Design and Access Statement

For

Proposed New Outbuilding and Associated Works

At

Blackthorn Cottage

Old House Lane

Southwater

RH13 9DB

Prepared by Oakland Vale Ltd in association with TJ Crump Oakwrights

On behalf of Mr & Mrs P. Knight November 2024

0.0 Contents

1.0 Introduction

2.0 Physical Context

3.0 Scale

4.0 Layout

5.0 Appearance

6.0 Use

7.0 Access

8.0 Planning Assessment

9.0 Conclusion

1.0 Introduction

1.1 The basis of this householder planning application is for the scheme as proposed to be considered with a positive and proactive approach to high quality new building development.

1.2 This application is made on behalf of our Clients, Mr and Mrs Knight, the owners of Blackthorn Cottage.

1.3 Reference should be made to the submitted drawings ref:

OV/DB/PK/01-03

Location Plan

2.0 Physical Context

2.1 The application site lies on the northern side of Old House Lane within the village of Southwater.

2.2 The existing dwelling on the site is a brick faced, two-storey, semi-detached property.

2.3 The topography of the site is one of a sloping nature, falling in the main from South to North.

2.4 The application site is well-screened on all boundaries by mature hedgerows.

2.5 Aerial View of the Site



3.0 Scale

3.1 The footprint of the proposal covers an area of some 45sqm.

3.2 The ridge height of the proposed outbuilding will be 4.9m.

3.3 Due to the sloping nature of the site, the proposed outbuilding will be eased into the plot thus reducing its impact on the immediate and surrounding landscape.

4.0 Layout

4.1 The submitted site/block plan demonstrates how the proposed outbuilding can be appropriately accommodated within the site.

4.2 The footprint of the proposal is to be located within the north-eastern section of the plot.

5.0 Appearance

5.1 The build form of the proposed outbuilding is to be of a traditional style, green oak framed structure with a barn hipped style pitched roof.

5.2 There is to be a sympathetic palette of materials to choose from, including stock faced brickwork to the plinth walling element and, horizontal timber boarding of oak, cedar or similar to the remainder of the walling.

5.3 Where the pitched roofscape is concerned, this is to be covered in a plain clay tile, in keeping with the host dwelling.

5.4 Palette of materials


Stock Facing Brick


Timber Horizontal Featheredged Boarding


Plain Clay Tiles

6.0 Use

6.1 The proposed new outbuilding will provide home office space and space for hobby activities such as, cake decorating.

7.0 Access

7.1 The existing vehicular and pedestrian access is to remain unchanged.

7.2 There will be an appropriate level of parking spaces and turning area accommodated within the application site.

8.0 Planning Assessment

8.1 Contained within Policy 28 of the Horsham District Planning Framework it is stated that;

'Garages and any new outbuildings should have regard to the dwelling they serve and should be grouped with the house'.

This policy seeks to ensure that any new outbuildings are of an appropriate scale, siting and design, and have paid due consideration to the countryside setting and host dwelling.

8.2 The outbuilding as proposed is of a traditional design reflecting the vernacular architecture of this particular part of West Sussex.

8.2.1 The scale of the proposal will ensure that a hierarchy in build form is observed, with the outbuilding clearly being seen as subservient when viewed in the context of the host dwelling.

8.2.2 The external surface treatment of the proposed outbuilding will be appropriate in its setting and, reflect those used for the fabric of the host dwelling.

9.0 Conclusion

9.1 Through a conscientious approach to the scheme as proposed, we believe that the proposed development is appropriate in its countryside setting.