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DESIGN & ACCESS STATEMENT

Littleway, West Furlong Lane, Hurstpierpoint, BN6 9RH



Address: Littleway, West Furlong Lane, Hurstpierpoint, BN6 9RH

Reference project no.: 23005

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1. Introduction

This design statement is written to support the Householder planning application for the works to Littleway, West Furlong Lane, Hurstpierpoint, BN6 9RH. Littleway is located within the Hurstpierpoint Conservation Area, on the southern side of West Furlong Lane. The dwelling is on a sloping section with the house accessed off the private road, West Furlong Lane. This document addresses the proposal for the alterations to the house and the design and aims to update the property to a modest four-bedroom family home.

2. Site and Surroundings

Littleway is currently a 3 bedroom dwelling house down West Furlong Lane which is an unsurfaced road in the village of Hurstpierpoint. The property is situated within the Hurstpierpoint Conservation Area and requires a householder planning application.

3. Use

The proposed use will be a single dwelling house. Littleway is currently a single dwelling house where the applicants are living.

4. Layout

The proposed layout of the development is shown on the submitted plans.

The design intention for Littleway is to provide a modest family home that owners are proud of and upgrade the existing dwelling fabric to modern living standards.

The works to Littleway seeks to carry out alterations to existing fenestrations, new front infill extension, new rooflights, internal alterations and landscape works to the front. Please refer to accompanying drawings.

Ground floor - Internal alterations to allow for a Living Room, Kitchen and Dining Room which capture the views over the landscape. **Kitchen/Dining** to the front **and** the floor level of this area is raised to match the existing house. Currently this area forms the kitchen and is at a lower level than the rest of the house, therefore we are proposing to raise the floor level to create a connection. The existing garden area to the front of Littleway is to be landscaped to include a new paved pathway at the same floor level as the house. The existing pathway steps down to the entrance way and then immediately steps back up once inside the house.

Lower Ground Floor

Existing lower ground floor will be upgraded to allow **2** bedrooms and small Living space. The rooms heights will remain as existing with new fenestrations proposed.

Front elevation

Existing front extension raised in height to reflect the floor level internally changing. New pitched roof to replace the existing roof and lantern that leak. Small infill extension to square off the front extension.

Rear Elevation

Existing dormer windows will be replaced and upgraded to meet current standards.

5. Scale

No change to scale

6. Appearance

The design is based on the local materials, being predominantly timber, render, brick with the modern material of zinc. This aims to reference the existing agricultural heritage of the surrounding area, whilst being a robust material that will be maintenance free.

In regards to enhancing green credentials we are proposing Solar panels to the rear roof alongside brise soleils over the southern glazing to mitigate summer heating. Our clients are looking to reduce the carbon footprint of the dwelling through these measures.

7. Landscaping

The landscaping of the site takes into consideration the slope of the site and the character of the surrounding area.

The existing pathway from the parking area remains in the same location with several steps removed for easier access. The parking to the western side is extended and the existing driveway levelled to accommodate an additional parking space.

8. Access

The proposed access to the site remains unchanged from the existing.

9. Design and Heritage

The major design issues that were considered in the design for Littleway were the minimal impact of the proposal to the neighbouring properties. With this in mind we have raised the roof height to the front elevation minimally. The existing property is in need of repair and the proposal will preserve the character and appearance of the Conservation Area with the impact on the neighbouring properties being minimal. Littleway is to be the long term family home so it is being future proofed with that in mind.

10. Conclusion

The application promotes the existing house to form an appropriate and attractive dwelling which enhances the character of the site. It rejuvenates a modest size family dwelling that endeavours to add to the local context and enable the family to thrive.