

Ref No: 2315

PLANNING:

DESIGN & ACCESS STATEMENT

FOR:

Replacement Dwelling at Old Place Lodge, Warninglid, West Sussex



ISSUED: 31.12.24

Content

1.00	Introduction
2.00	Site Appraisal & Context
3.00	Design Proposal
4.00	Summary

1.00 Introduction

- 1.01 This design and access statement has been prepared by Thornton Architecture + Design in support of an application for planning permission to build a replacement dwelling at Old Park Lodge, Slaugham Lane, Warninglid, West Sussex.
- 1.02 The proposal seeks to provide a replacement three/four-bedroom multi-functional family dwelling and alteration to the existing detached garage block for the new owners of the property, complete with associated landscaping works.



Existing Buildings

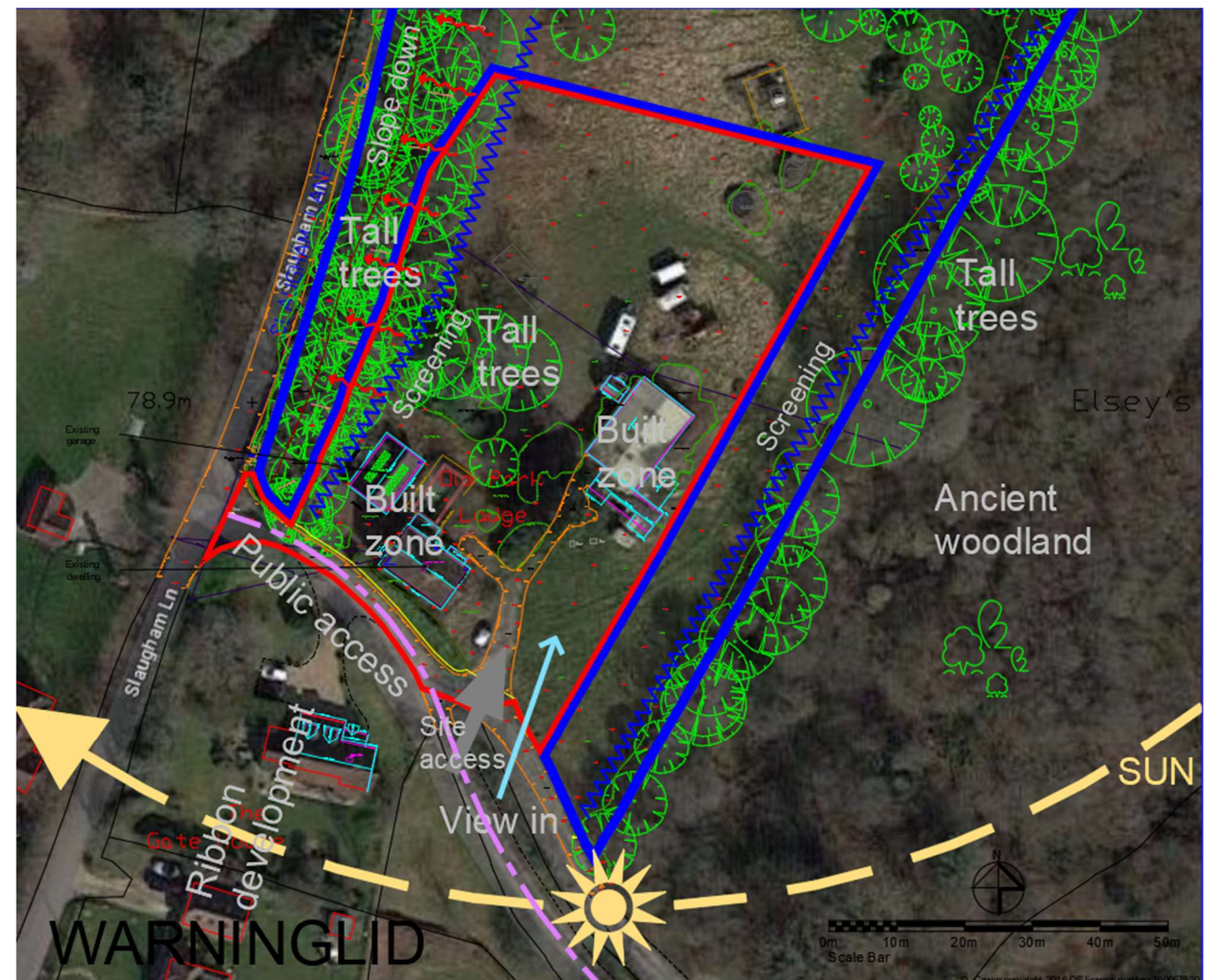
2.00 Site Appraisal & Context

2.01 Site Appraisal

The application site has an area of 4,758m² and sits in a plot with an area of 1.22ha. It is located on the east side of a rise in Slaugham Lane, to the north of the village of Warninglid, in the southern half of the Parish of Slaugham. The plot is accessed off single lane, no through road, farm track on the east side of Slaugham Lane at the northern tip of a short length of ribbon development along the public highway. The farm track serves seven other properties, including the substantial Old Park House and Oak Park Farm, whilst the ribbon development to the south contains several detached and semi-detached properties, including the redundant Victorian primary school that served the village of Warninglid until recently.

Most of the Parish of Slaugham lies in the western end of the High Weald Area of Outstanding Natural Beauty and in the West Sussex Landscape Character Area HW3 titled 'Ouse Valley High Weald'. This is described as a strongly linear valley adjoining Haywards Heath with its boundaries defined clearly by a marked break of slope with a small, tree-lined stream amidst parallel streams and ridges in the west that broadens out into a river that meanders through water meadows to the east. It is characterised by a deeply incised, ridged and faulted landform of clay and sandstone. The ridges tend east-west, and from them spring numerous gill streams that form the headwaters of rivers that flow into wide river valleys that dominate the eastern part of the AONB. The landform and water systems are subject to, and influence, a local variant of the British suboceanic climate.

The application site is substantial in size and broadly open grassland that is bordered by ancient woodland to the east, residual tree lined boundaries to the north and west, and an established domestic hedgerow to its southern frontage. The site is reasonably level, for the most part, but slopes increasingly towards its northern boundary and more dramatically to the sunken road of Slaugham Lane along its east side. The site contains a single two storey dwelling, detached garage, large agricultural style barn and stable block. The dwelling is set centrally to the front of the site with a pedestrian access to its centre and separate driveways either side to its detached garage on the west and barn and stable block on the east, which are set slightly further back in the plot. The second driveway to the east of the dwelling also provides access to the rear of



Site constraints plan

the dwelling with on-site turning.

The existing four-bedroom dwelling may well have started life as a pair of semi-detached farm workers cottages, as suggested by historic maps and the symmetrical layout of accommodation around a central chimney. The property first appears on ordinance survey maps from 1896 and would most likely have supported Old Park Farm, now known as Old Park House, which was listed Grade II in 1983 and is described as timber framed dating from 17th Century.

The prevailing local built form follows the traditional Sussex vernacular style with vertical tile hanging above painted brickwork under steep pitched roofs, often hipped or half hipped with hipped dormers. However, the existing dwelling has a simple roof line, pitched front to back between gable end walls and is rendered above facing brickwork. The more recent detached garage, barn and stable block all follow typical late 20th Century building forms reflective of their use. The elongated garage has brickwork gable walls under a tiled pitched roof, whilst the portal frame barn is clad in sheet metal and the stable block in horizontal weatherboarding under a low corrugated sheet roof. The property also has an in-ground swimming pool, which has fallen into disrepair.

The most notable development since the 1950s is the way the site has been cleared of woodland before what remains, of Elsey’s Wood, was added to the ancient woodland inventory, which was started in 1981.



Historic map from 1897



Aerial Image 1950



Aerial Image 2024



Neighbouring property – opposite



Historic Principal Estate Dwelling – to the east



Ribbon Development Example – to the south



Redundant Village School – to the south

2.02 Context

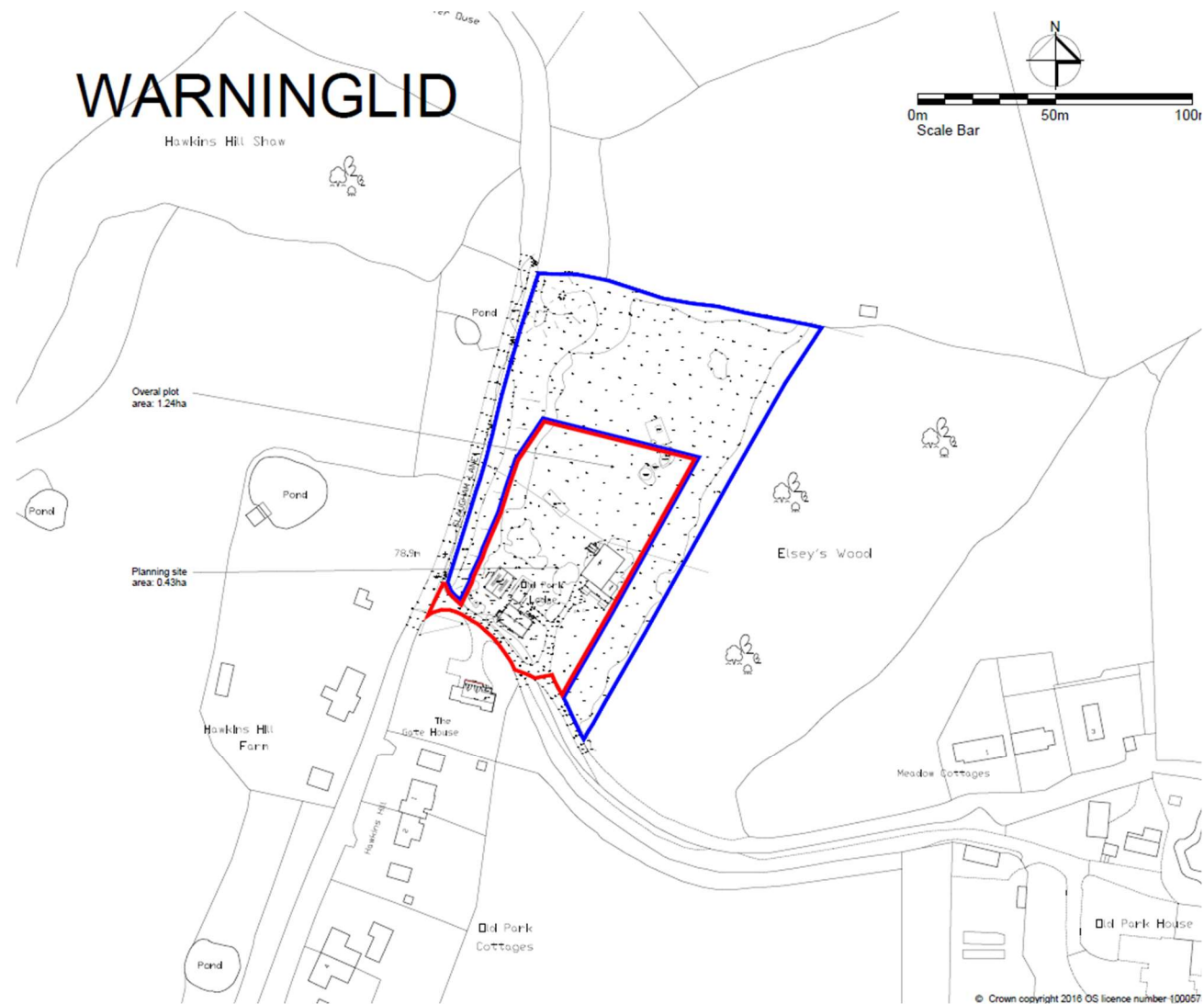
The applicants purchased the property just over a year ago, by which time it had stood empty for at least two years and had become very run down. However, the property was sold with a lot of potential, including an extant planning approval, dating from 2014, for a detached garage and substantial extension to the dwelling, of which only the garage has been completed to date.

The property also benefits from a wide range of other structures, including a combined hay barn and machine shed, a large stable block and in ground swimming pool, all set within a substantial plot that is both open, but well screened from external views and set in the heart of an outstanding rural location.

The existing dwelling has a gross internal floor area of 142m² set over two floors with extant approval to increase this by 65% to 234m² over two floors or by 115% to 305m² over three floors, if the roof space accommodation indicated by the approved elevations is included, whilst the existing detached garage has a ground floor area of 50m² with a partially completed loft conversion of 36m². The existing redundant barn and stable block add a further combined floor area of 183m², which could reasonably be traded against any future development. Therefore, the existing total gross internal floor area allowed on the site stands at 574m².

Mid Sussex District Council Local Plan policy allows for replacement dwellings outside recognised settlement areas where they maintain or, where possible, enhance the quality of the natural and/or built landscape, particularly in the High Weald Area of Outstanding Natural Beauty, especially if a significant change in scale from the existing dwelling is proposed.

Therefore, as the scale of development across the site as a whole would be significantly reduced, the new owners take the reasonable view that there is a real opportunity to realise their desire to build a new, high quality, bespoke dwelling to meet the specific requirements of their work life balance, whilst responding positively to the constraints of the site and enhancing the landscape in which the proposal is set.



Existing Location Plan

3.00 Design Proposal

3.01 Use

The existing property has single household residential use (Class C3). The existing use will remain unchanged.

The new owners run a successful London based business and are relocating to Sussex with a need to provide themselves with a sizable home working space that will meet their future need to balance family life and remote home working, ultimately, saving on the carbon footprint that would be generated by unnecessary daily commuting.



Fit for healthy family life



Residential use



3.02 Amount

The proposed development comprises a replacement dwelling with a gross internal floor area of 300m² set over two floors, a detached greenhouse with a floor area of 8m² and retention of the existing detached garage block with a floor area of 85m² set over two floors.

Therefore, after the demolition of the existing dwelling, barn and stable block, the total gross internal floor area of the finished development will be 393m². This is substantially less than the 574m² currently allowed on the site by virtue of the extant planning approval to extend the current floor area. Indeed, the proposal would reduce development on the site by 181m².

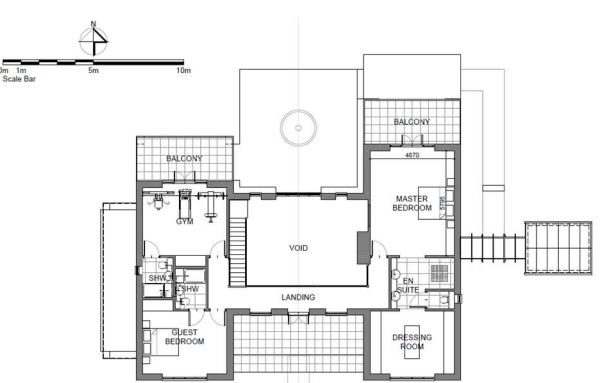
The existing dwelling and its proposed replacement have, essentially, the same number of rooms on each floor with five reception rooms, a kitchen and cloakroom on the ground floor and four bedrooms with associated bathroom facilities on the first floor. The difference between them are the sizes of respective rooms, the addition of functional ground floor utility room and the modern provision of small en-suite shower rooms to each of the secondary bedrooms.

The footprint of the replacement dwelling is slightly larger than the existing extant permission because the total floor area is spread over two floors, rather than three, and because the replacement dwelling has a double height space at the centre of its design. Indeed, the first-floor area of the replacement dwelling is, in fact, not dissimilar to the ground floor area of the extant permission, whilst the ground floor has several single storey elements that add to its overall footprint.

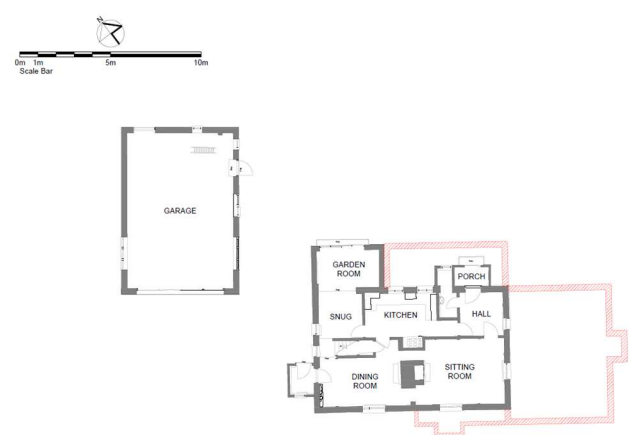
However, the bias of floor area to the ground floor makes more of it accessible and better meets the use needs of the applicants by providing spacious home working and entertaining accommodation, alongside the regular domestic accommodation of a pet friendly, family dwelling.



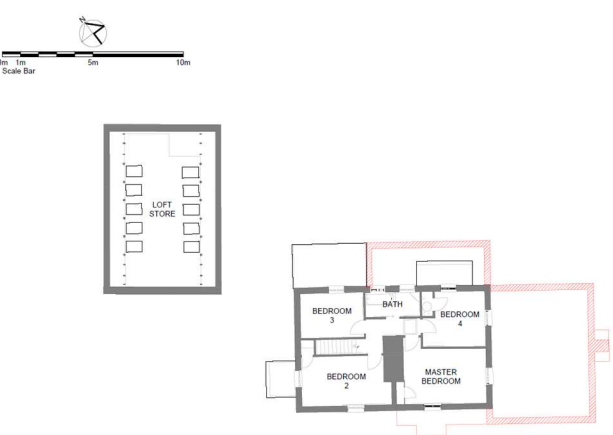
Proposed Ground Floor Plan
Area: 196.94sq m (182.75sq m habitable)



Proposed First Floor Plan
Area: 117.14sq m (Ex balconies)



Existing & Extant Ground Floor Plan
Area: (50.48sq m + 78.21sq m) 128.69sq m



Existing & Extant First Floor Plan
Area: (36.02sq m + 63.82sq m) 99.84sq m

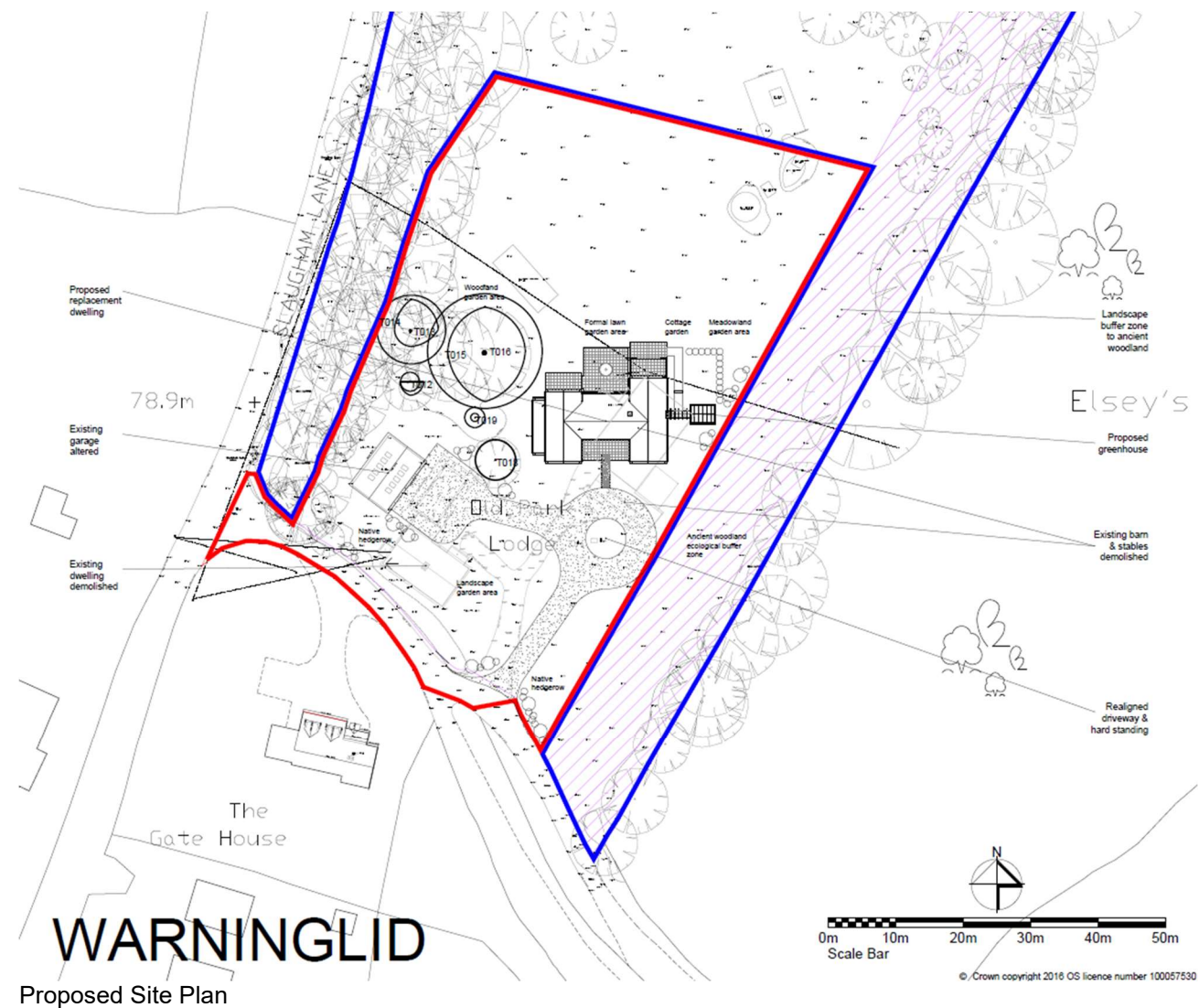
3.03 Layout

The existing dwelling sits at the front of its very large plot with multiple pedestrian and vehicular pathways on either side to access it, making any natural approach confusing. The dwelling sits high above the farm track, off which it is accessed, and overlooks the property to the south. The later additions of a detached garage, stable block and associated barn all sit behind the line of the dwelling with the stable block and barn sitting well back in the site, away from the dwelling.

The original pair of semi-detached properties would have sat in a much smaller plot, forming a garden immediately around them with separate woodland behind. However, with the subsequent unification as a single dwelling and expansion of the property to include the keeping of horses, part of the woodland to the rear was cleared in the second half of the 20th Century to provide space for grazing in addition to the stable block and associated barn.

More recently, there has been an expansion of the domestic use of the overall holding for domestic recreation, as the original use of the stables and barn has declined and ceased. However, some residual mature Oaks from the original woodland and the redundant stable block and barn form a linear barrier across the site, which leave the existing dwelling cut off from this wider expanse of open land to the north. Yet at the same time the redundant stable block and barn provide the ideal central location for a replacement dwelling.

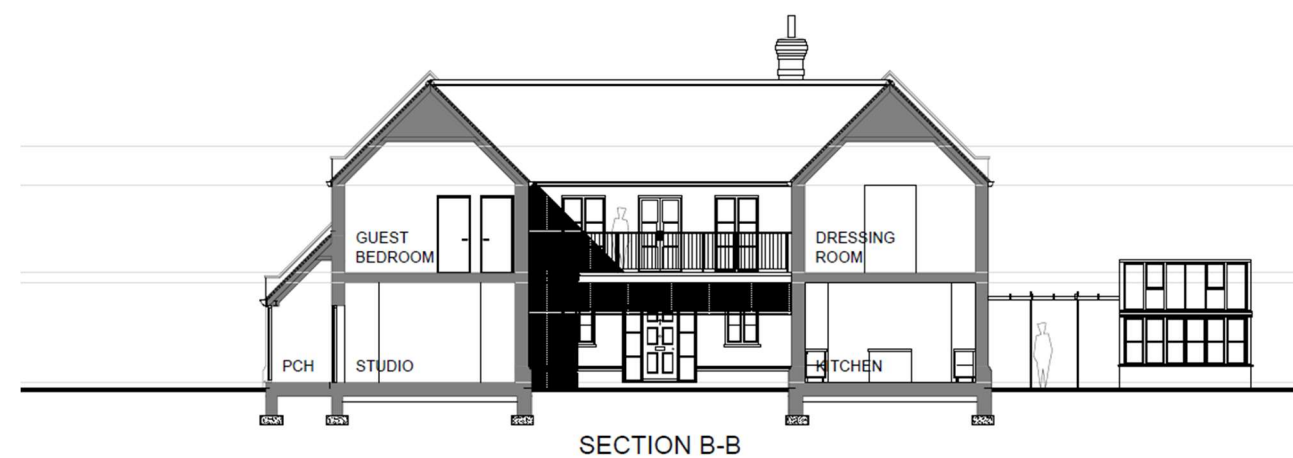
This alternative position allows the replacement dwelling to sit more comfortably within its plot, well away from its frontage, with a single point of pedestrian and vehicular access, along with ample area for on-site turning and parking. It avoids any immediate overlooking issues to the south and with a subtle pivot around the retained mature oak trees, allows the outlook of the dwelling to be angled away from the neighbouring property onto a more open north/south axis into and out of the site, providing enhanced natural surveillance across the property.



3.04 Scale

The proposed traditional, two-storey, replacement dwelling under pitched roofs would replace an existing dwelling with extant permission to be enlarged to one of much the same height and linear width, but without the approved higher level dormer windows for accommodation in its roof space. Instead, the proposed replacement dwelling will have sweeping roofs down to a range of different eaves heights with the addition of horizontal flat roofed elements across its front and rear elevations that will diminish its perceived height.

The replacement dwelling has been carefully designed to respond sensitively to the site, in terms of its landscape and topography. It will sit further back in its plot and lower in its landscape, as the site slopes gently down from front to back, thereby diminishing its mass as viewed from its southern frontage. Elsewhere, views into the site are restricted by landscape features, such as the ancient woodland to the

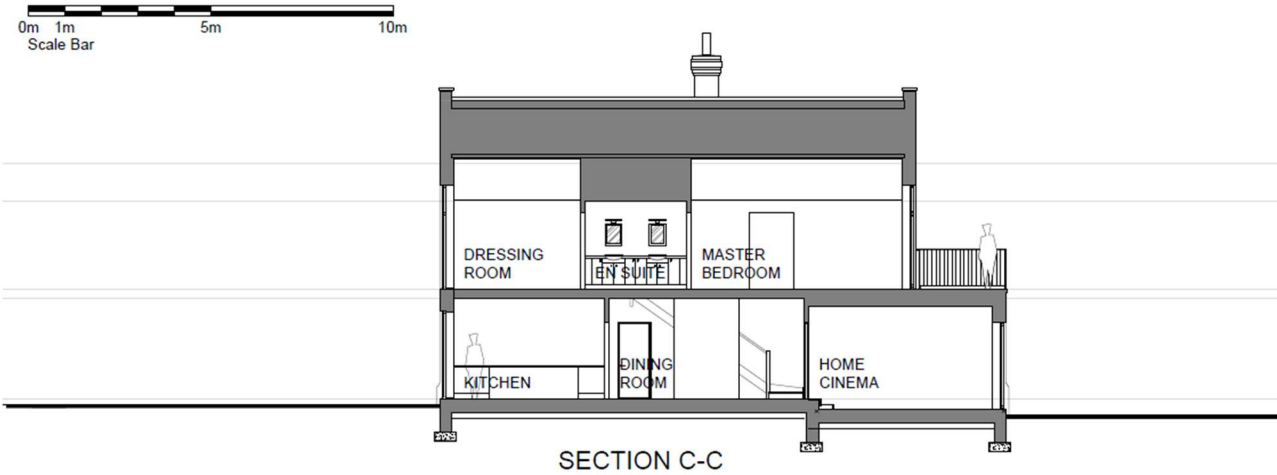


east, the sunken road to the west and the depth of the plot to north, which is bound by a mature hedgerow containing mature trees with an abundance of Oaks.

The modest size of the replacement dwelling in comparison to its very large and open plot, along with its relatively broken up facades with large window openings proportionate to its storey heights and individual room sizes all go to reducing its apparent scale in the landscape, consistent with other country houses in the vicinity. Importantly, the replacement dwelling for Old Park Lodge will remain subservient in size to the principal dwelling of the historic estate that the application site was formerly part of, known as Old Park House.

Property website searches find Old Park House, Slaugham Lane described as an eight-bedroom detached house spread over 7,309 square feet (approximately 680m²), making it one of the largest properties in the area. This makes the replacement dwelling less than half its size at 300m².

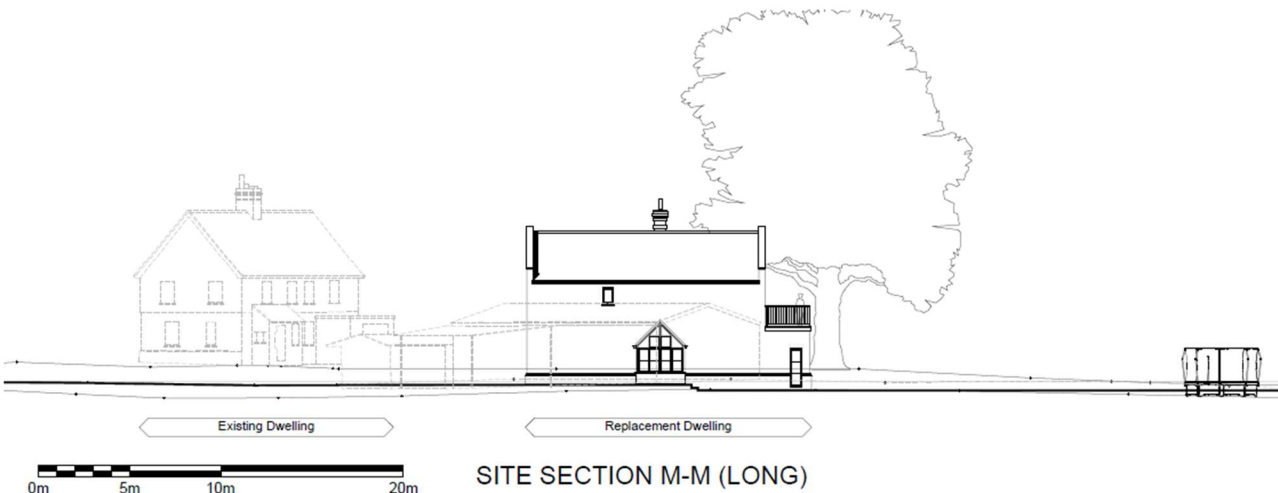
Proposed Section



Proposed Section



Site section looking north at the south elevation



Site section looking west at the east elevation



Extant planning approved east elevation

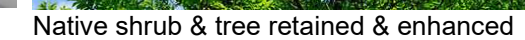
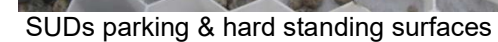
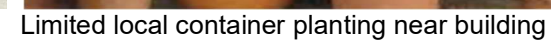
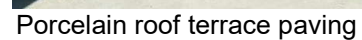


Extant planning approved south elevation

This would place the replacement dwelling in line with retained Oak trees that project into the plot from the west side, which together form a visual, but permeable physical barrier between the nominally public and private realms of the surrounding site. This subtle delineation between traditional front and back garden areas is achieved without the harsh intervention of walls, fences or hedgerows within the plot. Instead, the spaces around the property will be defined by their different landscape treatments.

The surrounding land immediately around the dwelling will be broken up into different zones of landscape planting and garden uses. This will include formal gardens to the front and rear with sweeping lawns and terraces, whilst to either side there will be informal gardens comprising of cottage style planting and vegetable plots set around a traditional, yet functional glasshouse with linking pergola to the east. Outside these smaller garden areas, the property will be given over increasingly to naturalistic landscape, as a buffer to the wider rural landscape beyond.

The landscape plan for Old Park Lodge is a detailed site map. It features a central building labeled 'Old Park Lodge' with a large circular driveway. Surrounding the building are several garden areas: a 'Woodland garden area' to the north, a 'Formal lawn garden area' to the northeast, a 'Meadowland garden area' to the east, and a 'Landscape garden area' to the south. The plan includes numerous trees, some labeled with codes like T014, T015, T016, T018, and T019. A 'Native hedgerow' is shown on the left, and an 'Ancient woodland ecological buffer zone' is indicated on the right. The plan also shows a 'Cottage garden' and a 'Native hedgerow' at the bottom. The entire site is bounded by a red line, with a blue line and a green line also visible. The plan is titled 'Landscape plan' at the bottom left.



The proposed replacement dwelling arose from an extensive design development process with detailed consideration of a single storey barn-like approach, through contemporary one or two storey options under flat or low-pitched roofs to its conclusion, as a modern interpretation of a traditional two storey country house under steeply pitched roofs.

The proposed design takes its cue from the local historic vernacular style of mid Sussex with to reference prominent local properties, such as nearby Old Park House with its two dominant gables containing large bay windows on the south facade, as well as more prestigious country homes in the locality, such as the ruins of Nymans and the Elizabethan mansion at Wakehurst Place, which is undergoing restoration.

The Elizabethan period of architecture is influenced by Flemish design, famous for its highly decorative gabled parapets, whilst the original Regency house at Nymans was remodelled in a Germanic style around the turn of the 20th Century with elements of Gothic revival. The new owners of Old Park Lodge provided a brief that included a mood-board of images opposite, which mixes elements of industrial and Gothic architecture with modern overtones, commensurate with the 21st Century.

Therefore, the front and rear elevations of the proposed replacement dwelling feature gabled parapets with large industrial style windows to maximise views out and natural light in. The front, southern elevation has a horizontal roof terrace spanning between its gables, which projects forward over a squat element of ancillary accommodation that also contains the main entrance to the dwelling and projects forward to form a porch canopy, in homage to the understated loggia style entrances favoured by Lutyens.

At the heart of the replacement dwelling is a large, double height living space, accessed immediately from the small entrance hall, off which all the other rooms are accessed. This includes the first-floor bedrooms via a stair and gallery. The gallery also provides access to the front roof terrace through a series of tall French windows, which give the appearance of a 'Piano Nobile', externally, but are designed to provide a flood of natural light down to the floor of the double height space within.

To the rear of the replacement dwelling, the main roof cat-slides to a one and a half storey eaves height that spans between its two projecting gables, which each have their own loggia type projection, in memory of the bay windows at Old Park House. One of these is left open sided and the other is enclosed to provide additional accommodation, whilst both are topped with matching roof terraces that marry in with the front elevation.

A glazed porch and a pergola linked to a glasshouse sit on respective opposite sides of the proposed replacement dwelling. Whilst these appear whimsical, they both have very specific practical purposes for the applicants in meeting their work life balance.



Precedent images



Proposed South Elevation

Proposed East Elevation



Proposed West Elevation



Proposed North Elevation

PROPOSED EXTERNAL MATERIALS

Walls (masonry):

Wienerberger Heritage Blend

Finished colour: Handmade style Red Multi Stock

Roof (pitched):

Marley Ashdown Ashurst plain double cambered clay tiles

Finish: Sand faced & weathered Red/Orange.

Roof (terrace):

High performance three layer felt & protective layer

Finish: porcelain tiles on pedestals.

Doors & Windows

Slimline industrial style PPC aluminium frames & casements

Finished colour: Graphite Black RAL 9011

Rainwater Goods:

PPC aluminium feature profiled deep flow gutters & square downpipes

Finished colour: Graphite Black RAL 9011



Marley Ashdowne Ashurst tiling image



Industrial style doors & windows



Wienerberger Heritage Blend



Vertical balustrade system



Parapet detailing – reconstituted stone



Arch detailing – off site construction



Plinth detailing – double kick



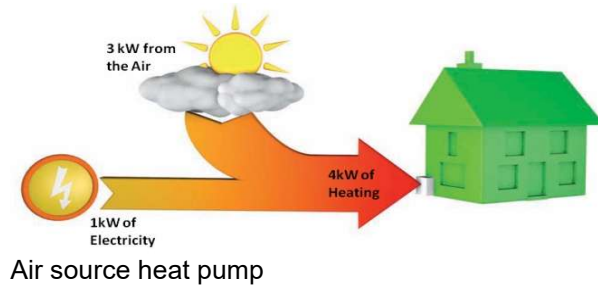
Guttering detailing–Feature Profiled K Line

3.07

Sustainability

The replacement dwelling and alteration to its detached garage will be subject to statutory Building Regulation approval, including the latest requirements for the conservation of fuel and power, and would be constructed to exceed the most up to date standards for sustainability and environmental performance.

The replacement dwelling has been carefully designed and positioned to benefit naturally from its orientation with a subtle balance of glazing between elevations to allow excellent levels of natural light,

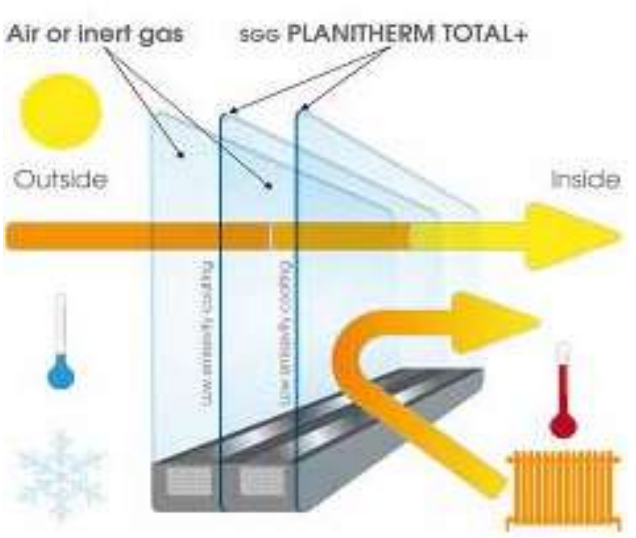


Under floor heating

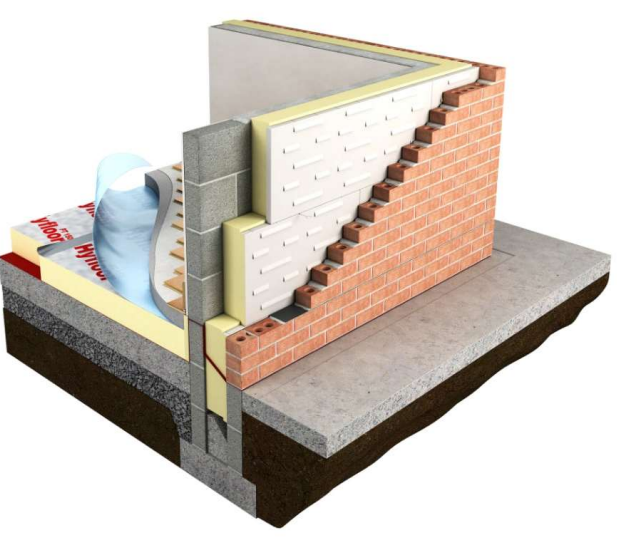
whilst guarding against unhelpful solar gains. The new building will be clad in facing brickwork on substrates including modern and, potentially, off-site methods of construction, such as a timber frame. This will minimise its carbon footprint during construction by using more sustainable processes and throughout its lifespan by enhanced build quality leading to better air tightness and energy performance in use.

The dwelling has been designed with pitched roofs and flat roof terraces capable of harvesting rainwater for grey water use on site, whilst the pitched roofs have also been designed to take photo voltaic cells and, potentially, solar thermal panels for onsite renewable generation. Furthermore, the dwelling is intended to be heated by an air source heat pump backed up with electric heating from on-site electrical production stored in on site batteries.

The dwelling has been designed with a predominance of open plan living space centred around a double height space that will form a natural stack effect within the core of the dwelling, allowing excess heat to be drawn off at high level through heat exchangers, as part of the building's heat recovery system, before being exhausted to the atmosphere.



Reducing Heat Loss



Thermal performance of masonry construction

3.08 Access

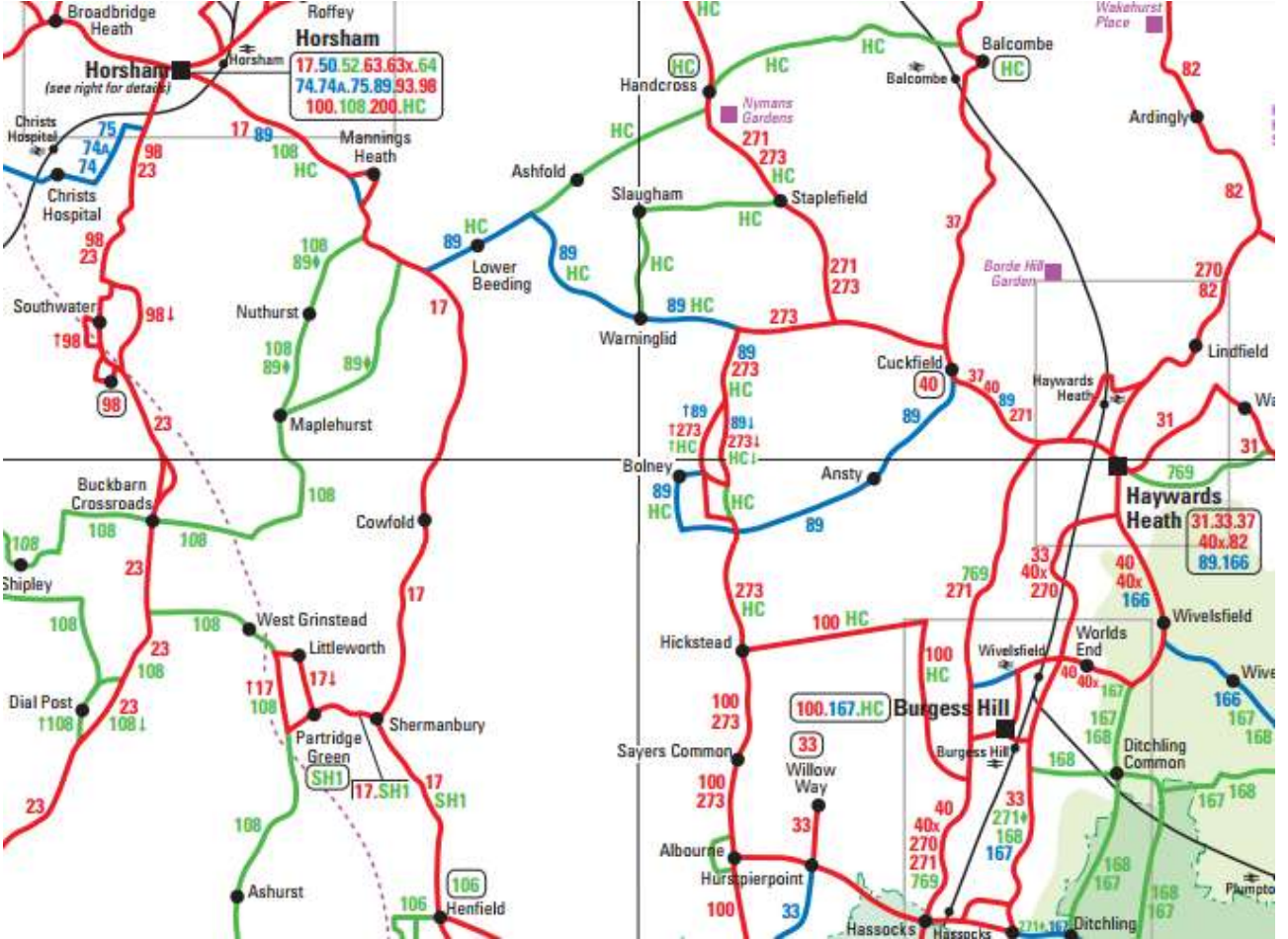
The proposed new dwelling has been designed to afford exemplary levels of external and internal physical accessibility, as required by modern domestic building codes and planning policy.

The living accommodation of the proposed dwelling will be accessed from the front via a new combined pedestrian and vehicular access and hard standing for on-site turning and drop off with level access to the front entrance door under a recessed porch canopy. The entry level contains the main living spaces with a mostly open plan layout with highly accessible welfare facilities, whilst the upper level contains the sleeping accommodation accessed via a broad straight flight of stairs designed to accommodate a future stair lift.

The location of the property is served by excellent public amenity services and infrastructure, including banking, retail, education, health care and public transport from the nearby principal district market town of Haywards Heath, only 6.5 miles drive away. The property is also close to major transport networks, such as the M23 motorway, main line railway and Gatwick airport. The property will also benefit from good quality broadband from which a wide range of online services can be accessed.



Accessible accommodation



West Sussex Bus Route Map

4.00 Summary

4.01 The proposed new building has been sympathetically designed and carefully located to stand on its own merits as a positive addition to the site and net contributor to the conservation and enhancement of the immediate area.

Therefore, the application should be permitted because:-

- It is consistent with local and national planning policy.
- It will fulfil a specific local family housing need.
- It would have a positive impact on the appearance and character of the area.
- It will have no adverse impact on the amenity of neighbouring properties.
- It will improve the standard local housing stock.
- It would make a positive contribution to tackling climate change.



Existing Dwelling & Detached Garage – View of the North Side