

1 HORSELL GRANGE, KETTLEWELL HILL, WOKING GU21 4JA

DESIGN AND ACCESS STATEMENT – DECEMBER 2023

1. INTRODUCTION

This Design and Access Statement has been prepared to support a Householder Planning Application for minor alterations to an existing Grade II listed building.

The statement should be read in conjunction with existing and proposed plans and elevations and the Heritage Statement.

2. SITE AND CONTEXT

A. LOCATION

The house is located on Kettlewell Hill to the north of Woking town centre.

B. EXISTING HOUSE

The existing house is now one of three, originally a single house believed to date from the early part of the 18th century. Number 1 is located in the south-east corner and is served by a private drive off Kettlewell Hill.

3. DESIGN

A. BRIEF

The design brief is to replace a defective flat roof and rooflight over the existing Utility Room. The roof is located to the rear of the property along the boundary between No.1 and No.3 Horsell Grange.

B. PROPOSAL

The flat roof is to be removed and the adjacent pitched roof over the kitchen extended over the utility room. The new roof will be hipped to reduce the mass of the structure and the visual impact on No.3 Horsell Grange. A ridge mounted roof light is to be installed and new rainwater goods and valley gutters installed or refurbished.

C. LAYOUT

No changes to the layout are proposed.

D. SCALE

The proposed work is limited to the roof over the Utility Room. The new roof will primarily be an extension of the adjacent kitchen roof, hipped to limit the massing and impact on No.3 Horsell Grange.

E. ACCESS

Pedestrian and vehicle access is unaffected by the proposal.

F. MATERIALS AND APPEARANCE

Roof tiles and rainwater goods are to match the existing.

G. LANDSCAPING

The proposal does not affect the existing landscape.



Figure 1: Existing Car port



Figure 2: Metal roof of car port and kitchen vent with parapet wall and defective flat roof beyond



Figure 3: Roof over kitchen and existing flat roof over utility



Figure 4: Existing rooflight over utility room



Figure 5: Utility roof junction with existing kitchen roof



Figure 6: Junction of utility roof with roof over store showing lantern light of No.3 Horsell Grange in background

END

December 2023