An Extension to the Existing to create a Garden Room; a new Porch, En-suite Shower Room and Minor Alterations

at

Morey Croft,
Broomers Hill,
Pulborough,
West Sussex
RH20 2HZ

Design & Access Statement in Support of a Householder Application

March 2024

Introduction

This statement is intended to support a Householder Application to Horsham District Council for an extension to an existing dwelling in order to create a garden room; new porch and ensuite shower room.

Background

Morey Croft is a characterful, detached dwelling located on the West side of Broomers Hill in Pulborough. It would appear to have been remodelled in the 19th century when it was occupied by a portrait artist and formed part of an artist`s colony. The central structural core is older and could possibly have been two properties at one time. The ground floor encompasses a double height drawing room to the East. The garden to the West overlooks open countryside. It is constructed from a palette of Fittleworth stone with brick quoins and horizontal timber boarding with a clay tiled roof.

Morey Croft has been occupied by the owner for approximately 6 years and the intention now is to create a porch to improve access to the property, ensuite to improve accessibility to a toilet and shower and a garden room which can be enjoyed throughout the year and will connect with the reconfigured terrace.

The property is approached via an area of hard standing with the garden lying to the West. Externally it is faced in the local sandstone with red brick quoins, with areas of render and timber boarding.

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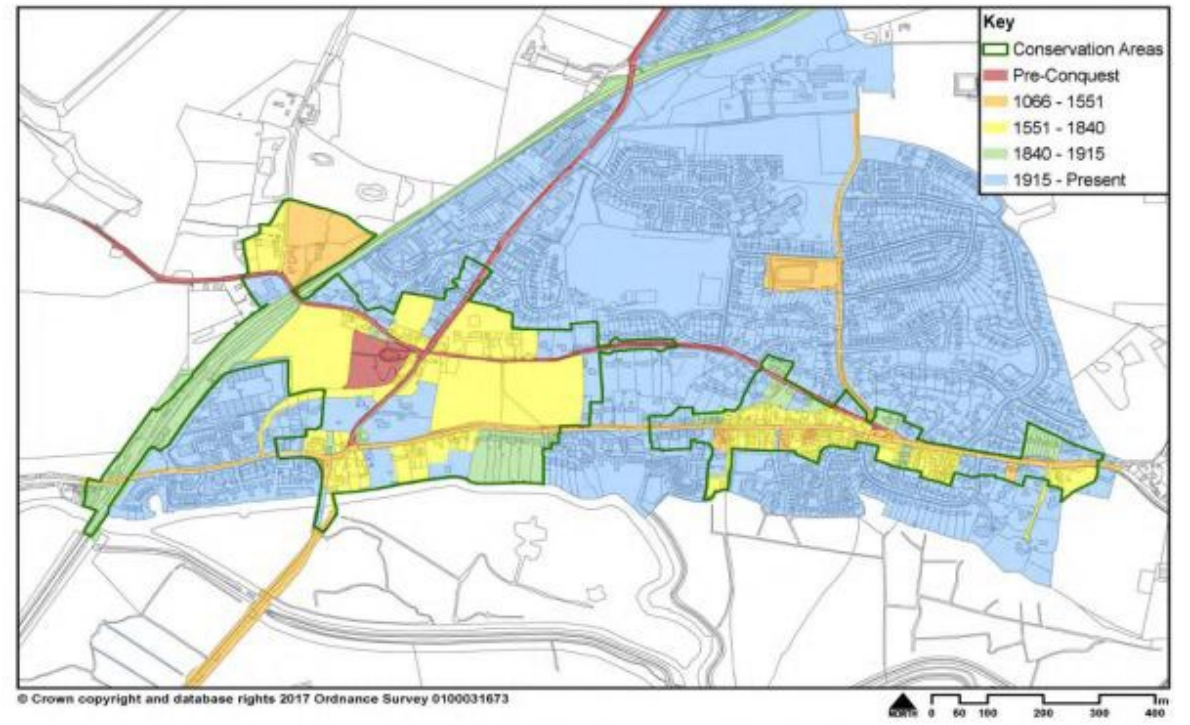
Pulborough itself is a large village situated in the Low Weald. It lies 18 miles to the Southwest of Horsham and developed as a settlement along Stane Street, the Roman Road that linked London with Chichester.

Located at the Northeast edge of Pulborough, Morey Croft does not fall into the Conservation Area, the Conservation Area map below shows this clearly. The house is constructed of local materials and has a number of vernacular features typical of the village.

Map 3: Pulborough historic phasing map.



The Proposal

Having been built before the 1900's, and any last major alterations made being in the 19th century, the layout is now rather dated and restricted for contemporary living.

The intention therefore is to extend the ground floor to the West to create a small garden room and to reduce the walling below the windows either side of the chimney to join the garden room with the living room. The proposal also includes a 2-storey extension to the South of the property to create a porch on the ground floor and an ensuite shower room on the first floor.

The new garden room would offer the opportunity for a more flexible layout and the opportunity to open timber bi-fold doors onto the reconfigured terrace.

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Planning History relevant to dwelling.

Listed Building Planning History the nearest listed buildings to the application site are West Broomers Hill Farmhouse, Grade II List Entry No 1193370 and Brook House, Grade II List Entry No 1027369.

Amount, Approx Gross Internal Area.

Existing (House):	145.2 m²
Existing Garage/Workshop:	53.6 m
Total:	**198.8 m²**

Proposed Ground Floor (House):	167.4 m²
Proposed Ground Floor Garage/Workshop:	53.6 m²
Total:	**221 m²**

Total Increase = 22.2 m²

Scale and Appearance

The proposal for the single storey extension with a low roof concealed behind a cornice together with a traditional timber framed roof lantern. The footprint is extended by approximately 3.7m x 4.4m

The two-storey extension to the South of the home will be in keeping with the rest of the façade. The footprint is extended by approximately 2m x 2.8m

Materials

The proposed finishing materials to the garden room extension are to be in natural stone with brick quoins bedded in natural lime mortar to match the existing wall facings. All joinery is to be double glazed timber joinery with a painted finish. The roof covering is to be finished in zinc giving the appearance of traditional wood cored rolls. A light steel framed roof light is designed to bring additional natural light into the living room. All new rainwater goods are to be powder coated aluminium. The new bi-fold doors are to be double glazed in timber frames with a painted finish. The new terrace will use permeable pavers to help drain any surface water.

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The side extension to the home, on ground level will be clad in natural stone with brick quoins bedded in natural lime mortar to match the existing wall facings, and the second storey will be clad in timber boarding to match the existing cladding with clay roof tiles. The existing front door is to be re- located.

Layout

The new garden room will provide a more meaningful connection for the house with the garden and one more conducive to family living.

The new porch is designed to provide a more comfortable entrance and to provide an area for shoes and coats to be stored. The space above the new hall will provide a much-needed en-suite bathroom to the principal bedroom.

Landscaping

The garden will remain laid out as a traditional cottage garden and the trees will be unaffected.

Access

Access to the site will remain unchanged. The hall becomes more easily accessible, for those with restricted movement.

Flood Risk

Morey Croft is in a Flood Zone 1 and therefore a Flood Risk Assessment will not be required, as there is very low risk of flooding from both rivers and the sea and surface water.

Conclusion

The proposals are intended to achieve a more flexible internal layout allowing for greater enjoyment of the garden. The addition of the new porch and ensuite shower room will provide a more functionable internal space.

The design of the garden room and side extension will have little to no impact on either the street scene. The palette of natural, vernacular materials will complement the original property and relate comfortably to its garden setting.

February 2024

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