

DESIGN AND ACCESS STATEMENT

Proposal: Erection of a detached oak-framed outbuilding to provide a single-bay garage, a dedicated hobby workshop, and an integrated roof-mounted solar photovoltaic array, together with a minor realignment of the existing gravel driveway access. **Site:** September Cottage, New Barn Lane, West Sussex RH20 2PP **Date:** June 2026

1. Introduction & Context

This statement has been prepared in support of a householder planning application for a new detached outbuilding at the host property. The purpose of this document is to demonstrate that the proposed development represents a sensitive, sustainable, and high-quality design that respects the rural character of the area while meeting the modern domestic requirements of the applicant.

2. Assessment of the Site and Surroundings

The application site consists of a mature residential curtilage situated within a rural/semi-rural context in West Sussex. The surrounding area is characterized by low-density residential properties, mature landscaping, and traditional agricultural or timber-framed outbuildings. The existing dwelling sits within a generous plot capable of comfortably accommodating the proposed outbuilding without resulting in overdevelopment or overcrowding of the site.

3. Design Principles and Character

The design of the proposed outbuilding has been guided by a commitment to architectural excellence, utilizing traditional materials that harmonize with the local West Sussex vernacular.

- **Scale and Amount:** The proposed outbuilding features an external footprint of **7.5 metres in width by 6.5 metres in depth**. The building is single-story with a traditional dual-pitched roof. The scale has been kept to the minimum necessary to fulfil its domestic functions while remaining strictly subordinate to the principal dwellinghouse.
- **Layout:** Internally, the 7.5-metre width is balanced and divided into two dedicated bays measuring approximately 3.5 metres in width each, separated by an internal partition:
 - **Bay 1 (Garaging):** A single 3.5m wide bay dedicated to secure indoor parking and charging infrastructure for an electric family vehicle.
 - **Bay 2 (Workshop):** A single 3.5m wide bay dedicated entirely to a private hobby workshop, tool storage, and machinery.
- **Appearance and Materials:** High-quality, traditional materials have been specified to ensure the building weathers naturally and complements its surroundings:
 - **Structure:** A traditional green oak frame with exposed timber posts and beams.

- **Cladding:** External walls finished in high-grade oak timber weatherboarding which will age gracefully over time to a natural silver-grey hue.

4. Roof Design and Renewable Energy Integration

A key driver of the design is the integration of microgeneration technology, balancing modern sustainability targets with sensitive local aesthetics.

- **Roof Form:** The building features a traditional dual-pitched (apex) roof with exposed oak rafter feet and bargeboards. The roof pitch is optimized to maximize solar gain across both the north-facing and south-facing slopes.
- **Material Matrix:** To prevent a disjointed appearance, the roof utilizes a flush, integrated design matrix:
 - **Solar PV:** Ultra-low-profile, monocrystalline "All-Black" solar modules (featuring black cells and frames) will cover the primary slopes to minimize reflectivity.
 - **Tiling & Detailing:** High-quality **natural grey slate** will be utilized for the structural perimeters, eaves, ridges, and gables.
 - **Integration:** An inset mounting system ensures that the solar array sits completely flush on a single plane with the surrounding natural grey slate. This creates a highly cohesive, clean, and low-profile appearance that successfully balances modern renewable energy generation with a sensitive design that respects the local rural vernacular.
 - **Ridge and Trims:** Matching dark charcoal or grey ridge tiles and matt dark-grey powder-coated flashings will be used to ensure a seamless colour blend.

5. Access, Landscaping, and Driveway Realignment

- **Vehicle & Workshop Access Doors:** The front elevation features two independent, insulated aluminium roller shutter doors serving the respective bays. These doors feature a high-quality woodgrain foil finish in an **authentic Oak colour**, specifically selected to match the tonal profile of the structural green oak frame. The vertical operation eliminates door-swing constraints, optimizing spatial efficiency. The symmetric two-door design maintains visual balance on the front elevation while allowing for the easy movement of materials into the workshop bay.
- **Driveway Realignment:** To ensure safe, functional, and direct vehicular access into the parking bay and workshop access, a minor realignment of the existing driveway layout will be undertaken.
- **Drainage and Sustainability:** The realigned driveway will be surfaced in a high-quality local gravel to match the existing layout exactly. In accordance with Sustainable Drainage Systems (SuDS) principles, the surface will remain **100% permeable**, allowing surface water to filter naturally into the ground with zero net increase in runoff.
- **Highway Safety:** The realigned gravel configuration provides adequate onsite turning space, ensuring vehicles can safely enter the site and exit the property in a forward gear.

6. Incidental Domestic Use Justification

The proposed outbuilding is entirely **incidental to the enjoyment of the main dwellinghouse**. It is required solely to provide secure parking for a private family vehicle, domestic maintenance space, and a personal hobby workshop. The building will not be used for any commercial business operations, nor will it be utilized as independent, self-contained residential accommodation.

7. Planning Policy & Conclusion

The proposal aligns closely with local and national planning policies, which actively encourage sustainable residential developments that incorporate renewable energy while preserving local visual amenity.

By employing a traditional green oak frame, natural timber cladding, and a highly innovative, flush slate-and-solar roof matrix, the development successfully balances ecological sustainability with high-quality, sympathetic architecture. It is therefore respectfully requested that planning permission be granted.