

November 2025

JOB NO: 2514

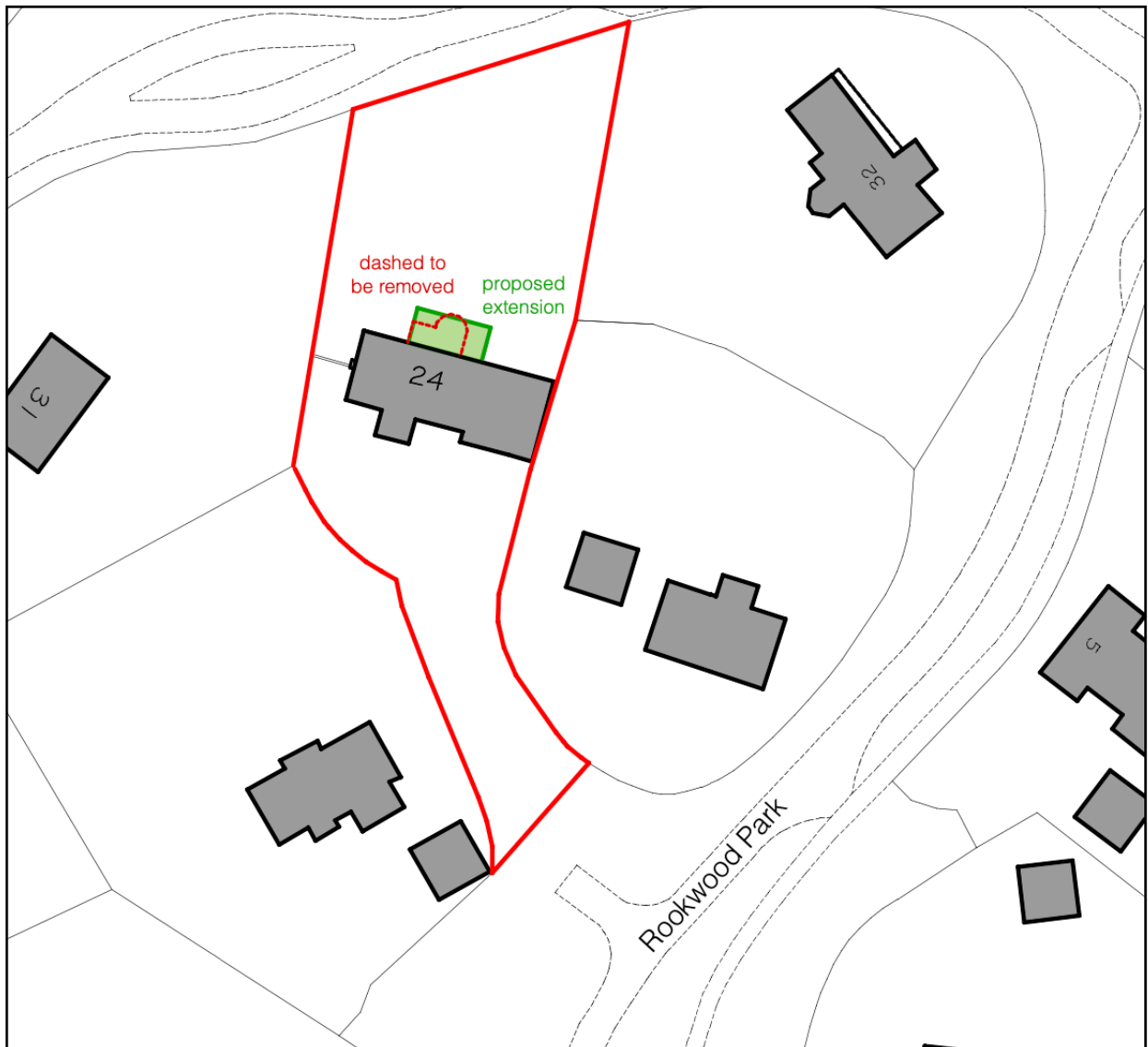
PROJECT: Proposed removal of existing rear conservatory with replacement single-storey extension, garage conversion and loft conversion.
at The Barn, 24 Rookwood Park, Horsham, RH12 1UB



architecture + design
tel: 07814236038
www.studioheinkel.com
hello@studioheinkel.com

PLANNING; DESIGN & ACCESS STATEMENT

This Statement should be read in conjunction with the full set of existing and proposed drawings.



Site Location Plan (not to scale)

SITE LOCATION:

The site lies in a quiet residential area of Horsham.

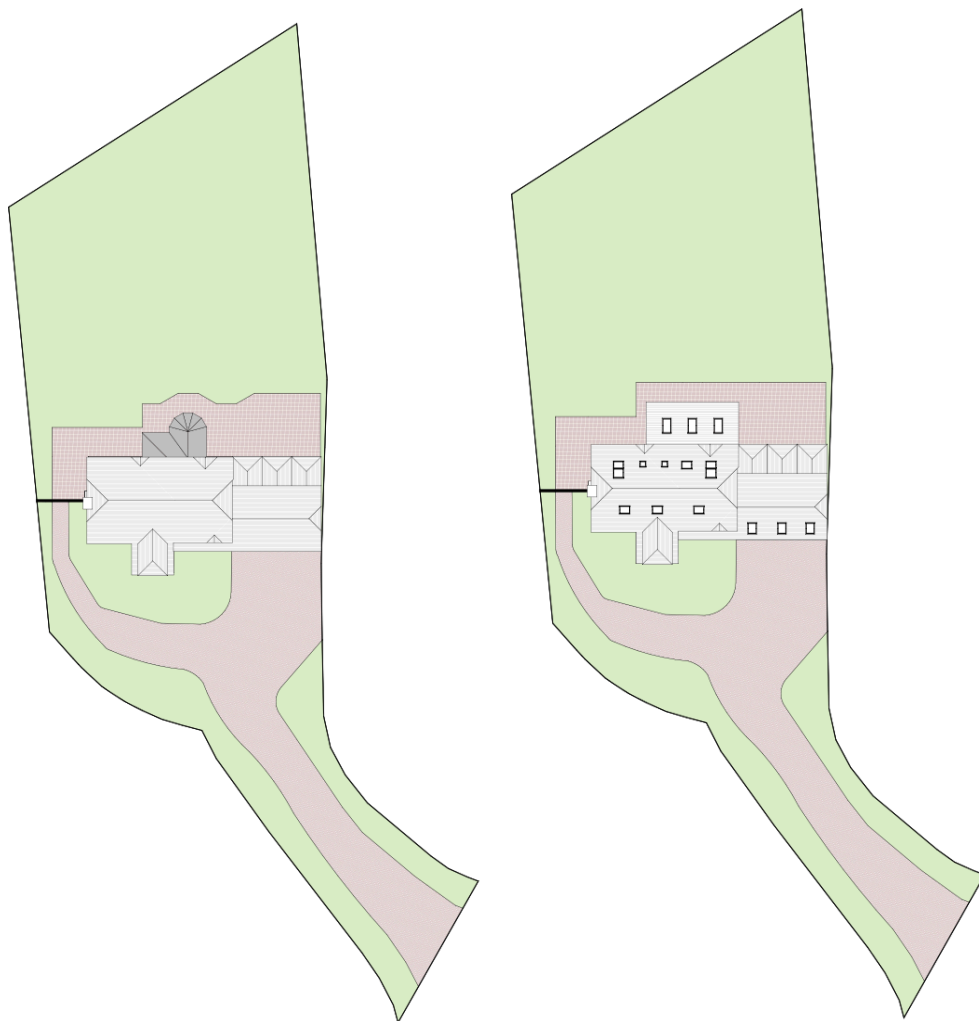
SITE CONTEXT:

The site is surrounded by residential gardens and residential dwellings on all sides.

The area comprises of a mixture of detached dwellings set within spacious plots and gardens. Many of the neighbouring properties have had a variety of extensions, loft conversion and outbuilding developments over recent years.

SITE CHARACTERISTICS:

The existing dwelling is set back off Rookwood Park via a long gravel driveway. There is a large front garden with pedestrian access down the west side of the dwelling. The attached garage is on the eastern side, infilling the space between the main house and the eastern boundary wall.



Existing Site Plan

Proposed Site Plan

HISTORIC DEVELOPMENT OF THE SITE / PLANNING HISTORY:

N/A.

PROJECT AIMS:

This application seeks to demolish the existing conservatory to the rear and replace this with a single-storey extension together with the conversion of the existing garage to create a large family room and a loft conversion to introduce two further bedrooms and bathrooms.

PRE-APPLICATION ADVICE:

Not applicable.

AMOUNT OF DEVELOPMENT:

The proposal seeks to replace the conservatory with a single-storey extension, converting the garage into a large family room and a loft conversion within the existing structure.

LAYOUT:

The proposal is for a relocated more functional kitchen and dining area with an adjacent open plan flexible family space (existing garage space). The loft seeks to introduce 2 no. new bedrooms, one with an ensuite and a further family bathroom with a bath, accessed off the landing.

SCALE & LANDSCAPING:

No landscaping is proposed.

APPEARANCE:

Exterior materials to match existing: Brick exterior to match with tiled mono-pitched roof.

SUSTAINABILITY:

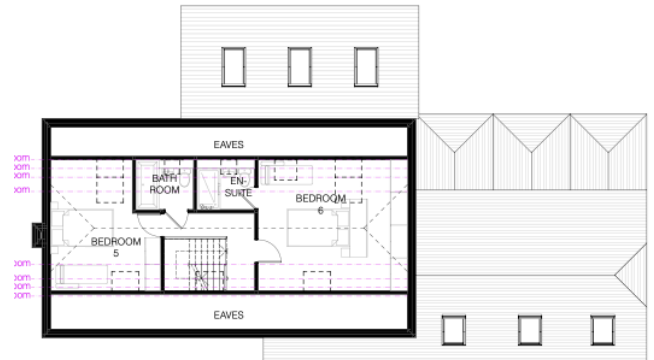
All materials are to be sustainably and locally sourced where possible. All works are to exceed the minimum standards as set out in the Building Regulations Approved Documents.

ACCESS:

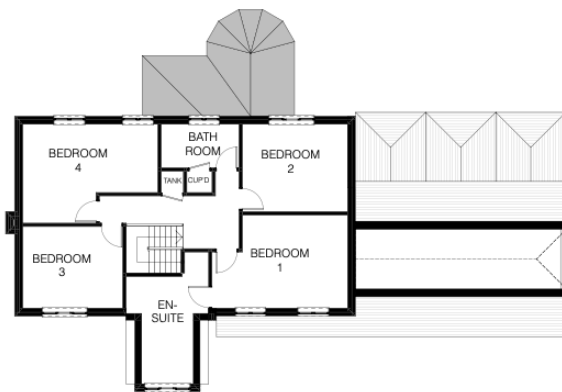
N/A. All to remain as existing.

CONCLUSION:

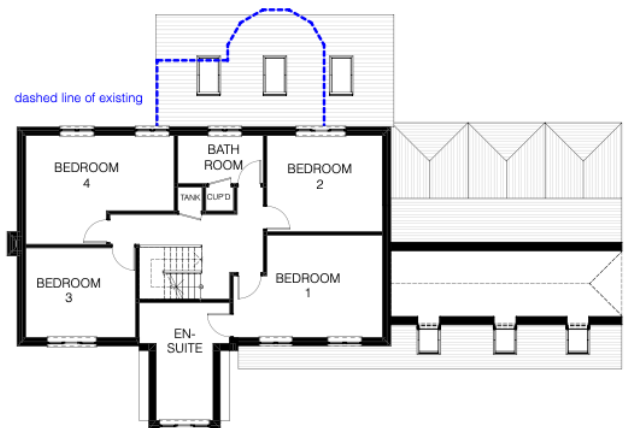
This proposal seeks to create a more functional and contemporary ground floor living area to accommodate a modern family and functionality. The loft seeks to create an additional family bathroom with a bath, as well as two new bedrooms within the existing vaulted ceiling space. This proposal utilises the existing form of the building. It is in keeping with the existing and would make a positive contribution to the existing dwelling and surrounding neighbourhood.



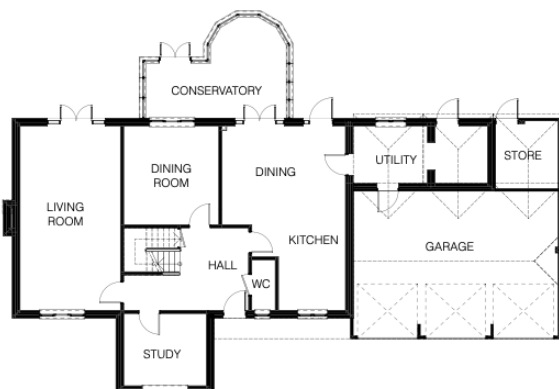
LOFT FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100



GROUND FLOOR PLAN 1:100



GROUND FLOOR PLAN 1:100

Existing Floor Plans

Proposed Floor Plans