

Greenworld, Cansiron Lane, Ashurst Wood, RH19 3SD
Design and Access Statement for refurbishment of dwelling and conversion of carport.

- **Site Context:**

The property, an early 1970s bungalow with an attached carport, is situated in the semi-rural setting of Ashurst Wood within the district of Mid Sussex. Cansiron Lane is positioned on a ridge, offering a topographical setting within the High Weald Area of Outstanding Natural Beauty (AONB). The area is characterised by a variety of architectural styles, with a mix of traditional and contemporary residential developments. The site is positioned off Cansiron Lane, on a private drive shared by 5 properties. It is surrounded by natural vegetation and open spaces.

- **Trees and wildlife:**

The property is bordered by a line of trees – see attached Preliminary Ecological Appraisal. None will be affected by the proposed works and care and recommended processes will be taken to minimise disruption during the building process to birds, commuting reptiles and wildlife.

- **Design Proposal:**

The renovation and extension aim to visually improve and rebuild part of the existing structure while enhancing its energy efficiency and sustainability. The design respects the character and scale of surrounding properties, in alignment with the Mid Sussex Design Guide and The National Planning Policy Framework. The proposed two-story pitched roof extension over the old carport and existing accommodation offers a contemporary aesthetic, improving the original structure with natural materials and proportions. The accommodation follows the slope of the land, maximising the space needed whilst keeping the scale of the extension in proportion to the existing bungalow as outlined in DG 49 and 50. The proposed extension includes a master bedroom on the first floor, a utility room on the ground floor and a studio on the lower ground floor. The extension is ancillary to the existing accommodation and fulfils the family's needs for additional space.

The use of external wall insulation with render and timber cladding and replacement of the existing UPVC windows and doors with energy efficient metal windows will enhance the dwelling architecturally and improve the current energy performance, which is currently at the lowest rating. Implementing these measures will make the home more thermally efficient, reducing its carbon footprint and make it a more comfortable and beautiful place to live. The scheme, with its increased space, will better accommodate their family needs and improve the living spaces.

- **Thermal Upgrade:**

Incorporating advanced insulation techniques and energy-efficient glazing ensures a substantial thermal upgrade of the existing fabric, improving overall energy performance.

- **Landscape and Visual Impact:**

Soft landscaping will be enhanced around the property with native and drought-tolerant planting. Planting for bats will include night scented plants like jasminoides and honeysuckle, including other insect friendly flowers, shrubs and herbs. This will not only enhance the visual appeal and biodiversity but also provide a seamless transition between the built environment and natural landscape.

- **Lighting:** Minimal outdoor lighting has been incorporated in the scheme to include low voltage outdoor down lights.

- **Access and Inclusivity:**

The design ensures ease of access throughout the premises, including level entry points, wide corridors, and consideration of future adaptability needs. These measures comply with inclusive design principles, ensuring the home remains accessible and functional for a range of occupants whilst future proofing the property for the lifespan of its occupants.

- **Conclusion:**

The proposal and thermal upgrades are designed to enhance the property's functionality, efficiency, and aesthetic appeal, providing a sustainable upgrade that respects both its environment and the community context.