Design & Access Statement

Proposed Outbuilding Erection

11 Station Road, Warnham RH12 3SR

Date of Issue: 26th April 2025

Revision: A

1. Introduction & Proposals

1.1 The purpose of this Design and Access Statement is to support a planning application submitted by Mr & Mrs Chapman

1.2 This planning application proposes a detached outbuilding to the Northern end of the rear garden of the property.

1.3 The proposed outbuilding is to replace an existing storage shed, and pre-existing summerhouse, which was demolished in June 2024 after being irreparably damaged by fire in January 2024.

1.4 The proposed siting is within the bounds of the property, with no encroachment or oversailing to neighbouring properties.

2. Use

2.1 The proposed outbuilding is not intended to be habitable.

2.2 The Southern space in the outbuilding is to be used as a summerhouse.

2.3 The Northern space in the outbuilding is to be used as a garage and store.

3. Quantum

3.1 The proposed outbuilding has a total area of 39.8m^2 with a volume of 130m^3.

3.2 The proposed outbuilding footprint is 9m in length, 4.6m wide at the Northern elevation, 4.2m at the Southern elevation.

3.3 Due to the sloping nature of the site, the height of the building varies, and the ridgeline stepped.

3.4 At the Southern elevation, the height to the eaves will be 2.8m and 4.1m to the ridge.

3.5 At the Northern elevation, the height to the eaves will be 2.6m and 4.1m to the ridge.

3.6 The proposed outbuilding replaces an existing storage shed of 12.3m^2 and pre-existing summerhouse of 18.5m^2.

4. Layout & Context

4.1 The properties on Station Road, Warnham, benefit from long rear gardens, the majority of which have existing outbuildings.

4.2 The proposed outbuilding is similar in scale, appearance and location to the other outbuildings on the road.

4.3 View at rear of property looking South East and South West showing similar outbuildings of neighbouring properties (the black car is parked behind the property):





4.4 View looking North showing the pre-existing summerhouse.



5. Landscaping

5.1 To the East and West are fenced boundaries to neighbouring properties which remain unchanged.

5.2 To the South, an existing patio area will be re-laid as part of the works.

5.3 To the North the property will be secured by a new back gate adjoining the proposed outbuilding.

5.4 To the East a stepped path will allow pedestrian access to the side entrance door and rear gate of the property.

5.5 Rainwater from the roof will be collected for use in garden watering, excess discharged to the existing soak-away.

6. Appearance & Materials

6.1 The proposed construction materials are in keeping with other outbuildings on the road.

6.2 The proposed external wall construction is to be of brick and mortar.

6.3 The proposed roof is to be slated, with bracket mounted guttering.

6.4 The proposed Southern elevation is to be formed of structural oak framing, inset with Aluminium framed bi-fold doors.

6.5 The proposed roof design incorporates a brise soleil on the Southern elevation to reduce solar gain in summer, and allow for natural ventilation.

6.6 The proposed Eastern elevation is to have stable-door pedestrian access and opening glazed widow framed in UPVC or timber.

6.7 The proposed Northern elevation is to have a roller shutter opening.

6.8 The proposed construction methods and thermal performance shall meet of exceed those required of UK building regulations.

7. Access

7.1 The site has vehicular access to the rear which is to remain unchanged.

7.2 Pedestrian circulation within the garden of the property is retained as pre-existing, with stepped access between various levels on the sloping site.

7.3 Pedestrian entry and exit to land at the rear of the property is also retained as pre-existing, via a re-located rear gate.