Design and Access Statement

Full planning application for reinstatement of three houses following fire damage

38-42 Roman Lane,
Southwater,
West Sussex,
Horsham



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SP-0552.05 Proposed Floor Plans

SP-0552.06 Proposed Elevations

1.0 Introduction

1.1 This planning statement forms part of the documents submitted to support the planning application for the reinstatement of three terraced houses following a fire.

1.2 This statement is to be read in conjunction with Spruce Architecture's drawings as listed on the cover.

1.3 This statement describes the existing site, the design and rationale for the proposed works and planning history for the site.

1.4 Also contained within this statement are photos of the site.

2.0 The Site

2.1 The site is located within Horsham District.

2.2 The existing dwellings are all two storey with external brickwork and plain clay tiles to the roofs.

2.3 The site is within a development of similar properties all built around the same time.

2.4 The site does not lie within an area that is identified at being at risk of flooding.

2.5 To date, the current buildings have had no alterations since their construction.

2.6 The site lies within the development boundary in a predominantly residential area.

2.7 There are no tree preservation orders in place on the site.

2.8 Photographs of the existing site are contained within Appendix 1 of this document.

3.0 The Proposal

3.1 The proposals seek to reinstate the houses back to their original configurations.

3.2 The proposed will be built using high-quality materials. The brickwork for the damaged rear facade will be red to match both the existing properties and neighbouring properties.

3.3 All replacement windows will be reinstated.

3.4 The new roof will be rebuilt with materials matching the existing roof tiles.

3.5 The are no trees on site which will be impacted by the proposal.

4.0 Planning History

4.1 The planning directory for Horsham District Council shows the following planning history for the three associated properties.

Reference	Address	Description	Decision	Date
DC/11/0657	Land East of Turners Close and East and South of Millfield Southwater West Sussex	Erection of 131 residential dwellings (38 x 2-bed, 53 x 3-bed and 40 x 4-bed) with associated access, parking, landscaping infrastructure	Approved	29.06.2012

5.0 National Planning Policy Framework (NPPF)

5.1 *130. Planning policies and decisions should ensure that developments:*

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

f) create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

6.0 Summary

6.1 In summary, the proposal is to reinstate the three houses following fire and smoke damage back to their original layouts.

Appendix

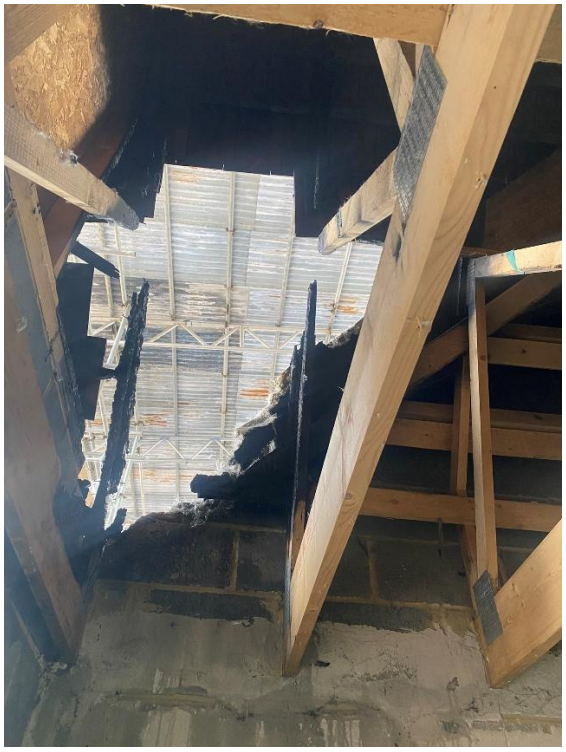
Existing photographs of the site



Drone footage showing the front elevation damage on all three associated properties.



Image showing the rear elevation of number 42 and number 40

Internal images show the stripped-out houses after the fire damage.