



DESIGN & ACCESS STATEMENT

For

Double Storey Extension and Annexe

Tim Mitra
Palmers Stud
West Chiltonington Lane
Billinghurst
RH14 9DN

Reference: HA_45855
Date: 6th January 2026

DESIGN & ACCESS STATEMENT

Project: Double Storey Rear Extension, Internal Reconfiguration, and Annex Refurbishment

Site: Palmers Stud, West Chiltington Lane, Billinghamurst, RH14 9DN

Applicant: Tim Mitra

This Design and Access Statement has been prepared to support the householder planning application for the proposed development at **Palmers Stud**. This statement is based upon the architectural drawings and design principles evident in the provided documentation.

1.0 INTRODUCTION AND CONTEXT

This statement accompanies a householder planning application for a comprehensive remodelling of the existing property at Palmers Stud.

The proposal comprises a double-storey rear extension to the main dwelling, extensive internal reconfiguration to suit modern family living, and the refurbishment and reconfiguration of an existing outbuilding to form a habitable annex.

The site currently consists of a detached two-storey dwelling and a separate single-storey annex building, situated within a generous plot.

The existing property, while substantial, no longer meets the functional requirements of the applicant's family. The proposed development seeks to upgrade the building fabric, enhance energy efficiency through renewable technologies, and create high-quality living spaces that connect seamlessly with the private garden.

2.0 DESIGN PRINCIPLES AND ASSESSMENT OF USE

2.1 Use

The application site remains in residential use (Class C3).

The proposal seeks to enhance the quality and capacity of the existing dwelling and its ancillary buildings. The annex is intended for ancillary residential use (e.g., for guests or multi-generational living), converting underutilized storage space into high-quality accommodation comprising two bedrooms and an open-plan kitchen/living area.

2.2 Design Evolution and Aesthetics

The design approach is one of modernization and unification. The existing dwelling features a mix of brick and render which will be upgraded to create a crisp, contemporary aesthetic.

Main Dwelling:

The proposed elevations illustrate a move towards a cleaner palette. The design incorporates a red brick plinth to match the existing base, with new and existing walls finished in a white/off-white render. This renders the building visually lighter and more

cohesive. The introduction of black aluminium windows and doors provides a sharp, modern contrast to the render, updating the character of the property while respecting its form.

Annex:

The annex retains a subservient character, utilizing white/off-white render to match the main dwelling, ensuring it sits comfortably within the site context without competing with the main house.

3.0 LAYOUT AND SCALE

3.1 Main Dwelling Extension

The proposal includes a double-storey rear extension that significantly rationalizes the internal layout:

Ground Floor:

The reconfiguration creates a substantial open-plan Kitchen and Dining area (approx. 167 m² combined with dining) which serves as the heart of the home, promoting family interaction and providing direct access to the garden via large glazed doors. A dedicated Study/Office (18 m²) supports home working, while a separate Living Room (26 m²) provides a quieter retreat.

First Floor:

The extension facilitates a spacious arrangement of four double bedrooms. The master suite and Bedroom 4 benefit from en-suite facilities, and a large family bathroom serves the remaining rooms.

3.2 Annex Reconfiguration

The existing annex, currently provided with a kitchen and shower room, is used largely for storage, and will be reconfigured to provide habitable ancillary accommodation.

Layout:

The proposal provides a functional layout with a Kitchen/Living room (29 m²), two bedrooms (12 m² and 14 m²), and sanitary facilities including a shower room.

Scale:

The physical footprint of the annex remains largely consistent with the existing structure, ensuring the scale of development on the site remains appropriate and subservient to the main dwelling.

4.0 APPEARANCE AND MATERIALS

A high-quality materials palette has been selected to ensure durability and visual appeal:

Walls:

- **Main House:** Red brick plinth to match existing; White/Off-white render to upper sections; Timber cladding to dormers.
- **Annex:** White/off-white render, whilst maintaining a barn-like aesthetic appropriate for an outbuilding.

Roof:

- **Main House:** Pitched roof with dark grey slate; Flat roof sections finished in dark grey EPDM or GRP; Soffits and fascia in black painted timber.
- **Annex:** Corrugated pitched roof to match existing style.

Fenestration:

- **Main House:** High-performance black aluminium windows and doors; Dark grey aluminium roof windows.
- **Annex:** White PVC windows and doors to match the existing character.

5.0 SUSTAINABILITY AND ENERGY EFFICIENCY

The proposal demonstrates a strong commitment to sustainability, incorporating significant renewable energy technologies to reduce the carbon footprint of the site:

5.1 Solar Photovoltaics (PV)

A substantial solar PV array comprising approximately 18 units (expandable to 21) utilizing Eurener MEPV 120 Nexa TOPCon (or similar) panels has been captured under a prior application for Lawful Development. Upon approval of this application and the subsequent modification of the annexe roof the array may be extended to 21 units.

This array is positioned to maximize solar gain and will contribute significantly to the site's electricity generation.

5.2 Wind Energy

The application proposes the installation of a **SkyWind NG Micro Wind Turbine**.

Siting:

The turbine is sited to ensure laminar airflow, with a hub height of a minimum of 10 meters and a rotor diameter of 1.5 meters.

Visual Impact:

The turbine features an anti-reflective grey coating to minimize visual intrusion.

Safety & Noise:

The unit includes automatic storm control shutdown and programmable noise control modes to protect residential amenity.

5.3 Thermal Performance

The extension will be constructed using a "fabric first" approach, utilizing high-performance insulation and modern glazing to exceed current Building Regulations standards for thermal efficiency.

6.0 ACCESS AND PARKING

6.1 Access

Vehicular and pedestrian access to the site remains unchanged.

The internal reconfiguration improves inclusive access within the main dwelling, providing wider circulation spaces and a logical flow between the entrance, living areas, and the garden.

6.2 Parking

The site benefits from generous off-street parking provision suitable for a property of this size.

The layout ensures that the increase in habitable rooms is supported by sufficient space for vehicles, preventing any negative impact on the local highway network.

7.0 AMENITY IMPACT

The design has been carefully developed to respect the amenity of neighbouring properties:

Privacy:

New glazing is predominantly oriented towards the rear garden or the front of the site. Side-facing windows are limited or serve non-habitable rooms (e.g., en-suites) to prevent overlooking.

Overshadowing:

The massing of the double-storey extension is sited to minimize overshadowing of adjacent boundaries.

The scale is proportionate to the plot size and the existing dwelling.

8.0 CONCLUSION

The proposed development at Palmers Stud represents a high-quality, sustainable enhancement of an existing family home.

It successfully balances the need for modernized living space with a sensitive architectural response that respects the character of the site.

The inclusion of significant renewable energy features, specifically the solar array and micro wind turbine demonstrates a forward-thinking approach to domestic energy consumption.

We believe this proposal complies with relevant national and local planning policies and respectfully request that planning permission be granted.