

# BakerBrown

## Design and Access Statement

**Project**  
Foxhole, proposed replacement  
dwelling

**Document Reference**  
1516\_BB\_RP\_3010

**Project Number**  
1516

**Site Location**  
Tara,  
Underhill Lane,  
Westmeston,  
BN6 8XE



## Contributors

The Ecology Partnership

## Appendices

### Application Drawings:

EX\_0001 - Location and Block Plan

EX\_0010 - Existing Plan\_Site

EX\_0011 - Existing Plan\_Ground

EX\_0012 - Existing Plan\_Roof

EX\_0020 - Existing Elevations (1 of 2)

EX\_0021 - Existing Elevations (2 of 2)

EX\_0030 - Existing Sections (1 of 2)

EX\_0031 - Existing Sections (2 of 2)

PL\_0100 - Proposed Site Plan

PL\_0110 - Proposed Plan\_Ground

PL\_0121 - Proposed Plan\_First

PL\_0130 - Proposed Plan\_Roof

PL\_0200 - Proposed Elevations (1 of 2)

PL\_0201 - Proposed Elevations (2 of 2)

PL\_0300 - Proposed Sections (1 of 2)

PL\_0301 - Proposed Sections (2 of 2)

PL\_0400 - Proposed 3D

### Ecology Report:

Preliminary Roost Assessment and PEA 2023

1.0

# Introduction

---

## Our Brief

BakerBrown have been appointed by the owners of Tara, to explore options to create a contemporary family home. This design and access describes the design development process for the proposed replacement dwelling in place of the previously approved alterations and extensions to the existing bungalow- SDNP/23/03382/HOUS. The property is located at the western end of Underhill Lane, Westmeston, at the foot of the South Downs.

Our proposals include:

- Create a contemporary family home, which is practical and functional yet also engenders a sense of fun for the young family of 6.
- Craft a home that incorporates a simple palette of local and robust materials.
- Ensure unity and harmony between the inside and outside spaces and focusing on the surrounding landscape and views of Ditchling Beacon.
- Incorporate large open spaces around the home including both open and covered external play and seating areas, as well as indoor spaces for both working relaxing and entertaining family and visitors.
- Make the home as self sufficient and environmentally conscious as possible.

The proposal retains the appearance, layout, scale and mass of the previously approved scheme, and is therefore comparable with the previously approved scheme to extend and alter, but now involves the demolition down to ground level of the existing dwelling and reconstruction. This will ensure that the new dwelling has improved structural and thermal efficiency and air tightness, as well as being able to incorporate larger areas of natural materials to create a highly sustainable home.

# 2.0

## Site Information

### Site Location

The Site is located to the north side of Underhill Lane, Westmeston near to the junction with the Ditchling Bostall that leads up to Ditchling Beacon. The lane is narrow and runs east/ west at the base of the northern escarpment to Ditchling Beacon, which is the highest point in East Sussex.



### Site Planning History

The Lewes and Eastbourne Council Planning Register records details of previous Planning applications for Tara as follows;

- Ref No: SDNP/23/03382/HOUS | Single storey side extension with ridge raising and hip to gable end roof, single storey first floor side extension with hip to gable end and fenestration alterations|Approved.
- Ref. No: LW/01/0901 | Remodelling glass roof of and single storey rear extension to conservatory/garden room | Approved
- Ref. No: LW/97/1663 | Section 73A Retrospective application for the retention of a single storey rear extension |Approved
- Ref. No: LW/93/1522 | Erection of an attached single garage to side of property. | Reedens Now Tara Underhill Lane Westmeston East Sussex BN6 8XE |Refused, Appeal Allowed.
- Ref. No: LW/84/0325 | Conversion of garage to form kitchen/breakfast room and erection of new attached garage and conservatory. |Approved
- Ref. No: LW/77/1840 | Replacement three bedroom bungalow. Restrictive Planning Condition No. 2. | Approved
- Ref No: LW/75/1116 | Outline Application for demolition of existing dwelling and erection of dwelling and garage. LDC Approved Conditionally 23/02/1976 ESCC determined.

Please note, further records may be available on request from the local authority.



# 3.0

## Existing Photographs



Existing south (front) elevation



Existing north (rear) elevation



Front elevation (south west corner)



Existing front entrance



Existing access and view looking south



Existing front elevation and driveway





# 3.0

## Existing Photographs



Existing north (rear) elevation



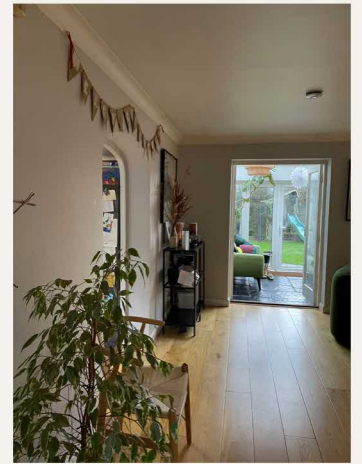
Existing north (rear) elevation



Rear garden views



Conservatory and living space



Front garden and driveway area



Existing front elevation and driveway



# Design Proposals

# 4.0

## Use, Amount and Layout

---

### Use

The existing building is a detached residential three bedroom bungalow situated to the north of Underhill Lane, located to the south of Ditchling and to the north of Ditchling Beacon. There are low density residential properties along the north of Underhill Lane, with residential properties to the north, east and west of the site.

The proposed replacement dwelling will be built predominantly on the existing foundations and is comparable to the previous approval ref: SDNP/23/03382/HOUS. It is therefore already established that the scale, and mass is appropriate for the site and surrounding context. The proposed eaves and ridge heights are no higher than the heights previously approved, and the only discernable difference is that there is now a shallow single pitched roof to the central part of the scheme rather than the 2 pitched roofs previously shown.

### Amount

The existing house includes a reception room, kitchen, dining room, utility room, boiler room, cloakroom, conservatory, office and two ensuite bedrooms with a third bedroom and bathroom. The proposal will increase the overall number of bedrooms to five bedrooms including one at first floor.

Outlined below is a comparison between the Existing and Proposed Gross Internal Areas (GIA) of this property. The proposal is a net gain amounts to 59,5m<sup>2</sup> of GIA, which equates to an extension of 30%.

### Existing GIA

Ground 198 m<sup>2</sup>

### Proposed (GIA)

Ground 211,5 m<sup>2</sup>

First 46 m<sup>2</sup>

Total 254,3 m<sup>2</sup>

### Layout

The proposed ground floor layout aims to improve the plan, by maintaining the property as a bungalow extending across the width of the site but introducing a small first floor element above the garage. These two elements are divided by an external covered area creating a play area for the family and a link to the rear garden.

The proposed single storey element to the east that replaces the existing en-suite bedroom will provide an open plan sitting, dining and kitchen area with an external terrace connecting the interior with garden.

The central part of the bungalow accommodates the bedrooms, and functional spaces such as bathrooms, utility room boot room and cloakroom. The proposed garage element incorporates a workshop/gym space, and a further bedroom and snug/ office/ playroom within the roof space above the garage.

There is no discernable difference to the layout from what has been previously approved other than some minor changes to bedroom locations within the central part of the scheme.



# 5.0

## Scale

### Massing Strategy

Our design strategy for this unusual home is to create a building that is distinctive with a rational architectural order. The house currently comprises of three adjoining single storey elements, each with shallow pitched roofs and a conservatory and flat roof extension at the rear,. The original bungalow has been extended numerous times resulting in a disjointed building with an awkward layout that does not respond to it's setting or make the most of the surrounding views.

The proposed design does not significantly alter the overall height of the building from the existing arrangement, or from the recently approved application for the extensions and alterations. The proposals predominantly seek to rationalise and improve the layout and create a contemporary family home.

We are proposing two single storey elements in the centre of the site and to the east, with a one and half storey storey element to the west. The single storey area to the eastern side of the site creates the space for the open plan sitting, dining and kitchen area.

The central element contain bedrooms, bathroom, shower/WC, office and bootroom and a covered external area that provides a connection to the garden.

The proposed garage element incorporates a workshop/ gym space. The proposal contains a first floor extension to the garage accomodating a guest bedroom with en-suite and a room that could be used as a snug, office or play room/ den for the families children.



Proposed building mass  
(aerial image)

# 6.0

## Landscaping

---

### Landscape

The proposals include landscaping works to connect the new kitchen/dining/sitting element to the east with garden. This is achieved by the external terracing.

It is also proposed to create an additional sitting space with a sunken firepit to the northern boundary of the site, which will allow views of Ditchling Beacon over the proposed low pitched roofs of the central roof.

### Arboriculture

The relocated and widened vehicular access to the site will require removal of a small silver birch tree and a section of the exg boundary hedge, but this will be negated by the new planting to close off the existing driveway entrance. Additionally, a new specimen tree will be introduced in another area of the garden.



# 7.0

## Appearance

### External Walls

The existing building's external walls are all brickwork. We are proposing timber frame walls clad with charred locally sourced timber.

### Roof Finishes

All pitched roofs will be finished with dark standing seam zinc cladding. Solar panels will be incorporated into the south facing roof slopes as well as rooflights which will be positioned over the external covered area and two rooflights above the kitchen to bring light into the space throughout the day. These will be fitted with automated black out blinds to address the SDNPA dark skies policy and anti glare coatings to the glass to the rooflights and the PV.

### Doors and Windows

All triple glazed windows will be anodised aluminium externally, with timber subframes internally. Larger glazed doors will have similar finished external frames. It is intended to create Corten projecting reveals to principal windows and create a sense of hierarchy and visual definition to the windows to the main spaces. Likewise the sliding gates to the covered external play area will be formed in a Corten mesh.

Overall the appearance will be almost identical to the previously approved comprehensive refurbishment and extension scheme. The only visual differences are the change from a double pitched roof to a shallower single pitched roof to the central part of the home, which in turn reduces the amount of rooflights, and a rationalisation of the wall alignment to the front elevation to remove the awkward set backs that currently exist.





# 8.0

# Access

---

## Access

Access to the house will be provided by relocating it to the east of the central element, along with a new secondary entrance situated within the covered area. Level thresholds will be established for the proposed terrace by the kitchen.

The existing vehicular access is to be relocated to avoid glare from cars lights turning into the lane that runs along the western boundary. The SW corner and exg access is proposed to be closed off with new trees and shrubs.

## Contact

---

**Cooksbridge Station House  
Cooksbridge  
East Sussex  
BN8 4SW**

