



Design and Access Statement
Including the Drainage and Sustainability Statements

Land adjacent to Furlong House, Hurstpierpoint

Erection of a single detached dwelling together with
driveway and associated hard and soft landscaping
works

at

Land adjacent to Furlong House, Hurstpierpoint

Design and Access Statement

on behalf of

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1. Introduction

- 1.1 This is a Design and Access Statement prepared to accompany a Full Planning application (renewal) for the erection of a single detached dwelling together with driveway and associated hard and soft landscaping works at Land adjacent to Furlong House, Pitt Lane, Hurstpierpoint.
- 1.2 The scheme was previously approved under ref. DM/16/3286 and subsequently renewed under ref. DM/20/1480 & DM/23/0969. The property is not listed, and the site is within a Conservation Area but not within an AONB or National Park.
- 1.3 The application site comprises part of the western portion of the garden of Furlong House, a property which itself sits in a substantial plot. The siting of the proposed new dwelling has been sensitively considered to ensure it respects the topography and is subservient to Furlong House.
- 1.4 The separation between the boundaries of Furlong House and the proposed dwelling are sufficient and benefit from excellent existing and proposed natural screening. This can be viewed on the accompanying street scene elevation.
- 1.5 This application demonstrates the following:
 - a) The principle of development is supported by the relevant planning policies within the Mid Sussex District Council Local Plan;
 - b) The proposed building sits within a generously-proportioned plot, providing private amenity space that is appropriate with the size of the proposed dwelling;
 - c) The property is in a sustainable location and the proposals will not have a detrimental impact upon the amenity of the neighbouring properties;
 - d) The proposal is to maintain existing hedging and trees, with the inclusion of new planting to provide natural screening between the proposed dwelling and Furlong House and remain respectful of the semi-rural setting.

2. Use

- 2.1 The proposal will retain and enhance the existing residential (C3) use of the site.

3. Amount

- 3.1 The proposals include:
The erection of a single detached dwelling together with driveway and associated hard and soft landscaping works.

4. Layout

- 4.1 The layout of the proposed replacement dwelling is straightforward and can be viewed on the accompanying plans.
- 4.2 The ground floor will consist of the necessary principal rooms, including the entrance hall, cloakroom and main staircase. The kitchen/Dining room and lounge form the 'living' aspect located towards the South of the envelope. The orientation and room layout embraces the views and maximising passive solar gain.
- 4.3 The first floor consists of 4 bedrooms, the largest of the bedrooms benefitting from an ensuite shower room with the remaining bedrooms served by a family bathroom. Care has been taken to ensure that all bedrooms and bathrooms are serviced by ample natural light and passive ventilation. Bathroom casement windows are orientated towards the west and will receive privacy glass.

5. Scale

5.1 **Scale**

The proposed dwelling demonstrates a sensitive approach to design by respecting the setting of the site and the neighbouring properties. The proposed dwelling is respectful of the street scene as the front façade retains its traditional appearance, respecting the character of its surrounding area.

5.2 **Neighbour Amenity**

With reference to planning policy DP26, the proposed dwelling will not have any detrimental impact upon the neighbouring properties. Existing vegetation and mature trees create natural screening on the site as well create optimum privacy for all properties.

5.3 **Design**

With reference to the Neighbourhood Plan policy KO1, Design and Character, the proposed dwelling is able to demonstrate an extremely high standard of design quality. The use of traditional materials is considered to be the correct design approach, enabling the dwelling to be sympathetic to its context and surrounding architectural vocabulary found in and around Hurstpierpoint.

- 5.4 The proposals are therefore able to demonstrate compliance with the relevant Mid Sussex District Council planning policies and the relevant policies within the NPPF.

6. Landscaping

- 6.1 The proposals will involve hard and soft landscaping to the immediate area around the proposed proposed dwelling.
- 6.2 The proposed landscaping will be designed to blend with the existing vegetation and hedging to preserve its countryside setting.
- 6.3 The site plan drawing illustrates the relationship between the landscape design and the proposed dwelling.

7. Drainage Statement

7.1 **Foul Drainage**

- 7.2 There is a main foul sewer running within West Furlong Lane, which borders the application site to the west. It is proposed to provide a new connection into this mains foul sewer at an appropriate point. The sloping nature of the site will assist in allowing the new connection to be made by gravity, and no pumped-type installation is anticipated.
- 7.3 The formation of this connection will be subject to agreement from Southern Water by way of a s106 application for a foul sewer connection.

7.4 **Surface Water Drainage**

- 7.5 The proposed dwelling will be served by a soakaway to deal with its stormwater. In common with many recent similar schemes, it is anticipated that the soakaway will comprise a series of plastic crates wrapped in a geotextile membrane. In accordance with Approved Document H of the Building Regulations, the soakaway is to be sited a minimum of 5 metres from the building. The percolation tests, calculations, plans and details will need to demonstrate that the soakaway has sufficient capacity to deal with a 1:100 year storm event, plus 40% capacity for climate change. The soakaway will be subject to appropriate commissioning and sign off by the Building Control Body.
- 7.6 The topographical survey identifies that the site slopes downwards in the north-south direction, with the site affording sufficient opportunity to install a soakaway to the size required.
- 7.7 The dwelling will include water butts to enable the collection and re-use of rainwater for the purposes of garden irrigation. The water butts will overflow into a soakaway.
- 7.8 The driveway and parking/turning area for the proposed dwelling will receive permeable surfacing over an attenuating sub-base in order to reduce surface water run-off.

7.9 The design of the stormwater drainage system will be developed at the detailed planning stage by a drainage consultant. This will ensure the soakaway and attenuating sub-base to the driveway are suitably sized.

7.10 **Water Supply**

7.11 The applicant has made initial enquiries with Developer Services at South East Water who have confirmed by email that a connection can be made at this site. Full and further details of the connection could be acquired via an appropriate planning condition.

8. Appearance

8.1 The current appearance of this building can be reviewed from the plans and elevations supplied with this application.

8.2 The elevations will receive facing brickwork to the ground floor walls with sensitively detailed window and door surrounds, and a projecting plinth course. The first floor walls will receive hand-made plain clay tiles. An allowance has been made for a dentil course, creating an architectural feature between materials. The horizontal brick coursing is typical to the area and supports the vernacular architectural language.

8.3 The entrance porch formed of oak will be seated on a brick stool. The porch will add a focal point to the front elevation and is an opportunity to include hand crafted oak. A further feature of the front elevation is the projecting gable over the oriel window to the first floor.

8.4 The proposed timber windows will be in casement styles incorporating glazing bars and being fitted with energy-efficient double glazed units. They will be painted in a colour to be confirmed by condition. The front entrance door will be in solid oak with a natural finish.

8.5 The pitched roof will receive hand-made plain clay tiles to match agreed sample, with matching ridge tile fittings. The form of the roof has been designed to minimise the height of the dwelling, whilst having the dual benefit of concealing an evacuated tube solar hot water panel.

8.6 The materials of the proposed detached dwelling are sympathetic to both the site and local area. The architectural language and detailing will include brick plinth, dentil course and hung tile over. The oak framed porch will enhance the overall aesthetics of the building envelope.

8.7 With reference to planning policy DP26, the proposed dwelling, by virtue of the scale and detailing, is able to demonstrate an extremely high standard of design quality. The use of traditional materials and detailing is considered to be the correct design approach.

9. Access

- 9.1 The vehicular access will utilize the existing point of entry to the site. There is an allowance for parking of both cars and bikes. The strategic placement of hedging will form natural screening, ensuring cars are concealed from the public realm.
- 9.2 The proposed doors of the Kitchen/Dining and Lounge will facilitate direct access to the rear garden.

10. Sustainability

- 10.1 The proposed dwelling has been designed with sustainability in mind which includes the following features:
- a) Large areas of glazing to the rear elevation to take maximum advantage of solar gain from and provide natural light, thus helping to reduce heating demand in the winter months;
 - b) It is proposed to install high-quality, very energy-efficient windows, in the style indicated on the elevation drawings. This will provide excellent thermal and sound insulation;
 - c) The new dwelling will have an insulation standard well in excess of those required to comply with the current Building Regulations;

The new WCs will incorporate low-flush cisterns, and aerated taps will be fitted to the sinks and wash hand basins, all with the aim being to reduce water consumption;
 - d) Provision of a solar hot water pane to the south-facing roof slope and Water butts to collect rain water
 - e) Where practical, the new materials will be sourced locally. Local contractors and tradespersons will be used during the construction phase where possible;
 - f) Implementation of a waste management scheme during construction, including the re-use and recycling of materials and provision of a home user guide.

11. Conclusion

11.1 The proposed dwelling will fit comfortably within the site. To summarise:

- a) The principle of development is supported by the relevant planning policies within the Mid Sussex District Council Local Plan;
- b) The proposed building sits within a generously-proportioned plot, providing private amenity space that is appropriate with the size of the proposed dwelling;
- c) The property is in a sustainable location and the proposals will not have a detrimental impact upon the amenity of the neighbouring properties;
- d) The proposal is to maintain existing hedging and trees, with the inclusion of new planting to provide natural screening between the proposed dwelling and Furlong House and remain respectful of the semi-rural setting.

Therefore, for the reasons stated above, the proposals comply with the relevant policies of the MSDC and the NPPF.