Design and Access Statement

Project Title: Planning Application for a 2-Bay Oak-Framed Garage & Field Gate

Reference: PP-14194015 **Site Address:** Bernadotte, Gay Street, Pulborough RH20 2HL

Applicant: Mark Robbins **Date:** 22nd July 2025 ** REVISED 30th March 2026

Introduction:

This Design and Access Statement has been prepared to accompany the planning application for the construction of a 2-bay oak-framed garage and field gate at the above site address. The proposal aims to provide additional storage for my garden machinery and animal feed while complementing the existing architectural style of the property and surroundings.

Design Principles:

Scale and Layout:

The proposed garage will consist of two bays measuring 5m x 5m in total, providing ample space for machinery and feed storage. The building is single storey with a ridge height of just 4m to ensure it is hidden from neighbours and the footpath. The field gate has been designed to facilitate larger vehicles when delivering goods with functionality to turn around rather than needing to reverse back down the lane. The field gate position is on a long straight of the unclassified road to provide adequate sight lines and is set back from the road in the same line as my existing gate further down. It is internally opening.

Materials:

The garage will be constructed using high-quality oak framing, which is both durable and aesthetically pleasing. The choice of oak is intended to harmonize with the rural character of the surrounding area and existing structures on the property and in the surrounding locale. The larch cladding and oak framed windows and hardwood doors will all be finished with a natural Osmo oil preservative to keep the natural appearance of the wood and remain consistent with the appearance of the other developments on the site. The gate is made from galvanised steel and consistent with surrounding farm gates.

Appearance:

The design incorporates traditional elements, such as a pitched roof with anthracite boxed profile roofing sheets to be consistent with the roof colours of both house and existing 3 bay oak framed garage at the site. It will boast timber cladding, to blend seamlessly with the existing architecture. The garage will feature a natural finish to enhance its rustic appeal and ensure longevity.

Sustainability:

The use of sustainable materials, such as oak and larch, reflects a commitment to environmentally responsible building practices. The design includes provisions for rainwater harvesting (as per all other buildings at the site). Any residual precipitation will be discharged to a French drain which will follow the natural contours of the site and flow into the field where I plan to bury drainage crates.

Access Considerations:

Vehicular Access:

The garage will be accessible via the new field gate. There is no commercial use for the building so traffic is expected to be minimal.

Pedestrian Access:

N/A

Security:

The garage will be equipped with secure locking mechanisms to ensure the safety of stored vehicles. Exterior lighting will be installed – with motion sensors - to enhance visibility and security during night time hours – whilst minimising light pollution. It is designed to face North for two reasons. 1) For security as it will be viewable from the main property. 2) At a later point I would like to utilise solar panels on the south-facing elevation to provide the limited energy needs of the building (trickle feed for Lawn Tractor). No windows are on the east or west elevations to ensure security is preserved.

Conclusion:

The proposed 2-bay oak-framed garage has been thoughtfully designed to meet the functional needs of the applicant while respecting the character and aesthetics of the surrounding environment. The design prioritizes sustainability, accessibility, and security, ensuring that the development will be a valuable addition to the property.

We respectfully request that the planning authority consider this application favourably.