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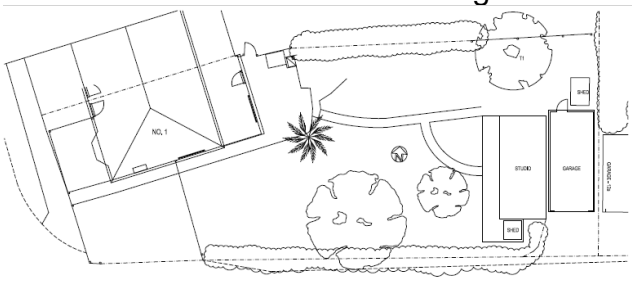
CH1199/ DESIGN AND ACCESS STATEMENT revA
NEW HOUSE ON LAND AT 1 DOWNS VIEW TERRACE STAPLES BARN LANE HENFIELD

1.0 USE

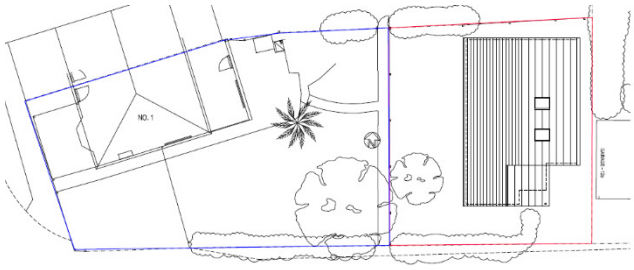
The site is an end of terrace and has a plot size which is more than twice the size of the other houses in the terrace. It is also on a corner with a lane which gives access to the back of peoples gardens. My client has a large garden studio and a garage at the end of their garden which is accessed from this lane. It is proposed that this site is divided so that the original house retains part of their garden and parking at the side of the house and the new house has a parking space and garden in the rest of the area. We also would like to relocate the 'right of access' which the attached neighbour has to take their bins out through the garden on bin day. The right of access will be relocated to a path next to the new house boundary.

2.0 AMOUNT

The footprint of the new dwelling is at the end of the garden and will replace the garage, sheds and studio. It will be single storey. The total site area of the existing house is 472m2 and the proposed site area for the new house will be 188m2 and the original house 284m2. The new floor area of the proposed house will be 61m2 with one bedroom and is single storey and it is replacing the built up area currently occupied by the garage, garden room and sheds which is 46m2. The existing house is 84m2 and has two bedrooms and is two storey.



Existing Site



Proposed Site

3.0 SCALE

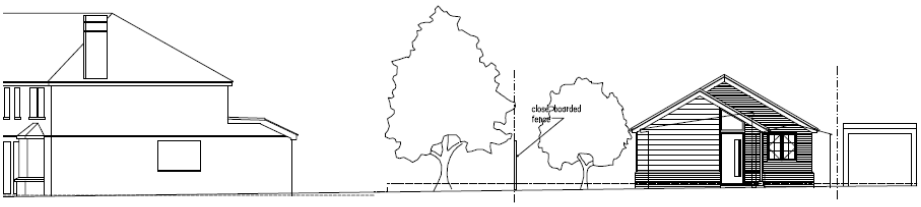
The scale of the proposed dwelling compliments the surrounding properties in scale, particularly the bungalows on Flower Farm close which backs on to the lane. Most of the nearby houses on Upper station road have large developments at the bottom of their gardens.



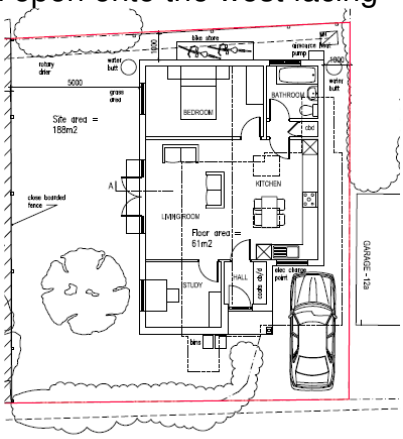


4.0 LAYOUT

The house has a front door facing the lane and a small single bedroom to the right of this. There is a parking space for one car. The kitchen and living room are open plan with a double bedroom and bathroom at the north end of the site.There is a kitchen window which overlooks the front of the house. The bedrooms and living room all open onto the west facing garden.



SOUTH ELEVATION



PROPOSED SITE LAYOUT PLAN

Street view of proposed new dwelling and floor plan



5.0 LANDSCAPING

The existing house has a long garden with carparking at the front side of the house and the garage/studio at the end of the garden. The existing gardens will be left mainly as they are. The overgrown fir tree T1 will be removed as part of the works (seen behind the garage). This tree does not have a TPO on it and the neighbours have expressed concerns over the shadowing of their garden that it causes.

The existing smaller trees, shrubs and plants within the garden will be kept.







6.0 APPEARANCE

The existing house has a slate roof and the new house will complement that style as well as creating a modern Sussex style.

The new house will be finished with feather edge cladding and constrasting brickwork. The windows and doors will be pale grey aluminium with naturally stained timber cladding and slate tiled roof.













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7.0 SUSTAINABILITY

As part of the development the existing house will be upgraded to make it more energy and water use efficient. The new house will have airsource heat pumps, underfloor heating, photovoltaic cells for electricity supply and solar panels for water heating. The airsource heat pumps will provide heating in the winter and cooling in the summer. The new house and existing house will also have rainwater harvesting. The new dwelling will have a dedicated parking space for one car with an electrical charging point.

8.0 ACCESS

The site is located in a good established residential area as was indicated in the previous approval. There is a nursery and primary school within 1km of the site and a number of secondary schools which are a bus ride away.

There are local shops and a healthcare centre within walking distance. There is also a church and pub less than 2km away.
There is open countryside with local walks and recreation parks for leisure time within 1km from the house.

The site is close to a bus route with easy links to the town centre and nearby towns.

The site will be accessed off the side lane and one parking space will be provided off road.

9.0 SUMMARY

The proposed new house will sit on a foot print similar to the existing studio and garage. It will be backing on to the neighbours summer houses and garages. It sits well within the site and as it is single storey, it will have little impact on the neighbours. It will fulfil a need for small dwellings in the village identified in the Henfield Neighbourhood plan.



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