DESIGN & ACCESS STATEMENT

Mead House

Tudor Close
West Chiltington
West Sussex
RH20 2EF

NEW REAR & SIDE EXTENSION

September 2024

PREPARED BY

BOHER LTD
ARCHITECTURE

FOR
HORSHAM DISTRICT COUNCIL

ON BEHALF OF
Mr & Mrs. McBirney

1 Summary

1.1 This Design and Access Statement accompanies the planning application for a new rear & side extension at the site known as Mead House, Tudor Close, West Chiltington, RH20 2EF. 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 rea.



Figure 1: Existing Dwelling

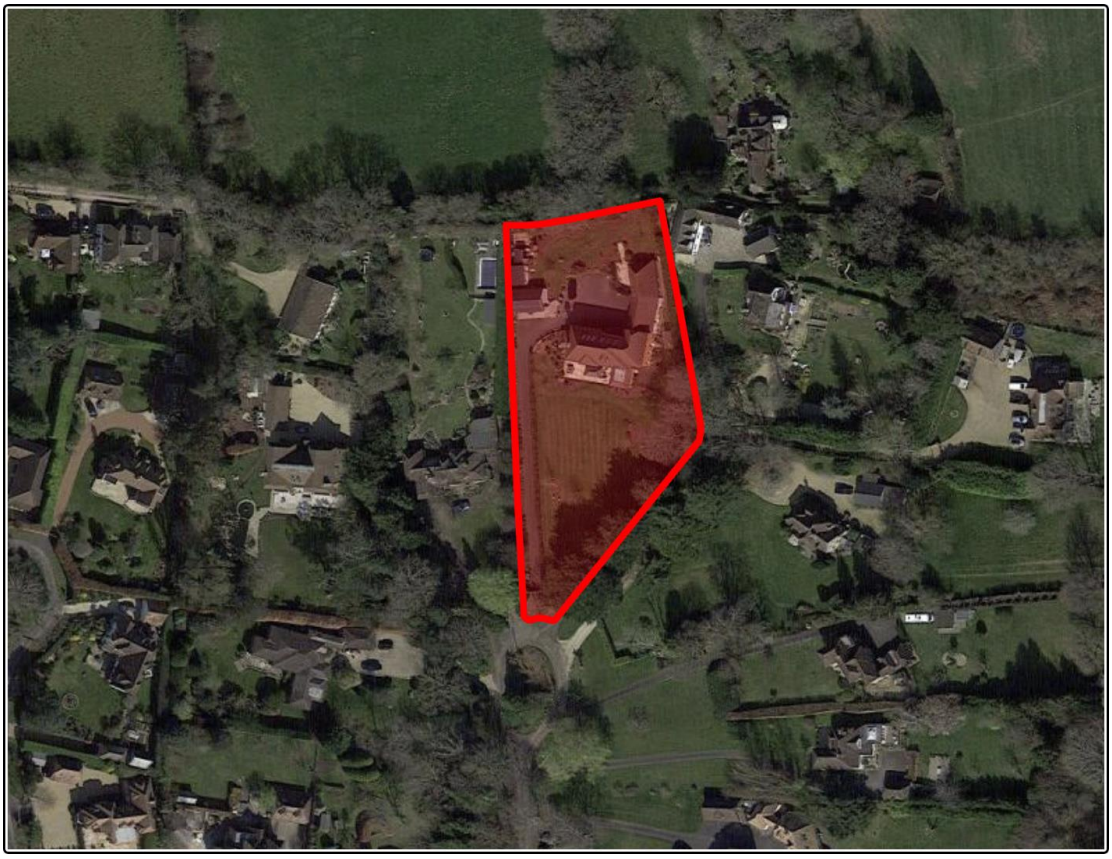


Figure 2: Existing Site

2. The Site

2.1 The site lies in the established residential area of West Chiltington 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 rural in nature with the proposed site sat within Tudor Close consisting of large, detached houses. Plenty of trees and vegetation around the site keeps the site discreate and very well screened. 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 large two storey houses set on modest sized plots.

2.4 The existing property is a generous detached family home of brick construction with tile hanging at first floor level and clay tile roof.



Figure 3: Existing Ground Floor



Figure 4: Existing Front Elevation



Figure 5: Existing Rear Elevation

3.1 Proposal

3.1.1 The current proposal is sought to create a new ground floor rear and side extension

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 having large areas of glazing and proposing a flat roof as apposed to a pitched roof.

3.1.3 The proposal looks to introduce a sedum roof to the extension to help with biodiversity gain. A roof light with automatic blinds will be constructed, not only for natural light but to also be able to get a glimpse of the sedum roof and insects enjoying the space. The automatic blind will be used in the evening to limit light spill.



Figure 6: Proposed Front Elevation

3.1.4 The existing floor are of the dwelling is 550 sqm with the proposal creating a total floor area of 598.5 sqm which is an increase of 8.8%

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



Figure 7: Proposed Rear Elevation

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

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

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



Figure 8: Proposed Ground Floor Plan

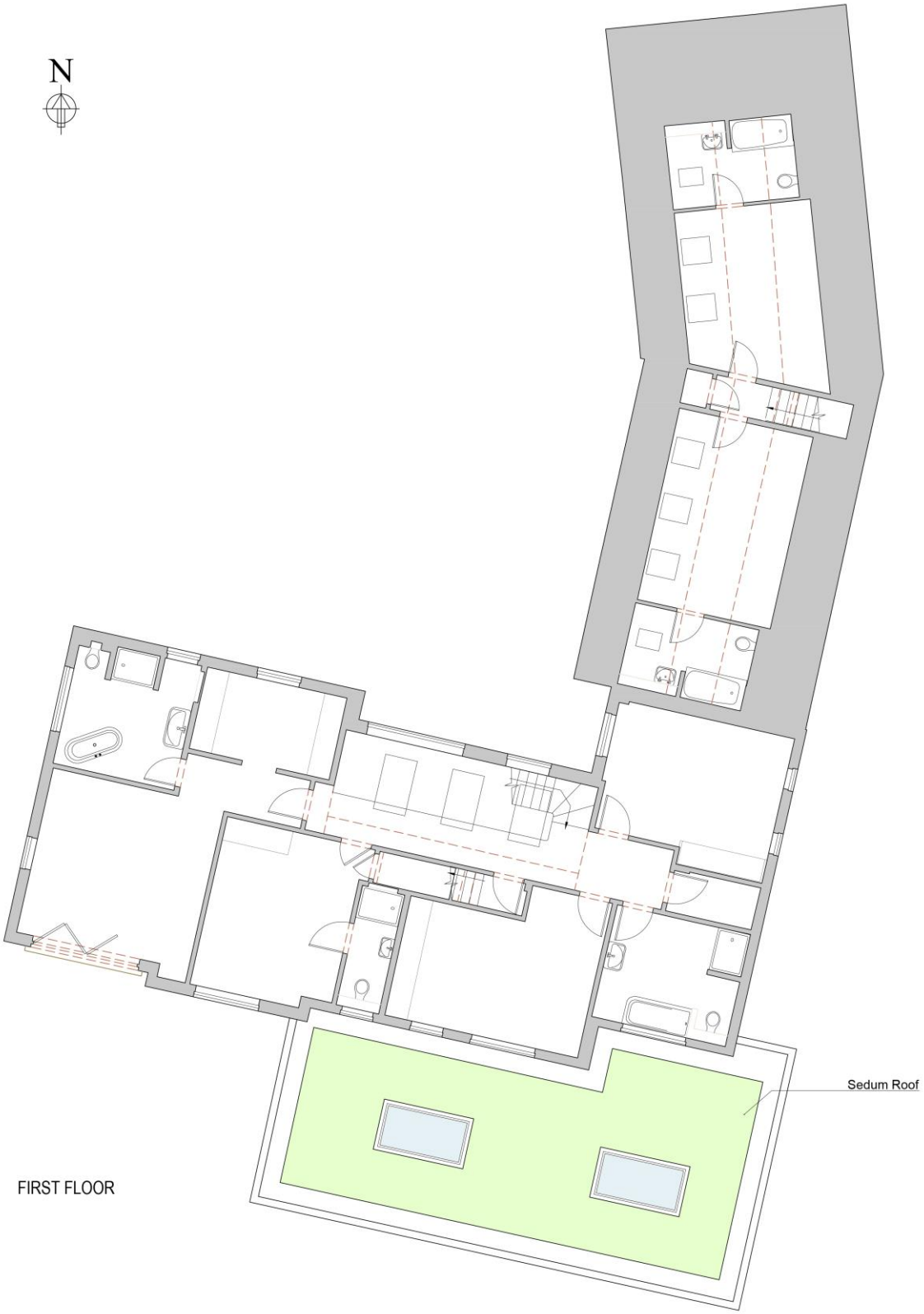


Figure 9: Proposed First Floor Plan

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 a new planting which would also help encourage more wildlife and nesting birds.

3.2.2 With the site being located in a semi rural setting, bat boxes and access hatches within the roof space will form part of this application, this will help to encourage bats within the area for nesting and breeding.

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 near to woodland areas which contribute to local landscape/townscape character, and wildlife interest currently, none of which will be affected as a result of this planning application.

3.3.3 The site is located within the established residential area of West Chiltington. The surrounding area is characterised by a mix of large dwellings sat within generous plots. The property is set in Tudor Close and is well screened with light woodland beyond the property's boundary.

3.3.4 The area is a rural community on the outskirts of Pulborough, bus stops are close by for access to local shops, post office, and village hall. The site lies just outside of the South Downs National Park. The surrounding area is characterised by a mix of dwellings including large two storey dwellings.

3.3.5 The nearest main road is the A283 connecting Pulborough to Storrington

3.3.6 The proposal is likely to affect a geological or wildlife designation in a positive way due to the introduction of the sedum roof.

3.3.7 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.

3.3.8 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.

3.4 Soil Management Plan

3.4.1 Any soils dug out to make room for the foundations would be distributed evenly over the garden so as to minimize any level changes or landscape features.

4 Materials

4.1 Brick construction with painted white render.

4.2 Copper roof with a sedum roof above

4.3 Windows will be lightweight aluminium frame.

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.

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 detritus 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 site and radio noise to a minimum.

5.4 Biodiversity

5.4.1 A Bat Survey Report has been produced by AEWC to accompany this planning application.

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.