

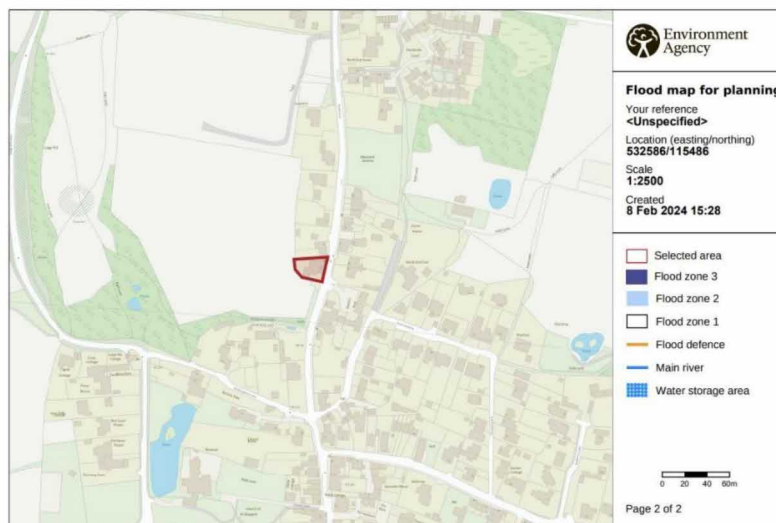


Design and Access Statement - February 2024
North Star, 19 North End, Ditchling, East Sussex, BN6 8TD

Demolition of existing rear single story and two storey wings. Re building of rear two storey wing with pitched roof and small infill extension at first floor. Alterations to existing tile hanging on south elevation and creation of balcony over existing entrance porch.



1. Site: North Star is a detached two storey property with an attached garage and is located on the B2112 known as 'North End' north of Ditchling High Street. The property has been extensively extended and altered over the years and was originally a public house. The site is accessed directly from the main road onto the property's drive located to the south side of the property. The rear the property has a west facing garden consisting of a patio area, flower beds and grassed area overlooking the adjoining fields which extend around the perimeter of the south and west boundary fence line. The site is situated in Flood Zone 1 and is therefore considered to be at low risk of flooding (see map below).



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2. Use: The Use of the site is Single Dwelling House - Residential C3 & this use is to be retained.

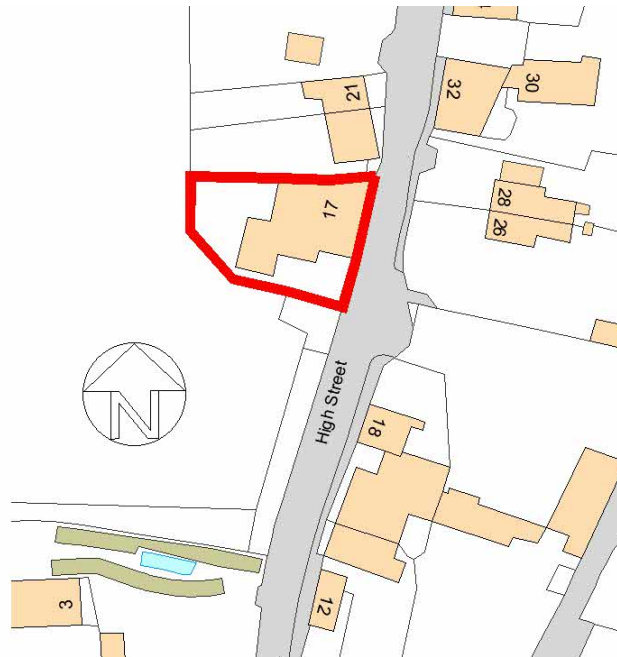


Fig. 1 Location Plan
(Site outlined in red)

3. Layout: The property has had many extensions and alterations over the years creating a disjointed living space and inconsistent floor levels internally. The property is largely un-insulated with much of the rear construction being substandard causing continuous damp issues within the property. In addition, the property is single glazed and as such performs very badly in terms of energy conservation and heat retention. The proposed re building of the rear sections of the dwelling with new insulated construction conforming to current Building Regulations, including new double glazed windows and doors (within the rebuilt areas), will greatly improve the energy performance of the building. The proposed demolition of the office and rear section of the property reduces the overall footprint of the building providing the building with a larger garden/amenity space.

The application proposes alterations to the internal layout to suit modern living styles. Alterations to the internal layout include removal of a redundant secondary stair creating an open plan Kitchen/Dining area with direct access to the rear garden. The first floor bedrooms and bathrooms are to be reconfigured to accommodate five bedrooms with two ensuite bathrooms and one family bathroom. The proposed alterations allow the occupiers to take full advantage of the fabulous views to the South and West of the site.

4. Access: The site is currently accessed from the main road onto the drive located on the South side of the property. The property sits to the North East of the site, with its north boundary wall shared with the neighbouring property "Forge Cottage." The driveway to the South of the site and entrances to the South and East are to remain unchanged. The rebuild to the rear proposes a large set of folding sliding doors to the new kitchen dining area and a new set of folding sliding doors to the rear of the existing garage.
5. Scale: The overall footprint of the buildings on the site are to be reduced by 14.64 m². The scale of the proposed two storey rebuild is in keeping with the existing dwelling, and sits comfortably within the existing building footprint. The ridge height of the replacement pitched roof to the rear

is to be lower than the main ridge height of the dwelling. The proposed design ensures the scale of the rebuild sits comfortably within the site when viewed against neighbouring dwellings and within the wider environs of the Conservation Area.

6. Landscaping: The drive to the south side of the property will be retained and unchanged with the current parking provision. The rear garden will have the existing paved patio area replaced with new permeable paving and can be accessed directly from the kitchen/dining folding doors on the rear elevation of the property.
7. Appearance: The existing bulk of the properties pitched roofs to the front of the site are to be retained in their existing format. To the rear the replacement pitched roof will be clad with clay roof tiles to match the colour and style of the existing. There are no dormers proposed and conservation rooflights (within the plane of the roof) are proposed on the west slope of the roof. The new roof will join with the existing roof with a Lead lined valley gutter running North/South. The proposed external walls of the rebuild on the South and West elevations are to be tile hung at first floor level with clay tiles to match the style and colour of the existing wall hanging tiles. The ground floor walls and the North facing walls are to be rendered with a colour through render in a colour to match the existing painted walls & be agreed with the Local Authority. New windows within the rebuild are to be low e double glazed with painted timber frames. The four set of folding sliding doors on the west elevation are to be low e double glazed with powder coated aluminium frames. The first floor folding sliding doors are to have frameless glazed Juliet balcony's. The existing front porch to the South East has a flat roof with masonry parapet at the perimeters. It is proposed to upgrade the roof with promenade tiles and add a frameless glazed balustrade to allow this area to be used as a balcony for the master bedroom. A new painted timber framed low e double glazed door is proposed to access the balcony. The siting of the balcony will not cause loss of amenity to any neighbouring residential dwellings nor will it have a detrimental effect on the conservation area.

The proposed design for the re build has taken inspiration from the property's existing character, appearance and Conservation Area setting. In addition to maintaining the original character of the property the re design has been influenced by the long views to the South and West which enjoy the scenic beauty of the South Downs National Park.

Overall, the demolition and rebuild proposed will significantly improve & reinvigorate a poorly performing home, providing a comfortable, sustainable and visually sensitive home for the applicant and other families in the future.

The proposal combines modern simplistic fenestration with vernacular traditional wall and roof finishes allowing the building to blend into the wider environs of the Ditchling Conservation Area. The adjacent important open spaces forming part of the South Downs National Park are unscathed by the proposal and will not intrude into the key views or landscape.

9. Scheduled Ancient Monument (SAM): The application site is not located by a scheduled ancient monument.
10. Archaeologically Sensitive Area (ASM): The proposals do not affect an archaeologically Sensitive Area.
11. Listed Buildings: The application site is not a Listed Building.
12. Conservation Area: The site is located within a Ditchling Conservation Area, see Heritage Statement submitted.

13. Historic Parks and Gardens: The site does not form part of a historic park or garden.

14. Party Wall: Party Wall Notices will be served on any neighbouring properties prior to the commencement of works.

15. Site Photographs:













