

# GEORGE & JAMES

## ARCHITECTS

The Workshop  
Ingram's Green Lane  
Midhurst  
GU29 0LJ

01730 887287  
architects@georgeandjames.co.uk

34 Rusper Road, Horsham, RH12 4BD  
Project Number: 581

### **Design and Access Statement**

Demolition of existing single-storey rear extensions and a ground floor side window (north elevation). Erection of a replacement single-storey rear extension featuring a flat sedum roof, and installation of a new side access door (south elevation). Loft conversion including the removal of an existing rooflight and installation of a rear-facing dormer. Replacement of garage roof with a flat sedum roof, including solar PV panels, and internal alterations to provide an office and shower room.

29<sup>th</sup> May 2026



*Figure 1. Photograph of the front of 34 Rusper Road*

## Introduction

This statement has been prepared by George and James Architects Ltd on behalf of Natasha Jocelyn and Simon Mutter. It is written in support of an application for planning consent for the proposed refurbishment and reconfiguration of the property and garage, including a single-storey flat roof rear (east) extension to form a kitchen / living / diner, an additional entrance on the side, south elevation and the refurbishment and reconfiguration of the garage including the existing felt to a sedum roof with solar PV panels.

Our client is seeking to bring the house up to modern living standards, creating a warm and functional family home that improves day-to-day living. The proposal aims to resolve existing issues of layout and circulation by introducing clearer spatial connections, better access to natural light, and a more practical arrangement of spaces that reflect the way the family lives today.



Figure 2. Photograph of the rear of 34 Rusper Road

## **Site and Context**

The application site is situated on the eastern side of Rusper Road, directly opposite the bell mouth entrance of Foxleigh Chase. It forms part of a residential cluster of detached homes constructed over several decades, with the majority being constructed in the early 20<sup>th</sup> Century this includes 34 Rusper Road.

The immediate northern context includes a single-storey property (36 Rusper Road), with the boundary running along the property wall of 34 Rusper Road. In contrast, the southern boundary is defined by the walls of 32 Rusper Road and provides both pedestrian and vehicular access to the rear of the site. Notably, the site is located outside both the Green Belt and the South Downs National Park.

The property occupies a gently sloping plot that falls towards the western boundary before meeting Rusper Road. The plot includes a deep rear garden and a generous driveway at the frontage. The existing two-storey dwelling is of traditional brick-and-block construction, with brick quoining and a decorative cornice contributing to the property's strong character. A detached single-storey masonry garage is positioned at the back of the garden along the eastern boundary, featuring a tiled pitched roof over the garage and a felt roof over the store.

To the rear, the property features a single-storey extension that mirrors the main house's brick quoining and decorative cornice detailing. This extension includes a concave felt roof that a green finish, alongside a series of cascading dark felt roofs

## **Description of Proposal**

The proposal seeks to thoughtfully reconfigure and refurbish the existing detached home to better meet the needs of modern family life, while remaining sensitive to the scale and character of its residential setting. The design introduces subtle architectural interest to the property's elevations, enhancing both visual quality and functional performance.

The works include a single-storey rear extension to provide an open-plan kitchen, living, and dining space, increasing the property's longevity and value. The rear fenestration has been designed to acknowledge the existing parabolic arch of the porch timbers, with this form mirrored in the central of the three structural openings. Internally, the reconfiguration allows the existing ground floor to accommodate a pantry, utility, shower room, and separate WC. This layout ensures the home is future proofed for accessibility needs. Furthermore, a new side entrance is introduced to provide direct access to the utility area.

The existing loft hatch and ladder are to be replaced by a paddle staircase and second-floor landing, utilising the large loft space without impacting the front elevation or the wider street scene. The addition of a rear-facing dormer, replacing an existing rooflight, significantly increases the usable floor space of the second floor to serve as a home office and storage area.

Regarding the garage, a previous unsympathetic extension to the frontage is to be removed, allowing for the restoration of the original gable. The existing garage door will be replaced with a pedestrian access door and a set of timber double doors. The northern flat-roof portion of the building is to be converted into a separate office space to facilitate a clear separation between work and domestic life. This space will feature two sets of double doors and windows to enhance the connection to the garden, alongside a dedicated shower room. The proposed roof is a flat sedum system integrated with solar PV panels, which also extends to form a covered veranda for the office space.



*Figure 3. CAD render showing the proposed rear extension to 34 Rusper Road*

### **Design, Scale & Layout**

The proposed single-storey rear extension replaces a collection of previous additions. It stays within a similar footprint to the existing, with a modest floor area increase of approximately 4 sqm. The height of the flat roof parapet is kept below the existing ridge of the concave roof to ensure the addition is not overpowering. Three new structural openings improve the property's connection to the garden and patio.

Internally, the extension provides an improved kitchen, living, and dining space, while the existing ground floor is reconfigured to include a utility, shower room, and pantry. A new structural opening on the south elevation provides a practical entrance for muddy boots. To better use the loft space, a permanent staircase replaces the existing ladder, and a rear-facing barrel-top dormer is added to replace the existing rooflight.

The garage is converted into a home office and shower room, creating a clear split between work and family life. This work involves removing a previous front extension to restore the original gable. The materials will be in-keeping with the main house, featuring brickwork and a decorative parabolic arch. To improve biodiversity, the existing felt roofs on the garage and extension are replaced with sedum green roofs.

### **Access**

Access to the property remains unchanged, with both vehicles and pedestrians continuing to enter from Rusper Road. The garage and existing driveway remain generous and can accommodate at least two vehicles. Side access to the rear garden will also be retained.

### **Appearance**

While the proposal introduces a more contemporary design to the rear of the property, the materials have been carefully selected to complement the existing palette. The use of brickwork and dark green fenestration finishes reflects the character of the original building elements, ensuring continuity and cohesion through a modern architectural approach.

The introduction of the metal-roofed dormer provides an in-keeping addition, helping the rear elevation feel both modern and sympathetic to its setting. Although the east-facing dormer will be partially visible from neighbouring properties' rear gardens, its traditional form and material palette ensure visual consistency is maintained.

The primary alterations are focused on the rear of the property, minimising any impact on the wider street scene. Overall, the proposals sit comfortably within the residential context of Rusper Road and respect the established suburban character of the area.

### **Environmental and Landscaping Statement**

The proposed extension will connect to the existing below-ground surface water drainage system. The roof of the proposed extension and existing felt roof on the garage are proposed to be replaced with a sedum roof, introducing native planting that will support local biodiversity and contribute to a more sustainable landscape character.

### **Conclusion**

The proposal at 34 Rusper Road sensitively enhances the existing home, improving its functionality, sustainability, and connection to its setting. The extension is modest in scale and use materials that complement the original building, ensuring the design sits comfortably within its residential context. Overall, the project creates a well-balanced, modern family home that respects and contributes positively to the local character.