

Design & Access Statement

Re: 2 Skylark View, Horsham RH12 5EA
Erection of single storey rear extension with rooflights



Existing Rear elevation



Existing Front Elevation

Introduction:

2 Skylark View is a modern residential cul-de-sac located in the northern part of Horsham, West Sussex, the property sits within the Holbrook West ward and the North Horsham Parish Council area, developed primarily in the 1990s, the street features a mixed portfolio of properties ranging from smaller terraced houses to larger detached homes.

The development is known for its quiet residential feel with close proximity to local schools, shops, and country walks approximately 2 miles north of the town

Traditional cavity brick and block masonry construction, pitched timber roof trusses clad with concrete interlocking tiles. Windows are double-glazed units.

Ground Floor: Includes an entrance hallway an open-plan sitting/dining room, and a rear conservatory extension with side garage.

First Floor: Comprises two double-sized bedrooms with en-suite shower room and a central family bathroom

Design Proposal.

The proposal seeks to demolish the existing poorly constructed rear single-storey conservatory on the ground floor.

This would be replaced with a single storey rear extension with flat roof and 2no rooflights.

All external finishes to match existing and carry out Internal alterations, all to comply with current building regulations and Horsham council Local Plan policies.

Development details:

Existing ground floor living area - 49.5 sqm

Existing rear conservatory extension for demolition - 10.5 sqm

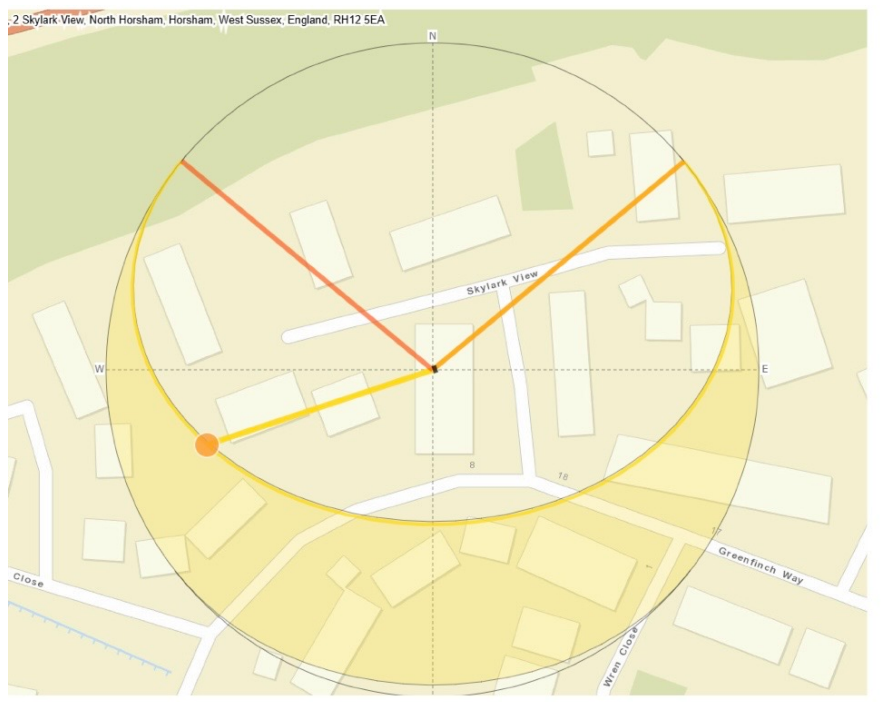
Proposed development of new rear extension - 17 sqm

The proposed development would in terms of scale, height and massing, there would be no adverse impact on the character, or appearance of the area.

Daylight & Sunlight:

The rear elevation of no. 2 Skylark View has an existing rear conservatory extension.

There will be no loss of amenity to neighbouring properties in terms of sunlight or daylight.



www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 2 Skylark View, North Horsham, Horsham, West Sussex, England, RH12 5EA
Time: 08.Jun.2026, 16:15 UTC+1

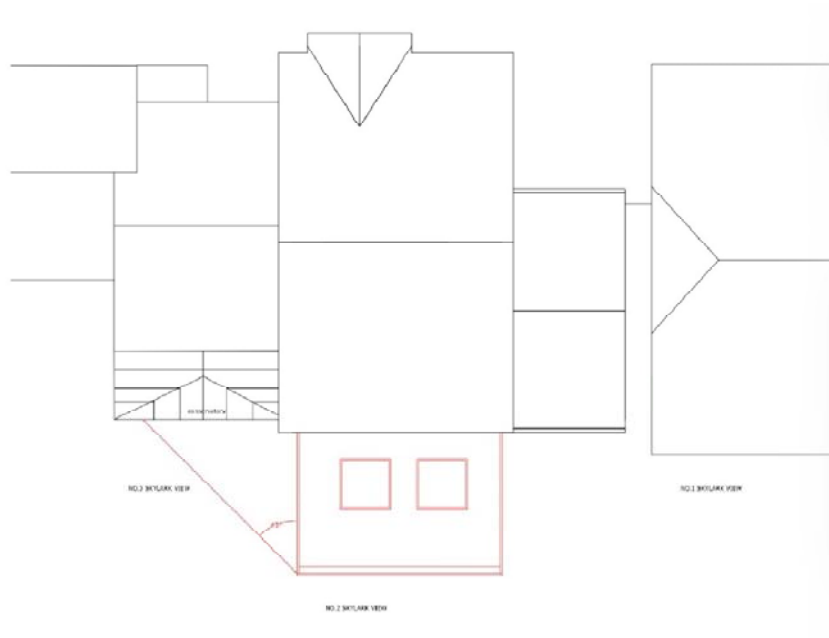
Solar data for the Location

Dawn: 04:01:51
Sunrise: 04:47:11
Sun peak level: 13:00:23
Sunset: 21:14:00
Dusk: 21:59:28
Duration: 16h26m49s
Altitude: 43.25°
Azimut: 251.65°
Shadow length: 1.06

Geo data for the Location

Height: 50m
Latitude: N 51°5'16.52" 51.08792°
Longitude: W 0°19'21.4" -0.32261°
Timezone: Europe/London BST

at an object level: 1m



Roof plan 45 degree angle



Rear elevation 25 degree angle

Biodiversity:

Rear garden is to preserve the existing and increasing the biodiversity in and around the site. Amenity Grassland would attract more bees, other insects and wildlife to the site the proposal.

The proposal is exempt from the mandatory Biodiversity Net Gain (BNG) requirement as it is a Householder application.

Water Consumption

To comply with London Plan Policy SI 5 Water Infrastructure and Policy BSUI4 On Site Water Management and Surface Water Attenuation the proposal would minimise the use of mains water and achieve water consumption of 105 litres or less per head per day. All appliances and fittings would have a low water consumption as tabled in Part G of the building regulations.

Energy & Sustainability Statement

The new GF rear extensions built to current building regulations as a minimum, would inevitably improve the thermal loss currently experienced through the poorly constructed conservatory. Additional roof insulation would be provided to the flat roof to reduce heat loss.

The retained and new windows are all double glazed UPVC windows providing a high thermal performance. - Natural ventilation would be utilised, through openable windows and rooflights, no mechanical cooling would be provided.

Existing combi-boiler will be retained

The proposal would use low embodied carbon materials for new elements where possible and practical. It would also use low energy appliances and LED lighting throughout to reduce energy usage.

Fire Statement:

The proposals comply with the functional requirements of Part B of the Building Regulations 2010 (as amended), the Regulatory Reform (Fire Safety) Order 2005 and relevant British Standards. Compliance is demonstrated against the following key requirements:

- B1 (Means of warning and escape): Provision of a comprehensive LD1 fire alarm system with a simultaneous evacuation strategy.
- B2 (Internal fire spread – linings): Internal wall and ceiling linings to achieve appropriate surface spread of flame classification.
- B3 (Internal fire spread – structure): Structural elements to achieve a minimum of 30 minutes' fire resistance.
- B4 (External fire spread): New materials for roof and external doors to comply with reaction to fire requirements, limiting external spread.
- B5 (Access and facilities for the fire service): Access to within 45 m of the main entrance is maintained for fire appliances.

Although the development is modest in scale (93 m² across two storeys), this PFSS confirms that the works maintain or enhance fire safety provisions in line with national guidance and best practice.

Flood Risk:

The overall flood risk for 2 Skylark View, Horsham (RH12 5EA) is officially classified as **very low**. This means that the property has an annual chance of flooding from rivers or the sea of less than $0.1 \div 100$, or $< 0.1\%$. [

River & Sea Flooding: The area falls under **Flood Zone 1**, indicating the lowest probability of river and coastal flooding.

Surface Water & Groundwater: Surface water and localized flash flooding risks are also extremely low,

Environment Agency Status: There are typically no active flood alerts or warnings for this specific North Horsham neighbourhood.

