



Design and access statement

Client:

Mr & Mrs Graham

Site:

North End House
Old Holbrook
Horsham
RH12 4TW

Project: Part two storey, Part single storey rear / side extensions and porch.

North end house is a two storey detached property.

It is not in a conservation area or a listed building.

It is in strategic zone 2.

Situated in just over an acre of land, with a mature walled garden to the rear.

There are out buildings comprising a workshop, triple garage, with store room above and other outbuildings / stores.

The house is designed in such a way that is it essentially only 1 room deep. This means that the rooms are either accessed off a corridor or by going through a room to get to another.

The layout and size of the house do not suit modern living accommodation standards or the size of the plot upon which it sits.



The house has three bedrooms and a small family bathroom on the first floor with a small kitchen, dining room and lounge on the ground floor.

Planning history:

NH/69/95-Single Storey Extension: Permitted.

TPO 900 – Not Affected.

DC/09/0107 Triple Garage: Permitted.

The proposal:

To extend the house with a two storey rear and single storey side extension with a new porch.

The proposal provides a more balanced layout, creating 1 additional bedroom, additional bathrooms and creating a modern open plan kitchen / dining / living area as well as a utility room and home office study.

Materials to be used in the new extension will match those of the original house as closely as availability allows.

The design of the new extensions is traditional and in keeping with the style and design of the original house.

The proposed design will not affect any of the neighbouring properties, due to the size of the plot and the location / orientation of the extensions.

Ranmore Lodge, Ranmore Common Road, Dorking, Surrey. RH5 6SS.

Mike: 07801 495214 mike@poplifestylehomes.com www.poplifestylehomes.com

Registered in England as POP Lifestyle Homes Ltd No: 14862633 VAT Reg No: GB 489 2229 52



There is no change to car parking spaces or loss of any space for parking.

Access to the rear garden remains unaffected; access from the road to the front garden remains unaffected.

Access to the house at the front is via the original front door. Access at the rear is improved and will incorporate level entry / accessible thresholds.

Michele John Zullo

10th February 2026