Design and Access Statement and Heritage Statement

SITE: **Copper Beeches**
The Street
Thakeham
Pulborough
West Sussex
RH20 3EP

PROPOSAL: **Single Storey Extension**

Document: PU 26 01 301
5 Pages Total
06-10-2026

Paul Reed Architects Ltd

Introduction

This design statement is to accompany the planning application at the aforementioned property, for single storey extension located at the side-rear of the property.

Plans and elevations can be seen in the accompanying drawings.

We request that any planning permission issues arising with the current design can be dealt with during the planning consultation period. (relating to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, which states the planning authority is to work 'with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application').

1 Use:

The existing building is a detached dwelling house. The proposed extension seeks to create an additional living space.

2 Amount:

Main House: Existing footprint = 162 sq m (not including overhangs and external porch)
Main House: Proposed footprint = 188.5 sq m (not including overhangs and external porch and trellis)

Increase in footprint 26.5 sq m

Existing Internal living area ground floor = 144 sq m
Existing Internal living area first floor = 118 sq m
Total existing Internal living area = 178.4 sq m

Proposed Internal living area ground floor = 164.8 sq m
Proposed Internal living area first floor = 118 sq m (no change)
Total proposed Internal living area = 176.1 sq m

Increase in internal living area = 20.8 sq m

3 Layout:

The existing building is a detached dwelling house. The proposal seeks to create an additional living space and an attached oak framed trellis for shading to the south.

The existing and proposed elements are shown on drawings ‘103 Existing Plans and Elevations’ and ‘104 Proposed Plans Elevations and Sections’.

The proposed extension is connected to the existing living room at East corner of the house. This is at the rear of the East side garden.

4 Scale:

The scale of each aspect of the design is shown on ‘104 Proposed Plans Elevations and Sections’.

The scale and impact on The Street scene is minimal, as the extension is set back from the road and screened by a high hedge.

From Bramble Lane the extension is also screened for the most part by a hedge and set back behind the prevailing building lines to further reduce impact (as shown on ‘102 Block Plan’)

The scale is further reduced by the choice of roof form. The flat roof keeps the scale to a minimum, with only the traditional style lantern rooflight projecting beyond this.

5 Landscaping:

There are no landscape changes other than the trellis and associated patio adjacent to the new extension.

6 Appearance:

Materials and visual appearance for each aspect are noted on drawing ‘104 Proposed Plans Elevations and Sections’. The materials are chosen to retain the existing character of the main house.

The facing wall materials are a combination of black painted timber cladding and brick to match the existing house materials. The upper band of timber cladding on the Northeast and Northwest elevations are designed to line through with the existing height of the timber cladding on the existing house (Northeast elevation), helping it to blend in when viewed from Bramble Lane.

The trellis is oak framed with a brick plinth to match the existing oak post detailing on the existing house

Windows are white framed painted wood, to match the existing house, with the dark grey framed traditional lantern rooflight matching the darker palette of the wall materials.

7 Access:

Access to the house is unchanged

8 Conservation:

Assessment of Heritage Significance:

Copper Beeches lies within the Thakeham Conservation Area, consisting mainly of traditional rural vernacular dwellings, built from variety of materials including traditional red brick, clay tile hanging and black timber cladding.

The site is bordered at the front by The Street. Church View a grade 2 listed building , (Historic England Entry 1285099) is located opposite. Adjacent to the Southeast is Cumberland House also grade 2 listed (Historic England Entry 1027244) And to the North West is The Village Hall. Nearby to the Northwest is also the Old School House another grade 2 listed building, (Historic England Entry 1389115). Bramble Lane is to the North with Thakeham hall is located on the opposite side of Bramble lane.

The conservation area was created in 1971 around the historic core of the village and has many other listed buildings (16 total).

The North most boundary of the conservation area runs along the south side of Bramble Lane along the North boundary of Copper Beeches.

Although situated in the Conservation Area, Copper Beeches is a relatively new property, assumed to have been created around 1972 (from historic planning application records), the land was annexed from the garden of Cumberland House (possible 1966 according to historic planning records). A number of alterations have been made since (see planning history).

Archaeology:

The site is not in an archaeological notification area. The closest is DWS8557 located on the grounds of The Parish Church of St Mary, which is not affected.

Trees, Vegetation and Newts

The site is surrounded my mature hedgerows, and some trees to the Northwest.

From the Great Crested Newts District Licensing Scheme map, the site does appear to be in an impact risk zone, nor is there any evidence on site.

Assessment of Heritage Impact

The proposed alterations are believed to have a minimal visual impact on the street scene and conservation area.

The extension is not visible from The Street and does not impact on the conservation area at the front of the house.

At the rear the Extension is largely shielded by the mature hedge when viewed from Bramble Lane.

To the side the Extension is shielded by the mature hedge when viewed from the garden of Cumberland House.

No hedges or trees will be affected by the extension.

The extension does not adversely affect any nearby listed buildings.

Materials are sensitive to the host building and conservation area.



Southeast gable elevation from garden.
Proposed extension located to the right.



View of Northeast wall facing Bramble Lane



Oak framed overhang detail



View of side garden