

Design and Access Statement



Project Ambition

This proposal for improvements and additions to the existing dwelling at Soles Coppice, draws upon the previously approved proposals for the site DM 231148, which included alterations and additions to the existing dwelling, and DM 241047, a proposal for a new dwelling to the rear of the application site. Increases in building costs and our client's determination to enhance sustainability and minimize impact have led to this current proposal, which economically reworks and extends the existing dwelling, reducing the dwellings' overall height and roof profile, minimizing impact on the landscape. As well as a balanced addition, internal planning and orientation of arrival are altered to improve the dwellings relationship to its surroundings.

in terms of its site plan, the design recognizes the importance of the High Weald area of outstanding natural beauty and identifies that any development within this realm must enhance and contribute positively to this rich natural asset. The proposal also recognizes the evolutionary changes that occur in usage of building types in such a location. The scheme envisaged in this application presents an improved, sustainable, functional reworking of the existing dwelling that will contribute to the long-term improvement of the site itself and the surrounding AONB.

Conservation and Listed Buildings

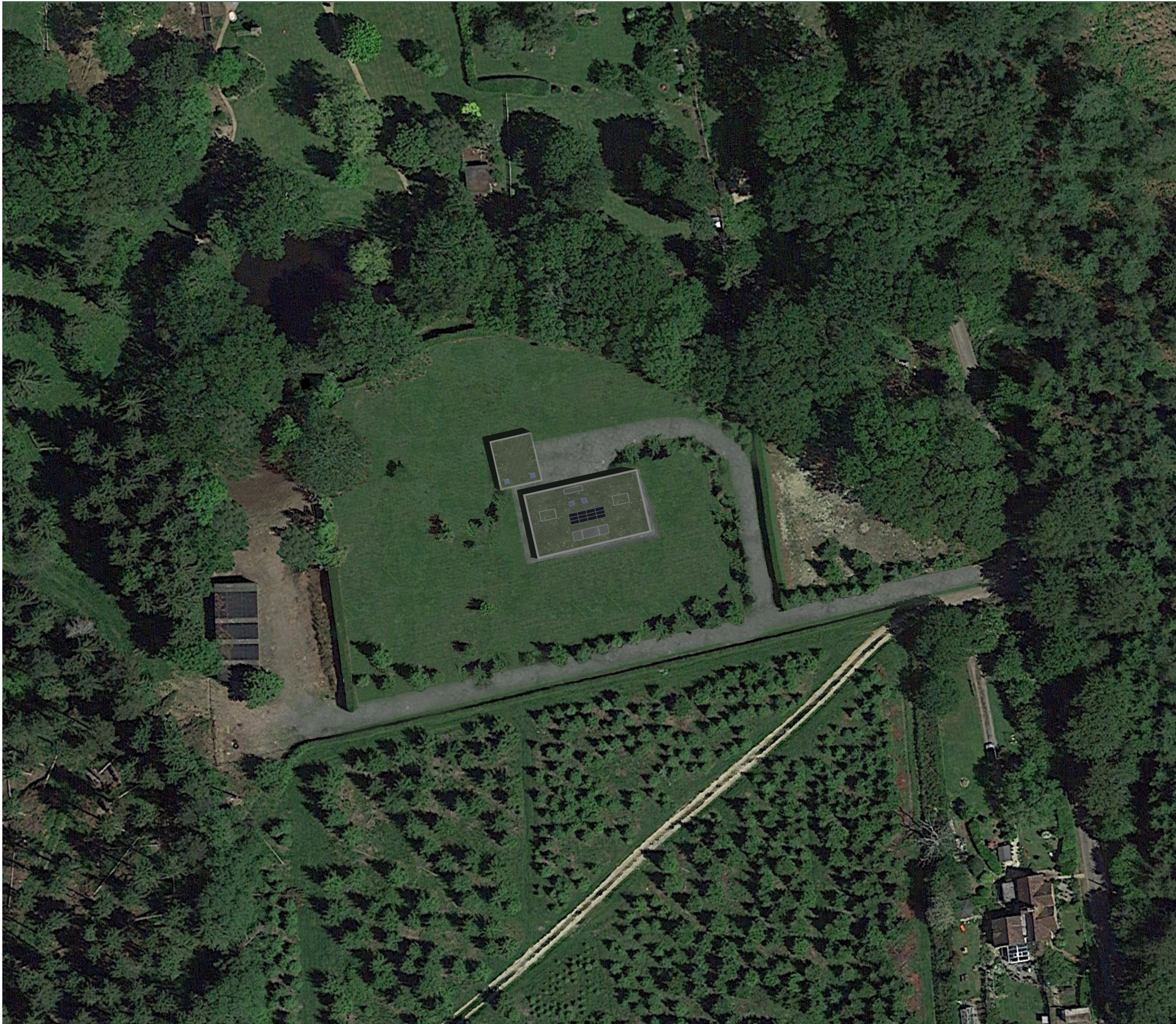
The application site is outside of the Ansty and Staple field Conservation Area. However, the site falls within an area of countryside and forestry and therefore needs to comply with policy DP12 (Protection and Enhancement of Countryside). within the High Weald Area of Outstanding Natural Beauty. The Mid Sussex District Plan 2014-2031 sets out the policies that govern new development proposals in this area. The materials that make up the proposals outlined in this application, where possible will be of local origin and extend and improve the materiality of the existing dwelling.

The High Weald Area of Outstanding Natural Beauty

Our client's new brief identified that the proposal should respect and enhance the long-term quality of the site and its relationship with the ANOB. In particular, the improved dwelling design works to maximize the experience of the surrounding landscape, and the changes each season brings, within this unique and outstanding area of Natural beauty. The building's new lower roof profile and subtle reworking of the existing built form, assists in minimizing the impact of the dwelling. The shallower low roofscape will reduce visibility of the dwelling in the landscape and generous overhangs will shade the interior and improve environmental sustainability.

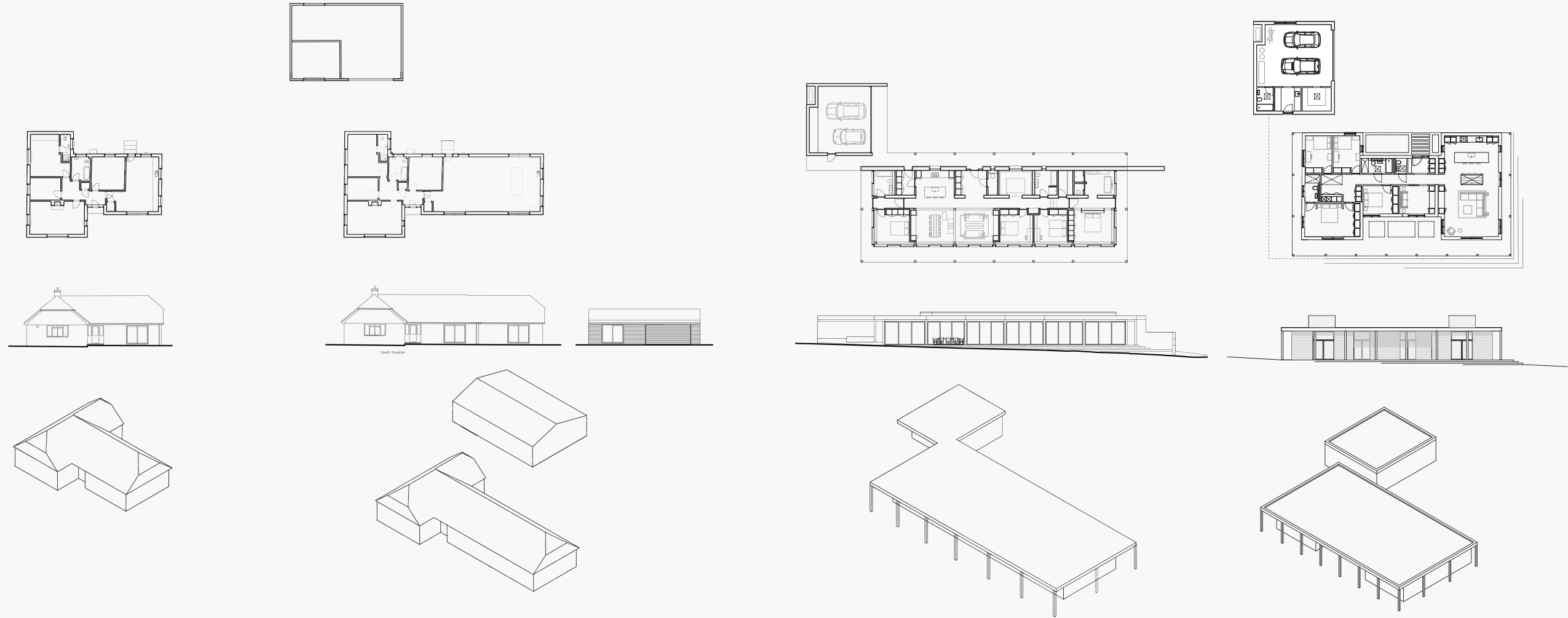
Understanding the principles for development as identified in the High Weald Management Plan 2019-2024 has been important for the development of this proposal.

The High Weald Guidance on the Selection and use of Color has influenced the selection of natural materials that will weather gracefully. Continuing the use of existing brick, locally sourced from the Freshfields Lane brickworks, will assist with blending new and existing, and a perimeter glue laminated timber shading structure, which is treated to weather evenly, will also assist in easing the dwelling into the landscape. It is intended to improve planting around the proposal, using locally thriving species, to ensure landscape surrounding the house feels as natural as possible. The contribution this proposal will bring to ANOB will exceed that presented by the existing dwelling, a basic, poorly insulated, UPVC fenestrated building that does not respond well to the attributes of the site.



Site plan and placement of dwelling in the landscape

This proposal identifies the existing dwellings relatively exposed location and seeks to reduce its impact by introducing a low roof profile, to integrate the building into the landscape. Our clients’ brief to improve the dwellings sustainability and contact with the landscape has led to a rethinking of the internal accommodation to improve orientation and outlook, to maximize the viewing potential, enhancing appreciation of the AONB. Vehicular access to the dwelling is via a new discreetly located driveway with permeable surface. As the proposal is an enhancement and addition to the existing dwelling, there is no impact on existing vegetation on the site.



Existing House

Area (Gross Internal Area)
109 m2 House

109 m2 Total GIA

Area (Gross External Area)

126 m2 House

126 m2 Total GEA

Volume (External)
541 m3 House

541 m3 Total Volume

Approved Scheme DM231148

Area (Gross Internal Area)
151m2 House
96 m2 Outbuilding

247 m2 Total GIA

Area (Gross External Area)

173 m2 House
104 m2 Outbuilding

277 m2 Total GEA

Volume (External)
735 m3 House
344 m3 Outbuilding

1,079 m3 Total Volume

Approved Scheme DM241047

Area (Gross Internal Area)
209 m2 House
48 m2 Outbuilding

257 m2 Total GIA

Area (Gross External Area)

236 m2 House
57 m2 Outbuilding

293 m2 Total GEA

Volume (External)
799 m3 House
193 m3 Outbuilding

992 m3 Total Volume

Proposed Scheme

Area (Gross Internal Area)
184 m2 House
70 m2 Outbuilding

254 m2 Total GIA

Area (Gross External Area)

209 m2 House
81 m2 Outbuilding

290 m2 Total GEA

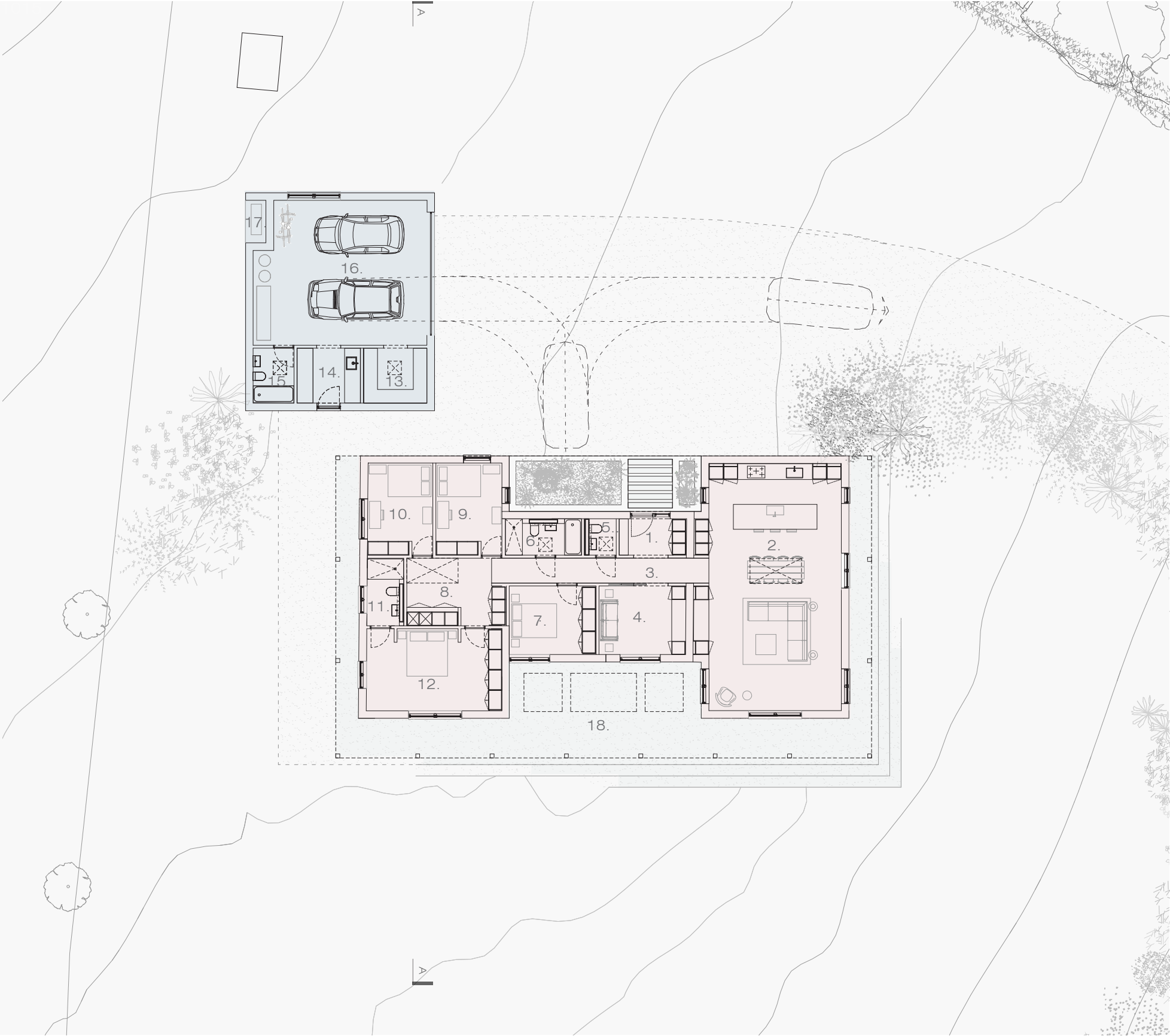
Volume (External)
710 m3 House
275 m3 Outbuilding

985 m3 Total Volume

Volumetric Comparison between the recently approved proposal DM/23/1148 and proposed new dwelling

One of the primary aims of this proposal is to ensure the reworked and extended dwelling is low impact. The approved proposal to enlarge the existing property DM/23/1148 facilitates an increase in overall volume to a

total of 1079 m3. The approved DM241047, by comparison, at 992m3 is 140m3 smaller in volume. The proposal that is the subject of this application has a total volume of 985m3, less than both DM231148 and DM241047.



Accommodation

The upgraded dwelling improves accommodation for the family and relatives and is laid out over a single level to provide lifetime accommodation. Its 4 bedrooms and open plan living areas, including two central clerestory windows, provide generous, flexible, and light-filled accommodation where all rooms have access to the exterior and can experience the landscape directly. A brick paved terrace facilitates outdoor living during the summer months. The improvements will comply with building regulations Part M – Access to and Use of buildings to facilitate ambulant disabled access.

Area Schedule

Net Internal Area (NIA)		Gross Internal and External Areas	
	sqm		sqm
House			
1. Entrance / Cloaks	5		
2. Kitchen/ Living/ Dining	64		
3. Corridor	11		
4. Snug	12		
5. WC	2		
6. WC/Shower	5		
7. Guest Bedroom	12		
8. Laundry/ Utilities	7		
9. Children's Bedroom	12		
10. Children's Bathroom	12		
11. Master Ensuite	5		
12. Master Bathroom	22		
House NIA	169	House GIA	254
		House GEA	290
Outbuilding			
13. Store	7		
14. Utility	7		
15. WC/ Shower	4		
16. Garage/ bins/ bikes	47		
17. ASHP	2		
Outbuilding NIA	67	Outbuilding GIA	70
		Outbuilding GEA	80
External Amenity			
Area	sqm		
18. Terrace	93		



0 1m 5m

Scale: 1:200 / A3



Architecture, Appearance and Materiality

The proposal continues the use of the existing brickwork, sourced locally from Freshfield’s lane, all repointed in a flush lime rich mortar to create a more textured surface. The existing bulky and poorly insulated roof is replaced with a new low profile drained flat roof structure with visible elements in sustainable Glulam timber. It is anticipated that the new roof structure will pe prefabricated off site, to limit disturbance of the site and surrounds. All exposed timber framing and surfaces will be treated to weather naturally and evenly, in subtle shades identified in the High Weald guidance on colour.

The dwellings fenestration is largely set back under large protective eaves, to prevent solar gain in summer and keep the UK’s constant drizzle away from glazed surfaces. Framing shall be finished in tone to match the overhanging timber structure. Glazing units will employ triple glazing to meet current Building regulations. Two clerestory windows bring natural light and improve cross flow ventilation. The low-profile roof will substantially upgrade insulation to the dwelling, to minimize heat gain, and its relatively narrow fascia and profile minimize visual impact. The roof surface will also be used to harvest rainwater for garden and domestic use.

Key:

- 1. Brickwork to match existing
- 2. Brick steps to match existing brickwork
- 3. Powder coated aluminium fenestration with triple glazing
- 4. Glulam column
- 5. Glulam fascia concealing membrane roof
- 6. Timber clad clerestory

Energy & Sustainability

The proposal identifies that the current poorly insulated and oil heated dwelling is not of a standard fit for use into the future. Energy use minimization and sustainability will be a fundamental attribute of the modified dwelling. New works and improvements shall be constructed to comply with targets identified in local policy, beyond that currently required by Part L of the building regulations. All new external solid walls will be of wide cavity brickwork, well insulated to achieve optimal U-values and glazing will be of low emissivity triple glazing to reduce heat loss whilst maximizing light penetration and minimizing light transmittance. The new timber framework and glulam fascia and columns will be from a sustainable source. It is anticipated that the dwelling shall incorporate an Air Source heat pump, Photovoltaic array and battery storage, rainwater harvesting, LED lighting, induction cooking, and other energy saving measures, to minimize the burden on existing services. All external surfaces surrounding the dwelling will be permeable. The improved dwelling shall be constructed to a high standard of workmanship from durable materials to provide a long-term sustainable solution. All Building materials shall be obtained from sustainable sources where possible and construction methods specified to minimize environmental impact.

Landscaping, Amenity and Biodiversity

Integral to the project will be the subtle replanting of the application site and environs, to create a more natural state, whilst maintaining amenity space and views across the AONB. It is considered that this approach will not only enhance the overall quality of the project and its environment, minimizing impact upon neighboring properties, but also contribute to enhancing local biodiversity and the quality of the AONB

Privacy / Overlooking / Overshadowing

The modified dwelling on the existing footprint has a lower profile roofscape than the existing, reducing its visibility from the surrounding landscape and carriageway and from the neighbouring dwellings, which are more than 80 metres from the proposal. An existing hedge obscures the visibility of the proposal from the north. There are no overshadowing or overlooking issues. Areas of glass on the proposed dwelling are protected by large projecting eaves and glass specifications will be chosen to reduce artificial light transmittance.

Vehicles, Bicycles, Waste, and Associated Facilities

A secure garage building of similar design and material to the dwelling will house vehicles, air source heat pump enclosure, bicycle and waste and recycling storage and site related maintenance equipment to minimize mess and clutter across the site.

Fire Services

As the proposal is a modified and extended version of the existing dwelling, its position relative to fire services remains unchanged. The proposal will incorporate smoke and heat detectors in accordance with current regulations.

Security

The proposed dwelling shall be designed and specified according to Secure by Design principles and shall incorporate locking mechanisms and security measures in accordance with current building regulations.



Villa Waalre - Waalre, The Netherlands



Wembury Mews - Highgate, London



Waipara Valley - South Island, New Zealand



House on Pearl Beach - New South Wales, Australia

Russell Jones Ltd is a London based Architecture and Design Studio with over 30 years of experience in Residential Architecture in both Urban and Natural Landscapes

Since completing the first project in 1985, the practice has steadily built its portfolio of finely crafted projects in varying contexts throughout the world. All projects are informed by a sensitivity to context, understanding of client requirements and the realities of economic and environmental sustainability. The quality of the work comes from a simple, considered approach to the generation of form and detail, interest in the delicate articulation and expression of structure, authenticity of construction and the careful selection and use of materials. Each is a means to creating the atmosphere and expression of the essential ideas of a project.

The practice has undertaken a number of projects within sensitive natural landscapes, throughout the world. This includes working on projects in the Surrey Hills landscape in the UK, in a Unesco listed rainforest in Northern Brazil, protected coastal landscape in Portugal and a rural landscape in New Zealand. The practice has been nominated for national and international awards, was the recipient of the prestigious BDA Architects choice award in 2017, Finalist in the World Brick awards 2018 and Winner of the UK Wood Awards for best private building in 2023. As lovers of natural landscapes and passion for carefully considered appropriate architecture, we have an interest in ensuring this proposal contributes positively to the enhancement of its site, and surrounding area of outstanding national beauty.