



Design and Access Statement

Additional Glazing

at

The Old Woodyard, Slaugham Lane, Staplefield, RH17 6AP

Originator: JT
Date: 15.05.2024
Revision: -

JTA

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Design and Access Statement

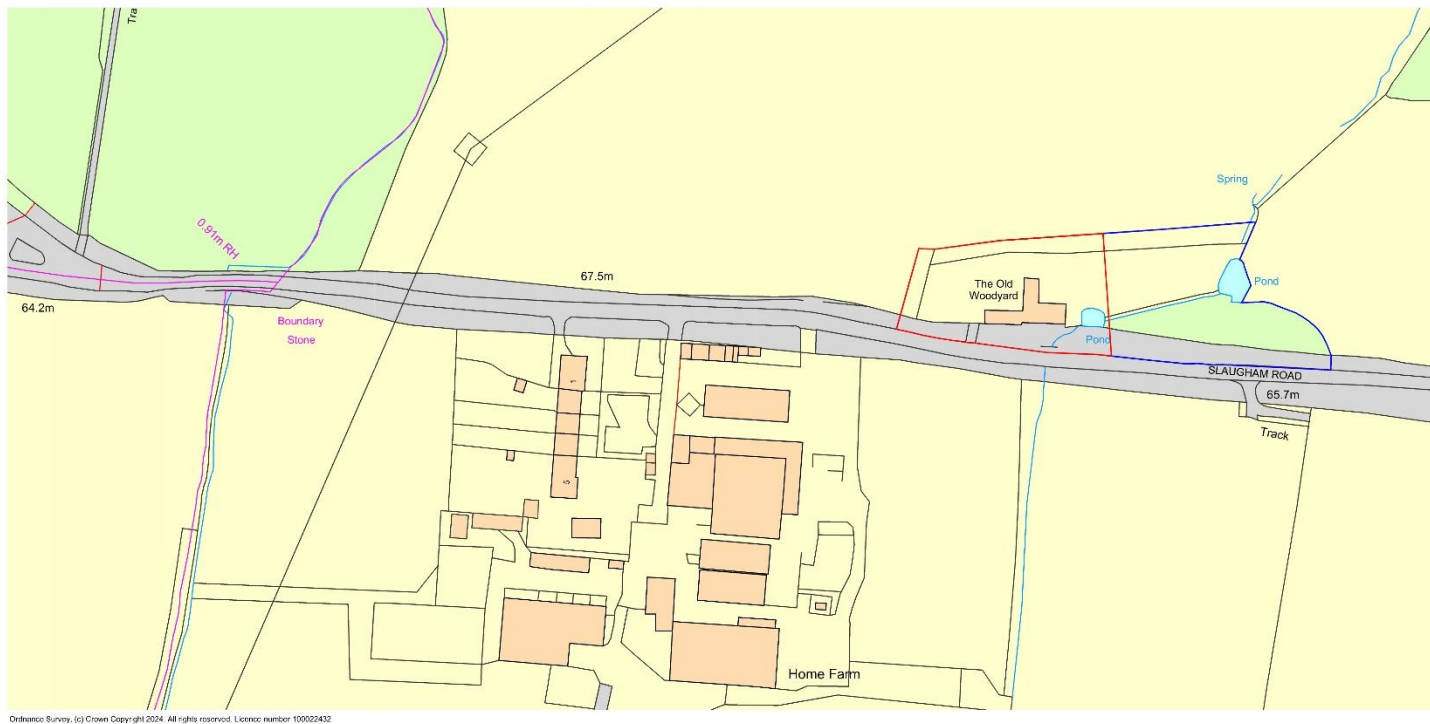
The Old Woodyard, Staplefield

Introduction

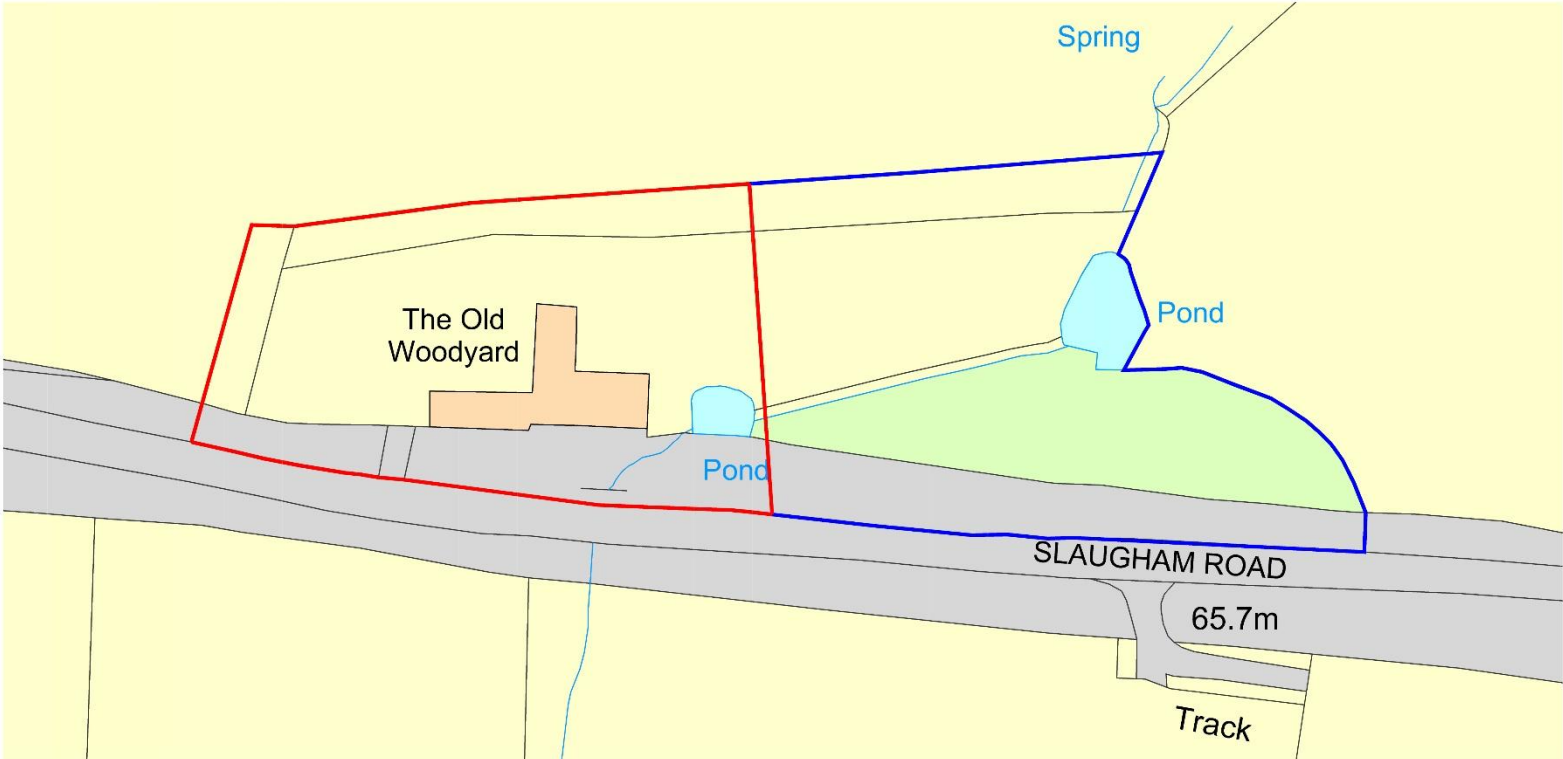
This Statement has been created to provide supporting information in support of the Householder Application to provide some additional glazing to the property known as The Old Woodyard situated in Staplefield.

The Purpose of this document is to highlight the constraints and importantly the opportunities at the property, as a whole, and propose some options as to how the opportunities could be realised. This will then provide some information and options for consideration.

The Application is proposed to build on the previous approval referenced DM/25/0489 which allowed for the extension of the property into the 'attached unconverted barn' at The Old Woodyard. This application is subsequently only for the inclusion of some additional glazing.



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The Old Woodyard, Staplefield



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	Client Mr Bove and Ms Bailey	Drawing Number 058-001-101 Rev B	Date June 2024			Rev B 25.02.25 Planning Issue JT A 01.07.24 Planning Issue JT
	Project The Old Woodyard Slaugham Road, Staplefield, RH17 5AP Drawing Site Block Plan	Scale 1:500	Paper Size A3			

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PLANNING

NORTH POINT

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Existing Plan

The existing property has been subject to an approved application reference DM/25/0489 which enables to extension of the existing property into the unconverted barn that is attached to the property.

As part of the review of the proposal during the detailed design stage, the applicant would like to now subsequently apply for permission to increase the amount of glazing.

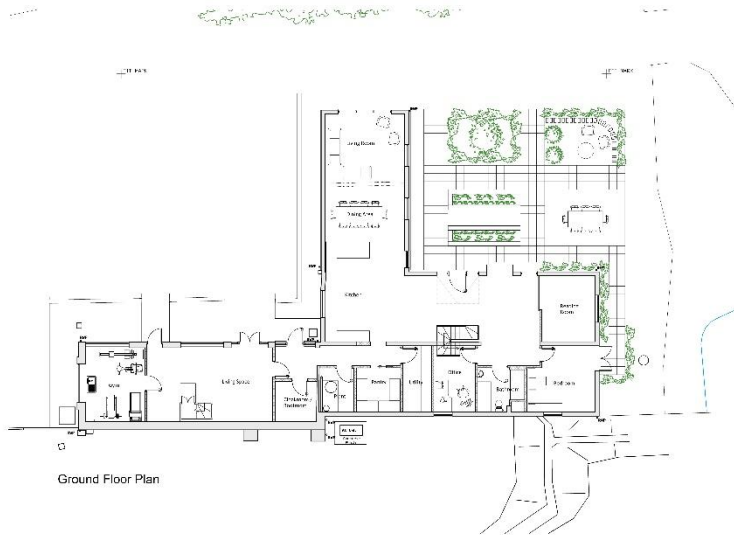
The 'barn' had received new windows in the recent past to ensure the property was watertight, secure and was not going to deteriorate. These windows were within existing openings and upon reflection an improved environment could be created if these window sizes were increased.

In addition, the existing previously converted side of the building makes use of rooflights into the bedroom spaces and again upon reflection it is proposed to introduce these into the extended area.

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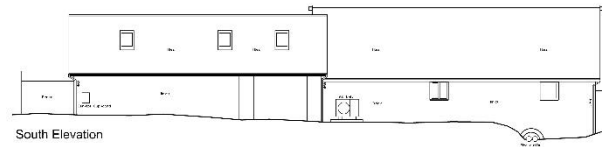
Existing



Ground Floor Plan



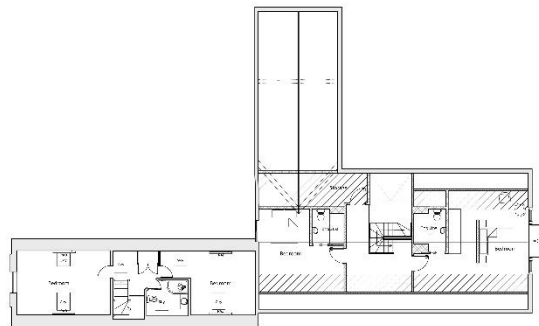
North Elevation



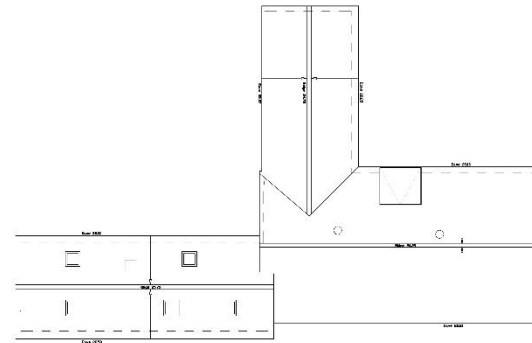
South Elevation



East Elevation



First Floor Plan



Roof Plan



NORTH POINT Rev Date/By Revision Note



Client
Mr Howe and Ms Bailey
Project
The Old Woodyard
Staplefield Road, Staplefield
RH11 6AP
Drawing
Existing Plans and Elevations

PLANNING

Drawing Number	Date
000101-700 Rev	May 2025
Scale	Paper 8.25
1:100	A1
Drawn	Checked
JT	JT
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Proposal

It is proposed that the main approval (DM/25/0489) is enacted and some additional areas of glazing are included to improve the environment of the internal spaces.

It is proposed that the existing windows onto the living space are increase vertically to create 'full-height' windows with the outlook into the courtyard area. These will not increase any overlooking but will enable an increased view into the new garden area.

It is also proposed to introduce 4 rooflights into the first-floor space, similarly as per the bedrooms in the already converted part of the house. It is proposed that these would be to match the existing rooflights as much as possible and would allow natural light into some of the spaces that would not be easy to light naturally. With the existence of the current rooflights it is not thought that this would be at the detriment of the general aesthetic nor have any impact to the streetscape or the overall area.

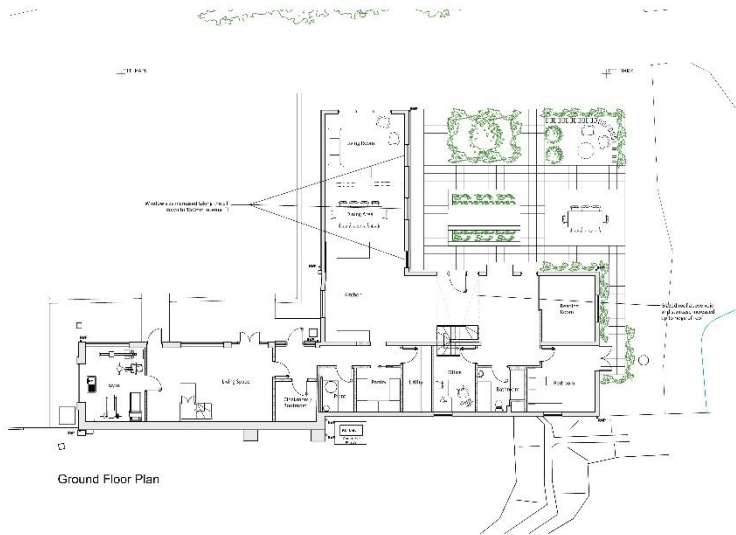
Lastly it is proposed to increase the glazed roof element that has already been approved, taking it up to the ridge. This would be again facing the courtyard space and allow natural light to flood into the hallway and stair area.

None of these 'amendments' would have an impact on the overall aesthetic of the surrounding area, but would have a great and positive impact on the applicant and their family, increasing the enjoyment of their property.

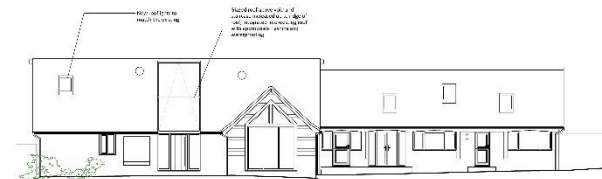
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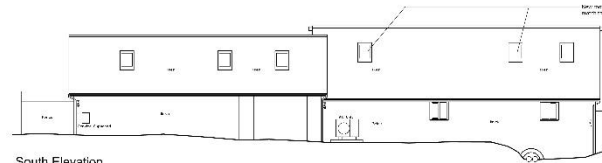
Proposed



Ground Floor Plan



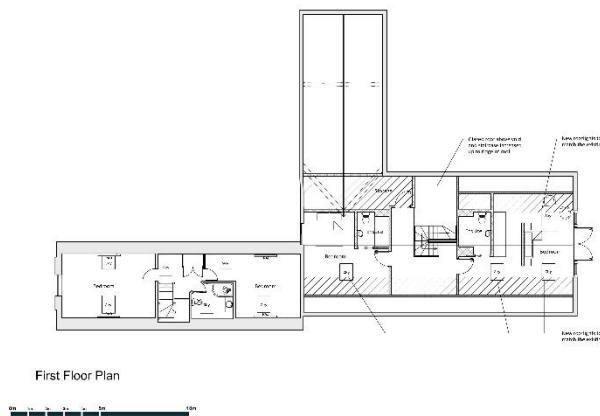
North Elevation



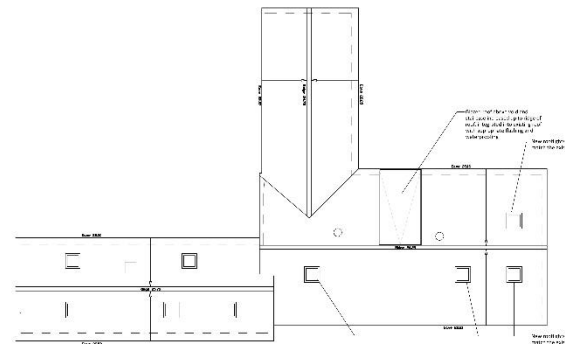
South Elevation



East Elevation



First Floor Plan



Roof Plan



NORTH POINT Rev Date/By Revision Note



Client
Mr Howe and Ms Biley
Project
The Old Woodyard
Staplefield, Gloucestershire
RHT/ GAP
Drawing
Proposed Plans and Elevations

PLANNING

Drawing Number	Date
055-001-701 Rev	May 2025
Scale	Page Size
1:100	A1
Drawn: JT	Checked: JT
Cost: 10000000.00	
Topograph: 10000000.00	
Tree: 10000000.00	

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Parking and Vision Splays

In terms of parking the existing site has significant capacity for several cars. It is not intended that any of the works in this application have any impact on the parking

Landscaping

In terms of the landscape there is a negligible impact on the overall landscape

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Materials

In regard to external finishes, it is proposed that the main materials used are to replicate the existing materials

It is proposed that part of the roof is removed and replaced with a glazed infill to flood the entrance area with natural light. The remainder of the roof will stay tiled as existing.

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Photos



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Conclusion

The application is being made to facilitate improvements to the previously approved scheme to ensure that the occupants (the applicant) can enjoy their property to its fullest extent.

The proposed alterations do not cause any impact on the neighbouring properties nor the overall streetscape but would result in a significant improvement to the day-to-day lives of the occupants, including providing an increased level of natural lighting into the property.

As it is believed that there is no impact to the locality, we would hope that the local authority can support the application and ensure that the property reaches its maximum potential.

Should a site visit be required please contact Jonathan Talley Architects directly. We look forward to your comments and subsequent approval, however please do not hesitate to contact us to discuss any part of the application at your earliest convenience.

On behalf of Jonathan Talley Architects Limited

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