ELLISDON ARCHITECTURAL ASSOCIATES

DESIGN - PLANNING - CONSTRUCTION

WWW.**ELLISDON**ARCHITECTURAL**ASSOCIATES**.CO.UK

PLANNING, DESIGN AND ACCESS STATEMENT WITH HERITAGE STATEMENT

MAY 2024

HIGHFIELD, THE STREET, THAKEHAM, RH20 3EP

PROPOSED TWO STOREY FRONT EXTENSION, SINGLE STOREY REAR AND SIDE EXTENSIONS FOLLOWING DEMOLITION OF EXISTING CONSERVORTY REPLACEMENT WINDOWS, REPLACEMENT VEHICULAR GATE, REPLACEMENT TILE HANGING, EXTENDED ROOF CANOPY, SOLAR PANELS TO GARAGE ROOF, REPLACEMENT REAR PATIO.



INTRODUCTION

This document has been prepared to accompany a householder planning application for various works to ‘Highfield’, The Street.

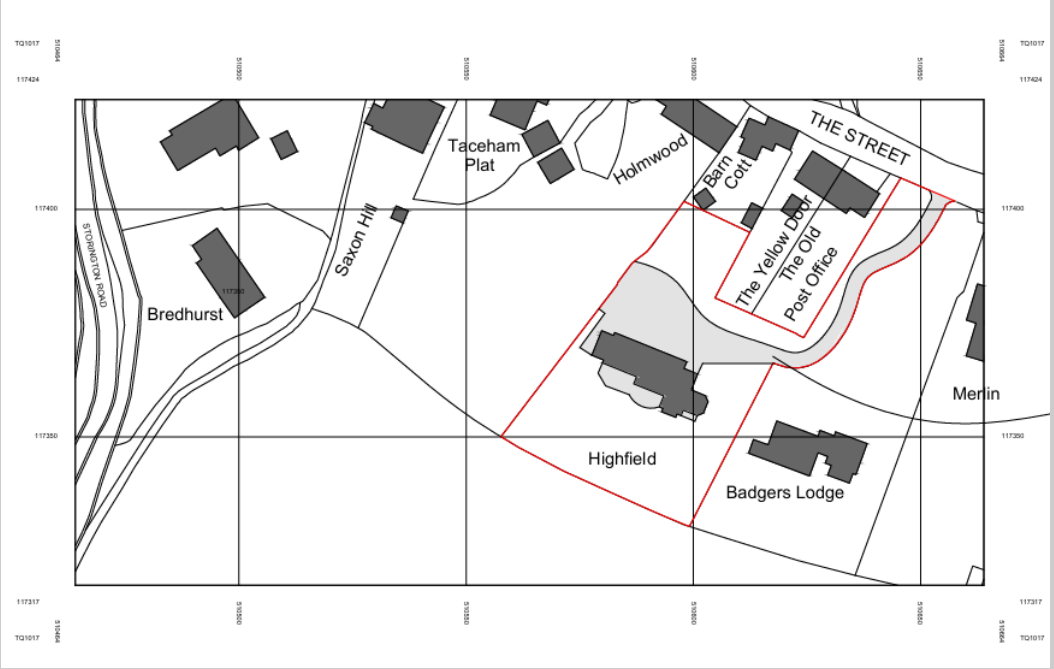
POTENTIAL POLICY & NON STATUTORY GUIDANCE

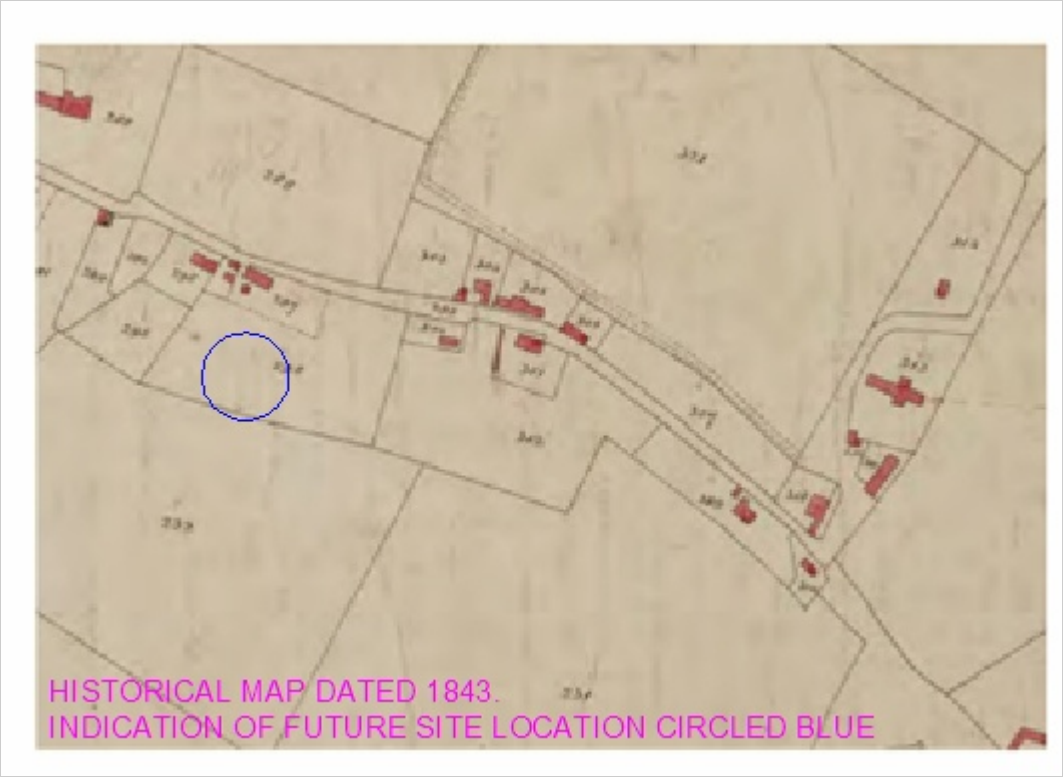
- National Planning Policy Framework (July 2021) Policy 16. •
- Horsham District Planning Framework (HDPF) (November 2015). •
- Thakeham Parish Neighbourhood Plan to 2031 (TPNP) (January 2017). •
- The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (English Heritage, 2017). •
- Historic England (2008). Conservation Principles Policies and Guidance. •
- Historic England (2019). Statements of Heritage Significance: Analysing Significance in Heritage Assets. (HE Advice Note 12. Swindon: Historic England).

PLANNING HISTORY

- New dwelling built out circa 1982 (Planning permission record not available via public register)
- Single storey front extension approved and built out under application T/74/01 in 2010.
- Conservatory approved and built out under application DC/092289 in 2001.

LOCATION





DESIGNATIONS

Highfield is located within Thakeham conservation area.

Highfield is not listed or locally listed and is hidden from public view when within the conservation area. Highfiled is a relative new build and doesn't contain any distinct architectural features.

DESIGN AND ACCESS.

- Access with remain entirely the same.

- The single storey rear extension has been designed to integrate into the existing structure. The additional glazing is less than the amount removed from the demolished conservatory.

- The single storey side extension replaces a dated and tired fully glazed conservatory.

- The two storey front extension, with associated reconfiguration, aims to provide a more balanced and symmetrical aesthetic. The design aims to provide clear distinction of a principle entrance and approach.

- The use will remain as a single dwelling house.

- The changes will not be visible form within the conservation area.



PROPOSED SIDE ELEVATION - 1:100@A1



PROPOSED REAR ELEVATION - 1:100@A1



PROPOSED FRONT ELEVATION - 1:100@A1



PROPOSED SIDE ELEVATION - 1:100@A1