

STUART MCVAN
BSc., Dip Arch (hons), RIBA
DESIGN CONSULTANT

DESIGN AND ACCESS STATEMENT & REPORT

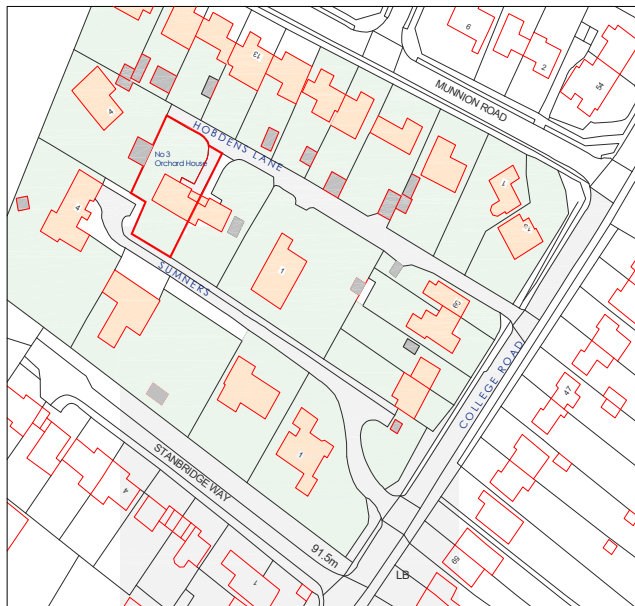
APRIL 2026

Ref: 2095/DAS/0426

PROPOSAL Construction of two storey and single storey extension, demolition of existing garage, solar panel installation, construction of proposed garage with office, front elevation window replacement and internal re-planning.

LOCATION Orchard House
3 Hobdens Lane
Ardingly
West Sussex
RH17 6SE

FOR Peter Cox & Linda McVan
Resident at above address



INTRODUCTION

The Design and Access Statement forms part of the Planning Application material to gain planning consent for the construction of a two-storey and single-storey extension on the north-east side of the property, the reconstruction and extension of the garage block on the east side, solar panel installation, the widening of the vehicle drive, and associated internal replanning.

The existing ridge level will remain as at present.

This statement will provide the necessary information to enable Mid Sussex District Council to understand the proposed building and the reasoning behind it, in compliance with the requirements for Design and Access Statements set out in the Town and Country Planning (General Development Procedure) (Amendment) (England) order 2013, Article 4.

3 Hobdens Lane, "Orchard House", is a private dwelling situated within an Area of Natural Beauty, off College Road, Ardingly, to the south of Ardingly village.

The house was originally built in 1975. In 1984 a two-storey extension was constructed and has since then remained unaltered.

This proposal is intended to improve the property's access, visual quality and internal planning, using traditional materials that sympathetically blend with other properties within the area.

LOCATION

College Road is a mixed commercial and residential street in Ardingly. It lies within the county of West Sussex, connecting Ardingly village with Haywards Heath. It is a public highway maintained by West Sussex Council.

Hobdens Lane falls within an area designated an Area Of Natural Beauty (AONB). It is a quiet, residential, unadopted cul-de-sac, serving 5 properties, and is maintained by the residents. It falls within the Ardingly, Balcombe & Turners Hill ward, within Mid Sussex District.

Orchard House is a freehold property, orientated south-east to north-west and situated approx. 100m from the junction with College Road. Ownership extends to the portion of Hobdens Lane in front of the property.

CONTEXT

Orchard House is a linked property attached by the brick-built garage sharing a wall with no 2 Hobdens Lane.

The property sits comfortably within a site area of 585 sq.m. (0.0585Ha)

It is a bespoke two-storey house that was first sold in September 1976. It is aesthetically typical of dwellings of that period and locality, but the owners feel there is a need for improvement in both access and accommodation.

Although it is intended to reorganise and expand the internal accommodation and garage, the existing roof height will not be increased.

OBJECTIVES

The objectives of this proposal are to:

Replace and upgrade the existing garage block.

Provide 'work from home' office and utility room within proposed garage.

Improve vehicle and pedestrian access to the dwelling.

Provide a new entrance lobby and reduce congestion around the internal stair.

Extend the lounge by providing a quiet area with natural daylight.

Increase the floor area of bedroom 4.

Upgrade the existing first floor shower room.

Provide sustainable energy source.

Replace old softwood windows with aluminium to match those recently replaced.

Improve the visual quality of the property that is more sympathetic to the style of the locality.

PROPOSED SOLUTION

STRATEGY

The design strategy employed:

- Improve access to the property, by widening the drive, sufficient for vehicle parking, pedestrian and disabled access.
- One apple fruit tree marked TI (category C) is to be felled and a number of bushes are to be removed as a result of widening the drive.
- Reconstruct the garage block to provide additional accommodation, high level of thermal insulation, improve the foundation stability and improve build quality.
- Construct a two-storey extension, which provides a new house entrance & lobby at ground level, and an expanded bedroom (4) on the first floor.
- Extend the lounge to provide a quiet, daylight lit area, with an aspect that exploits the views on to front garden.
- Integrate the architectural design of the garage block, 2 storey extension and single storey lounge extension into a cohesive traditional Sussex-style elevation, utilising sympathetic materials of the locality.

- Plan internal alterations to alleviate congestion around the central stair, refurbish and ventilate the 1st floor shower room and convert Bed 4 into a spacious double bedroom.
- Install new double glazed aluminium windows, matching the recent replacements, to the front elevation. This will give visual consistency, greater security and improve the thermal efficiency - saving energy.
- Install 16 photovoltaic panels on the existing south-west facing roof. This will reduce energy consumption, reduce the household carbon footprint and provide surplus energy back to the electricity grid.

PROPOSAL INFORMATION

This report is to be read in conjunction with drawings:

2095-01	Site and Location plans (A3)
2095-10	Existing plans and elevations (A1)
2095-11	Proposed ground floor, first floor and roof plans (A1)
2095-12	Proposed Plans and sections (A1)
2095-13	Proposed Landscaping Plan (A3)

PROPOSED AREAS	USABLE	GROSS (Construction)
GROUND FLOOR		
New Lobby	4.223 sq.m	7.515 sq.m
Extended Lounge	5.164 sq.m	5.787 sq.m
Garage Reconstruction	29.997 sq.m	37.256 sq.m
FIRST FLOOR		
Extended Bedroom 4	7.845 sq.m	11.019 sq.m
TOTALS	47.229 sq.m	61.577 sq.m
SITE/PROPERTY AREA		584.775 sq.m

MATERIALS

The **dwelling** is currently externally finished in multi brown/burnt stock facing bricks (see image) in cavity wall construction.



The proposed materials will be matched to existing, but to a higher standard of thermal insulation. Reclaimed bricks are to be used where available.

The existing **roof** is of dark grey interlocking concrete tiles which will be retained. The proposed gable roof will be finished in large interlocking tiles to match existing. The proposed extension pitched roofs and vertically hung areas are to be in plain clay tiles specified for 30 to 90 degree pitch (e.g. Marley - Acme Heritage range - Ashurst). The front gable tiles are to have a five course 'Club' tile feature band.

Existing **windows** are single glazed proprietary softwood casements on the front (north-east) and part side (south-west) elevations and were installed when the house was built. All others have been recently installed, of contemporary style in extruded aluminium, finished in polyester powder coat, Anthracite colour and double glazed. It is proposed to replace all softwood windows with aluminium to match existing style detail and colour.

Existing **external doors** –

Front entrance: Proprietary hardwood panelled door.

To be replaced with aluminium (Anthracite) door-set with two obscured glazed side panels and composite door faced with light oak panels.

Side entrance: Door set recently replaced in aluminium (Anthracite) to be reused.

Garage entrance: Galvanised steel vertically sliding door leaf faced in light oak panels to match front entrance door.

Garage rear entrance: Door set recently replaced in aluminium (Anthracite) to be reused.

The **existing garage** comprises a vehicle parking area, a porch to the front, and small car port - extending to the house front wall.

The east wall is constructed centrally on the boundary with No 2.

The rear (south) wall forms part of the adjoined garages (No 2 now converted into an extended kitchen).

The garage structure is of un-insulated single-skin brick matching the house masonry, with a flat felted roof, whilst the car port is timber frame with a polycarbonate roof.

It is proposed to demolish the whole garage block and reconstruct the structure, partly for structural reasons and to reorganise facilities by extending the front line forward.

Materials for the **proposed garage**: cavity brick/block walls to match existing. New concrete foundations, replacement concrete floor slab, cut timber flat roof laid to fall. Roof finish elastomeric roof sheet (colour grey). New polycarbonate dome rooflight centrally placed to provide additional daylight to the proposed office/store.

LANDSCAPE

Please see Landscape Layout 2095-13.

The **front garden** is partially laid to lawn and is planted along the borders of the house and existing drive. There are a number of fruit trees (category 3) and no Category 5 trees.

The proposal is to widen the **drive** (garden side) by 1m to ease pedestrian, cycles and vehicle access and as a result one apple tree marked T1 (Category C) is to be removed. This tree is mature, is not healthy and is leaning over at approx. 60 degrees. There are also a number of bushes and shrubs along the 1m. margin, which will also have to be removed.

The **materials** used along the drive for ground finishes, fences and kerbs will be maintained to match existing, i.e. golden rolled aggregate, low stub brick walls. The timber picket fencing is to be replaced retaining the height and style.

The area in front of both extensions is to be **resurfaced** with random-pattern cast concrete paving slabs, that are trimmed with granite setts or cobble stones. This will form a pathway and terrace to reach the dwelling entrance and will provide the side and rear access to the property.

Surface water will be drained from the garage front roof and drive, into a continuous drainage channel. The outlet will evacuate water by land pipe diagonally across the site to a new soakaway, at least 5m. from the house. Pipes from the single storey extension and existing house rwp are to join at the soakaway.

Ground evaluation will be necessary to establish the suitability of the soil for the soakaway.

The reconstructed garage to the rear of the property has a flat roof (to fall) which is to drain into a hopper at the low end. Surface water will drain via a land pipe to a new soakaway (Min 5m from house).

Investigation is to be initiated to establish whether an existing drain runs east-west across the rear garden (records are not clear).

ACCESS

Pedestrians, cyclists, refuse and emergency vehicles will access the property from Hobdens Lane, as at present.

Entry to the dwelling will be via the newly created front entrance porch, although there is a secure entrance inside the garage to the existing kitchen.

Vehicular access and parking for residents (applicants) and visitors is by the widened driveway.

Access to the east and south areas of the property is either from the dwelling or the drive and pathways.

The site is open-plan and due consideration will be given to the security with fencing and gates.

OTHER CONSIDERATIONS

The adjoining owners have been consulted, and their comments have been taken into account in drawing up the submitted proposals.

Surface water is to be drained from the extensions by black uPVC rainwater-ware (see Landscape section above).

There is no additional requirement proposed for foul drainage, however the existing open gully below the car port is to be removed and replaced with a sealed covered inspection chamber IC.4, which is connected to IC.3

The dwelling's gas meter is located on the back wall of the garage. This is to be relocated to the external wall of the proposed garage, housed in a proprietary sealed chamber.

The dwelling's electricity meter cabinet is located on the wall under the car port. This will not change location.

The route of the existing ventilation kitchen duct is wall hung in the garage. It is to be re-routed to the middle of the new garage roof.

CONCLUSION

From the standpoint of the approach to the property, the proposals provide for a wider site access, a reconstructed garage block, and an integrated entrance and lounge extension. It is intended that the development will reflect a unified aesthetic in the style and construction materials associated with that traditionally used in this locality of West Sussex. The materials proposed are sympathetic to the surrounding properties and are considered to not appear visually intrusive.

Accommodation benefits are generated by the reconstructed garage which incorporates an office and store, encouraging a quiet and isolated 'work from home' facility. Internal circulation that will improve the spaces around the new entrance lobby and central stair, and a gain in space within the first-floor bedroom.

The proposed areas will incorporate a high level of thermal insulation and in addition to the installation of solar photo-voltaic roof panels, these will contribute to conserving energy in a sustainable manner.



View of front elevation facing north-east



View of existing front drive looking to 3 Hobdens Lane



View of rear (south-west) of 3 Hobdens Lane



3 Hobdens Lane showing existing rear garage access



View of existing front entrance, car port between properties (to be demolished) and lounge bay window - the location for the single storey extension



View of crossover of No 3 and Hobdens Lane (looking east)



View of existing drive to be widened