

**Aldbury
Church Hill
PULBOROUGH
WEST SUSSEX
RH20 1AB**

REF: 2895/01

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Design and Access Statement
FOR
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PROPOSED – 2x single storey detached holiday homes

Introduction

The application site is in set within the of Pulborough (Church Place) Conservation Area. The area of the curtilage is 5455m.sq. The house is set in the north western corner of the site. Aldbury was built in 1911 on land sold by the Ecclesiastical Commissioners, to one Ella Constance Archdeacon (very appropriately!). The plot next door, on which Church Hill House was built, was sold to the local entrepreneur, estate agent and bus company owner Newland Tomkins, and was built in very similar style by the same architect in 1914.

The house is in late arts and crafts style, with angled roofs and tall chimneys. It also incorporated modern structural features such as cavity walls. It has high quality features, such as seasoned pine and oak and an internal arts and crafts staircase.

In the 1960s for some forty years the house was owned by the Menzies family, who owned the Spiro Gills factory on which the Pulborough Medical Practice and Tesco's is now built. It was however unoccupied for over ten years from 2000 to 2010 and became quite derelict and not weatherproof; it was at some risk of demolition.

The present owners bought it in 2010 and completely restored it, using reused materials such as reclaimed roof tiles and remaking the decayed leaded lights incorporating the existing glass.

Erection of a single storey side extension

Ref. No: DC/23/1506 | Validated: Mon 07 Aug 2023

Erection of a single storey side extension.

Ref. No: DC/22/0750 | Validated: Wed 13 Apr 2022

Erection of a two storey side extension with cellar.

Ref. No: DC/21/2496 | Validated: Mon 15 Nov 2021

Erection of two first floor balconies to the front elevation.

Ref. No: DC/20/0004 | Validated: Fri 03 Jan 2020

Erection of greenhouse (Certificate of Lawful Development)

Ref. No: DC/15/2802 | Validated: Tue 29 Dec 2015

Erection of single storey garage and greenhouse within a residential garden

Ref. No: DC/11/0281 | Validated: Tue 22 Feb 2011

Single storey extension (Lawful Development Certificate)

Ref. No: DC/10/2403 | Validated: Wed 17 Nov 2010

Proposal

The current proposal is to build two single storey holiday homes in the existing secluded garden on the east boundary. The existing house is a mixture of traditional construction, walls, imperial stock brick, local sand stone with a dash or iron stone, weather boarding and the roof clay pain tiles with a small are of flat roof.

Parking for visitors would be within the extensive parking area already laid out in the existing garden. Approximately 8 cars can presently be parked. Household waste and recycling from the holiday homes would be collected by the applicants and disposed of together with that from the main property

Scale

The proposed holiday homes would add approximately 88m² additional floor area to the site and the works will only minimally impact on the existing house.

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The use of the holiday homes would be run as holiday lets.

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Scale and appearance - It is proposed that the holiday homes would be constructed with clay tiled roof, cedar boarding, timber doors/windows and a brick plinth. The two holiday hoes would be in an idyllic location. The individual buildings would be 10.39m x 4.39m x4.68m to the tiled ridge. There will be no impact on the existing setting or landscape. The holiday homes would be well screened from the main property and the road. There would be not significate landscaping

The appearance extension would very similar on the east elevation, marginal on the south elevation and not seen from other elevation.

Access – there would be not change, access to the holiday homes be across existing paths and lawns.

Conclusion

The proposal will have minimal impact on the site, will have no impact on the main building, is well screed from the road by existing trees and vegetation, not adversely impact neighbouring dwellings, provide much sought after holiday experience attracting visitors to the local area to use and support local business.

April 2024