

35 CHANCELLORS PARK, HASSOCKS, BN6 8EY

***Demolition of the existing single storey rear and side extension and garage.
Replacement with a single storey rear extension, reinstatement of the garage and
a two-storey side extension above the garage***

JAMES BRECKELL ARCHITECT

Design and Access Statement *May 2026*



Application site: 35 Chancellors Park

Introduction:

This statement will describe the development proposals for the above property in terms of its architecture, contribution to the existing house and the wider area.

Local Area and Character:

Chancellors Park is a pleasant, leafy residential road to the north of the main thoroughfare of the Keymer Road in Hassocks. Houses at Chancellors Park are almost all detached and set within their own grounds set back from the road. They are generous in size but not overly large. They were built in the 1940's and 1950's with some earlier houses and later additions that have been built in the last 20 years.

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Houses are well maintained with cared for gardens. The area is well served with schools, the train station, shops, pubs and restaurants.

The application site is on the west side of Chancellors Park.

Many neighbouring houses have had substantial alterations to them in the built form. There are plenty of examples of extensions over garages and conversion of garages to habitable space. On balance, all the examples of 2 storey side extensions along Chancellors Park are positive and contribute well to the character of the area. The application site is not in a conservation area, and it is not a listed building.

Amount of Development:

As Existing:

Ground floor area	71.94m.sq (not including garage)
First floor	61.15m.sq
<u>Total GIA</u>	<u>133.09m.sq</u>

As Proposed:

Ground floor area	76.76m.sq (not including garage)
First floor	79.79m.sq
<u>Total GIA</u>	<u>156.55m.sq</u>

There is a 23.46m.sq increase in floor area.

The site area is 437m.sq.



Rear elevation

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Layout:

The original layout of 35 Chancellors Park is intact as built. Electrics, plumbing, heating and décor has been updated. The design of the layout has developed in 2 parts: Ground Floor works being the 1st part and 2nd floor works as the 2nd part.

The current owners of the house would like the ground floor to have a brighter and more sociable feel. Separating the laundry from the preparation of food in the kitchen is also an important point. Enabling the living room to be closed off as a quiet space and also being flexible and accessible to the main social space – the rear garden facing rooms would improve the ground floor layout.

The garage is proposed to be rebuilt so that structurally we can depend on it to support the 1st floor extension.

At 1st floor the room above the garage is a bedroom and bathroom. Visually, when considering the addition as a contribution to Chancellors Park, the extension is design to be obviously and gently a normal, respectful extension to compliment the parent building.

The following A.I. image demonstrates how proportions, shape and materials are complimentary.



An A.I. image of the proposed front elevation

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Refuse/ Recycling Collection:

There is no change to the refuse and recycling arrangements. Bins are stored at the side of the house and brought to the roadside on collection day. There are no gates to the rear garden.

Scale:

The existing house has a domestic scale, and the roof has a strong and defined eaves line. The proposed dormer window facing Chancellors Park matches the eaves line of the existing house. On its north side the roof is hipped to match and compliment the existing hipped roof.

Landscaping:

There is no landscaping proposals included in this planning application.

Appearance:

The appearance and character of the existing house is derived from its use of materials that were used in the 1940's and 50's. Pebble dash render, tile hanging and a plain clay tiled roof. Windows would have originally been timber and painted. Most windows in the road have been replaced with white UPVC and number 35 is one such house.

The garage door would also have originally been timber and painted. Included in the design proposals is a replacement garage door designed to be more in-keeping with the age of the house.

The front porch will also have replacement timber posts that are thicker in their cross-sectional area and braced at the junction of the post and the roof.

Materials:

The materials of the new extension have been carefully considered, and the following materials are proposed:

Walls: Tile hanging to the front and pebble dash render to the side and rear.
The existing bay window is to be re-tiled in the same tile as the 1st floor extension. Brickwork at low level to match existing.

Roof: Plain clay tiles to match existing.

Windows: White UPVC to match existing.

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Use:

There is no change to the use of the house which is residential.

Access:

The access to the house will not change and we intend to comply with the requirements under the building regulations for Access for Disabled people via the rear of the building.

Flood Risk:

The site is not within a flood zone. It is located at an elevated position and is quite safe from flooding.

Energy Efficiency:

The client would like to include 10 solar panels on the side and rear elevation. Also a battery will be positioned in the garage for the storage of electrical power from the solar panels.

The new extension is to be super insulated as required under the building regulations.

Summary:

These improvements are proposed as part of a normal and acceptable householders planning application. When people take pride in their home by sympathetically improving it, it benefits the neighbourhood.

The design has been carefully considered so that it compliments the existing house and we hope the Local Authority would agree this is a reasonable planning application that can be supported.

Design and Access Statement written by

James Breckell BA (Hons) Dip Arch RIBA ARB

Winner of the Shoreham Society Award for Architecture 2015

Distinction in Design Award (Adur District Council) 2016

Sussex Heritage Award for Housing

LABC Award for Housing

Shortlisted for LABC Award 2016

James Breckell Architects Ltd has been continually trading since January 2003.