

GROOM COTTAGE, BROOK HOUSE PLANNING STATEMENT

DOCUMENT: PLANNING STATEMENT
PROJECT: GROOM COTTAGE, BROOK HOUSE
CLIENT: SCOTT McEWAN

REVISION: 01
DATE: FEBRUARY 2025

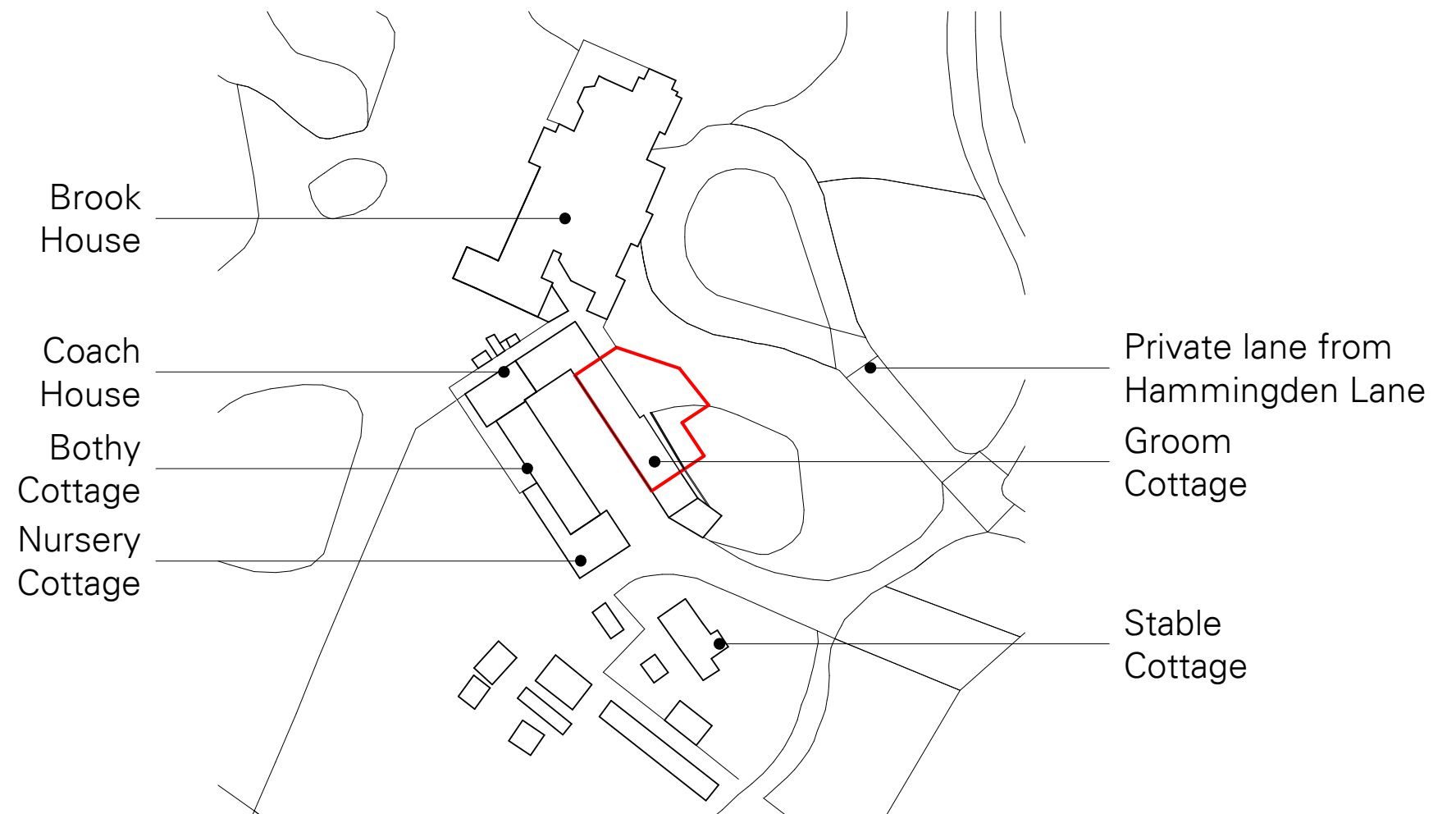
| INTRODUCTION |

Curio Architects have prepared this planning statement to accompany a householder application for a single storey rear extension to Groom Cottage, Brook House, Ardingly.

Groom Cottage is set in a cluster of cottages in a converted stable block set around a cobbled courtyard.

The cottages are set in the grounds of Brook House, a striking Victorian Country Manor House which has been divided into luxury houses and apartments.

This application is made on the behalf of the freeholders and is designed to meet the Clients requirements.



Site location plan

| EXISTING PROPERTY |

The images below show the property in it's current condition.

The front of the property faces a courtyard which is used for parking

To the rear of the property, a brick wall retains the lawn area which is approximately 600mm higher than the floor level of the property. A small courtyard patio has been created utilising the shelter of the overhanging roof.



Image of Groom Cottage looking from courtyard with Brook House in the background.



Passageway between Groom Cottage and Nursery Cottage



Semi sheltered courtyard to rear of property.



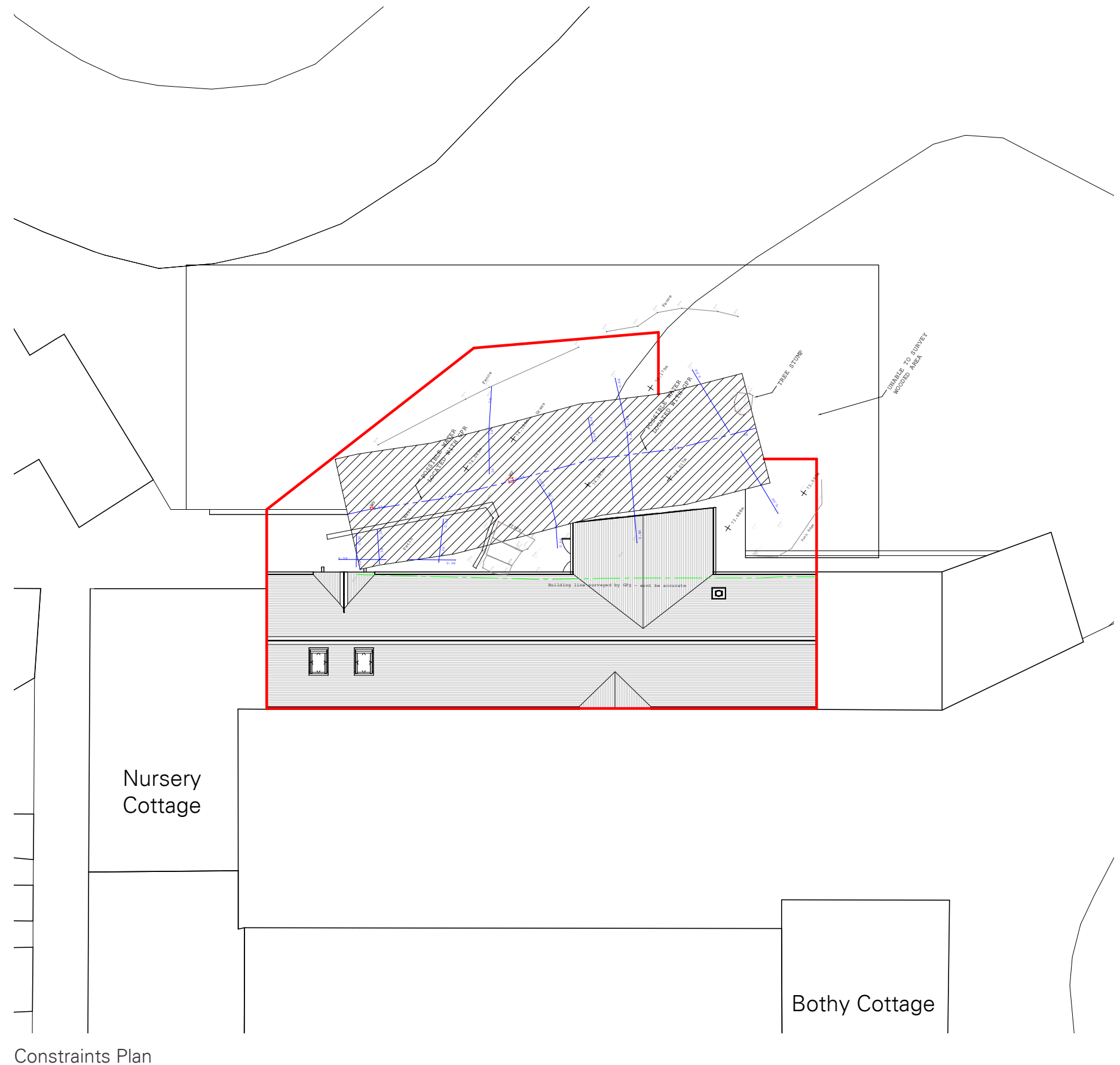
View back at property from raised lawn area.

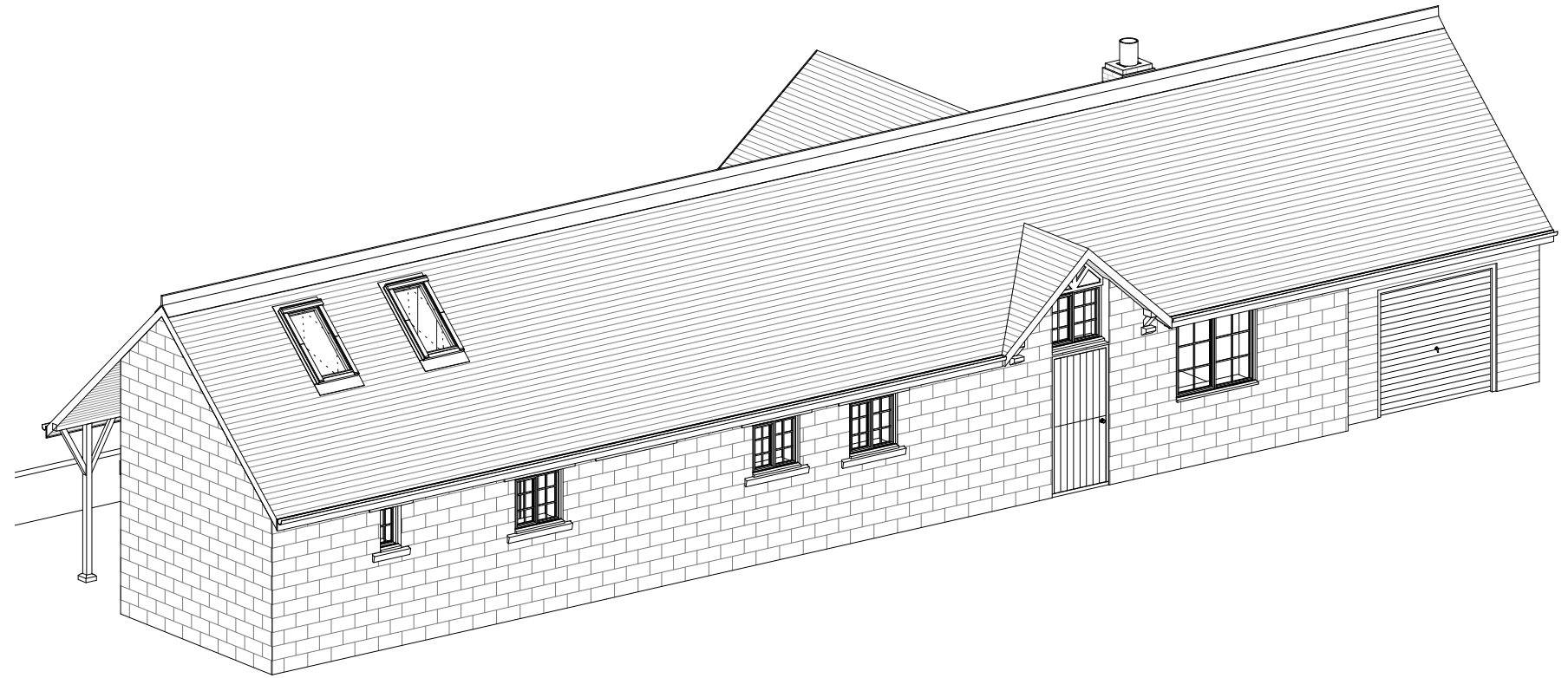
| PROPOSED PLAN WITH CONSTRAINTS |

The proposal has been designed to meet the Clients requirements by opening up the kitchen/living/dining space and creating a separate snug.

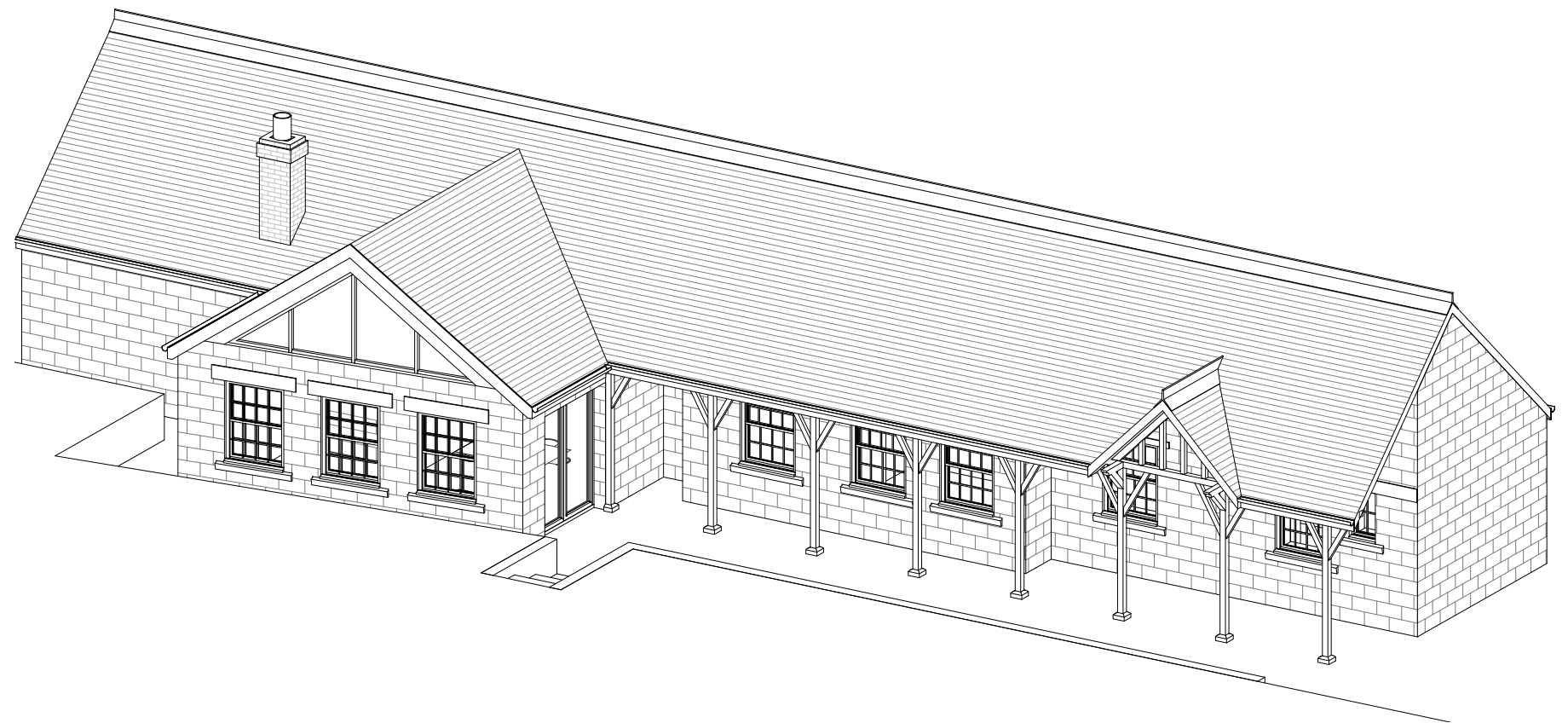
There is a mains water pipe running to the rear of the property. The pipe was surveyed and the constraints plotted onto the plan. The constraints are based on guidance from the water company which stipulate that extensions should not be built within a 2.5m zone of the water pipe.

The rear extension has therefore been designed at an angle to avoid encroaching into the no build zone. However, the angle of the wall does not detract from the design of the proposal and still ties in to the character of the main dwelling.





Proposed 3D of front of property



Proposed 3D of rear of property