Chic Architecture

RIBA Chartered Practice

05.07.2025,

ROWFOLD , ROWFOLD GRANGE,
CONEYHURST ROAD
BILLINGSHURST
RH14 9DD

DESIGN AND ACCESS STATEMENT
for
New garden store



Bird's eye view

A. Property / context:

Rowfold Grange is the western section of a period mansion. The garden of about 2 acres of land has an existing pool house/garage/boiler room. But there is no garden store for all gardening equipment & pottery.

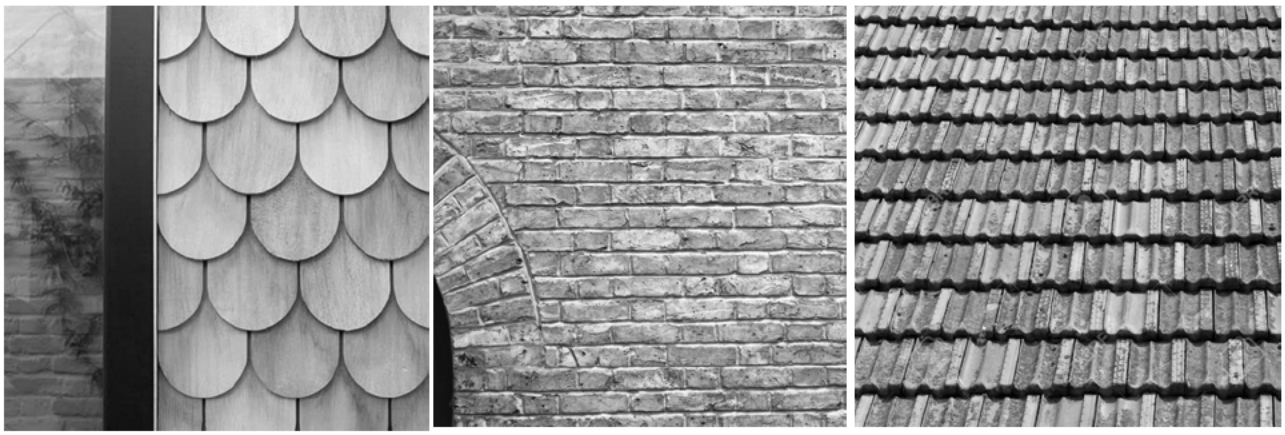

View from garden

B. The brief:

Create a small garden storage building for all gardening purposes.

C. The proposal:

Ar'Chic is proposing to position a discreet stand-alone timber frame building using a target of 75% reclaimed traditional materials where possible: weathered clay tiles, reclaimed clay ridge tiles and finial, reclaimed Victorian bricks and chimney pot, traditional roof vent and reclaimed paving.



The proposed sloped roof building has an overall ridge height lower than the existing. It is proposed to position the building close to the existing garden outbuilding and existing boundary hedges to follow the existing pattern of the site. There would be sufficient space all around for maintenance and roof access as per the existing.

The building would be for storage with small ventilation windows & northern oculus at high level.
There is no requirement for any services alterations, sanitary, but just electrical power distribution for tools and lighting.

D. Amenity impact:

. The storage building impact is limited since the proposed building is positioned behind existing green screening (large trees and boundary hedges). It is a single storey building that uses similar materials and shares the same rural aesthetic.

The building is pretty minimal in its use and amenity and so it does not create any privacy issues or changes the existing set-up.

. No trees or alterations to the existing landscaping are required.

. The building would not be visible from the main Coneyhurst Road and hardly visible from the private lane behind.

E. Daylight impact:

. The proposed roof ridge is lower than the neighbouring building so presenting very minimal impact considering the existing mature trees.

F. Access statement:

The pedestrian or vehicular access will not be changed in any way.

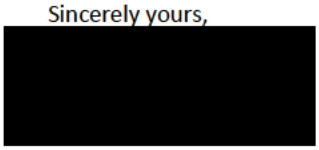
Conclusion:

- The proposed development is a light-weight timber frame building set-back behind existing trees and hedges. The materials and shape of the proposal are sympathetic to the rural context and would have very minimal impact on landscape and existing context.

- The architectural detailing close to a countryside 'chapel' design, incorporating reclaimed and weathered materials would make a discreet insertion into the existing context.
- The simplicity of the building shape with limited windows would not create any overlooking or night light pollution.

We would therefore request the Council planning officers to support our application.

Sincerely yours,



David Hingamp Ar'Chic
Architect, RIBA Dip. Arch. Hons. & ARB registered

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