

INTRODUCTION:

This Design & Access Statement has been prepared by Victoria Mustard Architects to accompany our Householder Planning Application for the demolition of a semi-detached dwelling and extension to an existing dwelling at Mill House, Rowfant.

Existing Use: C3 Residential

Proposed Use: C3 Residential

DESIGNATIONS:

The site does not fall within any Conservation Areas.

The site is located in a rural setting on a private road extending Eastwards off the Old Hollow. Rowfant Mill House, a Grade II listed building with reference 1354908 is located to the South West of the site along the access road.

CONTEXT:

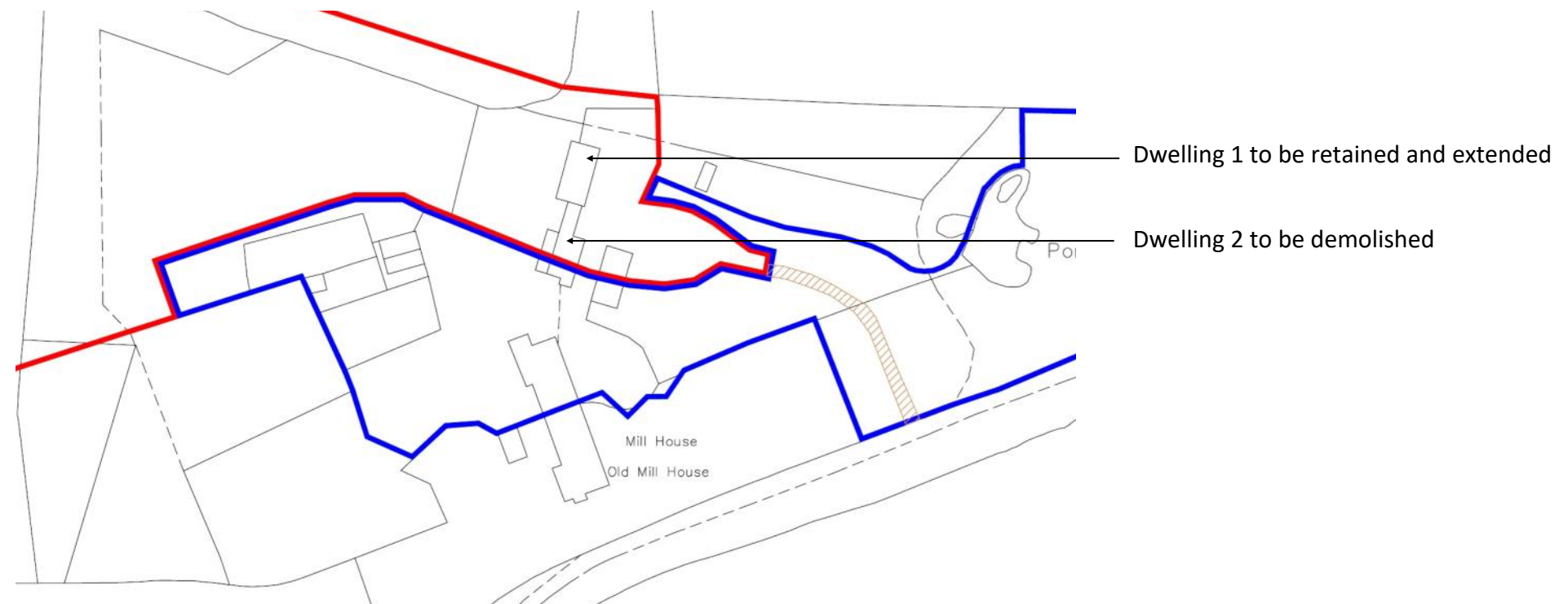
The local area is rural and is surrounded by fields and woods. The Stables were originally part of Mill House, and have been used as independent dwellings for many years. The stables block comprises two dwellings. The proposed extension to Dwelling 1 is to utilise the existing footprint of Dwelling 2 in order to minimise any impact on the surrounding site. The built up area of the site will remain largely unchanged.

RELEVANT PLANNING HISTORY:

DM/24/3042 Certificate of Lawfulness Granted

Application to establish the existing lawfulness of two independent residential dwellings.

Location: Annexe, Mill House, Old Hollow, Copthorne



PARTIAL SITE PLAN— NOT TO SCALE



View of front of the old stables comprising Dwelling 1 (RHS) & Dwelling 2 (LHS). Dwelling 1 is to be retained and extended by demolishing Dwelling 2.

EXISTING:

The site comprises two adjoining dwellings, both of which are single story with timber cladding and pitched roofs. Having originally been a stables block the houses have fairly low pitched roofs and are linear in layout.

Dwelling 1 to the North (to be retained and extended) has oak cladding and a shingle roof.

Dwelling 2 to the South (to be demolished for extension) has oak cladding and a mixture of bitumen and metal profiled roof.



View of front of Dwelling 1



View of front of Dwelling 2



View of rear of Dwelling 1



View of rear of Dwelling 2

PROPOSED:

Dwelling 1 has a single bedroom and has become unsuitable for the owners and their growing young family.

The proposal is to build a new extension to replace Dwelling 2, to add additional bedrooms and a Living Room to create a comfortable family home.

The materials for the new extension are to match the existing house, with oak cladding and timber shingled roof.



Interior view of Kitchen/Dining of Dwelling 1 with exposed timber framing. The extension is to be accessed through the wall directly adjacent to the kitchen peninsula.

Front porch:

The existing Dwelling entrance is to be re-centred and feature a new Porch/Hall to provide a focus for the house given its length.

SUSTAINABILITY:

The house has a highly efficient heat pump for heating and hot water.

Dwelling 1 and the proposed extension will be built using highly insulated SIPs panels with natural Oak cladding that blends with the natural environment.



Floor plan of proposed dwelling, utilising the current footprint occupied by Dwelling 2. The new extension will add a further 2 bedrooms and shower room as well as a Living Room.



Front elevation featuring a new central porch. The far left roof features a gable to match and balance the right hand side gable.

CONCLUSION:

The proposed extension is limited to the existing built area on the site and will match the roof height and profile of the existing roof to Dwelling 1. This will not have a negative effect on massing or views from afar.