

ref: 308/das:

Design and Access statement
For
Strouds, Church Lane, Horsted Keynes, RH17 7AY

Demolition of existing conservatory, lean-to outhouse, internal re-configuration to ground and first floor East Building, ground floor alterations to the West Building, altered fenestration, together with associated with internal and external alterations

1.0 Introduction

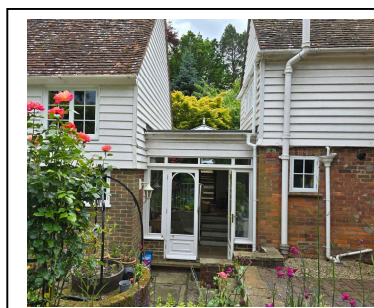
Objectives and approach

The purpose of this design and access statement is to support the application for the consent sought on behalf of Mr & Mrs McGahan. The intention of this document is to ensure that the proposed alterations meet a high standard of design and workmanship and is appropriate for the property.

This application is being submitted for a full-householder application & Listed Building Consent and comprises of the following:

- Demolition of existing conservatory
- Demolition of existing lean-to
- Internal re-configuration to ground and first floor alterations to the East building
- Alterations to the Ground floor of the West building
- Altered Fenestration to the East building & single storey link
- Associated internal and external alterations

The approach for the design and appearance have been to adhere to the existing character of the house and continue with the inherent materials and features on the existing property with scope to explore some contemporary features and introduce a modern style and detailing.



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2.0 Site Use

Strouds is a Grade II listed building located within Horsted Keynes Conservation Area. The detached residential property sits on a country lane. The urban grain of the immediate area is characterised by medium to high density of dwellings within medium to large sized plots.

3.0 Site Proposal

The proposal seeks to create more usable habitable accommodation for the young family.

The existing conservatory and lean-to are both being demolished.

Internal re-configuration of the first and second floor of the 1970's East building and ground floor of the historic West building provides improved and more practical living spaces for the family.

Overall, the proposal results in a negative net gain in floor area, but more efficient use of space.

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4.0 Layout

The current layout offers accommodation over two floors. The property consists of two distinct halves a West building and an East building linked together by a single storey flat roof structure which forms the principal entrance hall on the same internal floor level as the existing kitchen.

The new layout seeks to re configure the existing ground and first floor layout of the East building and the ground floor of the more historic West building as follows:

- Re-configuration to the East half of the Strouds cottage by relocating the kitchen in to the post war part of the property.



- The existing kitchen will be repurposed as a utility and boot room.



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- The existing cloakroom and utility room, currently housing the boiler, will become the plant room.
- The utility room in the post war half will become a new w.c/ shower room.
- The existing 'link' entrance will be transformed with the lower floor level raised to create a level entrance hall space and thus adjust and improve the sightlines achieved overlooking the rear garden.
- In the East wing of the cottage it is proposed that the current, smaller bedroom, opposite the existing first floor bathroom, accessed off the landing will be re-configured to accommodate a new staircase and positioned centrally within the existing central gabled dormer.
- The existing generous landing sited at one end of the current first floor layout will make way for a much larger second bedroom similar in size to the bedroom at the far east of the cottage. It may be possible to retain the existing purlins and enlarge the floor space further down in to the eaves where landing cupboards currently reside. A new gable window is proposed for the bedroom similar in style to the existing larger bedroom to match. The window could be just two lights rather than three lights to respect the smaller apertures due to its proximity with the early 17th century style.
- A conservation rooflight is proposed to be inserted to the north pitch of the newly configured bedroom and the existing bedroom
- The existing smaller bedroom window that will become the window affording natural light to the new staircase is proposed to have a lowered cill which will, in turn, afford more natural light to filter down the stairs and in to the open plan arrangement on the ground floor below.
- On the ground floor of the east side of the cottage, it proposed that the space become the new hub for the family daytime living space with an open plan kitchen, dining and informal living space, supported by a new modern shower room.
- To achieve greater levels of natural light in to this space, the demolition of a small brick built lean to store is proposed, and this will allow for a new window to be inserted on the east wall which will capture the morning sun in what will be the new kitchen.
- The demolition of the existing conservatory will also increase the amount of natural light entering the space and proposals show a newly formed aperture moved towards the east to create an opening for a new doorset. Currently options explored to date include either hardwood timber French doors and side lights or an aluminium powder coated doorset (bi-fold doors or French door and sidelights) from Origins contemporary soho range which consists of slim glazing bars, akin to the style of the windows inherent within the property.
- A similar styling is proposed on the minor changes to the fenestration where the stair window, informal living space window (possibly a low level 'window seat' height cill) and new linking hallway glazed window, all capturing the views overlooking the garden.

5.0 Scale

The proposal has been developed by using the existing footprint of the existing house, and reconfiguring the interior allowing the rooms to function more efficiently.

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6.0 Landscaping

The existing landscaping will remain unchanged, however the metal handrail down to the front door will be removed.

7.0 Appearance

The existing property is currently built using the following materials
walls; face brickwork and timber cladding
roof; clay tiles & lead flat roof
doors and windows; Timber
gutters and downpipes; metal & white pvc - u

The proposal is for the following materials
walls; no change
roof; no change
conservation rooflight; powder coated aluminium
windows; timber, timber painted all bar glazed, powder coated thermally broken aluminium RAL7030
Doors; powder coated thermally broken aluminium French doors with sidelights RAL7030
gutters and downpipes; no change



Indicative visual to show fenestration changes

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8.0 Access

The pedestrian and vehicular access to the property will remain unchanged.

9.0 Sustainability

The design has been considered to include ways to incorporate passive sustainable elements within the extension. Recycling of materials will be included and maximised as much as possible. The existing heating system will be modified and upgraded as part of the works. Currently the property is cold and experiences damp issues, which is synonymous with underfloor heating.

Other remedial works to sustain the longevity of the building:

- Re-tile roof of east building
- Repair/replace chimney pot if necessary
- Make good/replace any rotten or damaged weatherboarding
- Removal of iron railings to the front of the house
- Paving of seating area outside the new kitchen (approx. same footprint as existing conservatory)

10. Conclusion

Overall, it seems the proposals will preserve the special interest of the listed building in character and appearance as the majority of the works are confined to the modern East building. The proposed works seek to provide a more efficient layout providing more useable habitable space, reflecting the needs more suitable for modern day living.

MID SUSSEX DISTRICT PLAN

DP26 CHARACTER AND DESIGN

Strategic Objectives

2. To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence.
4. To protect valued characteristics of the built environment for their historical and visual qualities.
12. To support sustainable communities which are safe, healthy inclusive.

The proposals preserve the character of the site and surrounding context and incorporates sustainable design improving the performance of the property without affecting its character.

DP34 LISTED BUILDINGS AND OTHER HERITAGE ASSETS

Strategic Objective

- 4: To protect valued characteristics of the built environment for their historical and visual qualities.

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Despite Strouds being a listed building, this pertains in most to the West building from C16. The East building is a 1970s extension and therefore with the proposed scale of works, much of the internal re-configuration would not affect the C16 building

- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use.
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;

The proposed removal of the conservatory would remove a material feature from the curtilage of the listed building that is less congruent with the traditional building construction style of the area.

- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.

The proposals are mindful of historic timber framing and other features of interest to ensure they are not harmed or obscured by the works.

DP35 CONSERVATION AREAS

- DP35- New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;

The proposals are mindful and adhere to this policy.

HORSTED KEYNES NEIGHBOURHOOD PLAN

Infill development and domestic extensions

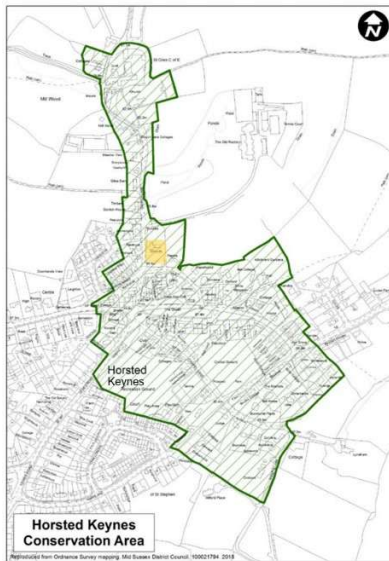
- Policy 5.25- "changing needs and future proposals for extensions will be permitted in principle, both within and outside the built-up area boundary. However, it is important that the siting, scale, form and materials of extensions are in keeping with the original property and the street scene."
- Policy 5.27- ". An extension should be subservient to the original dwelling and not dominate the original building, or the locality. A range of devices are available to subordinate an extension such as setbacks, lower roofs, changes in materials or detailing."

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POLICY HK6:

(Amongst other features), The following features contribute to the particular character of the Conservation Area:

- The use of traditional and natural building materials;
- The extensive views of the countryside from within the Conservation Area, especially around St Giles Church;
- The hedgerows, trees and banked verges, including those in Church Lane, Bonfire Lane and Wyatts Lane;

Strouds occupies a position on Church Lane with banked, grassed verges and these will be retained.

NATIONAL PLANNING POLICY FRAMEWORK

PROPOSALS AFFECTING HERITAGE ASSETS

Paragraph 207

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 212

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

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Paragraph 213

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

Paragraph 215

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 217

Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Paragraph 220

Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

The conservatory we are intending on demolishing is a rear-facing conservatory of a section of the property built post-WW2, therefore it is unlikely to be deemed as making a "positive contribution to the significance of the [Horsted Keynes] conservation area."