional dormer windows on the South facing roof. There is also a circular feature window within the West facing gable end of the building.

A separating fire resisting and thermally insulated floor has been constructed at first floor level.

SCALE.

The resulting scale of the building fully compliments the overall setting alongside the newly constructed executive detached house.

The size chosen, in terms of scale, is considered to be architecturally correct for such an outbuilding since anything larger or smaller would cause incorrect scale comparisons.

LANDSCAPING.

The positioning of this building has been carefully selected taking heed of the dramatic land contours of the site.

It is basically 'set into the landscape' and highly concealed when viewed from the North. A high level access track passes close by to the North and East, whereas the building is fully visible from South and West vantage points. This 'setting in' creates a very pleasing landscaping feature which is in harmony with buildings set out on undulating land. Indeed, the new house has also captured this architectural style.

Landscaping is not complete at present as the whole site is still in the early stages of redevelopment and will need time to settle down. The site is very large with no immediate neighbours.

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APPEARANCE.

Every effort is to be made to ensure the completed building will reflect exactly the same finishes as the new house. All external materials are the same type which will fully harmonise the two buildings and ensure that, in the future, it can readily be seen that the overall construction project was undertaken at the same time.

The site is fully open to magnificent Southerly views of the South Downs which are situated a very short distance away.

Ironically, in terms of appearance, the views back into the site, towards the North, could be seen as equally important, because buildings are lightly scattered in this location and each one needs to be architecturally acceptable in the landscape. We believe this will be the case with this structure.