DESIGN & ACCESS STATEMENT

5 Coach House Mews

Horsham Road
Cowfold
RH13 8BU

SINGLE STOREY EXTENSION

June 2025

PREPARED BY

BOHER LTD
ARCHITECTURE

FOR
HORSHAM DISTRICT COUNCIL

ON BEHALF OF
Mrs. J. Maxwell

1 Summary

1.1 This Design and Access Statement accompanies the planning application for a new single extension at the site known as 5 Coach House Mews, Horsham Road, Cowfold, RH13 8BU. The site is identified on the submitted 1:1250, 000_location plan.

1.2 This proposal aims to make efficient and effective use of an existing residential dwelling, within an established residential area, in a manner, which is compatible with the character and appearance of the local area.

1.3 It is considered that the proposed works will make a positive contribution to the character of the area, without causing any harm to the local amenities.

1.4 Significant consideration has been given to the design and layout of this dwelling with regards to the amenity of neighbouring properties and the amenity of the surrounding area.



Figure 1: Existing Dwelling (north)

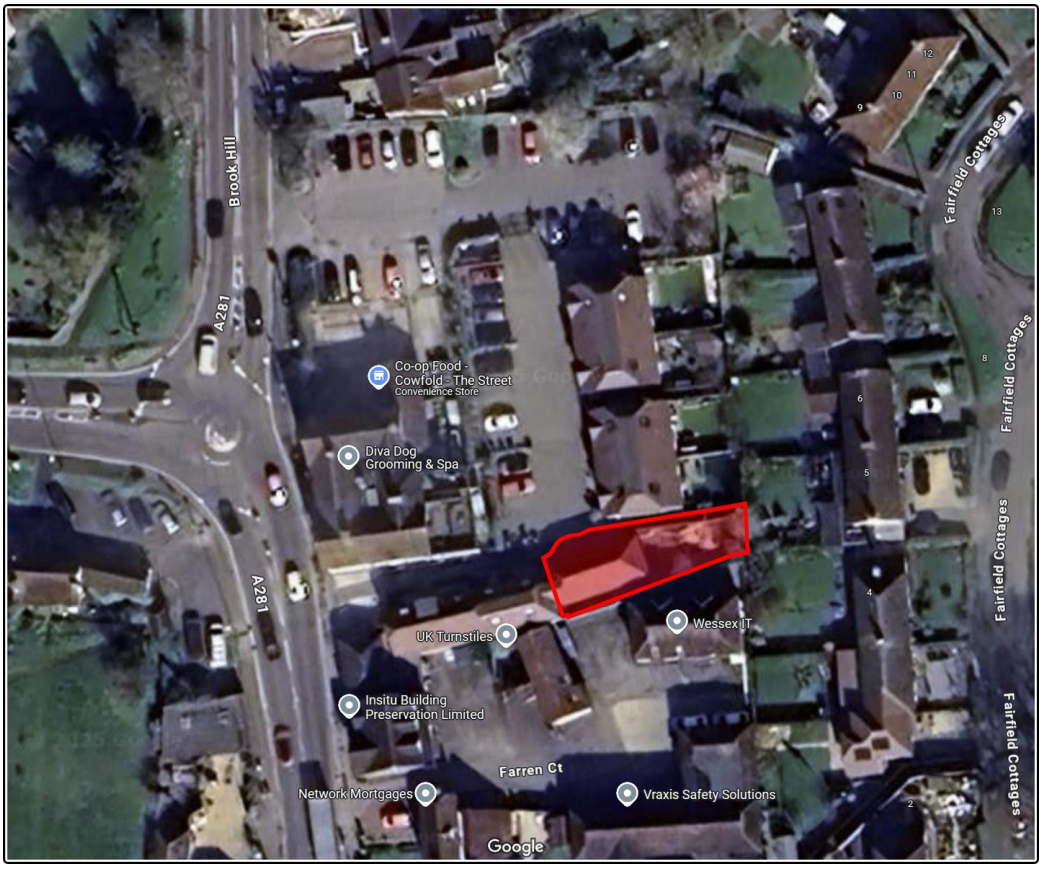


Figure 2: Existing Site

2. The Site

2.1 The site lies in the established residential area of Cowfold as identified on the proposals map of the District Local Plan and falls within Horsham District Council. Within such areas there is a general presumption in favour of new residential developments with the latest advice by governments to maximise the use of such land.

2.2 The character of the area is predominantly semi-rural in nature with the proposed site being set within a Mews development in the heart of Cowfold. According to the Environment Agency's Interactive Flood Maps the site is not within an area liable to flooding.

2.3. The area is characterised by a mixture of two storey houses and bungalows set on modest sized plots within a commercial village high street.

2.4 The existing property is a small semi-detached bungalow of brick construction and clay tile roof.

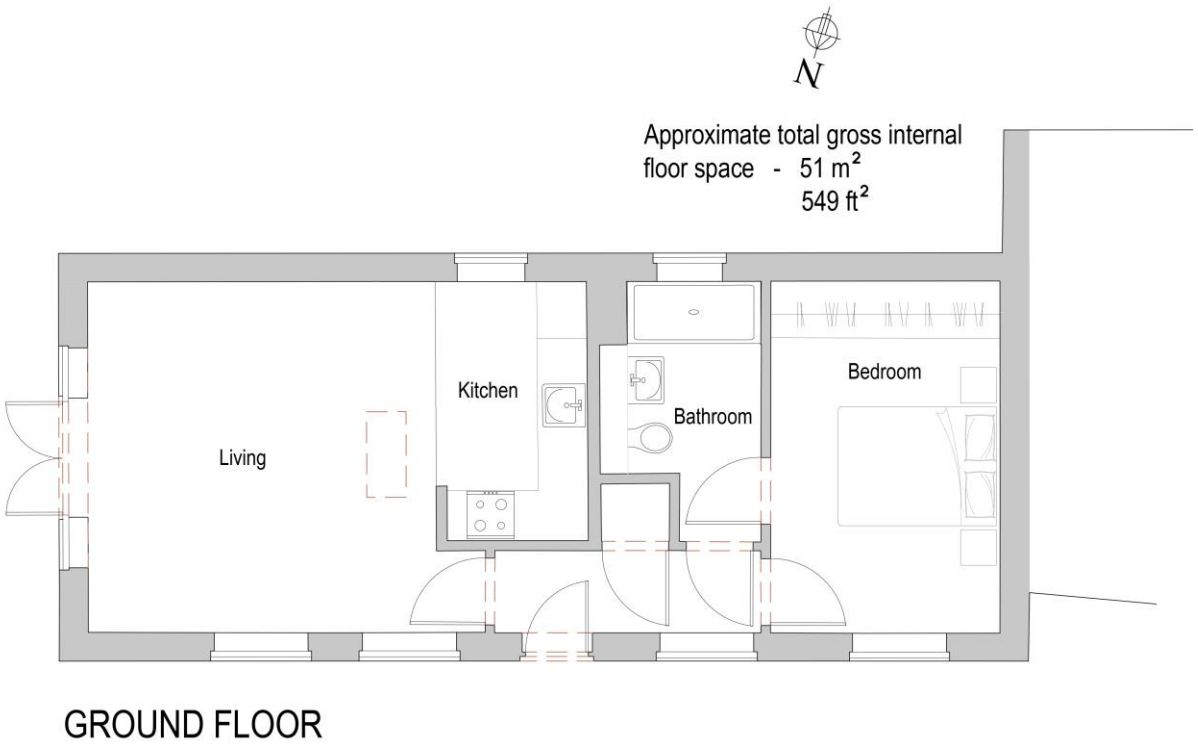


Figure 3: Existing Floor Plan

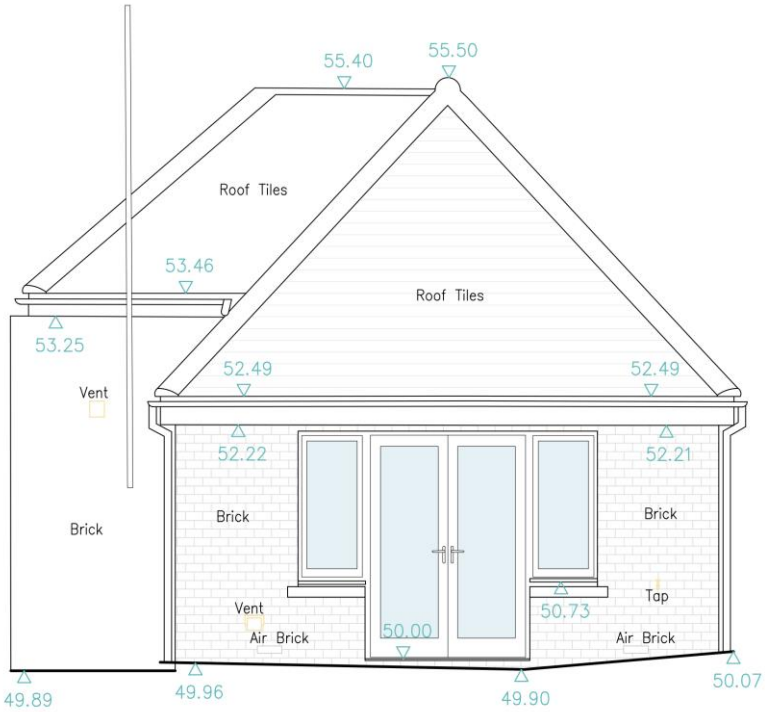


Figure 4: Existing Side Elevations (east)

3.1 Proposal

3.1.1 The current proposal seeks to create a single storey side extension on to the east elevation.

3.1.2 The design of the extension has tried to make the most of the space given whilst at the same time minimising the mass and impact of the overall build on the main dwelling. This has been done by creating a flat roof to the extension as well making the size as small as possible for required use.



Figure 5: Proposed Front Elevation (north)

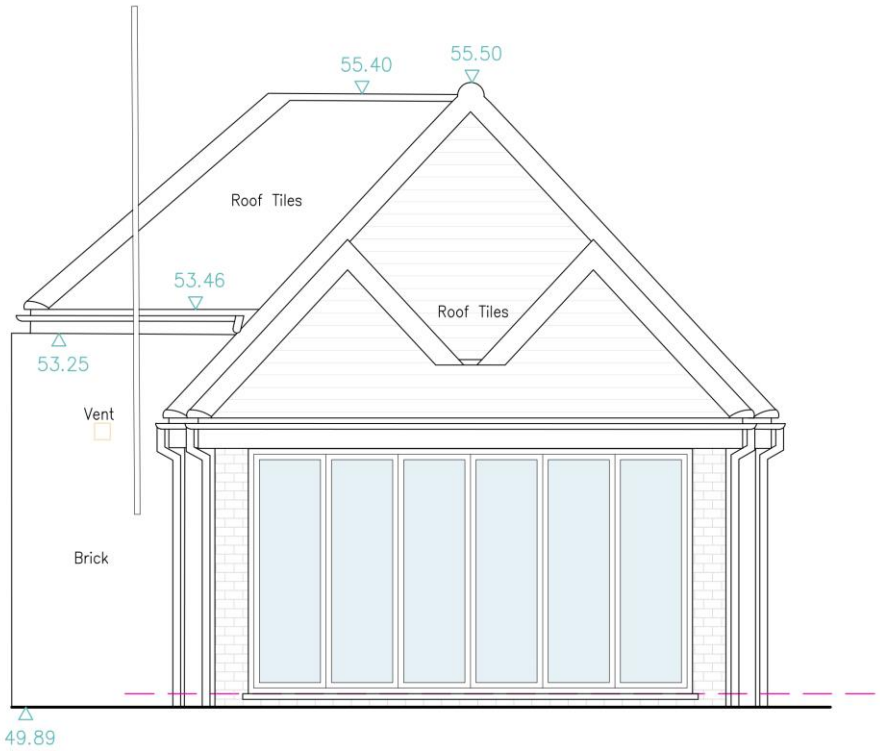


Figure 6: Proposed Side Elevation (east)

3.1.2 The existing floor area of the dwelling is 51 sqm with the proposal increasing this by 32% to 67.4sqm.

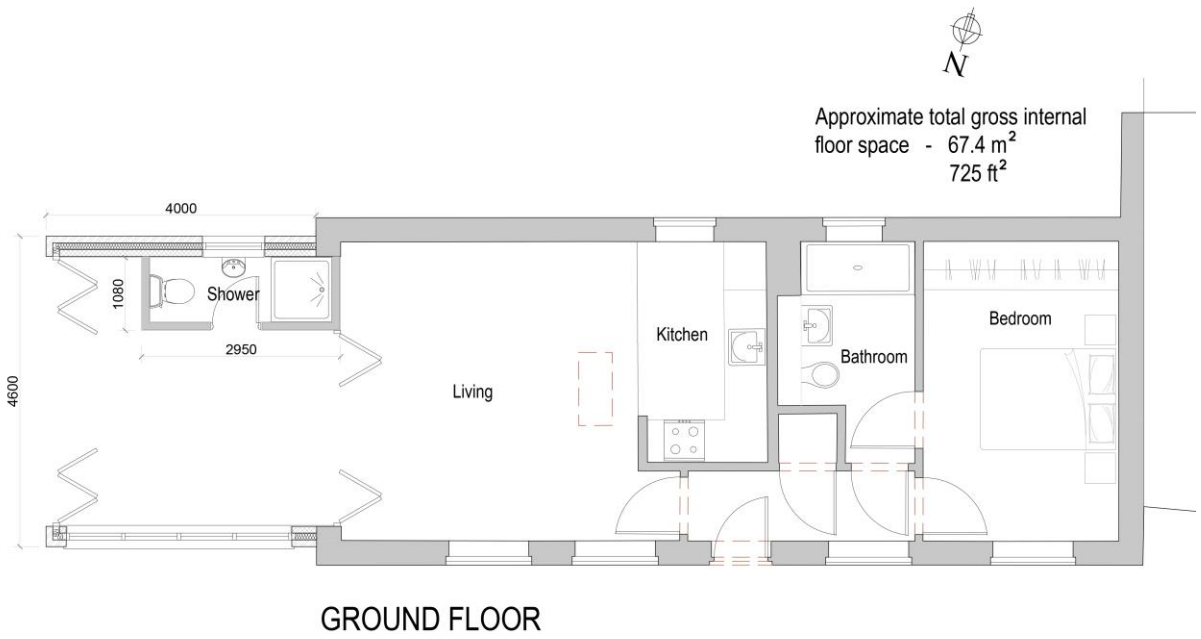


Figure 6: Proposed Floor Plan

3.1.3 The design has been put together in such a way that the proposal would not impact any existing views or sightlines.

3.1.4 Parking will not be altered as a result of this planning application.

3.1.5 No trees will be removed as a result of this planning application.

3.1.6 The existing drainage will not be affected as a result of the proposal.

3.2 Ecosystems Services Statement

3.2.1 The proposed development seeks to retain the existing landscape features and the application represents an opportunity to enhance the existing landscaping by providing new planting which would also help encourage more wildlife and nesting birds.

3.3 Landscape Appraisal/Study

3.3.1 The topography of the site does not have an effect on the design of the scheme or make proposal more visible from the surrounding area nor will it change the current land use of the site, the appearance of the landscape or adjoining land uses

3.3.2 The site does not contain trees with a trunk diameter more than 75mm. The site is not near any areas which contribute to local landscape/townscape character, and wildlife interest currently, and as such not lanscape will be affected as a result of this planning application.

3.3.3 The site is located within the heart of Cowfold. The surrounding area is characterised by a mix of modest dwellings sat within generous plots. The property is set within a mews development, a gated community screened from all sides.

3.3.4 The nearest amenities are in Cowfold which is a rural community. Bus stops are close by as well as are local shops, post office, and village hall.

3.3.5 The site is located on the A272, running east to west.

3.3.6 There are no key views to or from the proposed location of the extension with the development unlikely to alter these or make it visible from areas where there are currently no views.

3.3.7 The site nor any building on the site is designated as listed and as such the proposal will not impact on any listed structure or heritage asset or secluded monument.

4 Materials

4.1 Red brick to match the existing dwelling.

4.2 Lead roof.

4.3 Windows will be white UPVC double glazed to match existing.

5 Supplementary Planning Document appraisal

5.1 Water resource management

5.1.1 It is intended to fit water butts to the rainwater down pipes for watering the garden and general cleaning. Water butts are the simplest and most cost effective form of

capturing rainwater and it has been estimated that garden watering can account for as much as 70% of water used in hot weather conditions. Standard 200 litre butts would be used.

5.1.2 Consideration has been given to the use of Sustainable Urban Drainage (SUDs) in the development including making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off adversely affecting adjacent watercourses. This might include the use of gravel surfaces in paths, parking spaces and driveways.

5.1.3 Consideration is being given to the use of water saving devices such as aerating taps, low flow showerheads and low-capacity WC's throughout the dwelling in order to reduce the amount of water used to an average of 110 litres or less per person per day.

5.2 Waste

5.2.1 Provision is made for waste and recycling bins appropriate to the form of development proposed. Provision is also made within the garden for composting food waste and it is hoped that use would be made of such things as Green Cones, which are a contained and discreet method of composting.

5.2.2 The anticipated waste streams through the life cycle of the construction process include:

- timber
- brick
- cement
- concrete
- paper (packaging)
- paint
- metal
- plastic
- glass

5.2.3 Some of those waste materials are recyclable and some will need to be disposed of. It is proposed that there will be separate skips for those waste materials that can be recycled and those that require disposal.

5.2.4 It is not anticipated that any hazardous wastes, such as asbestos, chemicals, oils or contaminated soils would be encountered in any significant quantities through the course of the project. If any such materials were found, they would be removed and disposed of by licensed operators.

5.3 Management

5.3.1 During construction appropriate measures would be put in place to ensure the health and safety of construction workers and to minimise disruption to neighbouring properties.

5.3.2 Appropriate working hours could be achieved by a condition of consent and it is proposed here that those hours be restricted to 8.00am – 6.00pm Mondays to Fridays, 8.00am – 1.00pm on Saturdays and no work on Sundays or public holidays unless the prior consent of the local authority has been gained.

5.3.3 Appropriate measures would be taken to minimise noise, dust and debris emanating from the site during construction and to ensure that the public highways are kept clear. These would include dampening down as necessary and keeping the site and radio noise to a minimum.

5.4 Biodiversity

5.4.1 The existing roof has a closed soffit and the design has been put together in a way so as to remove the need to disturb any roof tiles as part of this build. As such no bat survey is required.



Figure 7: Closed off Soffit

6 Heritage Statement

6.1 The dwelling is not listed nor is it near any scheduled monuments. The proposed works would not impact on the setting or surrounding views.

7 Noise Impact Assessment

7.1 Noise levels will not be altered from the existing as a result of the proposal.

8 Conclusion

8.1 The proposal would be in keeping with the character and appearance of the surrounding area and would not affect the amenities currently enjoyed by surrounding land users by virtue of overlooking or loss of light. The work would be built to high environmental standards. It is considered that the proposal complies with the development plan for the area and is thus commended to the Council.