

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 and assesses the lighting of the proposal. 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 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 existing site is split between the defined rural settlement area and the Green Belt. 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.

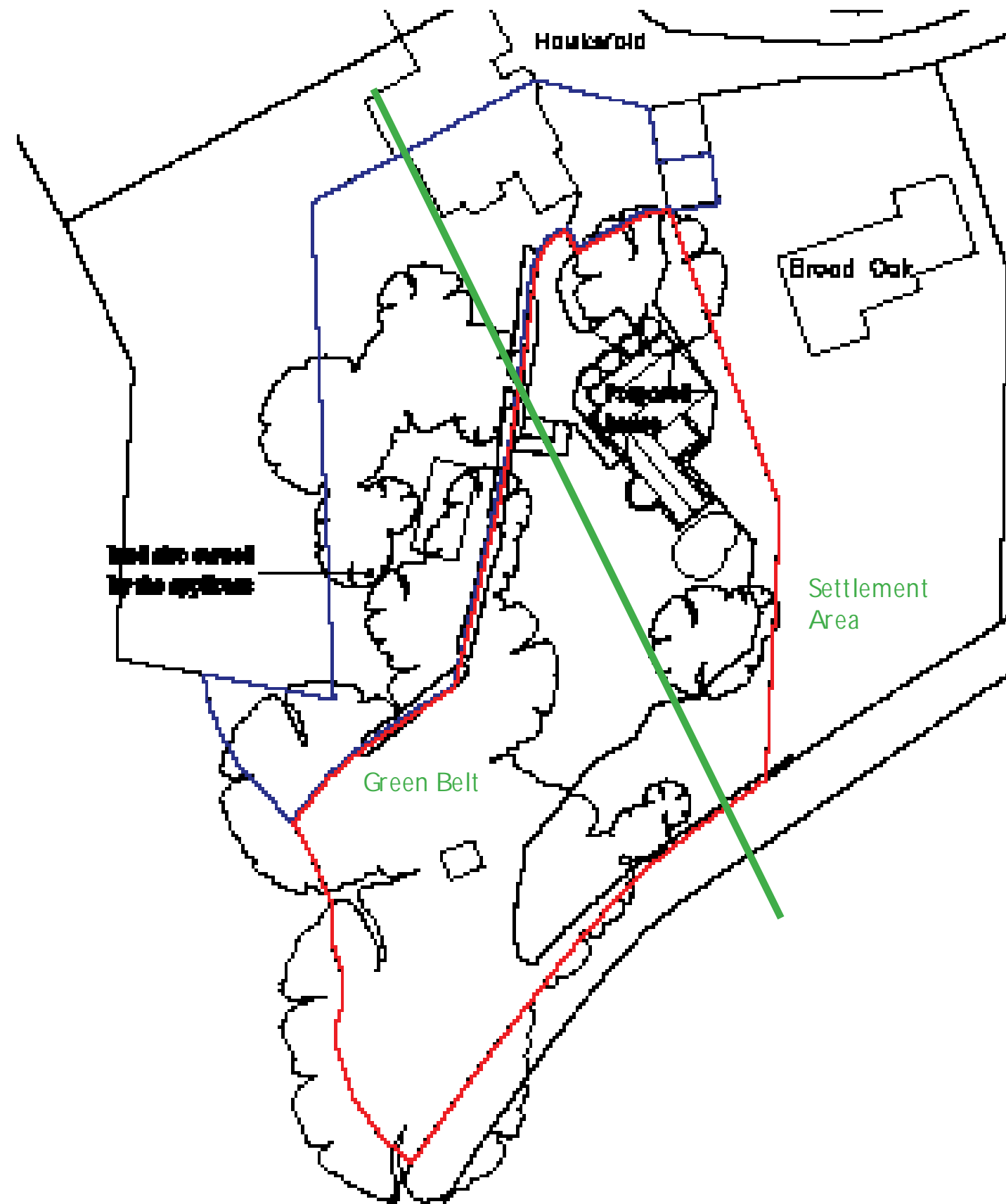
1.3 The Proposal

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.

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. 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



1.4 Relationship with Hawksfold

The proposed new single storey home sits low to the ground and within the landscape and at its closest to the original eastern flank of Hawksfold is some 23m distant. A new hedge is to be planted along the boundary which will both define the new plot and screen the existing house, new trees are planted in front of the building and the new home has a wildflower grass roof that softens the view from the upper floors of Hawksfold and, along with the timber cladding, allows the building to be read as part of the family of landscape materials, colours and tones. The proposal is also orientated to have its short side facing Hawksfold reducing its impact on views and the listed buildings setting further.

1.5 Lighting Assessment

The site is within the curtilage of a listed building and a lighting assessment has been requested by the council. We also refer to: “... the spill of lights from large open glass windows and sky lights often present a greater source of light pollution than externally mounted lights. Consequently, it is important to control the lighting coming from these types of developments. The design of buildings should reduce the impact of light spill from internal lighting or suitable mitigation measures should be put in place.” (SDNPA Local Plan: 5.64 – South Downs Lightscape Management Policy)

The design of the new house is modest in nature and areas of glazing are not considered to be excessive and the following mitigation measures will be adhered to:

- Lamps of 500 lumens will be specified at the build stage with upward lighting excluded
- External lighting will be kept to a minimum, use proximity sensors or timers and be angled or shielded downwards and of low luminance only.
- Glazing does not exceed 25% of the floor area
- The design avoids large single areas of glazing such as floor to eaves glazing except where it is set back and covered by roof overhangs.
- No Roof lights are included.
- Glazing specification and areas will be designed and specified to exceed current Building Regulation requirements.
- New windows to be fitted with internal curtains and/ or blinds.

Therefore, we understand that the requirements of Policy SD2 of the South Downs Local Plan have therefore been met and that there will be no impact on the setting of the listed building.





