



DESIGN AND ACCESS STATEMENT

For

Pool House

Tim Mitra
Palmers Stud
West Chilton Lane
Billinghurst
RH14 9DN

Reference: HA_45855

Date: 18th June 2026

DESIGN AND ACCESS STATEMENT

Proposed Development: Demolition of 2 no. existing redundant stable outbuildings and erection of a single-storey ancillary outbuilding for use as a domestic pool room.

Site Address: Palmers Stud, West Chiltington Lane, Billingshurst, West Sussex

Applicant: Tim Mitra

1. Introduction

This Design and Access Statement accompanies a Householder Planning Application for the demolition of an existing, twin-block timber stable outbuilding and its replacement with a high-quality, single-storey garden building to be utilized as an ancillary domestic pool room/leisure space. The application site sits within the residential curtilage of Palmers Stud.

2. Design Principles

- **Amount and Scale:** The proposed building replaces a dual-stable block. The new pool room features a footprint of 30m, representing a minor, negligible decrease in footprint over the structure being demolished. The height is single-storey, with a shallow pitch or flat roof profile designed to keep the overall massing low-profile and subordinate to the main dwelling.
- **Layout:** The structure will occupy the footprint/immediate clearing of the removed stables to the rear of the property. This keeps the outdoor amenity space compact and clustered within the established domestic layout, avoiding any unnecessary sprawl into the wider landscape context.
- **Appearance:** The structure takes inspiration from premium timber outbuildings. It will feature a natural timber shiplap/conifer cladding exterior over a fully insulated premium timber core. To ensure an integrated aesthetic, the large front-facing PVC windows and double doors will utilize contemporary grey trims, aligning with the modern palette being introduced elsewhere across the site.
- **Landscaping:** No significant trees or hedgerows will be impacted by the removal of the stables or the erection of the pool house. The surrounding ground layout will be made good with a clean timber perimeter terrace or light hardstanding matching the existing residential grounds.

3. Access

Access to the pool room remains entirely domestic and internal to the site. There are no modifications proposed to the highway access, parking arrangements, or pedestrian entry points of Palmers Stud. The entrance to the building features low-threshold double doors ensuring safe and direct level access from the garden area.