



5.0L

EXTENSION AND CONVERSION OF EXISTING DWELLING

DESIGN & ACCESS STATEMENT

5 Orchard Lane
Hassocks
East Sussex
BN6 8QE

Ref:
Rev: _

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Fig. 1 - Google Street view of property and context



Fig. 2 - Archive OS map Circa 1909 - National Library of Scotland



Fig. 3 - Archive OS map Circa 1938 - National Library of Scotland

1.0 INTRODUCTION / CONTEXT

1.1 THE SITE

5 Orchard Lane is a link-detached bungalow, situated on the western side of Adastra Park. Orchard Lane is a single-lane with no through traffic; although benefits from a public car park.

Orchard Lane has a variety of architectural styles, including 1930's houses, bungalows, Victorian cottages, with more modern houses to the southern end of Orchard Lane. The scale of the houses also vary greatly, ranging from single-storey through to three stories in the Wilmington Lodge development to the south.

The site is immediately adjacent to a public footpath, located to the south of the boundary, and benefits from a generous front and rear garden.

1.2 PHYSICAL CONTEXT

As it can be seen from the historical maps provided, Orchard Lane was gradually developed from the early 1900s. The 1909 and subsequent maps show a footprint of a single building which we believe to be Scotland Cottage. This property may have been accessed from Orchard Lane itself, however subsequently became the focal point of The Close. In 1909 however, Orchard Lane was not a principal access to any dwellings and many of the major roads in Hassocks were not yet formed.

By 1938, the residential streets surrounding Adastra Park (previously referred to as Adastra Grounds) have been established. This includes Queens Drive, Grand Avenue and The Close, all of which surround our application site. Scotland Cottage, one of the oldest surviving properties, was encompassed within the layout of The Close, now referred to as number 10 The Close. Note that the 1938 map has the footprint of a building on our application site, however there is no reference to the use or scale of the building.

The garage of number 7 Orchard Close pre-dates the property's construction, which still exists today; suggesting vehicular access was established on Orchard Lane at an early stage.

Between 1950 and 1955, Scotland House was split into two separate properties, number 10 The Close and Scotland Cottage. Scotland Cottage is solely accessed from Orchard Lane.

By 1955 number 74 Grand Avenue has been constructed, to infill the plot adjacent to Orchard Lane northern entrance. On the 1962 map 1,3,5 & 7 Orchard Lane are still absent.

Between 1955 and 1969 the nursery buildings demolished and the residential development known as Wilmington Close is constructed. This is accessed off Keymer Road, from the south.

The first reference to the construction of 1,3,5 & 7 Orchard Lane are on the 1969 OS map, which represents the general arrangement on the up to date OS map.

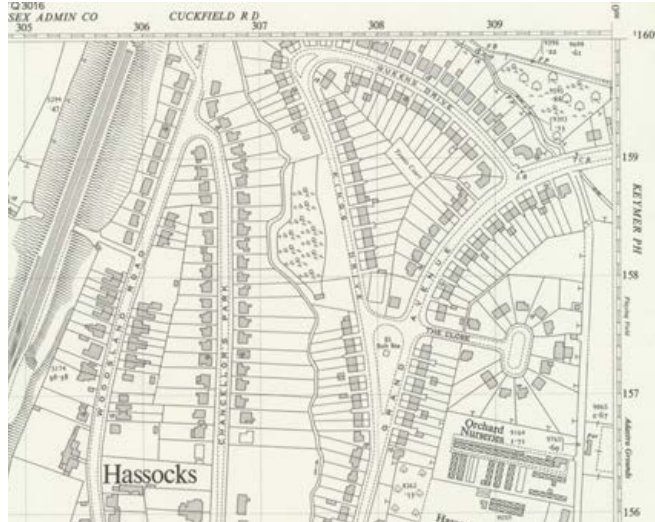


Fig. 4 - Archive OS map Circa 1955 - National Library of Scotland



Fig. 5 - Archive OS map Circa 1962 - National Library of Scotland



Fig. 6 - Archive OS map Circa 1969 - National Library of Scotland



Fig. 7 - Typical properties on Grand Avenue



Fig. 8 - 1, 3 & 5 Orchard Lane



Fig. 9 - Scotland Cottage



Fig. 10 - Cricket Pavilion



Fig. 11 - Wilmington Close Development

1.0 INTRODUCTION / CONTEXT

1.2 PHYSICAL CONTEXT CONTINUED

1, 3 and 5 Orchard Lane are the only single-storey properties on the west side of Adas-tra Park, including the surrounding Grand Avenue, The Close, Wilmington Close and the Wilmington Lodge housing development. As discovered from the historical maps, the surrounding context has been established predominantly as housing developments with a consistent scale and appearance. Two storey detached and semi-detached properties are the prevailing character in the area; 1, 3 and 5 Orchard Lane are therefore at odds with the general scale of the immediate context.

Further afield, streets such as Queens Drive and Adastra Avenue are solely single-storey dwellings, constructed in the late 1930's. However, due to the distance between our site and these properties, with the added heavy screening that the trees and vegetation provide to Adastra Park boundaries; we do not consider those references represent the character of the application site itself.

In total there are 6 dwellings that address Orchard Lane. 1, 3 and 5 Orchard Lane, three bungalows all constructed at the same time and of a similar appearance; with number 1 having a greater front projection. Number 7 Orchard Lane, a two storey detached property built circa 1969; which sits closer to Orchard Lane than numbers 1-5 and is well screened to all boundaries via fencing and landscaping. This property is of brick construction, tile hanging and clay tile roof finish.

Further south along Orchard Lane is Scotland Cottage, which is attached to and formerly associated with Scotland House, which addresses The Close. Scotland Cottage is two storeys, with Georgian casement windows, rendered facades and natural slate roof finish.

The final property that is accessed from Orchard Lane is called Rossmead, a two storey detached red brick property towards the southern end of the lane. This property shows on the early 1900's maps, although it has been extended considerably to the rear and side, and there is a live planning application to extend it further REF: DM/25/0800.

5 Orchard lane is set within the widest part of the lane, to allow traffic to pass one another, prior to the lane becoming a single track. A pavement exists in front of 1, 3 and 5 Orchard Lane, beyond this pedestrians use the lane itself.

As mentioned above, Orchard Lane comprises a variety of architectural scales and styles. Upon entrance to Orchard Lane, from the North, the prevailing character is 1930's two storey semi-detached houses; with a combination of brick, render and tile hanging. These properties address Grand Avenue, and due to the substantial rear gardens, are a reasonable distance from the application site. These properties do however form the entrance to Orchard Lane, hence including within the character assessment. Many of the houses on Grand Avenue have converted their lofts, with hip to gable conversions, dormers and roof-lights evident from the street view.

Orchard Lane itself has well established planting, both dense hedges and trees forming the boundary to Adastra Park. This creates an immediate rural appearance to the lane, and also promotes the slow traffic movement. Orchard Lane is single-track past the rear garden of 74 Grand Avenue, which then opens up immediately in front of 1-3 Orchard Lane.

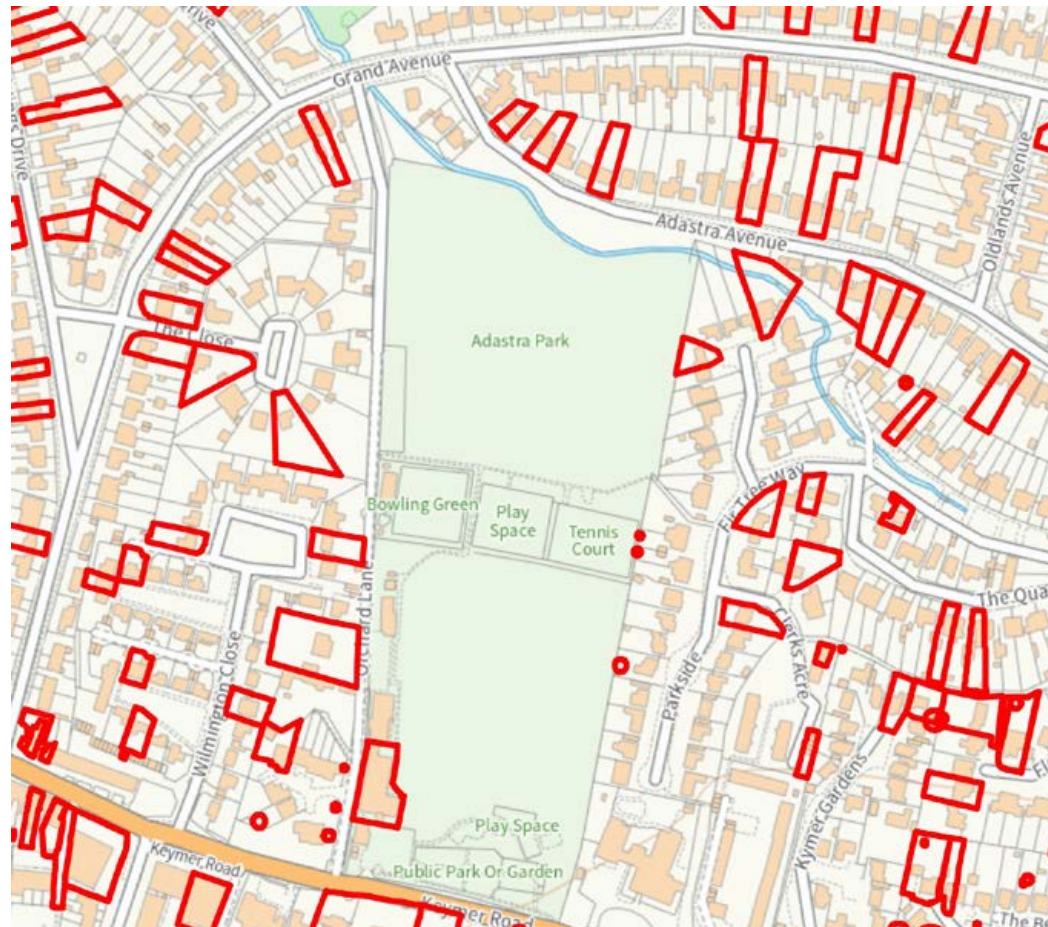


Fig.12 - Planning Application Search



Fig.14 - Scotland House (10 The Close)



Fig.13 - 7 Orchard Lane



Fig.15 - Rossmead (Orchard lane)

1.0 INTRODUCTION

1.3 PLANNING CONTEXT

The provided planning map from Mid-Sussex's website shows sufficient planning activity within the area over the past 5 years. However there is no planning history for 1-7 Orchard Lane or Scotland Cottage on the council's online records. The only property on Orchard Lane that has planning history is Rossmead house, which is itemised below:

KY/034/86 - Two storey extension to north side of property, new roof incorporating two dormers - Withdrawn

KY/035/86/AP1 - Amended plans: New pitched roof incorporating two dormers, amended plans showing: chimney taller, new dormer to north side, three velux's added - Approved

KY/035/86 - New pitched roof incorporating two dormers - Approved

KY/015/86 - Ground floor extension and addition of new portico to front entrance - Approved

DM/25/0800 - Alterations to existing rear ground floor plan and the construction of a single-storey side extension, modifications to the rear elevation and the construction of a story link building is proposed between the main dwelling and the annex - Under Consideration

1.4 PRE-APPLICATION ADVICE

Prior to submitting the planning application, we have engaged with the local authority in pre-application discussions. The designed were developed enough to enable discussions about scale, appearance, amenity, privacy and other relevant planning considerations.

The principle of the development was supported and it was recommended that we provide several additions supporting documents to avoid conditions being attached to any subsequent decision notices.

2.0 DESIGN PRINCIPLES / CONTEXT

2.1 Concept Considerations

Our application seeks to provide our client with a better standard of accommodation, improved internal layout, stronger connection with the front and rear gardens, and a more contemporary appearance to the property.

LRA-R have local experience with similar projects which have been approved and have been well received by the planners and local community.

The existing property has a generous footprint, typical of a bungalow in an urban environment, which extends out to within one metre of the boundary. The property has been extended in the past to accommodate a conservatory to the rear, which unfortunately creates an unusable space due to over heating in the summer and colder temperatures in the winter. This provides the house with a very poor physical and visual connection to the rear garden.

The property has three bedrooms, as labelled on the submitted drawings; however bedroom 1 is an inner room with no access to direct natural light or ventilation. It is fair to consider the property as a two bedroom house on this basis. Our client requires multiple additional bedrooms, with ensuite, as well as a dedicated space to enable working from home. The proposals therefore accommodate 4 bedrooms.

As with our most recent precedent, 44 Ockley Lane REF: DM/23/3211 - The proposals look to retain the structure of the existing property, remove the existing roof and construct a new timber frame volume to provide accommodation within the roof space. This might be described as a 1.5 storey house.

The proposals include the demolition of the existing conservatory and provision for a modest (smaller than the footprint of the conservatory) extension to the rear of the property. The proposals therefore fit within the existing established building line.



Fig. 16 - mass model of existing property and adjacent context



Fig. 17 - 44 Ockley Lane, Hassocks - Before



Fig. 18 - 44 Ockley Lane, Hassocks - Approval nearing completion

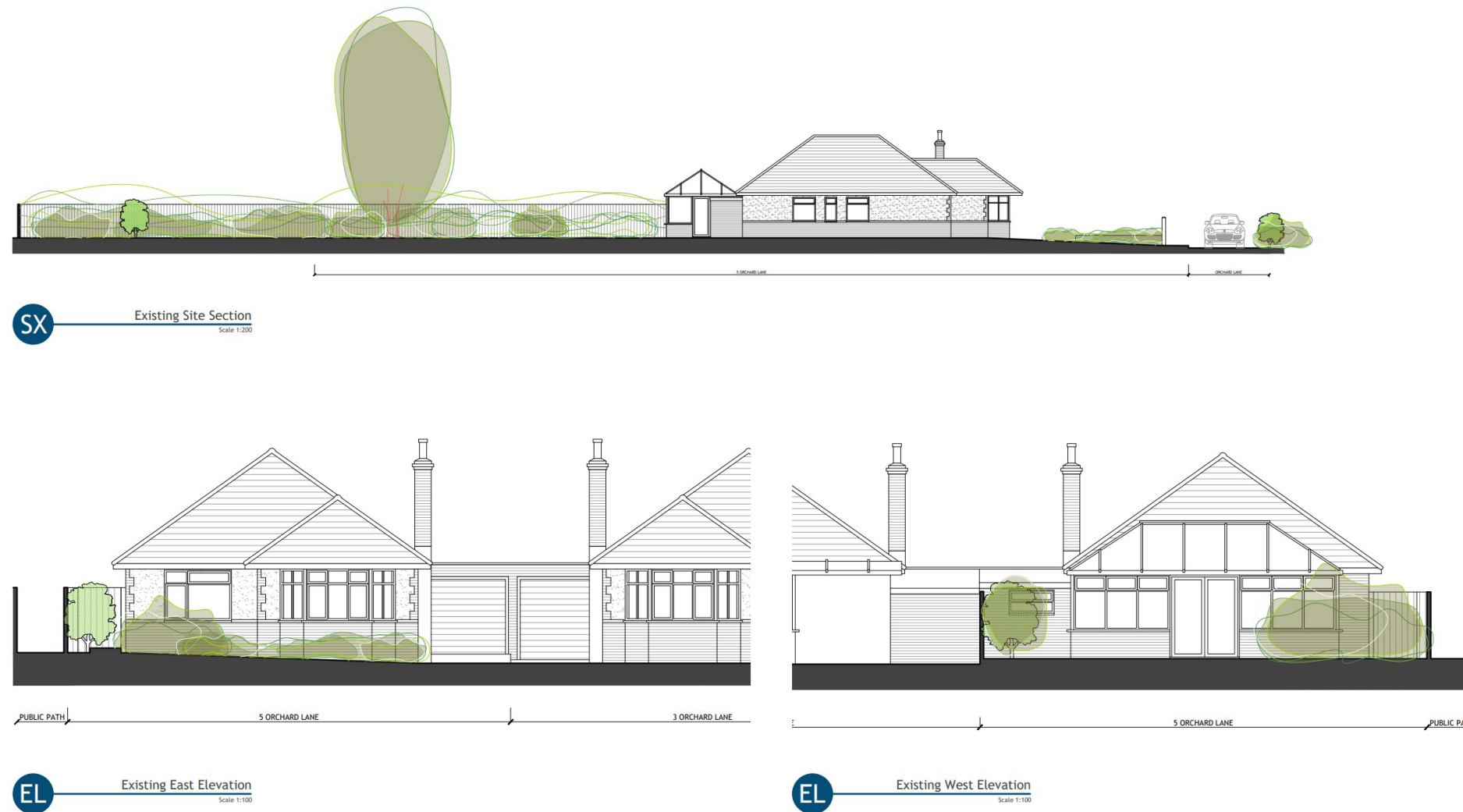


Fig. 19 - Existing elevations

3.0 USE

The existing and proposed use is C3 residential. This is in-keeping with the area, which is a residential lane.

4.0 AMOUNT

4.1 EXISTING

Ground floor GIA - 111SQM
Garage GIA - 13SQM
Total - 124SQM

4.2 PROPOSED

Ground floor GIA - 115SQM
First floor GIA - 58SQM
Garage/Store GIA - 6SQM
Total - 179SQM

5.0 LAYOUT

5.1 Existing

The existing property has the entrance on the side (north elevation), with a centralised entrance hallway providing access to all bedrooms, living room and bathroom. The kitchen is to the rear of the property, with a step down into the conservatory. There are a further two steps down to the garden patio. The garage can be accessed from the front up and over door, or from a single door in the conservatory. Access to the rear garden can be gained via the side passage, between the south elevation and the boundary.

The entrance driveway has a set of double gates, shared with number 3 Orchard Lane, leading to allow vehicles to park on the hard landscaped area. In front of the boundary wall is a pavement and a passing place with signs restricting parking.

5.2 Proposed - ground floor

The proposals look to reposition the entrance to the front of the house, enabling the property to address Orchard Lane. This would include widening the vehicular entrance, allowing two cars to park side by side, with additional landscaping to lead you to the new entrance. The front boundary wall is set low, as is the proposed fence between 3 and 5 Orchard Lane; to retain the open nature of the site in its context.

The existing bay has been removed, and the existing walls continued forwards, to match the depth of the original bays. This provides necessary space for the bedroom at first floor, as well as additional space in the living room for a home office. The original entrance on the north elevation is converted into a window for bedroom 4. The proposed entrance has a feature canopy, directly over the entrance steps.

The conservatory is proposed to be demolished, and with a large structural opening formed in the rear of the house; will provide an open plan kitchen/living/dining space with direct access to the rear garden. The garage has been subdivided to accommodate a utility space to the rear, whilst retaining storage to the front with the original garage doors retained.

The proposed staircase is located in the entrance hallway, in the south-east corner of the house.

5.3 Proposed - first floor

At the top of the staircase is a generous landing, providing access to three bedrooms and a shower room. The principal bedroom faces east, towards Adastra Park, whilst bedrooms 2 and 3 face west over the rear garden. There are no sideways facing windows at first floor. Rooflights provide additional natural light and ventilation where needed.

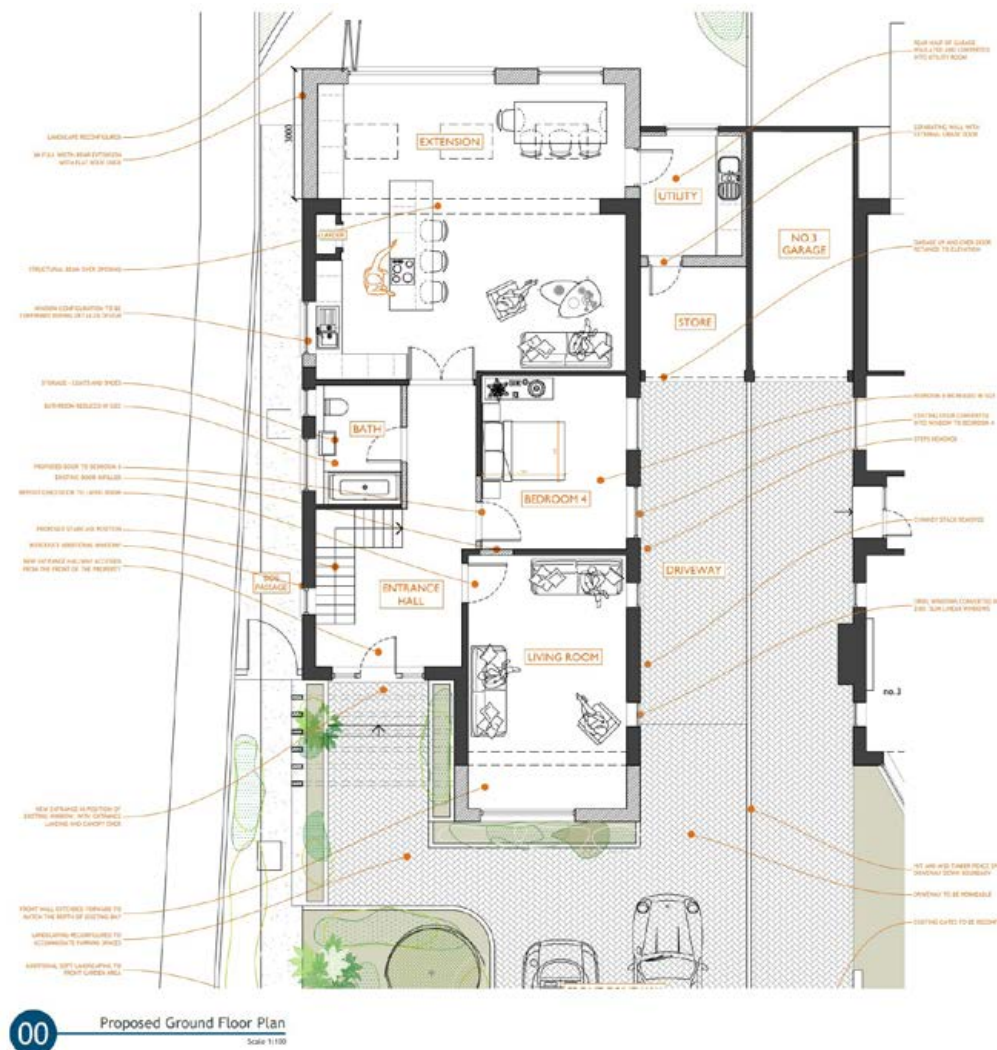


Fig. 20 - Proposed ground floor plan

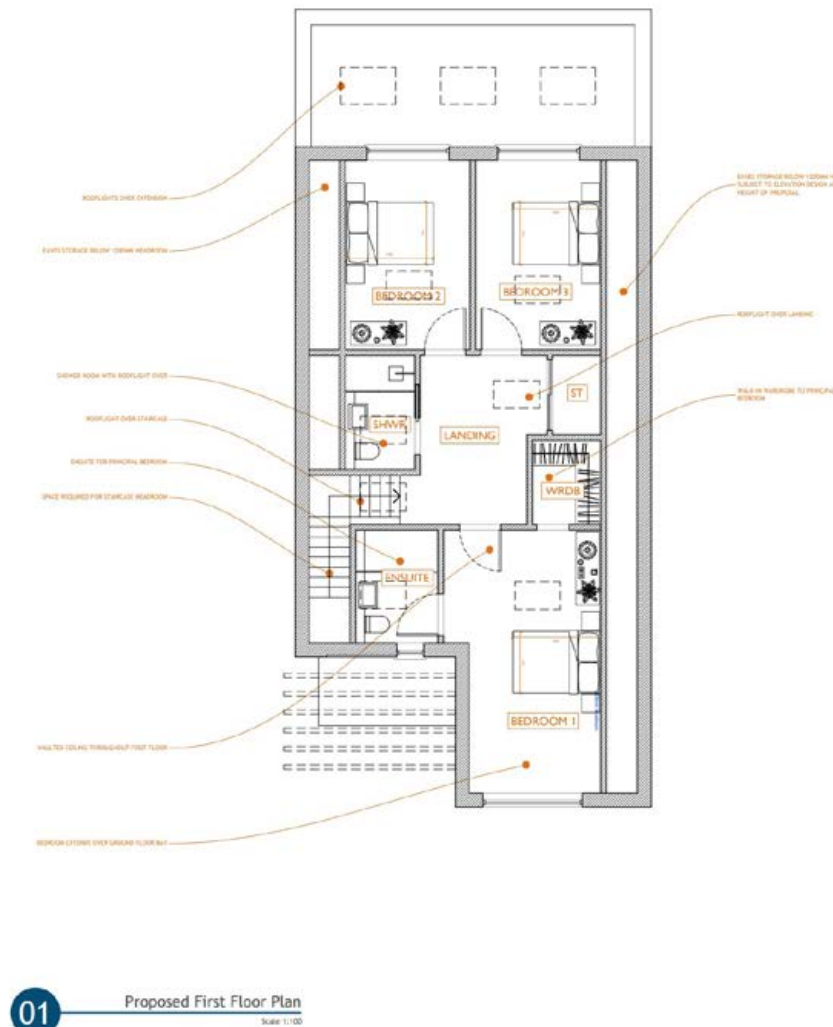


Fig. 21 - Proposed first floor plan

6.0 SCALE

The existing property is 7.8m wide, 13m deep at its greatest point and 11m deep where the front elevation steps in. The site has varying levels, however the top of the existing eaves sit 2.7m above the external levels around the front bay window, and the ridge of the main house sits 5.8m above this same reference point.

There is a distance of 4.9m between No.3 & No.5 Orchard Lane, and approximately 9m diagonally between No.5 and No.7 Orchard Lane.

As described in the layout section of this design statement, the proposals include a front projection of 1.3m, to match the depth of the existing bay window. The proposed single-storey rear extension is full width and projects out 3m, which is a reduction on the existing conservatory, measuring 4m in depth. The rear extension continues the existing internal floor level and matches the existing ceiling level. Once roof construction is taken into consideration, the parapet sits 3.2m above the existing garden level.

The additional first floor increases the height of the eaves by 1.3m on the north elevation and 1.8m on the south elevation. This is due to the roof pitch being asymmetrical, as the step in the existing footprint is not directly in the centre of the building. The ridge of the proposed sits 1.6m higher than the existing ridge.

We have provided a contextual street scene within this submission to demonstrate that the scale of the additional roof volume is an appropriate transition between the single-storey bungalows and the adjacent two storey dwelling, No.7 Orchard Lane.



Fig. 22 - Proposed street elevation



Fig. 23 - Proposed north and south elevations



Fig. 24 - Artist's Impressions of proposals from Orchard Lane

7.0 LANDSCAPING

The proposals look to improve the off-street parking, which as discussed is important to retain the passing place immediately in front of the property. The garage and driveway to the north is not wide enough for modern day cars. The proposals accommodate a widening of the entrance, which would include a reduction in the length of the pavement and removal of a short section of the front boundary wall. We are proposing a low-level sliding gate to replace the large swinging gate, to create more usable parking space within the driveway.

The pavement and passing place immediately in front of the front wall falls within the ownership of the applicant. Notice has therefore not been served on the highways authority for this application.

Additional plant beds and soft landscaping is proposed to the front garden, to maintain the open rural appearance to the lane and the property. A timber fence is proposed down the centre line of the driveway between No.3 & No.5 to provide privacy to the windows of bedroom 4. Minor landscape alterations are proposed, to accommodate the demolition of the conservatory and the proposed rear extension.

8.0 APPEARANCE

In section 1 of this Design & Access Statement, we reviewed the context of the application site, which is set within a variety of architectural styles. The external materials found on the six dwellings on Orchard Lane include red/brown brick blend, red brick, clad tile hanging, stucco render, pebble dash render, natural slate roof, clay tile roof and concrete tiles.

The bowls pavilion and cricket pavilion, within the Adastra Park, are brick, timber cladding with tiled roofs.

The concept presented has the appearance of one coherent design, opposed to an existing property that has been extended and adapted. Similar to our project at 44 Ockley Lane, Hassocks, the proposed materials 'cloak' the connection between the existing and proposed elements of the property. The facades are therefore a combination of horizontal timber cladding and white render, with contrasting powder coated aluminium windows/doors/fascias with a slate grey roof finish.

The garage brickwork has render applied, to tie in with the contemporary nature of the house, and the rear extension is showing a horizontal cladding, to reference but differentiate it from the main house.

9.0 ACCESS

Access to the property remains greatly unaltered. The existing vehicular access is to be widened, and path extended to continue to the proposed new entrance on the front elevation.

LRATM