



Design and Access Statement
Including the Heritage Statement

Demolition of the existing garage and construction of 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

at

The Old Rectory, Twineham

Design and Access Statement

on Behalf of

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January 2023

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1. Introduction

- 1.1 This is a Design and Access Statement prepared to accompany a Householder Planning application and Listed Building Consent for the demolition of the existing garage and construction of 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 at The Old Rectory, Twineham.
- 1.2 The Old Rectory is a Grade II listed detached dwelling located in the small rural village of Twineham. A Heritage Statement has been prepared as part of this statement under Section 7.
- 1.3 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.
- 1.4 This application demonstrates the following:
 - a) The principle of development is supported by the relevant planning policies within the Mid Sussex District Council Local Plan and The National Policy Framework.
 - b) The removal of the garage and the construction of a new garage is justified in terms of its design, size and location.
 - c) The proposed garage respects the existing Grade II listed building through adopting a sympathetic and subservient design approach.
 - d) The proposals will not have any detrimental impact upon the amenity of the neighbouring properties.
 - e) The property is in a sustainable location and the proposals will not have a detrimental impact upon the amenity of the neighbouring properties.

2. Use

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

3. Amount

3.1 The proposals include:

- a) The demolition of existing garage;
- b) The construction of a new garage with associated hard and soft landscaping;
- c) Alterations and enhancements to the driveway to provide access to the new 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 garage will allow for a three bay car garage on the ground floor and storage unit. In the roof space, that can be accessed by an external staircase, there is a gym, reading room, WC and office space proposed.
- 4.3 The new driveway will link the new garage to the existing driveway.

5. Scale

- 5.1 With reference to planning policy DP26, the proposed garage demonstrates a sensitive approach to design by respecting the character of not only the host dwelling but also the neighbouring properties. The design of the proposed garage is sympathetic to the existing property and is respectful of the street scene. The proposed garage is, by virtue of its scale, roof form and careful facade detailing, appropriate to its setting and respectful to the listed building.

5.2 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.

5.3 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.

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

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 The removal of the existing garage is justified and perscieved to be unsuitable to the character and setting of the listed building. With their removal, a new replacemenr garage is proposed that has been carefully design to enhance the main house and is located further away from the house.
- 7.7 The architectural language and proportions of the proposed garage is respectful and in keeping with the scale and character of the existing listed building.

8. Appearance

- 8.1 The current appearance of this building can be reviewed from the plans and elevations supplied with this application.
- 8.2 With reference to planning policy DP26, the proposed garage, by virtue of their scale and detailing, are able to demonstrate an extremely high standard of design quality. The use of traditional materials and detailing is considered to be the correct design approach, enabling the proposed garden to blend harmoniously with grade II listed, host property.
- 8.3 The proposed garage will adopt a traditional, rural vernacular with an oak structure to be mounted to a brick plinth and walls to finish with feather edge boarding. The garage doors to also have the same design typology of an oak structure and feather edge cladding.
- 8.4 The garage will feature conservation roof lights to provide light and ventilation to the first floor.
- 8.5 The external staircase to access the gym and office in the roof space is of timber and leads to an oak door to match.
- 8.6 The proposed garage will not have any detrimental impact upon the amenity of the neighbouring properties.

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 These proposals are of sensitive design that will greatly enhance the existing dwelling and its garden. To summarise:
- a) The proposed garage respects the grade II listed building through adopting a sympathetic and subservient design approach;
 - b) The proposals are of design and scale that is sensitive to the existing property and its site;
 - c) The garage uses materials that are sympathetic to the character and quality of the existing listed dwelling;
 - d) The property is in a sustainable location and the proposals will not a detrimental impact upon the amenity of the neighbouring properties.
