

## **DESIGN & ACCESS STATEMENT**

**(incorporating Brief Heritage Statement)**

**Proposed infill extension to existing house to create a Family Room,  
the erection of detached single storey Garage and Home Studio  
building and a 7m x 5m unenclosed swimming pool**

**10 Brown Twins Road, Hurstpierpoint. BN6 9XT**

**DAS 18/131 September 2018**

GWP Architects Limited

Registered in England No 5931769, Registered Office: 5 East Park, Crawley, Sussex RH10 6AN

VAT Registration No 909 6055 13

## DESIGN & ACCESS STATEMENT

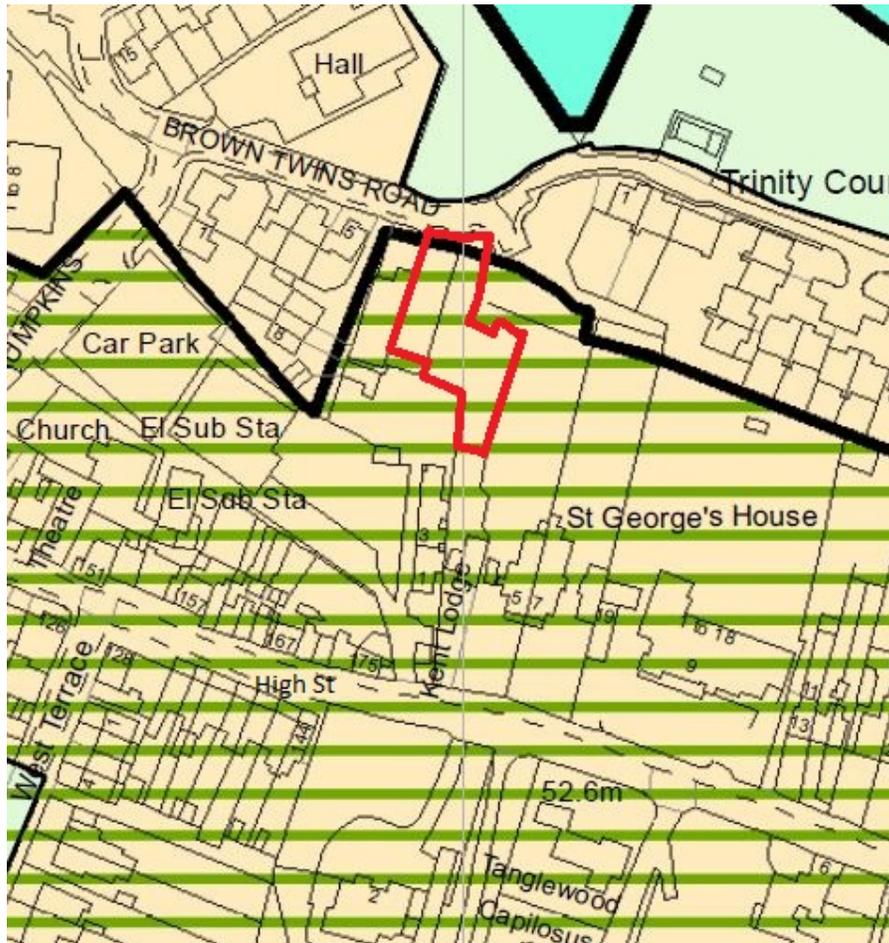
This Design & Access Statement is to be read in conjunction with GWP Architects drawings 18-131-01 & 02 as well as the Arboricultural Assessment by Nicholas Jones Consultants.

### INTRODUCTION:

The proposals seek the creation of a detached and secure garage to serve No10 as presently the dwelling has only an open car port located within the footprint of the dwelling. The application also seeks to create a home office attached to the rear of the new garage as well as a small family swimming pool to the rear of the application site.

### SITE LOCATION & DESCRIPTION:

No 10 Brown Twins Road is situated within the designated Built-up area of Hurstpierpoint. It is also located within and on the northern perimeter boundary of Hurstpierpoint Conservation Area.



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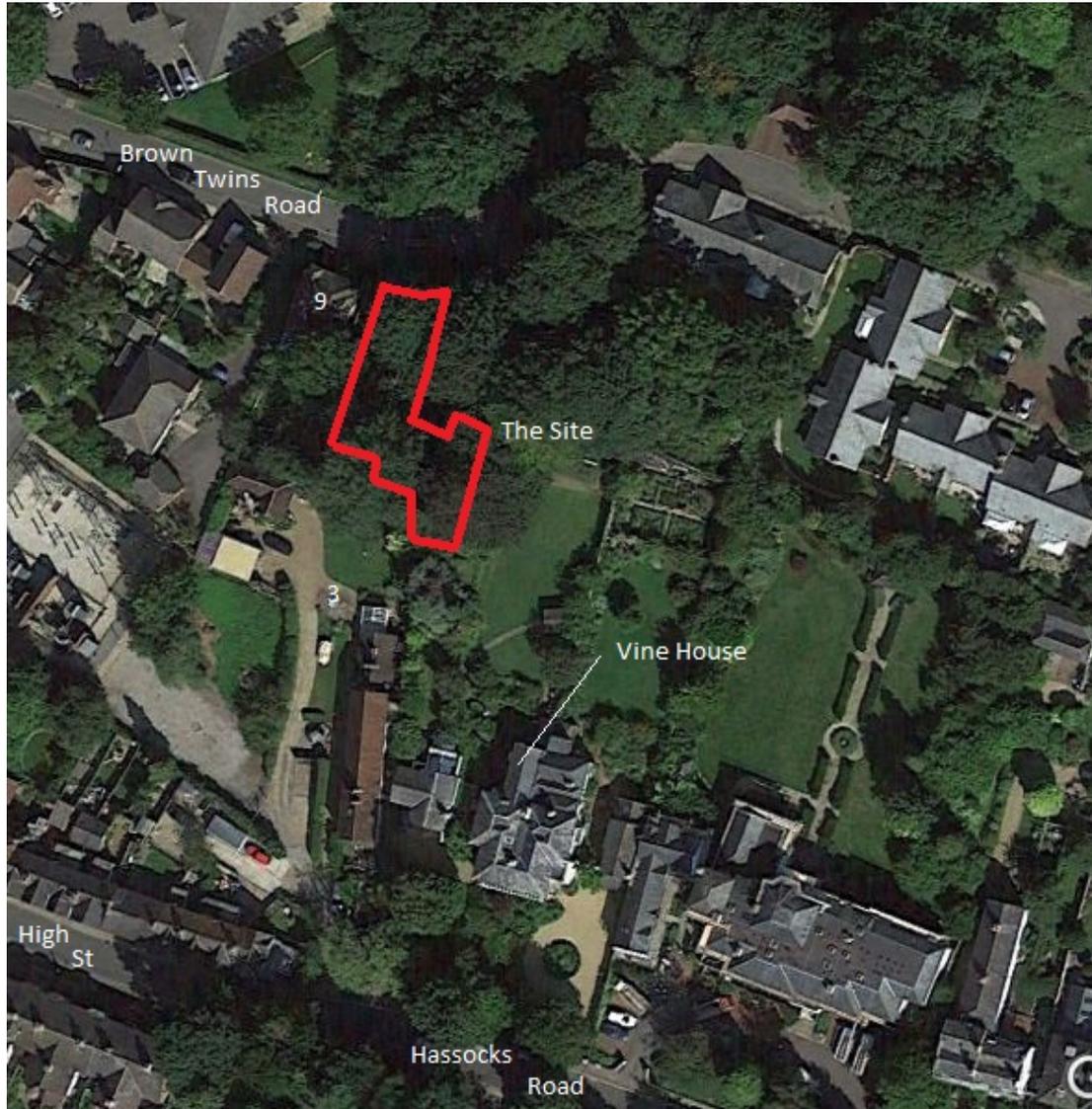
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To the north is Brown Twins Road with vehicular access shared with No11. The east boundary is similarly shared with No11 Brown Twins Road.

The southern boundary is shared across the rear No3 & No5 (Vine House) Hassocks Road. Vine House is a Grade II Listed Building.

The western boundary is defined by a shared close boarded timber fence with No9 Brown Twins Road



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The topography of the site upon which the proposed new buildings located falls from a high to the north down towards the southern boundary: a fall over just under 2.5m. The southern

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part of the site is generally flat with a gentle fall to the south. The site is below the general ground levels of No10 to the east and the rear garden of No9. The difference in level to No10 is approximately 400mm – 450mm.

The site is defined by two mature trees: one on the site and a second on the west boundary within the curtilage of No9. These trees are covered by a Tree Preservation Order HP/02/TPO/01. The tree within the curtilage of No9 is an Oak tree and is referenced as T1 on the TPO. The tree within No10 is a Sycamore and is referenced T2.

T2 is unbalanced as a result of historic pruning. Reference is made here to the Arboricultural Tree Survey and Impact Assessment submitted with the application by Nicholas Jones Consultancy.

## **APPLICATION DETAILS:**

### USE:

The property is currently a private residence located in an area that is predominately residential. Nos 10 & 11 have recently been constructed following granting of planning permission under Mid Sussex District Council reference DM/15/0333.

As a result of these proposals the site will remain as a private residence.

The accommodation sought will be wholly ancillary to No10 Brown Twins Road, including the new 7 x 5m swimming pool.

### AMOUNT & SCALE:

No10 is currently a two-storey property on a split level. The land to the west of No10 was historically part of the rear garden of No3 Hassocks Road has since been acquired by the applicant. The application site has a gross area of approximately 920 sq m.

No10 has an internal gross floor area of approximately 180sq m. As a result of the infill extension to form the new Family Room, the property have a gross floor area of just under 200sq m.

The infill extension will not increase the bulk or mass of the existing dwelling beyond its existing envelope.

The proposal includes for the creation of a single ancillary outbuilding forming the garage and home studio. This will create a floor area totalling approximately 60sq m.

The overall height of the new building will be single storey in appearance with an average height of approximately 2.8m – however due to the sloping nature of the site, this will vary and will not exceed a maximum height of 3.3m.

## DESIGN. LAYOUT & APPEARANCE:

The proposal for the infill to the current car port of No10 will be contained within the existing external walls of the main dwelling. It is proposed that the design language of the existing dwelling will be respected.

There is an existing external door from the Utility Room which will be retained as a direct exit from the Kitchen and Utility.

The west elevation of the infill will face the new garden and pool area and as such it is proposed to fully glaze the façade with direct access from the Family Room.

To the north elevation, the new façade will be in matching brickwork to maintain the language of the existing dwelling, which is generally brickwork at ground floor level and vertical timber cladding at first floor. There is a single window here serving the new Family Room and this will vertically align with the glazing to the Master Bedroom above.

The design of the new garage will allow for direct access onto Brown Twins Road. A side access to a garage here would be inhibited by the existing trees on site and the close proximity of the existing garage building serving No11 to the east.

The Home Studio will be attached to the rear of the garage to ensure that an area of garden is formed between it and the new swimming pool to the south.

The levels are such that the new garage and Home Studio will be on a split level to allow access from the north and south elevations.

The existing detached garage serving No11, is a flatted roof design which is clad in vertical timber cladding to match that on the main dwellings (nos 10 & 11). The proposed new garage and Home Studio will be of matching detailing to the garage of No11, to ensure this is in keeping with the design philosophy of the two new dwellings. The south façade of the Home Studio will be glazed in a matching screen proposed to that of the Family room infill west elevation.

The proposed swimming pool will be an open design with a dimension of 7m x 5m.

## MATERIALS:

Proposed materials have been referenced above. In summary, the new works will match those of the existing dwelling and that of the existing garage building serving No11 Brown Twins Road.

Windows will be of matching metal frame with a matching polyester powder coating colour to the existing dwelling.

## LANDSCAPING:

The existing garden is defined the two existing trees to the front of the site as detailed above, as well as by areas of differing levels of lawn with mature soft landscaping to the southern boundaries immediately adjacent to the existing dwelling.

The application will allow for the extent gravel drive up to the dwelling to be reduced and for the garden area fronting the house to be increased to link in with the new area to the west between the proposed swimming pool and Home Studio.

New paths will be formed using matching paving slabs existing on site.

## **ACCESS STATEMENT**

The dwelling is existing property and as such the access parameters are defined by the existing situation. As explained above the site has a considerable fall across the site from the north in a southerly direction. As such it is not possible to have complaint accessibility ramping from the new garage to the main entrance of the dwelling. However there will be ambulant compliant stairs from the drive down to the threshold level of No10.

Internal circulation within the new ground floor will match the existing level of the Kitchen and Utility Room.

The new Home Studio will be formed on a single level that will relate to the garden and floor level of existing No10.

All new service output and switch locations to the new areas of accommodation will comply with the Building Regulations.

## **HERITAGE STATEMENT**

### **1.Scheduled Ancient Monument (SAM).**

The proposals do not affect a Scheduled Ancient Monument or its setting.

### **2. Archaeologically Sensitive Area (ASA)**

The site is located in an established residential area north of the High Street of Hurstpierpoint, being a third of a mile from it's centre.

The site is not located within or in near proximity to an Archaeologically Sensitive Area.

### **3. Listed Building.**

Vine House (Grade II Listed) is located some 50m to the south-east. The proposals are principally located to the front of the site off Brown Twins Road and will be 60m distance away. The new structures will not be visible from Vine House and as such do not affect a Listed Building.

### **4. Conservation Area.**

The site does lie within a designated Conservation Area being on the north perimeter of the designated area. The proposals are small in nature and are in keeping with the style and scale of the two dwellings at Nos 10 & 11.

### **5. Historic Parks and Gardens.**

The proposals do not lie within a Registered Park or Garden of Special Historic Interest.