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DESIGN & ACCESS STATEMENT
&
HERITAGE STATEMENT

GREENHOUSE

27th August 2010

BOROUGH OF WORTHING
DEPOSITED 31.8.10
TP REF NO.
WB/ 10/0767/LBC

LOCATION.

Reflections Nursery
54 Richmond Road,
Worthing,
West Sussex.
BN11 1PS

NATURE OF THE APPLICATION

The application is for a green house to the rear garden area.

1 AMOUNT

The proposal is for green house to provide a tangible learning area so aiding in the children's development, the use of the area being under supervision and in very limited numbers.
Not a play area .
Not a noisy activity area.
A quite interactive practical learning zone.

The proposal relates to the existing use of the garden area and not to a new use nor to an intensification of use.

One would trust that there would be support for the proposal as this is to provide a learning and development resource.
Given the limited degree of fixation it is also, in Planning terms, temporary by its very nature.

The property is Listed – grade 2
The site area is 2,950m^2

The existing area of the rear garden is 1430 m^2.

The proposed area of the green house is 19.8 m^2.

Given the relative size of the rear garden and the positioning in relation to the main house the proposed would be appropriate within the context and setting of the main building

The proposed greenhouse would be an integral part of the main function and business of the main house.

The proposed has been assessed in terms of the site and in terms of the impact on the main house and coach house, being positioned away from the main building.

The visual impact would be limited.

The proposed would not relate un sympathetically with the existing built environment and in the context of the setting of the listed building.

2 **LAYOUT, SCALE & APPEARANCE**	The development is the proposed green house. The proposed does not detract from the qualities of the Listed building and does not impinge nor over power the main house or the coach house. Reflection's investment in the site underlines the owner's commitment to the site and the Listed building.
3 **SCALE**	The green house is temporary by nature of the proposal and of appropriate scale in relation to the rear garden that is not overbearing on the setting of the Listed building.
4 **LANDSCAPING & ACCESS**	The site area is 2950 m^2 The proposed greenhouse has been scaled to fit appropriately within the confines and topography of the site within the context of the setting of the listed building.
5 **APPEARANCE**	The green house is of a scale and appearance in keeping with the use of the site and not adversely affecting the setting of the Listed Building.
6 **ACCESS**	The access to the site would remain as existing.