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Courtlands

Parklands Avenue

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DESIGN AND ACCESS STATEMENT AND STATEMENT OF HISTORICAL SIGNIFICANCE

The provision of car park lighting and external lights to serve proposed extension main entrance and link secondary entrance door

Reference: 03-12-06-SH

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1.0 Introduction

1.1 The application site is located in a largely residential area with access direct from Parklands Avenue, Goring-by-Sea.

1.2 This Design & access Statement has been prepared in order to confirm the thought process and rationale behind the proposal to provide car park lighting that will serve both existing and proposed parking serving Courtlands. In addition, three external lights are proposed to the eastern facing elevation of an extension to Courtlands which will be attached to the main building by a glazed link. The additional car parking and the extension with its link have been granted Planning Permission and Listed Building Consent although these approvals have yet to be implemented.

2.0 Site Description

2.1 Courtlands is a Grade II Listed building located on Parklands Avenue, Goring-by-Sea. It is a substantial office building served by associated car parking to the northern side.

2.2 The building Courtlands is situated within extensive landscaping and gardens principally laid out to the rear, southern side of the main building. To the north, beyond the existing car parking, the site is screened from residential properties by trees that are the subject of a Tree Preservation Order. As part of the Planning Permission granted in respect of the extension to Courtlands and its car parking, proposals have been put forward and subsequently were approved in respect of additional planting to improve the existing tree screening.

3.0 Character

3.1 Courtlands stands in its own extensive grounds in proximity to established residential properties.

4.0 Design Principals

4.1 The intention is to provide functional but unobtrusive lighting that will facilitate the safe negotiation of proposed and existing car parking and the entrances to the proposed extension to Courtlands during hours of darkness. It is proposed that the lighting be controlled by time clocks so as to prevent the illumination of the parking areas etc from being un-neighbourly with respect to the adjoining residential properties. Furthermore, on the advice of Capita Symonds following the preparation of their Lighting Assessment Report, two bollards adjacent to the adjoining property 39 Parklands Avenue (numbers 13 and 14 on Browning & Hussey Partnership drawing P3954/ME401 Revision B) will be fitted with rear shields so as to reduce light spill.

5.0 Landscaping

5.1 The proposal that is the subject of the Design and Access Statement will have no material influence upon soft or hard landscaping although such arrangements have been the subject of previous applications and subsequent approvals.

6.0 Access

6.1 Proposals have been submitted and subsequently granted permission in respect of access and parking arrangements that will serve Courtlands. The proposals for lighting that are the subject of this Design and Access Statement have been designed so as to enable the negotiation of parking areas and pathways by pedestrians and vehicles.

7.0 Conclusion

7.1 Following discussions with the Local Authority, the Applicant's Mechanical and Electrical Services Consultants have prepared a design for lighting that will be low key, unobtrusive and controllable providing adequate illumination without being obtrusive and un-neighbourly.

8.0 Statement of Historical Significance

8.1 Courtlands is a substantial, former private residence Listed Grade II that has had various uses during its life until most recently it was acquired by the Applicants and converted/refurbished to provide offices.

8.2 The proposal to provide external lighting relates to existing and proposed car parking and limited illumination of the main entrance door to the proposed extension and a secondary door way serving a glazed link joining the extension to the main building. It is submitted that the lighting proposals will be low key and unobtrusive and will not be detrimental to the appearance or setting of Courtlands which is a Listed building.

8.3 A minimum level of lighting is required so as to permit safe negotiation of parking and access areas serving Courtlands main building during the hours of darkness.