



Design and Access Statement
*To support a Listed Building and Variation of
Condition Application*

Application for Variation of Condition 1 of the LBC and Householder Approval granted under reference DM/23/0056 & DM/23/0057 with the description: 'Demolition of the existing garage and construction of a new garage with proposed gym and office in the roof space, with associated hard and soft landscaping. Alterations and enhancements to the driveway to provide access to the new garage'. Variation to allow for a revised landscaping and patio area

at

The Old Rectory, Twineham

Design and Access Statement

on Behalf of

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Contents

1.	Introduction	1
2.	Use	1
3.	Amount	2
4.	Layout	2
5.	Scale	2
6.	Landscaping	3
7.	Heritage Statement.....	4
8.	Appearance.....	5
9.	Access.....	5
10.	Sustainability.....	5
11.	Conclusion.....	6

1. Introduction

- 1.1 This is a planning statement to accompany a Variation of Condition application, allowing for a variation to condition 1 of planning approval references DM/23/0056 & DM/23/0057, for amendments to parking area and new patio at The Old Rectory, Twineham.
- 1.2 Full Planning consent and Listed Building Consent was granted on 4th July 2023 for the following development:
- 'Demolition of the existing garage and construction of a new garage with proposed gym and office in the roof space, with associated hard and soft landscaping. Alterations and enhancements to the driveway to provide access to the new garage.'*
- 1.3 A separate planning approval was granted under reference DM/23/0056 on the same date.
- 1.4 This application seeks amendments to the aforementioned approvals to make the following changes.
- Amendments to the hard landscaping/ driveway area to allow for parking away from the main house.
 - Amendments to the patio area to allow for a place to sit directly beside the house.
- 1.5 This statement includes a Heritage Statement to fulfil the requirements for validation.
- 1.6 This application submission is also supported by the flood risk assessment documentation that formed part of the aforementioned Householder and Listed Building Consent approvals.
- 1.7 The existing property has some recent applications, approved under reference DM/21/4236 and DM/21/4231 on March 23, 2022 to demolish and replace existing lean to canopy with a single storey sun room extension. New single storey pool building adjacent to pool.

2. Use

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

3. Amount

3.1 This application proposes changes to the scheme approved under references DM/23/0056 and DM/23/0057:

- a) Changes to the footprint of the approved patio adjacent to the house.
- b) Changes to the footprint of the approved driveway adjacent to the proposed garage.

4. Layout

- 4.1 The layout of the existing main house and outbuildings can be viewed on the accompanying survey drawings.
- 4.2 The Layout of the proposed driveway parking area will link to the proposed garage.
- 4.3 The layout of the proposed increased patio will allow for a more useable space that connect with the kitchen area.

5. Scale

The proposed replacement driveway / parking area will allow for a more sympathetic approach to the parking at the house avoiding the need for parking on the main driveway.

The proposed increased patio area will make the patio a more useable space and bring better connectivity back to the house with soft landscaping to mirror the western wing of the house.

The proposed garage remains unchanged.

5.1 Neighbour Amenity

With reference to planning policy DP26, the proposed garage will not have any detrimental impact upon the neighbouring properties, due to the subservient design of the garage and its positioning.

5.2 **Design**

With reference to planning policy DP26, the proposed garage 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 proposed garage to respect the Grade II-listed status of the host dwelling.

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

5.4 The following materials are proposed for use in the development.

Hard Landscaping – Limestone Pavers for the patio area. Loose gravel to match the existing driveway.

Render – Render wall to new patio area to match existing house.

Balustrade – Powder coated metal in black to match existing.

6. Landscaping

6.1 The proposals will involve hard and soft landscaping to the immediate area around the new garage and between house and garage as a buffer.

6.2 The proposed works will require minor alterations to the existing landscaping to provide access to the new garage from the existing access from the highway.

6.3 The site plan drawing illustrates the relationship between the landscape design with the proposed garage.

7. Heritage Statement

7.1 **Scheduled Ancient Monument (SAM)** – The proposals do not affect a Scheduled Ancient Monument or its setting.

7.2 **Archaeologically Sensitive Area (ASA)** – The proposed development is not within an Archaeologically Sensitive Area.

7.3 **Listed Building** –The main house is Grade II with assumed curtilage listed outbuildings. The date first listed was May 11, 1983.

'L- TWINEHAM CHURCH LANE 1. 5405 The Old Rectory TQ 21 NE 19/154 II

2. Early C19. Two storeys. Three windows. Stuccoed, ground floor rusticated. Stringcourse. Wide eaves bracket cornice. Slate roof. Central window-bay projects slightly with pediment over. Glazing bars intact. Porch of solid type. Later recessed service wing to north-east'

Listing NGR: TQ2546319896

7.4 **Conservation Area** – The building is not within a Conservation Area.

7.5 **Registered Park or Garden of Special Historic Interest** - The site is not situated within any Registered Park or Garden of Special Historic Interest.

7.6 There are no works proposed to the listed building and it remains unchanged.

7.7 The removal of the existing garage that is adjacent to the listed building is justified and is perceived to be unsuitable to the character and setting of the listed building. With their removal, a new replacement garage is proposed that has been carefully designed to enhance the main house with carefully considered materials and design considerations.

7.8 The proposed garage has been located slightly further away from the listed building than the existing garage to create more separation. Planting and landscaping have also been proposed between the listed building and proposed garage to create screening.

7.9 To the reasons noted above, the architectural language and proportions of the proposed garage is respectful and in keeping with the scale and character of the existing listed building.

7.10 The extended driveway, parking area seeks to move cars and parking away from the main house. In the hope to preserve the character and historic view of the front elevation of the house upon entering the site.

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 design of the extended patio and driveway/parking area will match the existing materials found on site. To ensure that these new additions are sympathetic to the context.
- 8.3 No changes are proposed to the previously approved garage.

9. Access

- 9.1 The proposal does not affect the existing access from the public highway.

10. Sustainability

- 10.1 The proposed garage has been designed with sustainability in mind which includes the following features:
 - a) With reference to planning policy DP39, large areas of glazing to take maximum advantage of solar gain from and provide natural light, thus helping to reduce heating demand in the winter months.
 - b) The proposed garage building fabric will receive a high level of insulation to its walls, floor and roofs, with the windows and doors also meeting and exceeding current energy-efficiency standard.
 - c) 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) Where practical, the new materials will be sourced locally. Local contractors and tradespersons will be used during the construction phase where possible.

11. Conclusion

- 11.1 By virtue of its design and detailing, the proposals demonstrate a high standard of design.
- 11.2 These proposals are of sensitive design that will greatly enhance the existing dwelling and its garden. To summarise:
- a) The principle of the proposal is acceptable owing to the recent award of planning and listed building consent approvals under references DM/23/0056 and DM/23/0057.
 - b) The proposed amendments to the driveway and patio are modest and commensurate with the plot size and shape;
 - c) The new driveway and parking area enables the removal of cars cluttering the front elevation and surrounding the main house.
 - d) The property is in a sustainable location and the proposals will not have a detrimental impact upon the amenity of the neighbouring properties.
- 11.3 For the reasons outlined above, the proposals comply with the relevant planning policies of the MSDC District Plan and the NPPF.