

Greenworld, Cansiron Lane, Ashurst Wood, RH19 3SD

Design and Access Statement for refurbishment of dwelling and conversion of carport.

Site Context:

The property, an early 1970s bungalow with an attached carport, is situated in the semi-rural setting of Ashurst Wood within the district of Mid Sussex. Cansiron Lane is positioned on a ridge, offering a topographical setting within the High Weald Area of Outstanding Natural Beauty (AONB). The area is characterized by a variety of architectural styles, with a mix of traditional and contemporary residential developments. The site is positioned off Cansiron Lane, on a private drive shared by 5 properties. It is surrounded by natural vegetation and open spaces that influence its ecological footprint.

Trees and wildlife:

The property is bordered by a line of trees – see attached Preliminary Ecological Appraisal. None will be affected by the proposed works and care and recommended processes will be taken to minimise disruption during the building process to birds, commuting reptiles and wildlife. Please see also Preliminary Bat Roost Report which recommends a further three emergence bat surveys. These have been booked in for mid May, early June and early July.

Design Proposal:

The renovation aims to visually improve and rebuild part of the existing structure while enhancing its energy efficiency and sustainability. The design respects the character and scale of surrounding properties, in alignment with the Mid Sussex Design Guide and The National Planning Policy Framework. The proposed two-story rebuild over the old carport and existing accommodation offers a contemporary aesthetic, improving the original structure with natural materials and proportions. The use of external wall insulation and English grown timber for cladding, replacement of the existing UPVC windows and doors with energy efficient metal windows will bring the existing bungalow to current building standards. The current energy performance is at the lowest rating and by implementing these measures will make the home more thermally efficient, reducing its carbon footprint and a more comfortable and beautiful place to live. The scheme with its increased space will better accommodate their family needs and improve the living spaces.

Environmental and Sustainable Initiatives:

- **Material and Architectural Considerations:**

The conversion employs a CLT structure which will sit on the existing foundations of the garage and existing accommodation. This aligns with both sustainable design practices and visual harmony with the surrounding landscape.

- **Environmental and Sustainable Initiatives:**

Air Source Heat Pump: Installation of an air source heat pump will significantly reduce carbon emissions, adhering to the environmental objectives outlined in the National Planning Policy Framework (NPPF).

- **Rainwater Harvesting System:**

Collecting and reusing rainwater supports sustainable water management and reduces dependency on mains water supply.

- **Thermal Upgrade:**

Incorporating advanced insulation techniques and energy-efficient glazing ensures a substantial thermal upgrade of the existing fabric, improving overall energy performance.

- **Landscape and Visual Impact:**

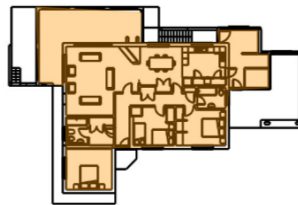
Soft landscaping will be enhanced around the property with native planting. This will not only enhance the visual appeal and biodiversity but also provide a seamless transition between the built environment and natural landscape.

Access and Inclusivity:

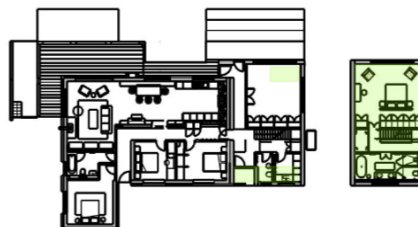
The design ensures ease of access throughout the premises, including level entry points, wide corridors, and consideration of future adaptability needs. These measures comply with inclusive design principles, ensuring the home remains accessible and functional for a range of occupants whilst future proofing the property for the lifespan of its occupants.

Conclusion:

The proposal and thermal upgrades are designed to enhance the property's functionality, efficiency, and aesthetic appeal, providing a sustainable upgrade that respects both its environment and the community context.



Current accommodation 177 sqm
including lower ground floor under terrace



Proposed 2 storey extension 85sqm