

Design & Access Statement



To		Date	05/12/2023
Company	South Downs National Park Authority	Our Ref	3697-Arun-3-01-20231205
From	Gunnar Orefelt/Orefelt Associates	Your Ref	
Project	Arundel View, 105 Wepham, The Street, Burpham, West Sussex, BN18 9RA	Pages	2
Re	Studio Extension & Solar panels		

Site description and Proposal:

105 Wepham is a Grade II Listed Building located on the southern edge of Wepham village within the Conservation Area. There is a single storey detached garage immediately to the south of the thatched cottage which is the subject of this Application.

Pre-application advice has been sought on the extension of the existing garage. (See enclosure.) The submitted plans propose to extend the existing garage by approximately 6 metres to the east with a dual pitched roof and glazing on the north and west elevations. A single conservation rooflights is proposed on the northern roof slope.

Relevant Planning History:

Relevant applications at 105 Wepham:

B/ 3/ 05/. External garage. Approved. 23/03/2005.

Recent applications at The Thatched Barn:

SDNP/ 16/ 05688/ PRE. Change of Use from Bed and Breakfast Accommodation to Family Use of 3 Bedrooms including Alterations to Erect a Glass Walkway from the Main Barn to allow Access to Bedrooms. Barn Change of Use for Cookery School, Annex to Remain and Use as Bed and Breakfast Accommodation. Advice given. 06/03/2017.

Pre-planning Extension to existing garage building to create a bedroom/ studio and utility/ bathroom area. Pre-planning advise given 27/03/2017. (Copy enclosed.)

Vehicular access / Pedestrian access:

The pedestrian and vehicular access to the property is level off the main road, The Street.

Proposal and description:

This proposal has been prepared taking all the Pre-planning advice given and will be referred to in the description.

The new extension follows in the shape and materials used the existing garage. The extension will be clad in horizontal timber cladding stained to match existing, the window frames are in timber painted black and a tiled roof. The new proposal has been reduced in size to 6 meters as advised. The rooflights on the south slope of the roof has been removed to reduce the impact of light spill and its visibility on the approach road to the village. There is a small rooflight in the kitchen area on the north slope of the roof. This rooflight is of conservation type to minimise its impact.

The windows in the west elevation has been reduced in size both in height and in width, but still maintaining a view of the valley below and the castle. There are no doors proposed on the western elevation. There is no proposed East (street) elevation included as there is no change to this.

The proposed extension is in close proximity of existing trees on the south side of the site. The advise on constructing the new extension has been taken from an Arboricultural Consultant (Bernie Haverson) and is supported by his Arboricultural Impact Assessment to determine what impact the proposal (enclosed). A schematic design of the foundations has been prepared by Price & Myers, Structural Engineers, and drawing is enclosed.

A Solar Panel installation is proposed against the boundary of The Thatched Barn. The panel installation is at low level and will not be visible from any neighbouring properties. See full report on this installation "Proposal for Solar Panels, 20 November 2023, System size: 3.48 kWp, prepared by Tom Durrant, Infinity Energy Services Ltd." (Enclosed)

Conclusion from Pre-Planning advise:

"In my opinion a modest extension to the garage, used as a studio/ bedroom ancillary to the cottage at 105 Wepham, could be acceptable. The extension as currently proposed is too large however and therefore the extent of the development needs to be reduced down so that it is more subservient in scale to the existing cottage and does not cause overlooking to the neighbours. The impact on adjacent trees also needs to be carefully assessed."

Reference included:

Architect's drawings, existing and proposed.
Structural Engineers proposed foundation solution.
Arboricultural Consultants full report.
Photographs of the existing views.
Pre-planning advise from South Down dated 27th March 2017.

Copies to: Client