



Park Farm House, BN5 9BA
Design & Access Statement -
Pool House
Rev P1 - 28.11.2025



small design studio

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1.0 Introduction

This document has been prepared along with drawings and graphical representation to gain planning approval for the proposed project at Park Farm House, Wheatsheaf Road.

The proposal is for a Grade II listed property located just northeast of Henfield town. The existing house comprises of 2 storeys and currently used as a private residential home. It is located in West Sussex (under Horsham District Council) and is not situated in a Conservation Area.

The proposal includes a new pool house, outdoor kitchen/ seating area and new landscaping located at the northwest corner of the plot.

The purpose of the proposal is to upgrade the existing pool shed with a well designed and constructed pool house together with an outdoor dining & seating space for the occupants.



Image 01. View of Wheatsheaf Road looking east



Image 02. View of Wheatsheaf Road looking west

2.0 Site Location & Context

The site is located within 10 minutes driving distance from Henfield town but not well served by other public transport. It is also within 35-40 minutes walk to the local high street.

The immediate area is predominantly open fields in nature, with the majority being farmland with agricultural use. There are also a number of residential houses within the area but are sparsely spread out (most of which are either the original farmhouses or converted outbuildings).

While the area concerned is some distance away from the main farmhouse and its surrounding outbuildings, the site does consist of elements of historical significance, i.e., the farmhouse building has been designated a Grade II Listed Building by Historic England (List entry no. 1027122).

For further information, please refer to the Heritage impact assessment report provided in support of this planning application.

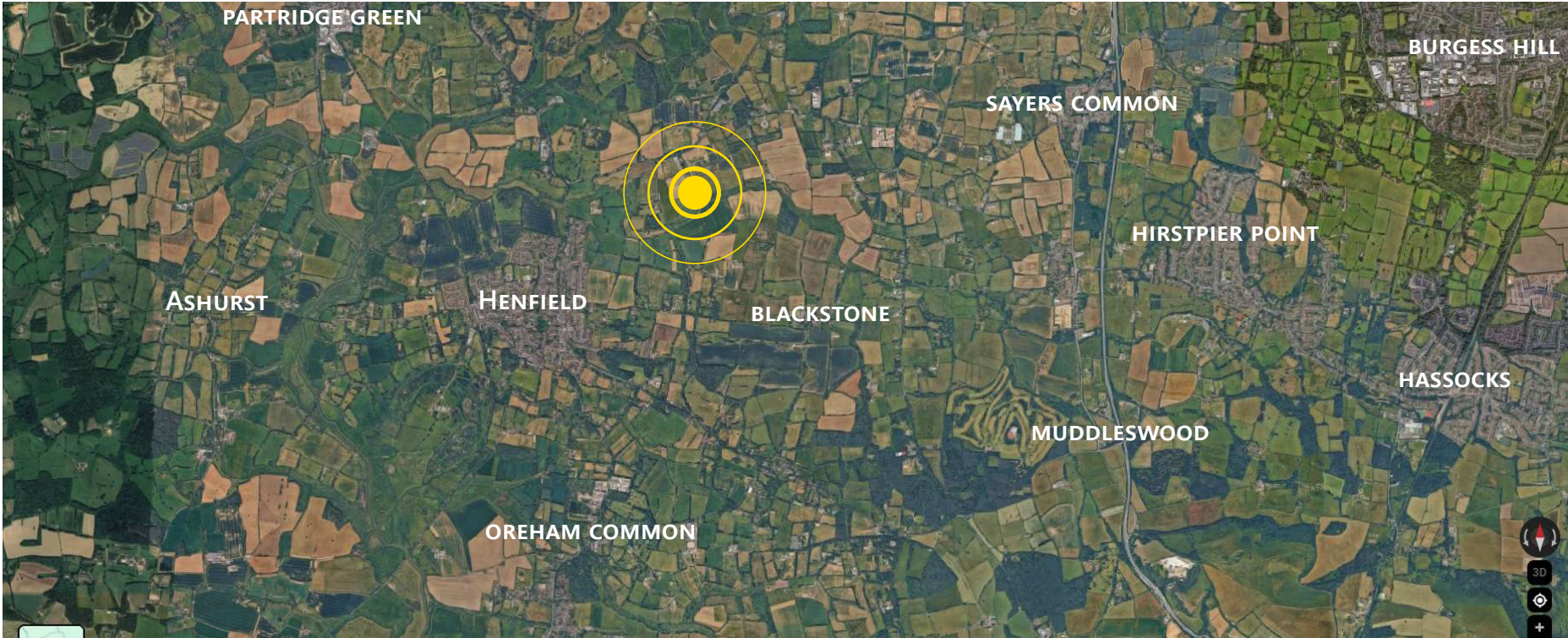


Image 03. Location aerial view

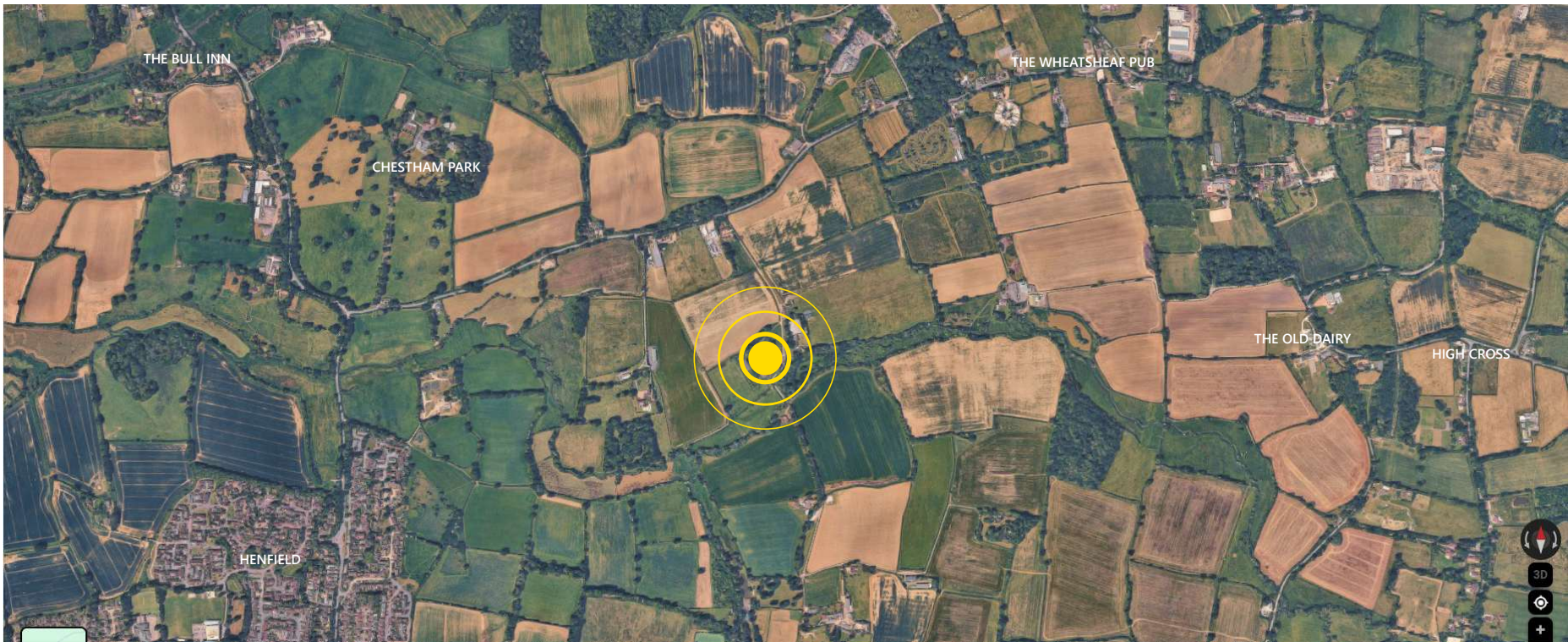


Image 04. Site aerial view

3.0 Planning History & Planning Policies

3.01 Planning History & Precedent

The site has no record of any previous applications. However, there are some recent approved applications within the vicinity. A list of these applications is shown below:

Address	Application Reference	Description of Proposal	Approval Date
Woodhouse Farm	DC/25/0825	Prior notification for change of use of agricultural building to 6 no. dwelling houses	10.07.2025
Deers Leap	DC/24/1755	Extension of store, utility room, garages and art room	09.01.2025
Coach House	DC/20/0259	Erection of an agricultural machinery shed	24.04.2020
The Stables	DC/19/0881	Erection of a single storey rear extension	19.06.2019
Morley Farm House	DC/21/0658	Conversion of roof garage roof space incorporating roof extensions and alterations, creation of dormers to front and rear, installation of rooflights and raising of ridge height to form an annexe	30.07.2021
Little Bilsborough	DC/25/0932	Demolition of existing conservatory and shed and erection of a single storey rear extension to front and rear, installation of rooflights and raising of ridge height to form an annexe	30.07.2025

4.0 Existing

4.01 Existing Condition

The existing property at Park Farm House is currently occupied and used as a private residential home. It consists of a ground floor and a first floor together with a number of outbuildings.

The specific area, (i.e., the pool & existing shed) shown in **Image 05**, is currently closed off with low hedgerows of around 2-2.5m in height. The pool is accessed via a wooden gate on the southern edge of the pool and has a single storey wooden shed at the eastern edge of the pool. **Image 06 & 07** show the aerial views of the pool and shed in relation to the main house and larger outbuildings.



Image 06. Aerial view looking north



Image 05. Aerial view looking over pool & tennis



Image 07. Aerial view looking south

4.0 Existing

4.02 Existing Site Photos



Image 08.



Image 09.



Image 10.



Image 11.



Image 12.



Image 13.

5.0 Proposal

5.01 Proposal

The purpose of this proposal is to enhance the current usage of the existing pool and create an attractive and useful recreation and outdoor kitchen/ seating space for the occupants (who are not developers and intend to live in this house for the foreseeable future). The proposal will utilise the currently under-used section of the plot to provide an open and spacious pool house whilst encouraging better connections with the existing outdoor spaces and farmhouse (please also read in conjunction with drawings listed in Appendix A).

We feel the proposed works respect the form and proportions of the original host and outbuildings and are considerate of the style and character of the existing fabric and the local context.

5.02 Access

The access to the site is gained from the main road (Wheatsheaf Road), through the adjacent farmland access road and via the front driveway and remains unaltered.

5.03 Amenity

Whilst there will be a very small amount of hedgerow removed to make way for the new pool house, it is unlikely that this will have an effect on the overall use of the area (*Please also refer to the Ecological assessment report provided for further information*).

5.04 Car Parking

There is currently off-street parking available at the front of the property and this will remain unchanged.

5.05 Waste Disposal and Recycling

Household waste and recycling will continue to be carried out in line with current policy.

5.06 Sustainability

With regards to sustainability, there is currently an existing air source heat pump on site to generate hot water. New solar panels is proposed to generate electricity. A green roof is also proposed to enhance local biodiversity. Rainwater and grey water harvesting systems will also be adopted in the design.

Further measures will be taken to improve the building's thermal performance and therefore reduce CO2 emission through the use of high performance insulation and glazing for the new roof lights, windows and doors. All timber will be FSC grade from a sustainable source.

5.07 Appearance & Materiality

With regards to the appearance of new pool house and outdoor kitchen/ seating area, we have adopted a simple design that is in keeping with the surrounding area. The pool house and outdoor structure will be constructed using a range of different materials, all of which being sympathetic to the character of the existing buildings in both style and materials.

Below is a summary of the new proposed materials:

- Brick structure (with stone quoins & lintels)
- Clay/ slate tiled roof
- PPC aluminium frame windows/ doors with double glazed glass
- Timber doors
- Timber structure (Outdoor kitchen/ seating area)
- Green roof (Outdoor kitchen/ seating area)

5.08 Impact on the Street Scene

It is not anticipated that any of the works will be visible from the street as the site is directly accessible from the main road. Furthermore, the pool area is mostly obscured from view behind existing hedgerows and tall trees. The scale of the pool house & outdoor structure are single storey structures, occupying only a small corner of the site and is very much subservient in nature to the large expanse of the grounds and the main farm house.

5.09 Effect on Public Routes

There will be no effect on public routes in any way. All construction will be carried out in line with local council requirements and the relevant permits for waste storage and removal will be obtained.

5.10 Consultation

Consultation with the neighbouring properties will be undertaken by the current owners and it is anticipated that further consultation will be undertaken as the project progresses, in line with current planning policies.

There are no local interest groups that have a vested interest in the property. The property is a freehold ownership.

5.11 Horsham District Council

Close attention has been paid to the supplementary planning guidance available on the council website as well as information available on the planning portal.



Image 14. 3d CGI of proposal - Exterior view



Image 15. 3d CGI of proposal - Exterior view



Image 16. 3d CGI of proposal - Exterior view



Image 17. 3d CGI of proposal - Interior view

6.0 Conclusion

6.01 Conclusion

It is becoming increasingly important for families to be able to develop their existing dwellings, which were designed many years ago, to help transform them into useful and desirable spaces for a modern lifestyle. We feel this proposal will do just that and at the same time provide an attractive well designed architectural addition to the area.

We believe the proposal will not affect the local vicinity in an adverse manner and it is not anticipated that it will have any negative impact on the neighbouring amenity.

We hope this document provides enough information and if you have any questions or comments please don't hesitate to contact us.

We look forward to hearing from you in due course.



Image 18. 3d CGI of proposal - Aerial view

7.0 Appendix A - Schedule of Application Drawings

Drawing & Document Package

This application is to be read in conjunction with the following drawings:

Drawings	Scale	Title	Revision
069-PFH-010	1:100 @ A3	Existing & proposed ground floor plan	P1
069-PFH-011	1:100 @ A3	Existing & proposed roof plan	P1
069-PFH-020	1:100 @ A3	Existing & proposed front elevation	P1
069-PFH-021	1:100 @ A3	Existing & proposed rear elevation	P1
069-PFH-022	1:100 @ A3	Existing & proposed side elevation 01	P1
069-PFH-023	1:100 @ A3	Existing & proposed side elevation 02	P1
069-PFH-030	1:100 @ A3	Existing & proposed section AA	P1
069-PFH-031	1:100 @ A3	Existing & proposed section BB	P1

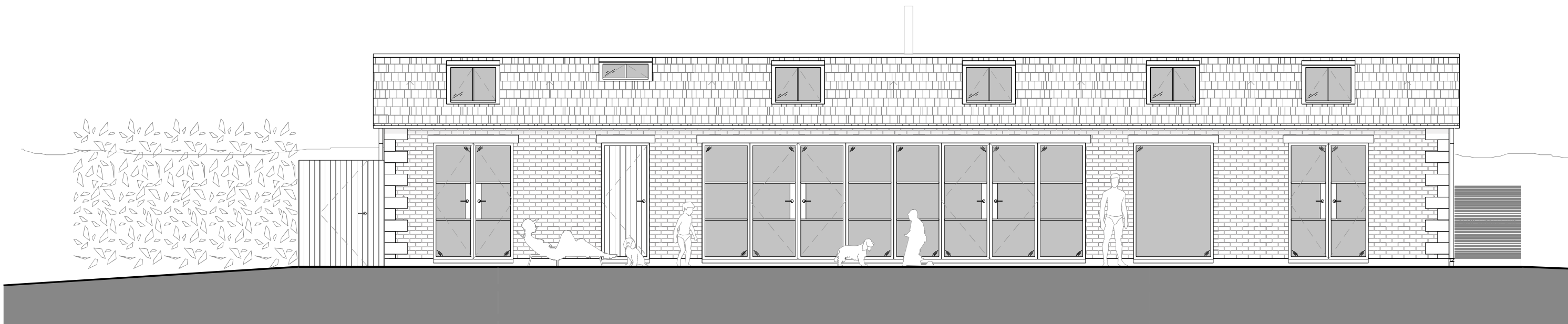


Image 25. Proposed front elevation