

Design and Access Statement (v3)

First floor development - Old Brickyard, Surrey Road, Lodsworth GU28 9DR



Introduction

This Design and Access Statement has been prepared in support of a **Householder planning application** for considered and sympathetic development proposals to provide additional accommodation on the first floor, whilst respecting the character of the host building, the site and the surrounding area.

These works will include: A first floor extension to create a new bedroom, adjusting of internal walls to provide additional bathrooms, adjustments to existing fenestration, including the addition of a first floor Juliet balcony, new velux roof windows, new French doors.

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Site and Local Context

The Old Brickyard is a detached house near Lodsworth, West Sussex and is a private dwelling that sits within large, secluded grounds bounded and screened by mature trees and hedgerows. Access to the property is via a private lane, shared with the neighbouring Brickyard Cottage.

The Old Brickyard is 2 storeys tall and constructed of red brick with a red clay tile hung first floor and brown clay tile pitch roof, providing circa **250m²** gross internal floor area.

The house appears to have been repeatedly altered and extended over time. Most recently, circa 2003, a large 2 storey extension and internal remodelling (PP 03/03525). A detached garage was also constructed at this time.

The house is not listed.



Fig 2. Aerial Photo of The Old Brickyard



Fig 1. Aerial Photo showing application site and its relationship with Lodsworth

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Site and Local Context (existing house images)



Fig.3 View North towards site from the main road - note the extensive screening



Fig. 4 View South towards site from the main road - note the extensive screening



Fig 5 View of Front (North) Facade



Fig 6 View of Front (South) Facade

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Planning particulars

Local authority: **South Downs National Park Authority**

Listed building: **No**

Local Listing (non-designated heritage asset): **No**

Conservation area: **No**

National Park: **Yes**

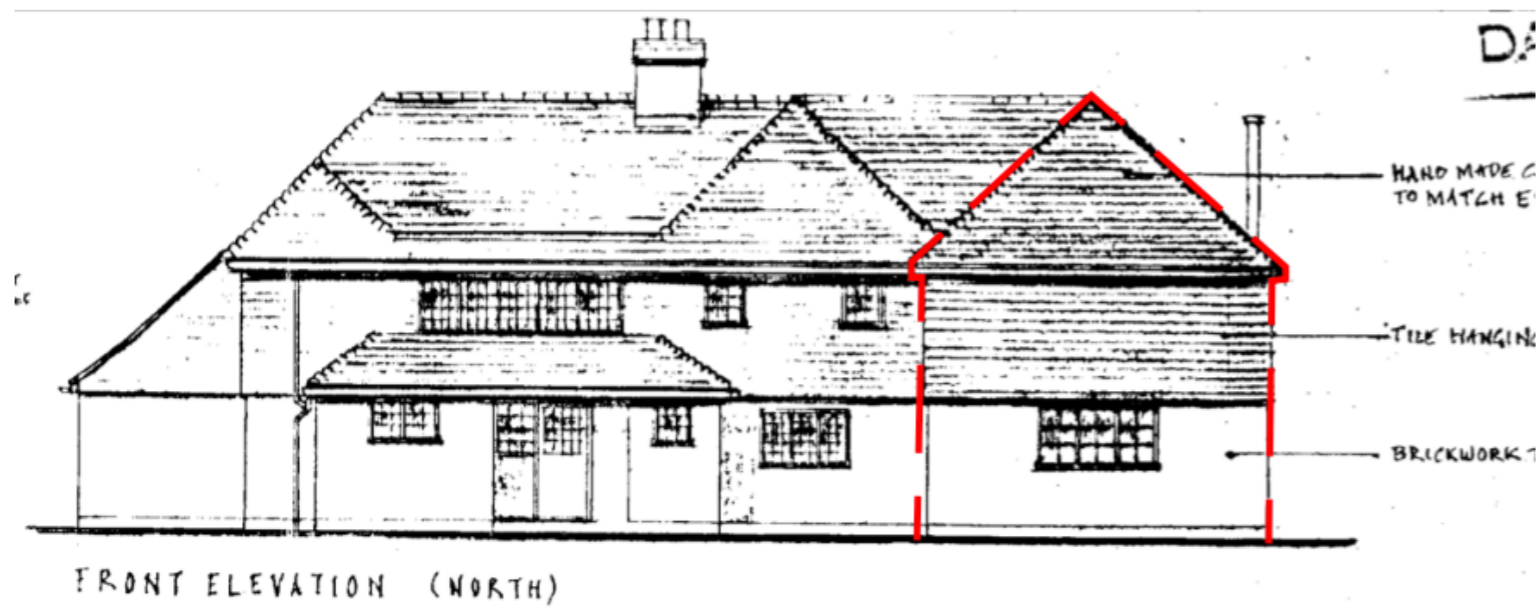
Article 4 directions: **TBC**

Party wall: **No**

Planning history

Application	03/03525/HOUS	Two storey side extension and internal changes...	Granted
Application	18/03644/HOUS	Raise ridge height, roof conversion, dormers etc...	Granted
Pre-app	20/01201/PRE	Ground floor extension for new boot room, office etc...	Positive

The works permitted by the 2003 application were implemented at the time and it is this arrangement that forms the current layout of the existing house.



New extension dashed red

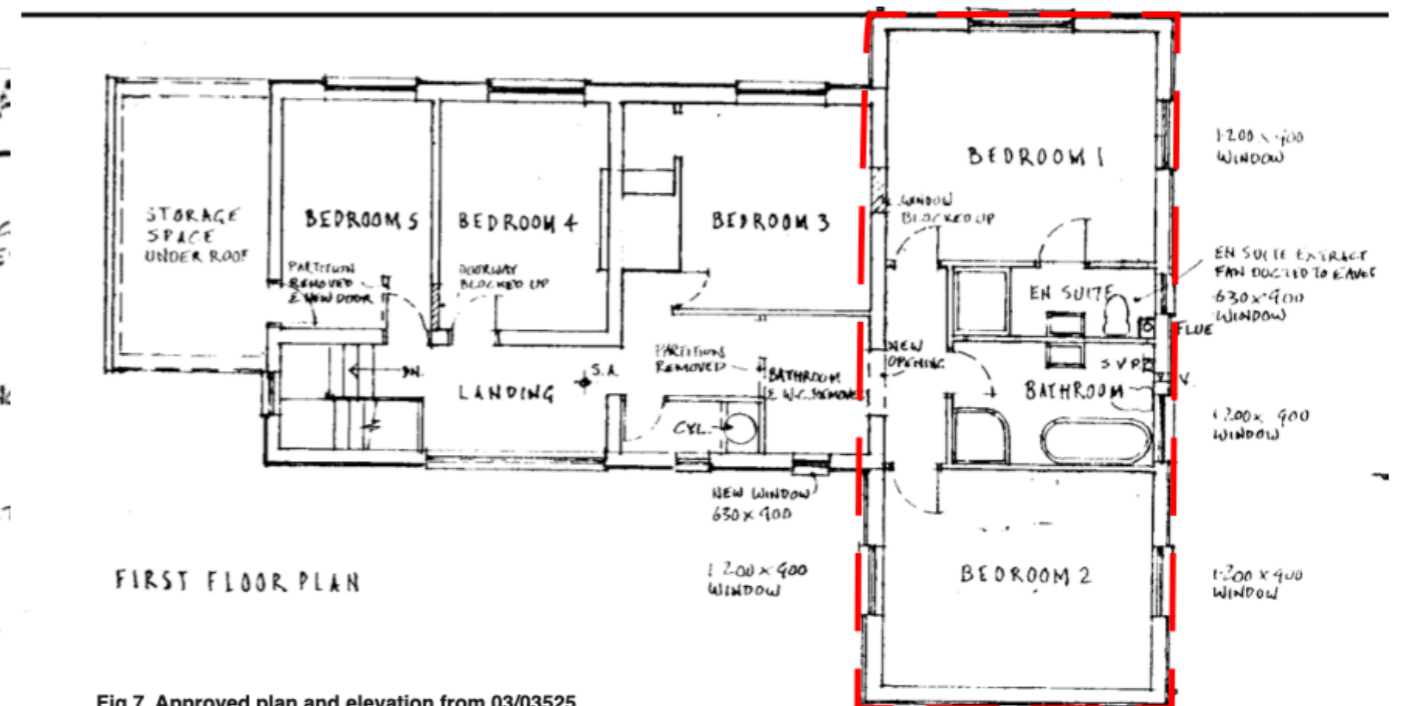


Fig 7 Approved plan and elevation from 03/03525

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New Proposals

The later 2018 planning application and the subsequent 2020 Pre-app sought to deal with the limitations of internal occupancy; looking for better bedrooms and bathrooms on the first floor and a better circulation on the ground floor. These schemes were viewed positively by the Planning Department at the time but were never taken further.

The new owners want to take this project forward and seek to deal with the same problems of occupancy as before. But whereas we previously looked to expand into the roof, this time we have looked to extend further on the existing first floor, developing an existing eaves storage space into a new bedroom.

This, together with some changes to the fenestration and internal walls, forms the basis of our new scheme.

Given the rural nature of the site and its location within an Area of Outstanding Natural Beauty, the application was carefully and thoroughly considered.

This scheme seeks to extend the first floor into an existing eaves storage area by adjusting the roof form over the far eastern end of the existing house, to provide one further bedroom. The existing ridge line will be retained and carried over this new extension to form a new section of roof which will match the existing.

We will re-use the existing tiles wherever possible and finding new tiles to match the existing where required, introducing two new conservation velux rooflights on the west facing roof slope.

This resulting proposal has been carefully considered to also improve the existing front (North) elevation, removing a collection of different hipped roof forms, and replacing them with a single cohesive roof-scape over the whole property.

The existing boundary tree and plant cover, together with the woodland to the North and South of the site mean that there will be limited impact caused by the extension on the surrounding area.

The tree and hedgerows screening the boundary around the application site will mean that the increase in eaves height at the easterly end will not be perceived from the public realm or neighbouring properties.

The distance between the application site and its neighbours, combined with the existing tree screening and hedgerows is sufficient to preclude any overlooking or loss of privacy issues.

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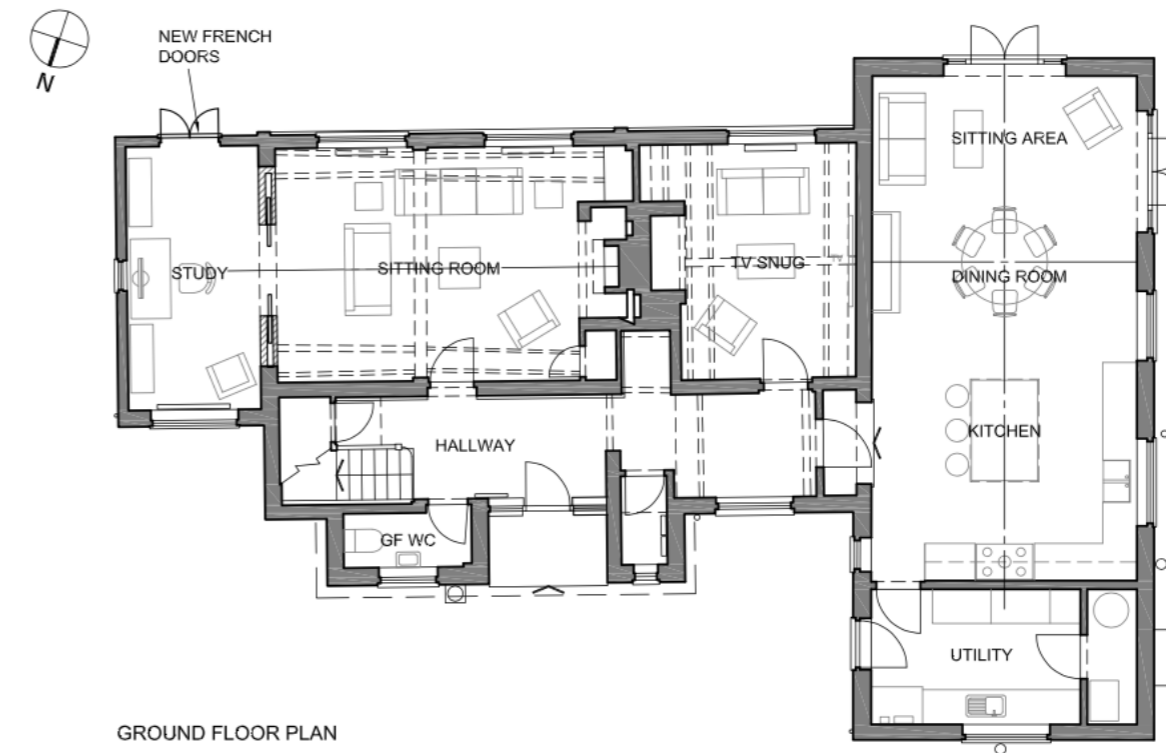
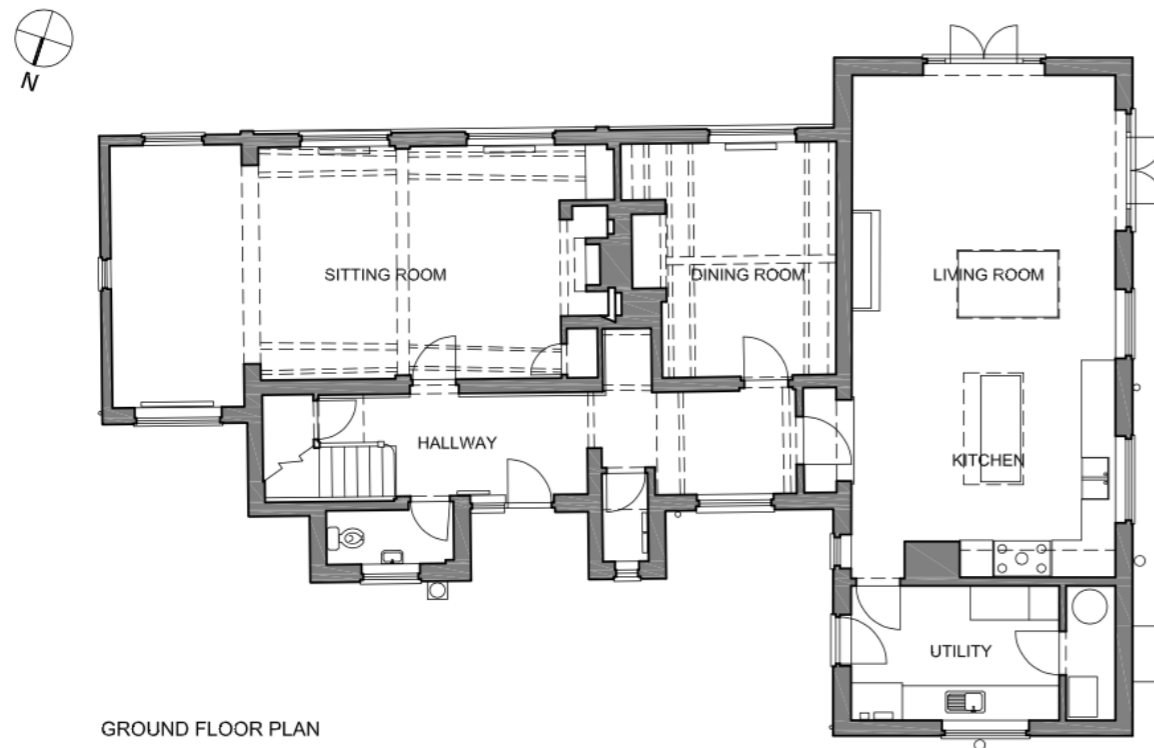
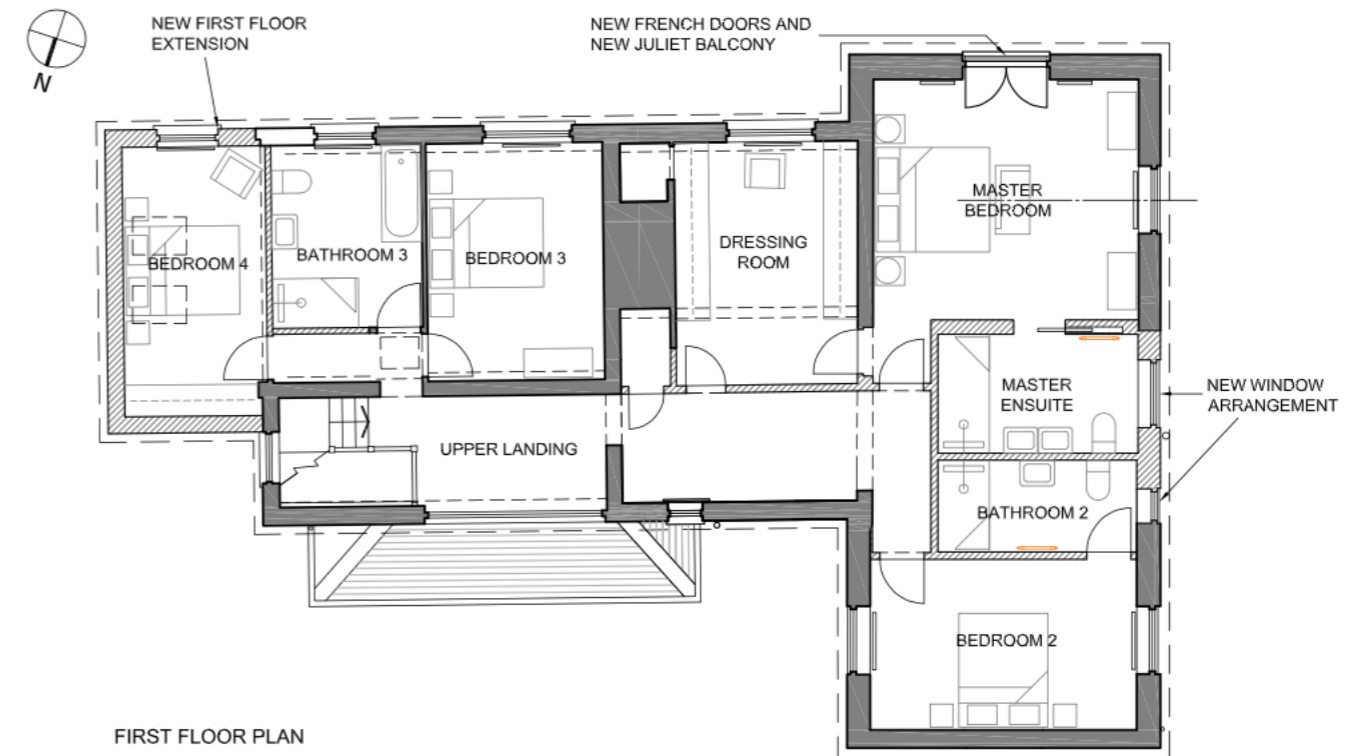
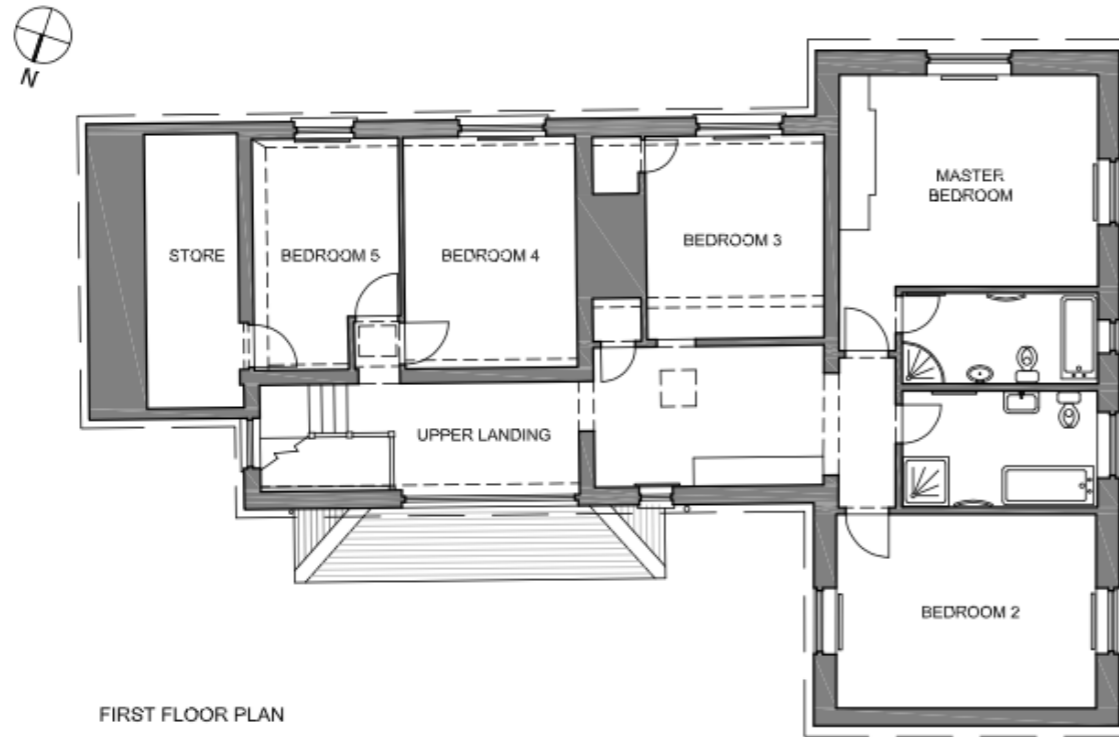
Site plan:



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New plans (Existing and proposed)



Existing floor plans

Proposed floor plans

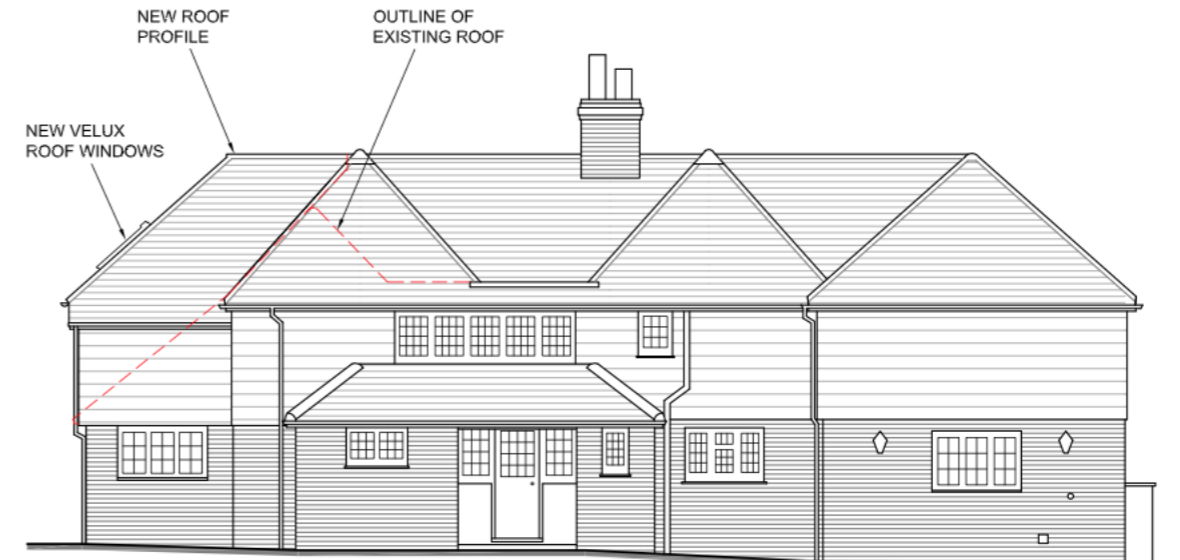
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New elevations (Existing and proposed)



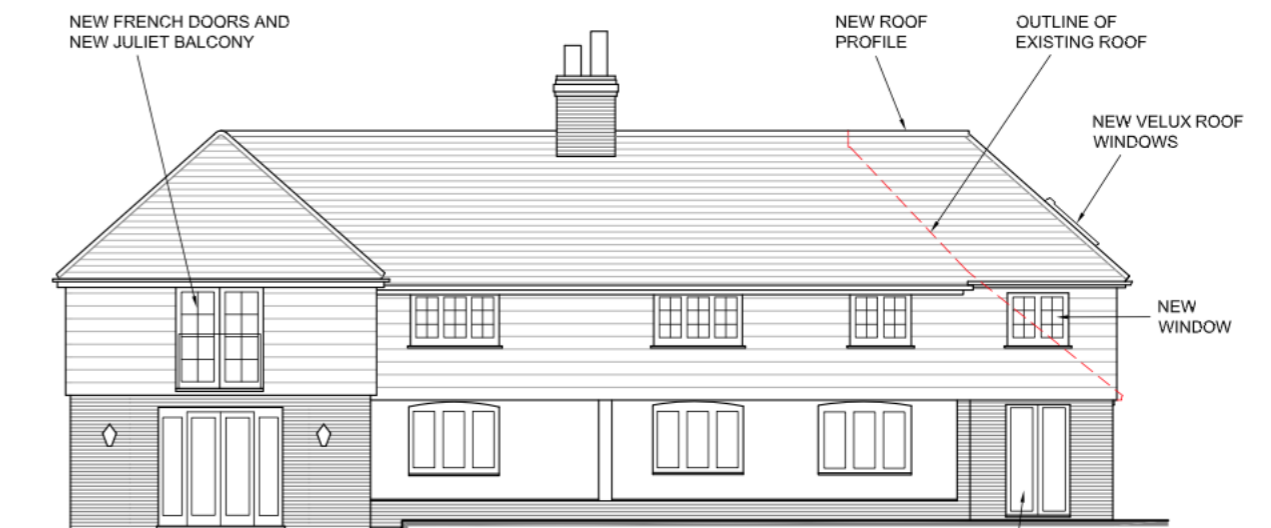
NORTH ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION

NEW FRENCH DOORS

Existing elevations

Proposed elevations

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Layout / Scale

The first-floor extension will provide an additional **12m²** of accommodation.

The proposals are all contained within the existing building footprint and as such no garden area will be lost.

The marginal increase in the roof massing will provide the sufficient internal head height for the new bedroom at the eastern end of the house, and associated changes to the front hipped gables also improve the balance of the front elevation. The increases in mass and scale are generally immaterial in the context of the site.

The internal changes are non-structural and therefore minor; just adjustments to the layout of rooms to suit the current occupiers and their aspirations for the way they intend to use the building.

Ecology

With works being carried out to existing roof spaces a Bat Emergence Survey has been commissioned by Lizard Landscape Design and Ecology.

The results of this found evidence of the likely presence of bats in a small maternity roost on the southwest corner of the house. As the works might cause a disturbance to this roost, it is recommended in the report that a licence be obtained from Natural England before works progress. In addition to this various mitigation measures have been recommended, which will also be observed.

The full survey has been attached to the appendix of this statement.

Access

The existing access arrangements are maintained.

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Conclusion:

As such we have developed these plans into the set of proposals you see here, and now seek Householder planning permission for the scheme.

The proposals have been carefully considered to respect the character of the existing building.

The first floor extension will not only provide additional accommodation but with the roof alterations will improve the appearance of the front facade, replacing a number of existing roof forms with a cohesive hipped roof-scape, in keeping with the host building.

The minimal increase in first floor area, minor alterations to the building and extensive tree and conifer screening and hedgerows around the site mean these changes will not be perceived from outside of the application site, and that there will be no overlooking or privacy issues caused as a result.

We look forward to hearing from you.

Appendix:

Lizard Landscape Design and Ecology – Bat Emergence Survey Report

Eco-systems Services Form