DESIGN AND ACCESS STATEMENT

Application Site:

Downs View, Mill Road, Steyning, West Sussex BN44 3LN

Proposal:

Remodelling of existing dwelling – Downs View, Mill Road, Steyning

Prepared by Nick Jones

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CHARTERED ARCHITECTS

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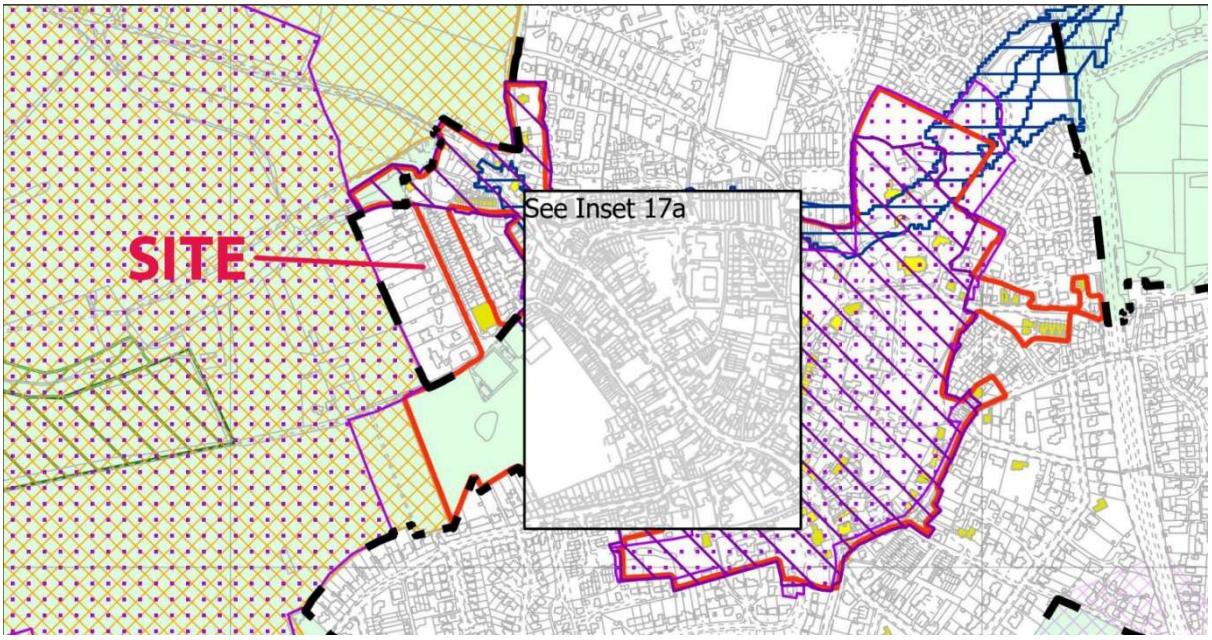
1.0 Introduction

1.1 This statement has been prepared in support of a planning application for re-modelling works at Downs View, Mill Road, Steyning and should be read in conjunction with the accompanying drawings, and details prepared by Jones Architects.

2.0 Site and Surroundings

2.1 The site is positioned on Mill Road, Steyning. Approximately 200m to the west of Steyning High Street. Steyning has been identified as a *"Small Town/Larger Village - that has a good range of services and facilities, strong community networks including local employment provision and reasonable bus/rail services."*



2.2 The site is situated within the Built-Up Area Boundary (black dashed line) and outside of the Steyning Conservation Area (red line).



2.3 Refer birds eye view of Mill Road above, looking westwards. This side of Mill Road is characterised by large detached houses, of differing styles, with long rear gardens. The gardens back on to the South Downs National Park beyond. The opposite (eastern) side of Mill Road is characterised by a long row of terraced houses. These were included into the expanded Steyning Conservation Area in 2018.

3.0 Planning History

3.1 There is no planning history available for Downs View online. The original property has previously been extended and the first floor converted with a rear dormer added, but these works predate Horsham's online register – so pre 1990.

3.2 It looks as though Downs View and it's neighbour to the north, Cornrigs, were originally built around the same time forming a mirrored pair. These two properties are notably smaller than the average along this side of Mill Road. Both had previously been extended, including roof conversions but Cornrigs then underwent a significant redevelopment in 2019.

3.3 DC/19/2543 – **Cornrigs**, Mill Road, Steyning.

Enlargement of Front Porch and erection of single storey rear extension. Removal of existing valley gutter and replacement of pitched roof to north-west elevations and raised ridgeline.

Status: Approved.

This was also a Jones Architects project. We refer to it here as it's not dissimilar in scope (ie extending/remodelling with a raised ridgeline), although worth noting this is a different project with a different brief so hence a different design solution.

3.4 The other nearby project worth drawing attention to is the Cricket Club pavilion redevelopment, further details for which can be found under reference **DC/26/0946**.



Image above taken from the supporting design statement for application DC/26/0946 (RnR Architects)

3.5 The Steyning Cricket Club is situated about 400m to the south of the application site and, although this is for a different type of project, there are some geographical similarities between the two – positioned as they are on the western side of Steyning, between the High Street and the South Downs. The Cricket Club application is currently under consideration, so no decision at the at the time of writing, but the design has been through extensive local consultation process.

We particularly liked the use of flint and the way the design combines this historic building material (prevalent on a lot of the older properties in Steyning) within a more contemporary overall form and detailing.

4.0 Description of the Proposal



Above: Existing Streetview. From left to right; Chanctonbury, Downs View, Cornrigs, February Cottage.

Below: Existing photo from rear. Downs View centre, Cornrigs to the left, Chanctonbury to the right.



4.1 Downs View, as existing, is a modest property set amongst much larger properties to either side. As noted earlier, it has been extended in the past but this was done by staying below the existing ridge height which has resulted in a cramped form of development (particularly upstairs) and a rather piecemeal appearance (particularly from the rear – refer photo above).

4.2 The application seeks permission to remodel Downs View. To re-use the bones of what's there and reimagine what it could be.



4.3 The proposed works include removing the existing roof and cramped first floor accommodation and replacing with a new first floor to better balance the accommodation. A key driver in the design process has been the overall massing and working up a scale that sits comfortably amongst it's neighbours and relates well to the existing streetscene. We felt there was definitely scope to increase the height of Downs View, given the raised ridge height of Cornrigs (adjacent on the north side) and the significantly larger Chanctonbury to the south. We've opted to locate the additional height more centrally down the plot. This allows for a dropped eaves level down both sides, minimising the impact on either of the existing neighbouring properties. The gable ended form facing the street also echoes the neighbours and, although every house is different, allows for a sense of rhythm between the properties (refer proposed street elevation above).



Proposed roof plan

4.4 The design carefully breaks down the overall massing into smaller distinct elements. This is probably best illustrated by the proposed roof plan (above).

4.5 Energy efficiency has also been a key design driver, with modern levels of insulation proposed throughout and a shallow pitched south facing roof ideal for a solar array (12 panels). Note also the proposed lightwell over the stairs, this not only allows natural light to percolate down through the centre of the building, but the rooflights here will also be controlled by a smart home system, automatically opening to create a natural ventilation stack when required.

4.6 Another aspect of this application is the proposal to demolish the existing front garage (adjoined to Cornrigs) and the existing side utility room. This helps re-establish the sense of a gap between the properties, which we feel is fairly characteristic along this side of Mill Road. With the garage removed, the proposed replacement porch has been angled to face the entranceway to the site.



Downs View (as proposed) from front



Downs View (as proposed) from rear

4.7 The design of the rear of the Downs View also utilises the technique of breaking down the massing into smaller distinct elements, but here it's more of a cascade – with the highest forms located centrally over the existing footprint and then stepping down, via the rear deck, to the lower single storey element at garden level. Another noticeable difference (in contrast to the front elevation which has more traditional fenestration) is the larger areas of glazing. These frame the lovely views in this direction and help to create light and airy living spaces, blurring the distinction between inside and out.

4.8 The proposed materials have been carefully chosen, utilising historic building materials like flint and timber but combining these with a more contemporary style of detailing and the crisp forms of the zinc, which wraps down from the roofs onto the external walls.

5.0 Access

5.1 These proposals have very little impact on the existing access arrangements. Demolishing the garage frees up the equivalent space on the driveway for additional off-road parking should this be required. The pedestrian access has improved by lining up the new porch with the entranceway.

5.2 Steyning High Street is within easy walking distance offering a good range of shops and transport connections. Steyning has been identified as a *"Small Town/Larger Village - that has a good range of services and facilities, strong community networks including local employment provision and reasonable bus/rail services."*

6.0 Conclusion

6.1 These proposals have been carefully designed with due consideration to their context. They fully accord with both National and Local Planning policy and furthermore will make a small but positive contribution to the local area.