

Design & Access Statement



**'Old Pinkhurst',
Bashurst Hill, Itchingfield,
Horsham, West Sussex
RH13 0NY.**

Grid Reference: TQ 12713 29529

Design component:

The property is a private individual residence formed of a 17th Century 2-storey Timber framed West Wing with later 2-storey extensions forming a 'U' shaped plan.

The property is Grade II Listed (see 'Heritage Statement') and this has significantly affected the scale and design of the proposed extension.

The proposed extension is planned to provide a Utility area away from the Kitchen of the property housed within the ground floor of the original part of the house.

There is no intention to effect the original part of the house. The works only involve the area of the house extended in early 20th Century, effectively extending the existing WC.

The extent of the extension is governed by the width of the existing 20th Century outshot and the position of the existing ground floor window to the dining area. Height of the

The overall size of the extension is only 2.5m² approx.

No new access is being created. The existing property has several level changes internally, especially between the original C17 property and the additions from C20.

The proposed new utility area off the WC and kitchen are all at the same level, meaning there are no trip hazards

Amount:

The proposed extension is wanted to allow laundry (washing and drying) to move away from the cooking / food preparation areas of the kitchen in line with modern house usage.

The width of the extension is aligned with the existing wall of the C20 outshot and length is determined by the position of the existing dining room window.

Layout:

The proposed extension is sited in an outshot of a previous extension containing an existing WC. It, therefore, convenient to the existing kitchen and means that the C17 elements are not affected and new plumbing / drainage requirements are kept to a minimum.

Scale:

The extension is very small (approx. 2.5m²). As above the width and length are determined by existing walls and windows. The height is governed by the following considerations

- first floor gallery window and the need to introduce a lead flashing below the window
- pitch has to be suitable for clay tiles (approx. 42°)
- pitch needs to avoid the existing window cill to first floor store.

Landscaping:

The extension has no landscaping provision and does not affect existing landscaping.

A new landscaping is intended to be used to screen the proposed boiler.

Appearance:

The property is Listed (see Heritage Statement), therefore, the appearance of the extension has been designed to closely follow scale and materials of the existing property.

The proposed reroofing of the outbuilding is specifically intended to improve the appearance of the overall property.

Context component:

The property is existing and the proposed extension is to be located in an enclosed area at the rear, away from the any areas where it could be read in relation to the context of the wider area.

Use:

The proposed Utility Area is purely for the use of the residence of the private property. Similarly, the existing outbuildings are entirely ancillary to the use of the residence.

Access component:

The property is existing and there are no public Transport links to it. This was considered by the clients at purchase. The nearest bus stop is 0.8miles (18min walk) along a road with no footpath. Nearest train station is Horsham 4.5miles away. Therefore private car / taxi is the only option for the existing property.

Neither Client or their immediate family are disabled and parking is strictly private. Parking is secured by double gates. There is no amendments to parking arrangement included in this proposal.

The existing pedestrian access to the property is via a private single gate, up steps and with gravel pathway at a gradient to the entrance porch. The existing front door does not have level access and there is no proposal to change.

An alternative access is provided by the original door into the C17 element. This is existing and has a high threshold to the original door with a further step down into the kitchen. No alterations to this are permissible.

The property has 2 signs for 'Old Pinkhurst' at eye level adjacent to the double gates securing the parking area.