

DESIGN & ACCESS & HERITAGE STATEMENT

Application Site:

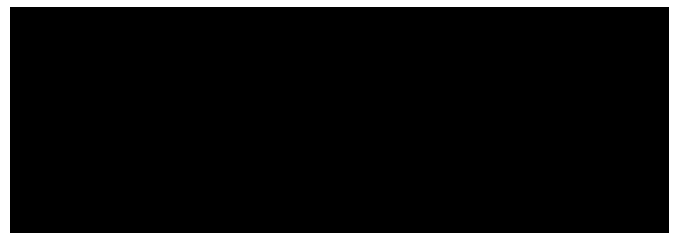
Chestnut House, The Street, Bramber, BN44 3WE

Proposal:

Single Storey Side Extension

Prepared by Nick Jones

August 2026

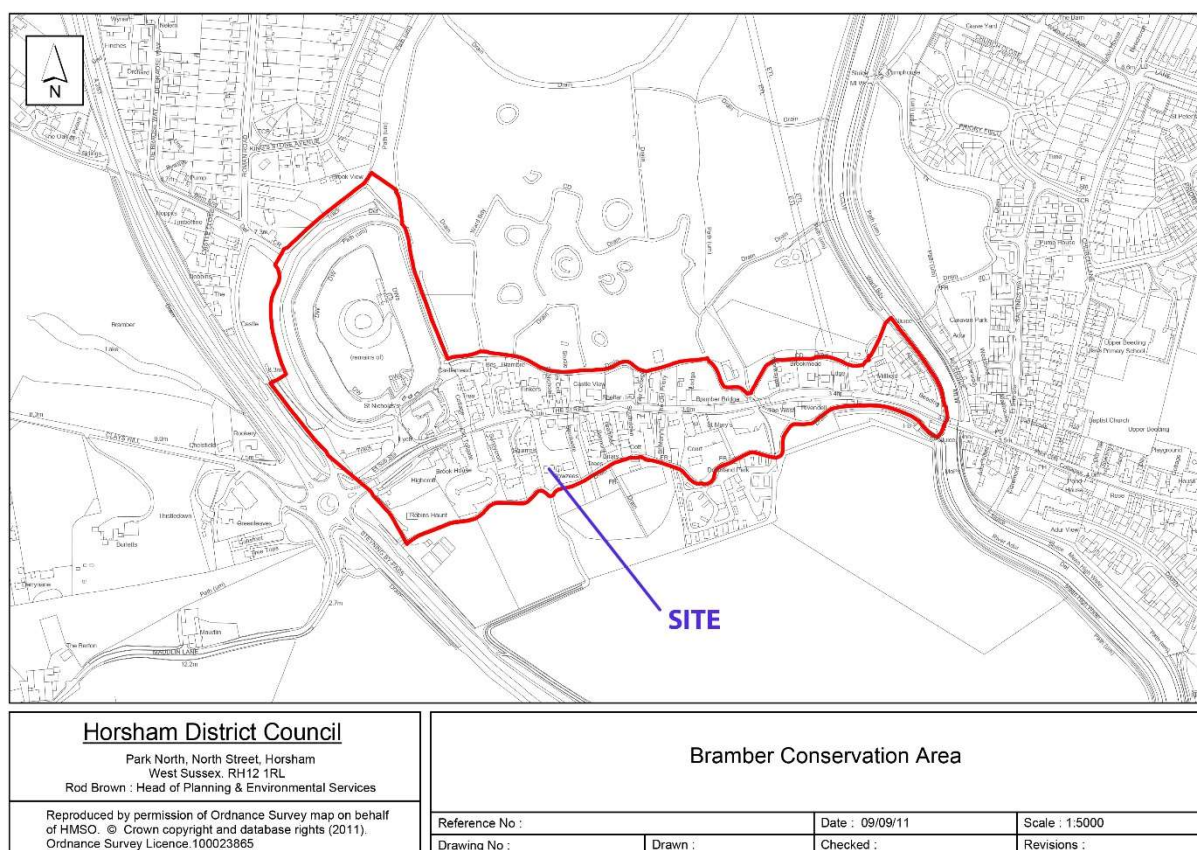


1.0 Introduction

- 1.1 This statement has been prepared in support of a householder planning application for a single storey side extension to Chestnut House, The Street, Bramber and should be read in conjunction with the accompanying drawings, and details prepared by Jones Architects.

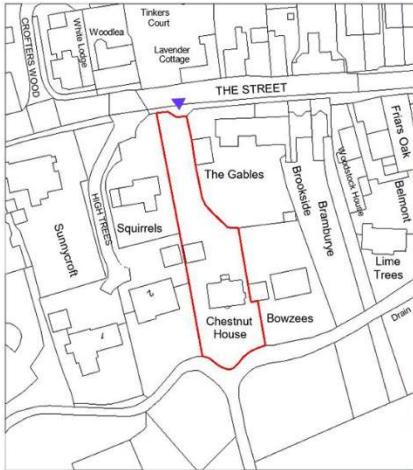
2.0 Conservation Area

- 2.1 Chestnut House is positioned on The Street, Bramber. It is located within the built-up area boundary and it is also within the Bramber Conservation Area (see below).



- 2.2 The 'Bramber Conservation Area Appraisal' document notes that: *"Bramber is a small historic village located along an ancient causeway across the floodplain of the River Adur."*
- 2.3 It discusses the development of the village, including the Castle and Church, and emphasises the linear character of development along the Street, with historic floodplains to the north and south. It goes on to note that: *"Nearby is a concentration of 20th Century housing (of which Chestnut House is one), built on land that was used for grazing or gardens, the retention of some of their more mature landscape features has prevented them from detracting from the special interest of the Conservation Area. The enclosed character is weakened slightly by houses, situated opposite each other, that are set back from the road in open gardens. The use of gravel on driveway respects the rural character of the area and is therefore a more appropriate material than the tarmac of brick pavements used elsewhere."*

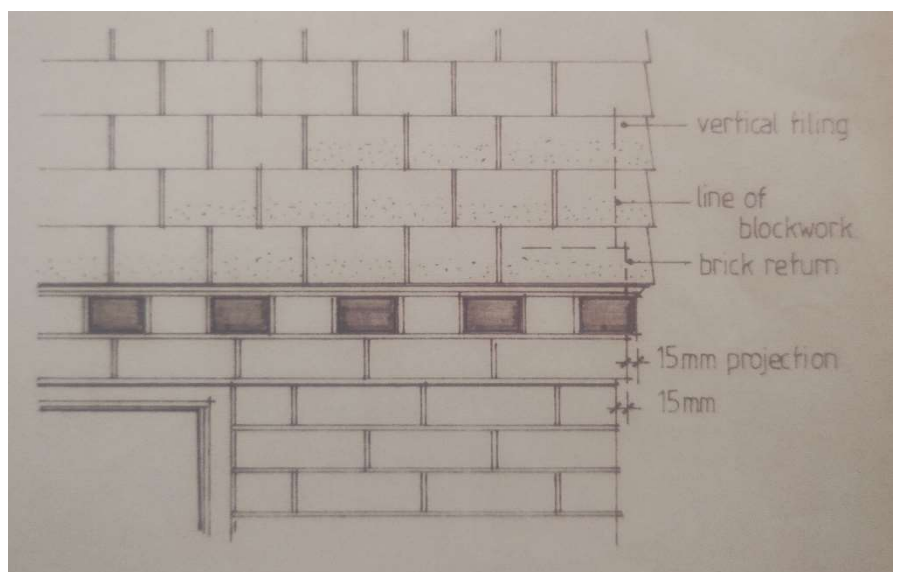
- 2.4 Chestnut House is considerably set-back from The Street (approx. 65m). It's at the end of a long, narrow driveway that is well screened on both sides, so is only really viewed as a glimpse whilst travelling through the Bramber Conservation Area. Furthermore the proposed location of the single storey side extension is to the western side of Chestnut House, meaning it is fully screened by the existing detached garage and therefore not visible from the public realm. It is also not within the vicinity of a listed building, the nearest being Yew Tree Cottage (Grade II) which is situated a further 70m westwards along The Street on the opposite side of the road.



3.0 Description of the Proposal

- 3.1 Notwithstanding it's well screened location, we have carefully designed the proposed single storey side extension to compliment the existing main dwelling.

- The external materials will closely match the main dwelling utilising facing brickwork for the walls, plain clay tiles for the roof and windows/doors to match the existing.
- The new roof is pitched and half-hipped to echo the main roof, will tile hanging incorporated onto new western wall at high level.
- The detailing has also been carefully considered to compliment the existing main dwelling, including feature dentil coursing at high level and soldier coursing below new window openings.



4.0 Access

- 4.1 This application does not propose any alteration to the existing access

5.0 Conclusion

- 5.1 This proposal carefully respects its location within the Bramber Conservation Area. It is well screened from the road and will not impact the setting of any listed buildings. This proposal has been carefully designed to compliment the existing main dwelling, with careful attention paid to the form and the detailing. This proposal is fully in accordance with both National and Local planning policy and will make a small but positive contribution to the local area.