

New Home at rear of 1 Hawksfold House,
Hawksfold Lane, Fernhurst GU27 3JW

Design and Access Statement

August '23

one-world design 

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1.0 The Site & Context

1.1 Introduction

This document describes the architectural proposal for the construction of a low carbon 3 bedroom single storey home. The proposal involves the splitting of an existing large garden associated with no.1 Hawksfold House into two parts to form a new independent dwelling. No.1 Hawksfold house, which is grade 2 listed, is physically unaffected by the proposal which does seek to share the existing vehicular access.

1.2 One-world design Architects

One world design is a multiple award winning architectural practice based in Haslemere, Surrey. We love creating sustainable homes, green infrastructure and buildings that complement our natural environment. Our focus is delivering sustainable, elegant and practical built solutions that meet our client's needs.

More information about one-world design architects is available at:
www.one-worlddesign.co.uk
www.facebook.com/oneworlddesign

1.3 The Client

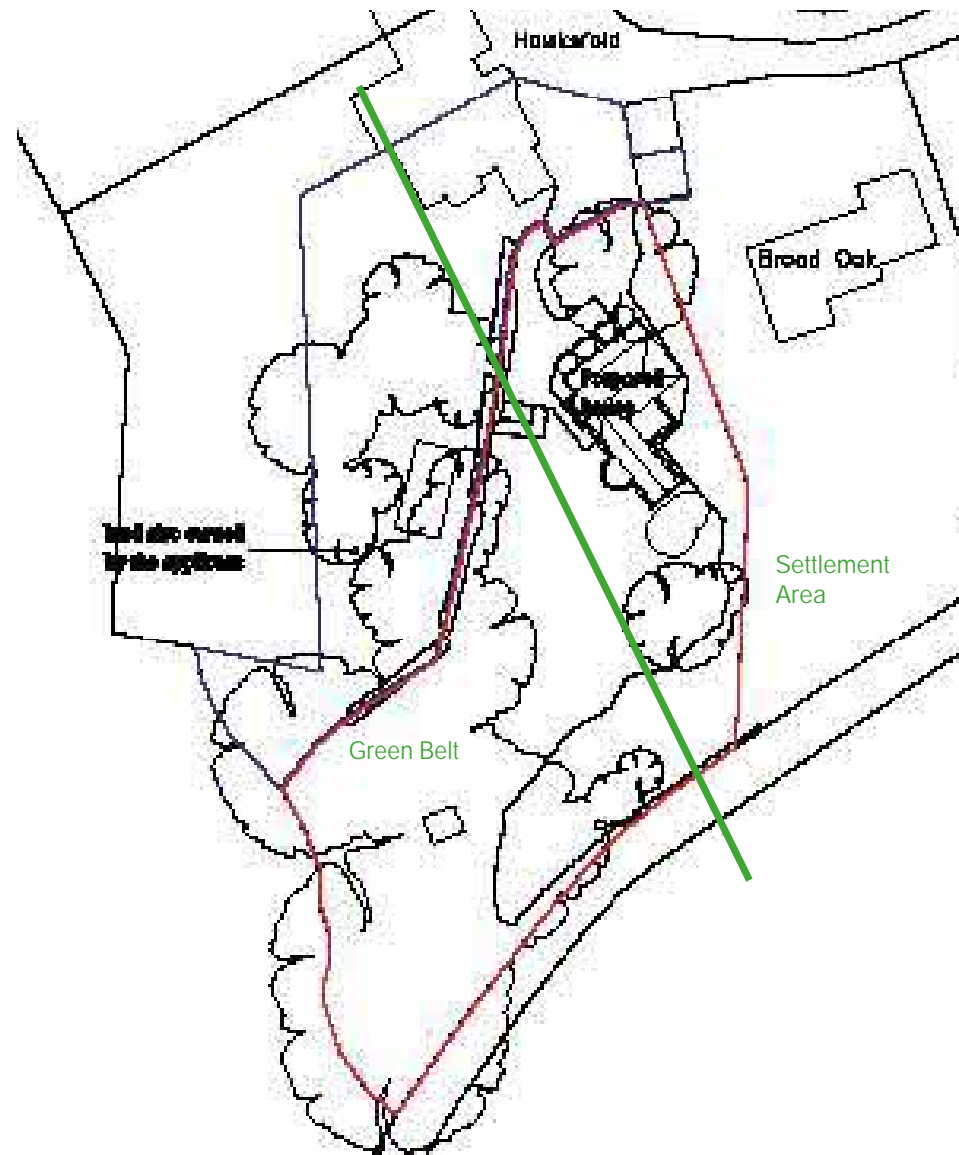
The clients are Mr & Mrs Homewood. Owners of local business JE Homewood, manufacturers of cleft chestnut paling fencing since 1946. Their expertise in the coppicing cycle, woodland husbandry, and wood craft is keeping the traditional, rural craft of sweet chestnut fencing thriving, while also offering top quality fencing and gate automation in the Haslemere area.

They are the sole freeholders of the site and the area and no.1 Hawksfold adjacent to the site outlined in blue overleaf. The new completed house will become their main residence as they approach retirement.

1.4 The Site

The site is located off Hawksfold Lane West, a shared private road, on the western edge of Fernhurst, West Sussex. The A286 is located 400m to the east of the site. The site area within the redline is 2650m² and consists of semi-natural ancient woodland, lawns, ornamental shrubs, and trees.

The proposed house itself is situated inside the settlement area and outside the boundary of defined ancient woodland. Refer to the Preliminary Ecological Appraisal Report and the Biodiversity Net Gain Report issued as part of this application.



1.5 Hawksfold

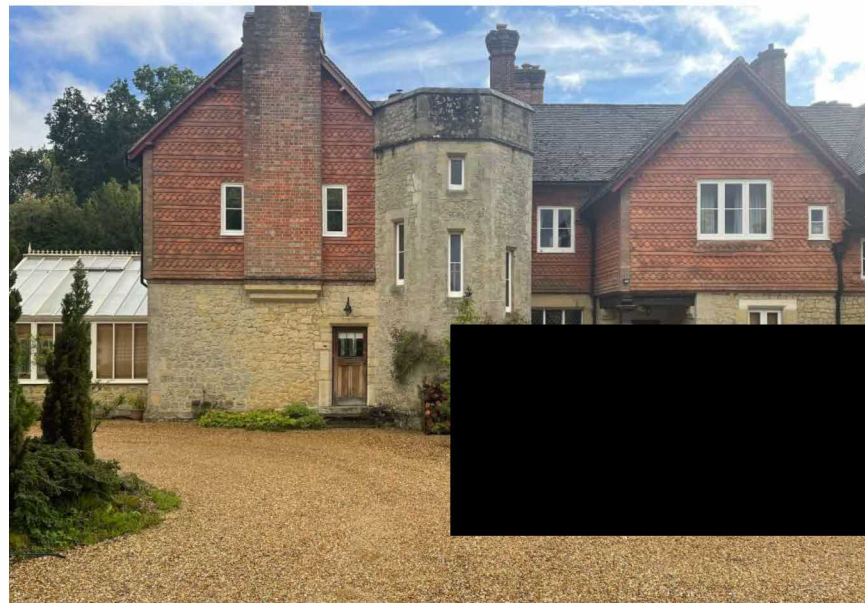
Hawksfold was built as one large family home in 1879 and designed by Anthony Salvin as his own residence. Its listing states:

'Built late in his life, it is more in the style of Norman Shaw than in any style associated with Salvin. The south front is L-shaped. Ground floor stone, above tile-hung. Four gables. Tiled roof. Casement windows. Two storeys and attic in gables. Five windows. The north or entrance front has a half-hipped projection at the west end, a central gable, partly jettied on a heavy wooden pillar bearing Salvin's initials and to the east of this a five-sided stone projection. Six windows. Listing NGR: SU8920028607'

The House was divided into separate dwellings in the mid 20th century and is Grade 2 listed

1.6 Neighbouring Properties

The site has been defined to minimise any adverse effects on neighbouring homes by selecting lower land and areas naturally screened. Broad Oak is the only house other than 1 Hawksfold that is nearby and it sits raised slightly to the North East of the proposed site and is separated from the grounds of 1 Hawksfold by a large and well established hedge and shrubbery. There will also be a small increase in use of the existing shared roadway.





2.0 The Proposal

2.1 Design Considerations

The plot at Hawksfold sits on the very edge of the settlement area, adjacent to ancient woodland and a listed building. The plot is also adjacent to an existing home Broad Oak. Other design considerations in the positioning and layout of the new home include orientation, prevailing winds, aspect, solar gain, minimising any dig and works that will effect the landscape.

At first principles the design is set out by the unique opportunities offered by the site and its context. The design sets out to allow a home there for another century that will tend the landscape, secure biodiversity and reduce impact on global warming.

2.2 The Proposal

The proposal is a subtle and sustainable, low carbon, biodiversity enhancing, new single storey home. Of timber construction and orientated towards the south and west, with no windows addressing the neighbouring plot of Broad Oak, it will ensure the continued privacy of others. The home will be highly insulated, have a pitched biodiverse green roof, solar photo voltaic panels, timber windows and cladding and will be heated via an air source heat pump.

Outside new trees are to be planted and a hornbeam (*Carpinus betulus*) hedgerow will separate the site from no.1 Hawksfold. A wildlife pond is proposed to be planted to the south west of the home adjacent to the woodland parcel on site. Please refer to biodiversity net gain report submitted as part of this application.

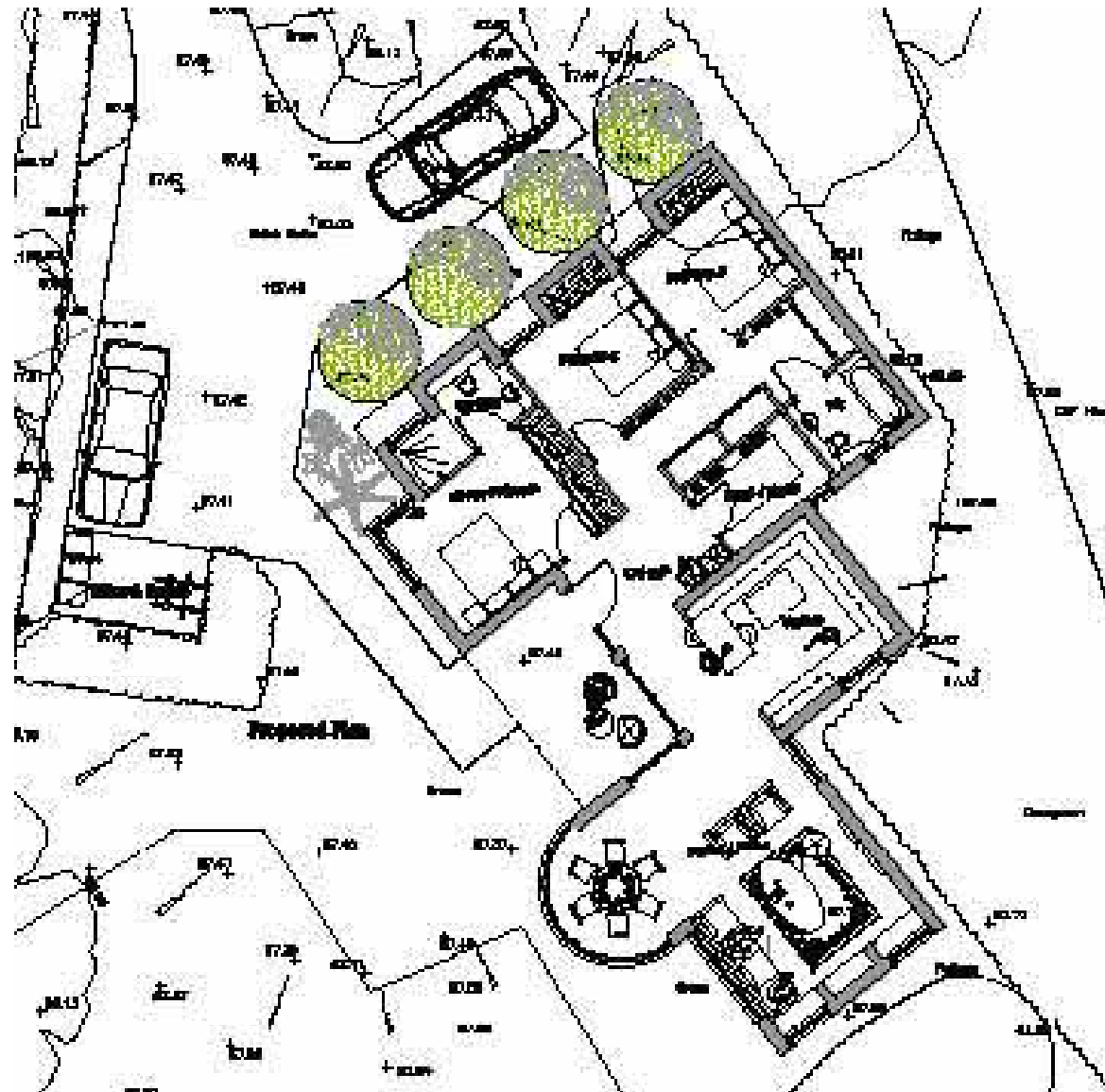
The house is entered from the south west and has a largely open plan living area to the south to maximise the garden views. The service accommodation, such as cloakroom and utility rooms are to the north east of the entrance with the bedrooms running south west to north east. The kitchen has a window to the south east allowing morning light and a small roof light.

The elevations are proposed in timber cladding. The house is designed with a fabric first principle and includes high standards of insulation and air tightness as well as double glazed high performance timber windows.

The gross internal floor area is as follows:

Proposed: Ground - 125 sq.m

Total GIA- 125 sq.m



2.3 Consultants

The client has appointed the design team as follows:

Architect:

One World Design Architects

Ecologist

Alyne Ecology

2.4 Services Strategy & Sustainability approach

As a low carbon home the design includes air source heating and cooling, the installation of a PV array and the use of a whole house heat recovery and ventilation system. The house is designed with a fabric first principle and sets out to achieve a SAP rating of A. In terms of airtightness and U-values the design sets out to achieve:

Walls - 0.15 w/m²K
 Ground Floor - 0.11 w/m²K
 Roof - 0.11 w/m²K
 Glazing - 1.2 w/m²K
 Air permeability 4.5m³/(h.m²)

2.5 Environmental Design

The building has been designed with environmental consideration from the start. The foundation is a raft foundation which minimises the dig and therefore reduces the amount of spoil to be removed from the site. The floor is to be screeded concrete to create thermal mass. The south western aspect has sufficient amounts of glazing to help capture solar gain on winter afternoons whilst the glazing is set back to minimise solar gain in summer. The walls, floors and ceilings are to be insulated to a very high standard, and the heating and cooling system is carbon neutral.

2.6 Construction

The building lends itself to a low embodied energy timber frame solution which combines structural efficiency with functionality. The ground floor slab will be a reinforced concrete ground bearing slab and the foundations are anticipated to be reinforced concrete strip footings. The use of this lightweight structural solution helps in the reduction of foundation sizes.

2.7 Planting

In addition to the tree planting and new hedge there are 2 areas of planting detailed below:

Beds up against South West Elevation:

A mix including Lavender and Crocus is proposed for this location to include:

Lavandula anustifolia 'Hidcote'
 Erigeron karvinskianus
 Stipa tenuissima
 Eryngium bourgatii

North West Facing bed:

Due to the different aspect (more shade and protection) and different mix of flowering shrubs is proposed:

Hakonechloa macra 'Aureola'
 Rhododendron 'Hatsu-giri' (dwarf azalea, pictured below)
 Heuchera Marmelade
 Heuchera Plum Pudding
 Hosta species

2.8 Ecology

Alyne Ecology Ltd was commissioned to undertake a Preliminary Ecological Appraisal (PEA), comprising a data search and Phase 1 habitat survey to assess the baseline ecological conditions of the site and its potential to support protected species and species of conservation concern. This report is submitted as part of the planning application.

Alyne Ecology Ltd was also commissioned to undertake a Biodiversity Net Gain assessment which is also included in this submission. The number of baseline biodiversity units have been calculated based on the biodiversity metric, with the objective of achieving Biodiversity Net Gain. The proposal includes the pond, wildflower roof, new hedge and planting.

2.9 Flood Risk

The land and property at Hawksfold is in flood zone 1 and has a low probability of flooding.

2.10 Statutory Services

Mains water, phone and electricity connections exist and service the current house. There is mains foul sewage and the rainwater / surface water will discharge to soakaways.

2.11 Materials

Please refer to the below 3D views and elevations. The proposed materials are as follows:

- Double glazed timber windows
- Treated timber cladding
- Brick base course

2.12 Parking

Please refer to the plan and site plan. An easement will be granted across the existing driveway of no.1 Hawksfold which is in the applicants ownership to a new driveway area that can accommodate 2 cars with turning space. The number of parking bays at no.1 will be unaffected as it has an existing garage and bay remaining.





3.0 Access

3.1 Access

The house is designed to provide level access for occupants and visitors. The design will fully comply with Part M of the Approved Documents and DDA regulations.

3.2 Car & Cycle Parking

Please refer to the plan and site plan. An easement will be granted across the existing driveway of no.1 Hawksfold which is in the applicants ownership to a new driveway area that can accommodate 2 cars with turning space. The number of parking bays at no.1 will be unaffected as it has an existing garage and bay remaining. There is space in the new driveway area for cycle parking as required. Please refer to plans.

3.3 Emergency Vehicles

There are no changes proposed that will effect any access arrangements for statutory service vehicles, such as refuse collection, or emergency vehicles to the existing house at 1 Hawksfold and the new home is accessible to all emergency vehicles and in its entirety sits within 40m of where a fire appliance would access. There is space for wheelie bins within the new driveway area as indicated on the proposed plans.

