

Sandrock

Design & Access Statement

April 2024

This proposal is made by the homeowner, Michael Modlock. The proposals have been prepared by Mark Smith, the architect along with Whaleback as planning consultants.

Contact details:

e: marksmith1@hotmail.com

t: +44(0)7845 291 600

Site Address:

Sandrock,
Old London Rd,
Coldwaltham,
West Sussex,
RH20 1LF

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→ This application is informed by a thorough pre-application process with Horsham District Council and WSCC Highways.

Introduction

Summary of Planning Process

This Document

This document is the Design and Access Statement in support of a full planning application for a small extension to Sandrock in Coldwaltham, West Sussex.

The Team

This proposal is made by the homeowner, Michael Modlock. The proposals have been prepared by Mark Smith, the architect along with Whaleback as planning consultants.

Pre-Planning Advice, February 2022

In February 2022, pre-planning advice was sought for an extension. The proposal sought advice on an additional 78m² GIA in order to provide the small house with a master bedroom and a living room.

Concerns were raised, primarily around the additional GIA which would increase the floorspace above 120m² and therefore contravene policy SD31.

Pre-Planning Advice, October 2023

After updating the proposals to take into account the comments from the above pre-planning advice, a second pre-planning advice was sought in October 2023. The response from the local authority is included as an appendix to this application. In general the response was positive.

“The amended two storey extension would sit comfortably within the plot and its scale and massing would be sympathetic to the original property.”

Landscape, Heritage and Design section, HDC Pre-application advice November 2023.

WSCC Highways Advice, January 2024

Prior to submission of an application, a WSCC highways pre-application meeting was carried out in January 2024. The following written response is attached to this application as an appendix. In summary the highways authority sees no issues with the proposed vehicular access arrangements to the proposed car port.

“...the visibility splays would appear suitable for the observed road speeds in this location.”

Pre-application consultation, WSCC Highways, January 2023.

→ Sandrock is the smallest home on Old London Road and will remain amongst the three smallest after its extension.

The Site Today

Sandrock and the Immediate Context

Sandrock

The dwelling is an very modest two bedroom house, significantly smaller than any of the dwellings in the immediate context of Old London Road.

The proposal seeks to add a master bedroom and living room to the home as well as a car port (in order to take parking off of Old London Road).

The proposed GIA will result in a home which is still one of the smallest in Coldwaltham at under 120m².



* All areas are gross internal areas (GIA), estimated from OS data at 95% of gross external area (GEA) apart from Sandrock which is from measured surveys.



1



2



3



4

1 Sandrock is cut into the steeply sloping land on the western side of Old London Road with no front garden space.

2. The garden is at higher level (above first floor FFL). The front area is steeply sloping and there fore inaccessible.

3. Adjacent to the home are two garages belonging to Arundale. Beyond is The Old Forge which is significantly higher than Sandrock, being built a half storey above Old London Road.

4. Parking for the home is currently on Old London Road. Homes to the North have driveways which removes the requirement for on-street parking. There are no footways on Old London Road.

→ In response to Policy SD31 the updated proposal has limited total floorspace to no more than 120m².

Amount

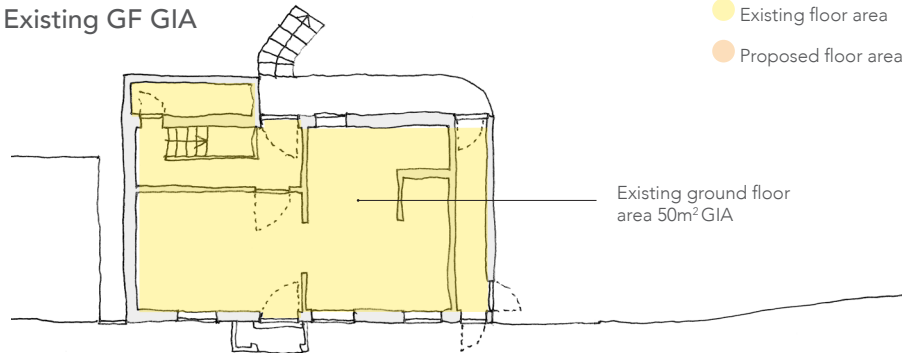
Policy SD31 Extensions to Existing Dwellings

Approach to Proposed Floorspace

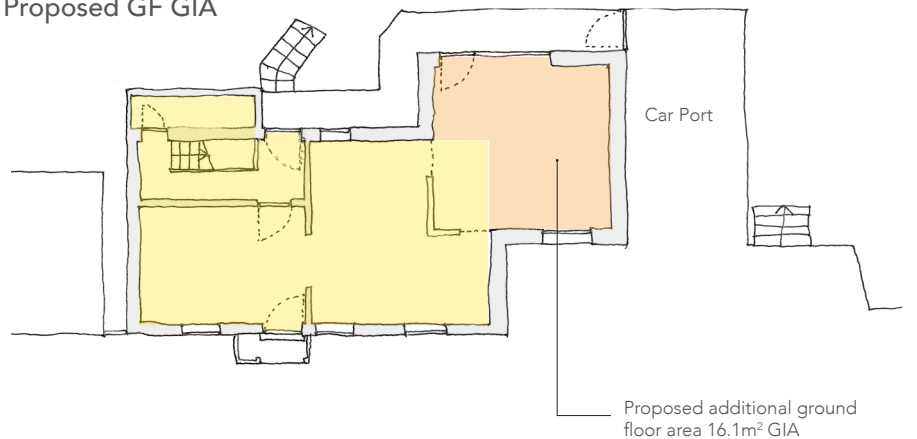
The proposal has limited the total proposed floorspace (existing and proposed) to less than 120m² GIA. Being formed of 83m² existing GIA and 36.1m² additional.

This is in line with SDNP guidance contained in SDNP Extensions and Replacement Dwellings Technical Advice Note, July 2021.

1. Existing GF GIA



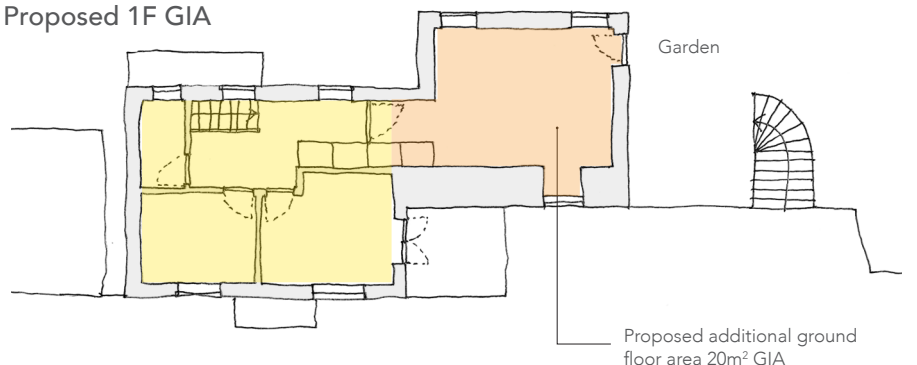
2. Proposed GF GIA



3. Existing 1F GIA



4. Proposed 1F GIA



→ The proposal makes use of a palette of materials which reflect vernacular usage throughout the local area.

Materiality & Context

Policy SD4 & 5 Landscape Character & Design

Landscape Character & Context:

The proposal is located within the Rother Heathland and Heath Mosaic landscape character area but is also on the edge of and directly addressing the Arun and Lower Rother Floodplain, within the wider Weald and South Downs National Park landscape. The buildings within the, traditionally rural and agricultural, landscape are mainly two storey with a range of materials incorporated and are, like most vernacular architectures, material expressions of the landscape itself. Made from material that are drawn from the earth and woodlands of the local area.

In the case of Coldwaltham this comprises local sandstone, masonry of Low Weald Clay, painted masonry and English Oak. The current proposal makes use of simple but high quality materials found either in the existing dwelling or within the immediate Coldwaltham area.



Local Precedents from Old London Road and Coldwaltham Village.

- 1 Widney's Cottage - Combinations of materials in a single facade reflecting stages of development.
- 2 The Cottage - an example of painted masonry.
- 3 Japonica - Local clay masonry in Flemish Bond.
- 4 Church House - Example of tile hanging in combination with painted masonry.
- 5 The Old Forge - Painted and revealed masonry in a single facade.
- 6 St Boniface - Clay tile roof with dormer window.

Clay Roofing Tiles



Standing Seam dormer window



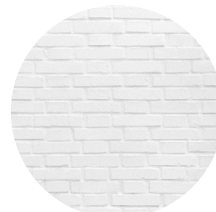
Horsham Stone Lintels



The Old Forge has both slate and clay tile roofs along with a painted masonry facade.



Street view showing materiality of existing house and proposed extension.



Painted Masonry



Green Oak Framing

REFERENCE

Middle Avenue, Surrey.

Example of a modern, low energy, design within a vernacular style. The building uses materials which are familiar across the south east and forms which playfully reflect the local tradition.

This approach is a reference for the development of the proposals for working with Sandrock in terms of materiality but also in terms of working with traditional form.



➔ Due to the topography along Old London Road, buildings on the north-western side tend to have a more direct relationship to the street, with rear gardens at higher level.

Pattern & Evolution of the Landscape: Old London Road, part of Stane Street and probably pre-dating the Roman road as part of a Bronze Age Trackway would have inherited its particular shape due to the fact that, in this particular location, it followed the flood plain of the River Arun. The road and development along it follows the very edge of the floodplain, making use of the higher ground. For this reason development has historically hugged the road which would have been a relatively busy thoroughfare, giving rise to the historic inn and old forge. Buildings on the south-eastern (lower) side of the road are either on made ground to escape the flood plain or, in the case of St Boniface and others, at a much lower level than the road itself. Buildings on the north-western side, including Sandrock, are cut into the sandstone banks directly addressing Old London Road with gardens at higher level.

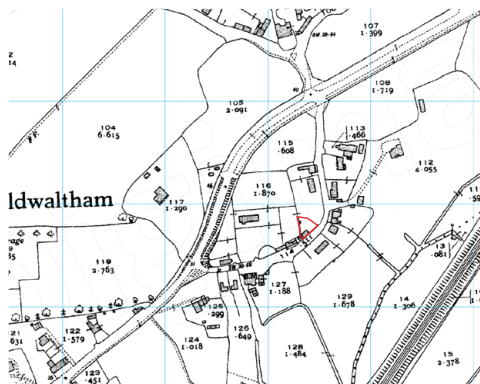
The proposal takes part in the tradition of addressing the street frontage and the river floodplain at street level, being cut into the sandstone banks. The upper level of the proposal adjoins the higher ground of the rear garden. Similar strategies can be found on the north-western side of the street including in the existing house and at the Old Forge.



1805-1869 Plan showing Coldwaltham on Old London Road before road realignment.

Evidence of the historic relationship between the river Arun and Old London Road's alignment can be read in this plan.

Buildings can be seen to have a very direct relationship to the road itself, not being set back on the north-western side of the road.



1930 OS Plan showing Old London Road realignment at Coldwaltham.

Again, probably due to the complexity of building into the higher ground, buildings to the north-west of the street are not set back. Those to the south are set back from the road edge.



2022 Plan showing site red line and the conservation area (dashed red line).

Below: Sketch view showing the rear of the home and the relationship between the existing garden level and the existing / proposed home. Like the existing home, the proposed home is sunken into the sandstone embankment. The new master bedroom will offer a level access to the garden.

- +2600
First Floor FFL
- Lower Garden Level
- +3700
Upper Garden Level
- +0000
Ground Floor FFL
- Existing stepped access to garden level

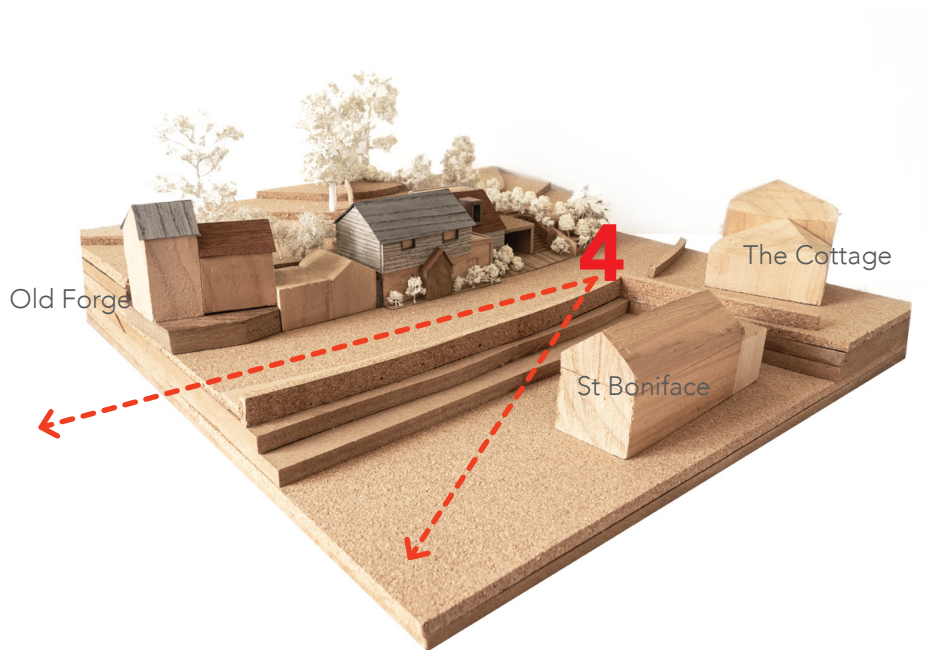
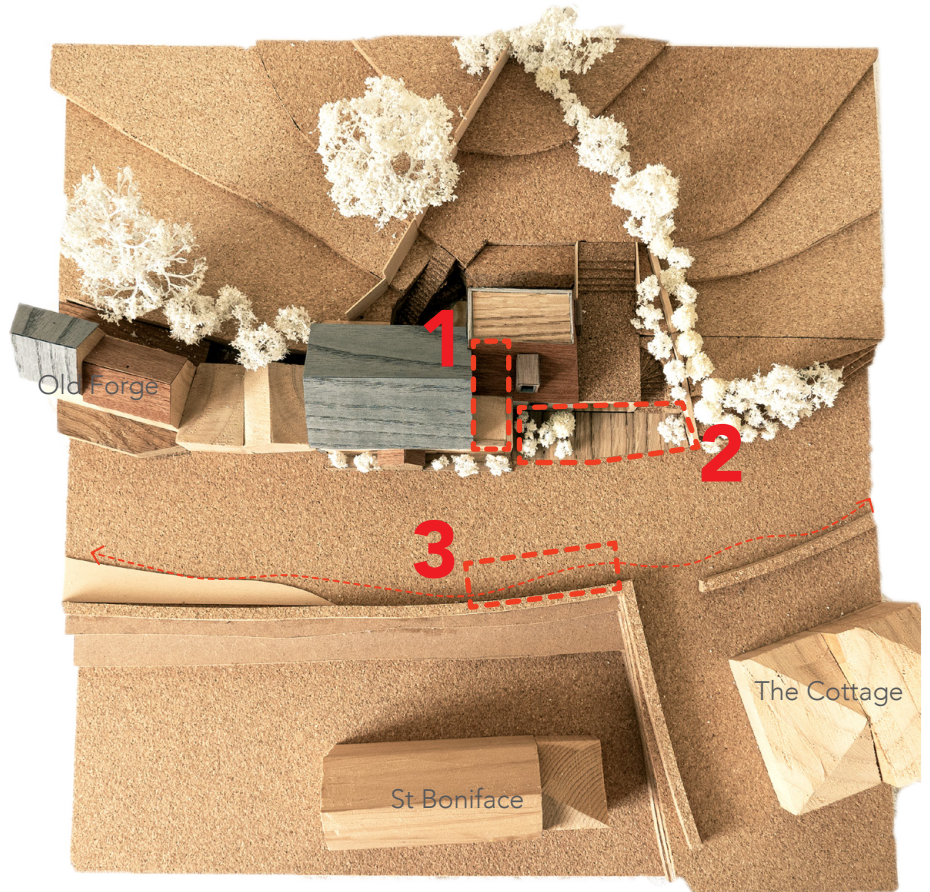


→ The proposal improves the experiential and amenity qualities of Old London Road.

Experiential and Amenity Qualities:

The proposal retains and improves the experiential and amenity qualities of the landscape in the following ways:

- 1. Flat Roof Extension:** The proposal removes the existing flat roof extension which is of poor quality and not sympathetic to the existing home or the wider conservation area.
- 2. Front Garden and Planting:** The proposal is set back, creating a front garden space which will be planted with native species. This creates a natural amenity, viewable within the public realm.
- 3. On-Street Parking:** The car port removes on-street parking which will improve pedestrian safety on Old London Road as well as improve the view of St Boniface which is at lower level.
- 4. Retention of Wider Views:** The proposal is cut into the sandstone embankment which and is subservient in terms of ridge height to the existing house. The limited westerly views are therefore retained and easterly views towards the Downs the The Arun floodplain are retained.



→ The proposed landscaping is permeable wherever possible and uses native species for planting palette and boundary treatments.

Landscape

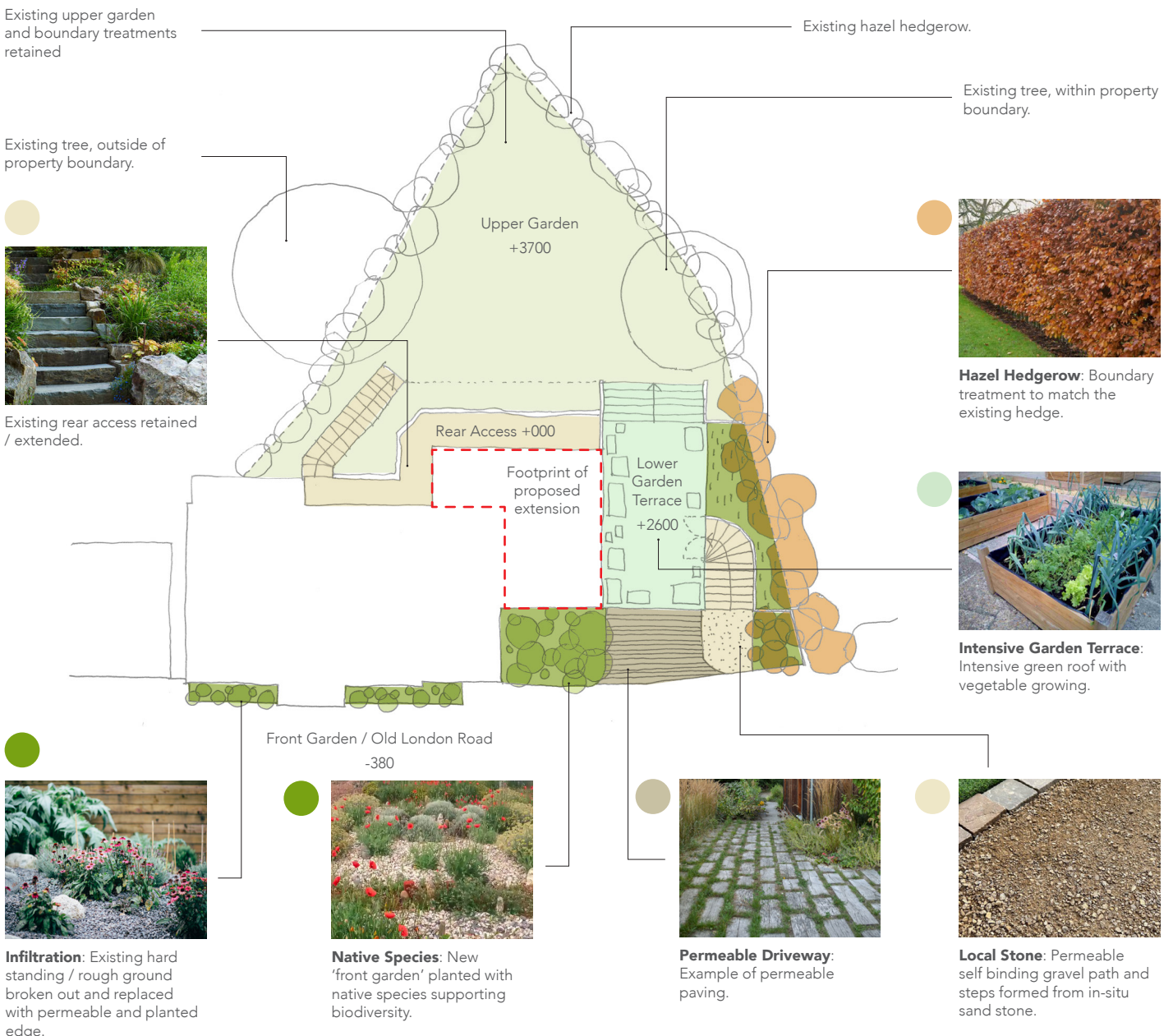
Policy SD4 & 5 Landscape Character & Design

Landscape & Planting

The stepping back of the proposed extension will create a front garden at street level. Either side of the vehicular access are areas of soft landscape which are proposed to be planted with native chalkland wildflowers as found locally. These areas, along with the vehicular access itself, will be permeable to

allow for surface water infiltration and for growth between sets in the case of the vehicle access.

In addition, the proposed stepped access to the rear garden will be created from the underlying sandstone (as it is in the existing rear garden). The retaining earthworks to this will be planted with a beech hedge to match the existing adjacent boundary treatments.



→ The proposed extension is planned to sit below the existing house in a similar relationship to the adjacent extension of the Old Forge.

Heritage

Policy SD12 & SD15 Historic Environment & Conservation Areas

Heritage Statement

This application is supported by a detailed Heritage Statement which assesses the impact on the conservation area. The statement is attached to this application as an appendix.

give the appearance of a single storey building with an inhabited loft space above. This relates more closely to the additions made to the Old Forge (adjacent) whilst also providing a modern sized bedroom, with level access to the rear garden, within the inhabited roof space.

PA's pre-planning advice received 23rd November 2023, the roof form on the north eastern elevation has been softened. The pitch of this roof element has been increased from 8 degrees from the vertical to 16 degrees, doubled in effect.

Ridge Height & Street Frontage

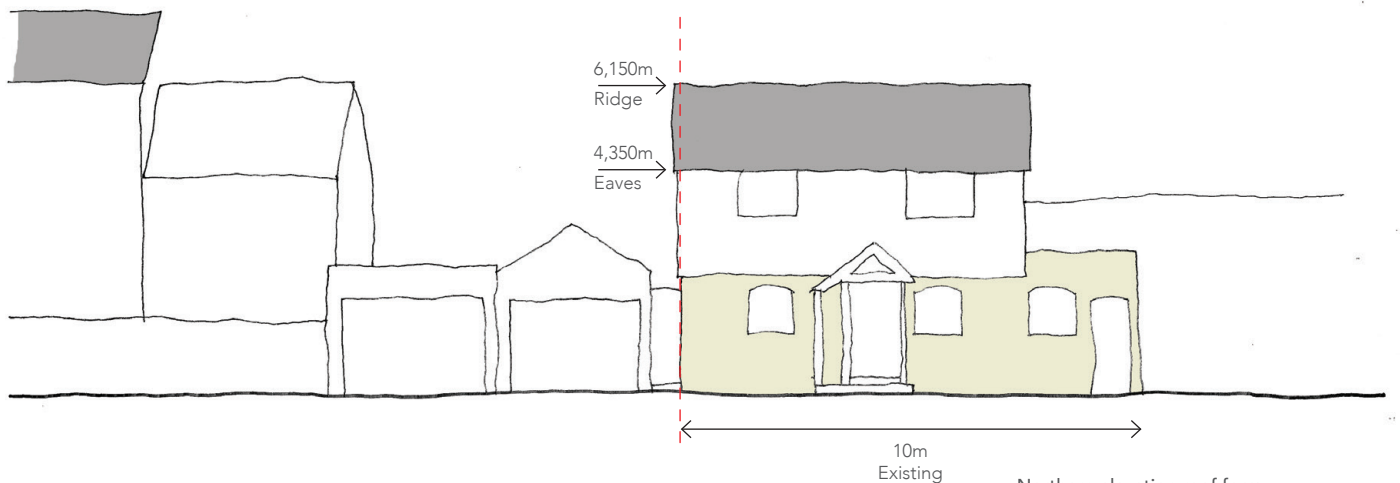
The current proposal has a ridge height which is 0.75m below the existing ridge height. The street frontage is extended to the north east along Old London Road by 3.25m.

In the LPA's pre-planning advice, received 23rd November 2023 this approach is supported by the conservation officer, Sean Rix.

The massing has been shaped to

Roof Form

In addition to the above, and in response to comments made in the



1. Existing Street Frontage



3. Currently Proposed Street Frontage

All levels given as height above existing ground floor FFL.

→ The proposed dormer window has been reduced to a minimum, whilst retaining a window which can be stood within whilst admiring views to the South Downs.

Dormer Window

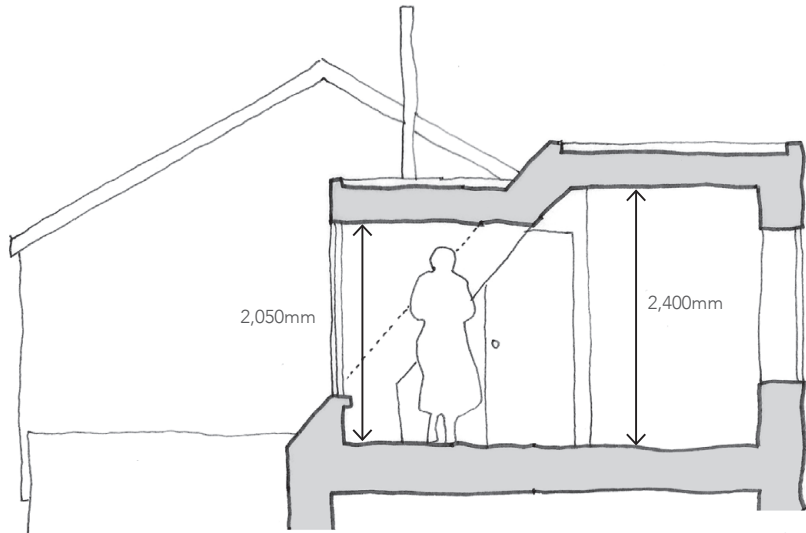
The proposed dormer window has a glazed area of 3.85m² by 1.1m².

The proposed width is 1,050mm which reflects the width of all existing windows in the street front facade (apart from the upper right window which is different in dimensions).

The head and sill of the window are not aligned to those of the existing first floor windows as this would prevent occupation of the dormer from the new master bedroom. The intention is to make a space which a person can walk into to enjoy the views towards Chanctonbury ring.



Street Elevations showing reduction in scale of dormer window from previous proposal (above) to current (below).



Opposite: Sketch view of the existing house frontage with the set back proposed extension to the northern side.

Previous roof profile shown in red dashed line.



→ Integral blinds and low luminance bulbs within the windows and fittings of the master bedroom will be specified to reduce light leakage at night.

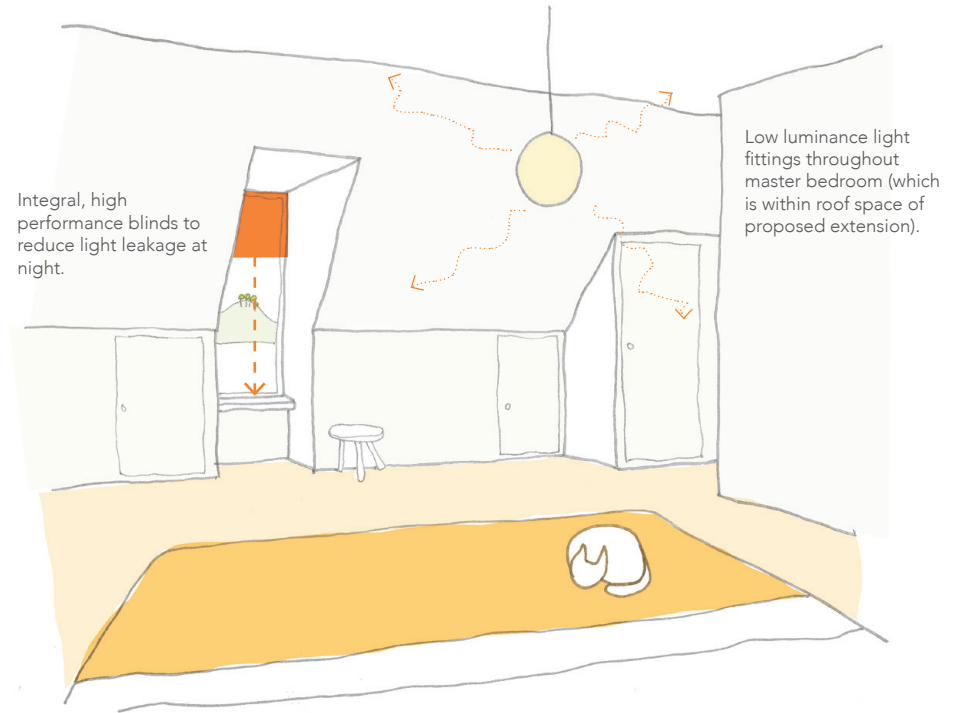
Dark Night Skies Statement

Policy SD8

Approach

The proposal seeks to retain the intrinsic qualities of the dark night skies through the following provision:

- The master bedroom dormer window has been reduced in scale.
- The dormer window along with all windows will have integral blinds fitted to reduce light leakage at night.
- The master bedroom will be fitted with low luminance light bulbs.
- No external lighting is proposed other than a low lumen level PIR (security) light certified as Dark Skies compliant.
- No roof lights are proposed on the building to avoid vertical light spill.



Interior view showing the alignment of the bedroom dormer window to allow views towards the South Downs and Chanctonbury ring by day but reduce light leakage by night in compliance with the Dark Night Skies policy.

→ Despite being a small proposal to contribution to Ecosystem Services has been carefully considered and maximised.

Ecosystems Services Checklist

Policy SD2

Policy Criterion

Policy SD2 states that:

Development proposals will be permitted where they have an overall positive impact on the ability of the natural environment to contribute goods and services. This will be achieved through the use of high quality design, and by delivering all opportunities to:

- a) Sustainably manage land and water environments;
- b) Protect and provide more, better and joined up natural habitats;
- c) Conserve water resources and improve water quality;
- d) Manage and mitigate the risk of flooding;
- e) Improve the National Park's resilience to, and mitigation of, climate change;
- f) Increase the ability to store carbon through new planting or other means;
- g) Conserve and enhance soils;
- h) Support the sustainable production and use of food, forestry and raw materials;
- i) Reduce levels of pollution;
- j) Improve opportunities for peoples' health and wellbeing;
- k) Provide opportunities for access to the natural and cultural resources which contribute to the special qualities.

The following checklist summarises the actions that are embedded within the design of the proposed extension to Sandrock which will fulfil these criterion.

Ecosystems Services Actions	Policy SD2 Criterion
The area of flat roof on the proposed extension will be a Brown Roof system seeded with native wild flowers. See drawing 106 - Roof Plan Proposed.	A, B, C, D, E and F.
Rainwater from the roof will be harvested and uses for watering the garden.	A, C and D.
A new front garden area at street level will be created with native planting. See drawing 104 - Ground Floor Proposed.	A, B, C and D.
The hard surfacing created at the front of the extension will be permeable paving. See drawing 104 - Ground Floor Proposed.	A, C and D.
The existing compost bins will be retained and used for garden and household composting.	B and G.
The boundary treatment to the north of the proposed garden access will be in beach hedge connected to existing adjacent beech hedgerow. See drawing 104 - Ground Floor Proposed.	A, B, F and G.
All of the trees within the site have been retained and protected. See drawing 105 - First Floor Proposed.	B, F and I.
The proposed lower garden deck will have planters built into two sides which will help to link the front garden at street level to the upper garden and adjacent linear hedgerows. See drawing 105 - First Floor Proposed.	B, I and J.

→ Soil management will be carried out in line with best practice.

Soil Management Plan Policy SD2

Policy

Core Policy SD2: Ecosystem Services states:

'Development proposals will be permitted where they have an overall positive impact on the ability of the natural environment to contribute goods and serviced.

This will be achieved through the use of high-quality design, and by delivering all opportunities to:

- A) Sustainably manage land and water environments;
- B) Protect and provide more, better and joined up natural habitats;
- C) Conserve water resources and improve water quality;
- D) Manage and mitigate the risk of flooding;
- E) Improve the National Park's resilience to, and mitigation of, climate change;
- F) Increase the ability to store carbon through new planting or other means;
- G) Conserve and enhance soils, use soils sustainably and protect the best and most versatile agricultural land;**
- H) Support the sustainable production and use of food, forestry and raw materials;
- I) Reduce levels of pollution;
- J) Improve opportunities for peoples' health and wellbeing; and
- K) Provide opportunities for access to the natural and cultural resources which contribute to the special qualities.

Proposed Soil Management Plan

Pre-construction: Hand excavate over area of proposed extension and groundwork (approximately 50m²) to a depth of no more than

300mm to remove top soil and stock pile on prepared site. The stockpile will be within the rear garden area of the house as it is assumed to be no more than 15m³.

Reinstatement: Grade areas to be planted at the front of the house and the northern boundary with top soil from stockpile. Seed with native wild flower mix.

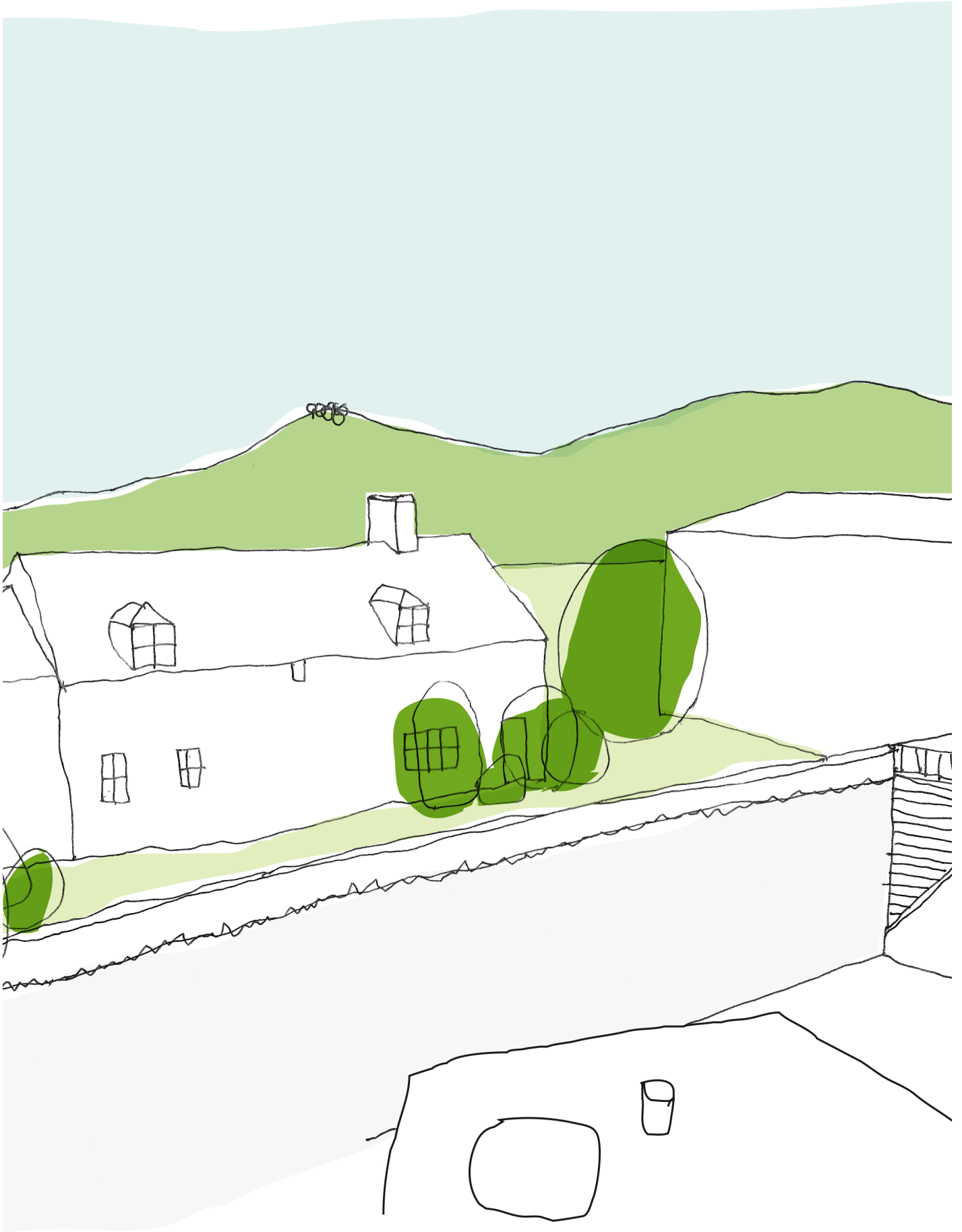
All activities will be carried out in line with DEFRA's "Construction Code of Practice for the Sustainable Use of Soils on Construction Sites".



1. Pre-construction Phase.



2. Reinstatement Phase



Sketch showing view from lower garden terrace towards Chanctonbury Ring.

→ The existing and proposed ground floor levels are over 5.2m above the 1% plus climate change flood level.

Flood Risk Statement

Flood Zone & Levels

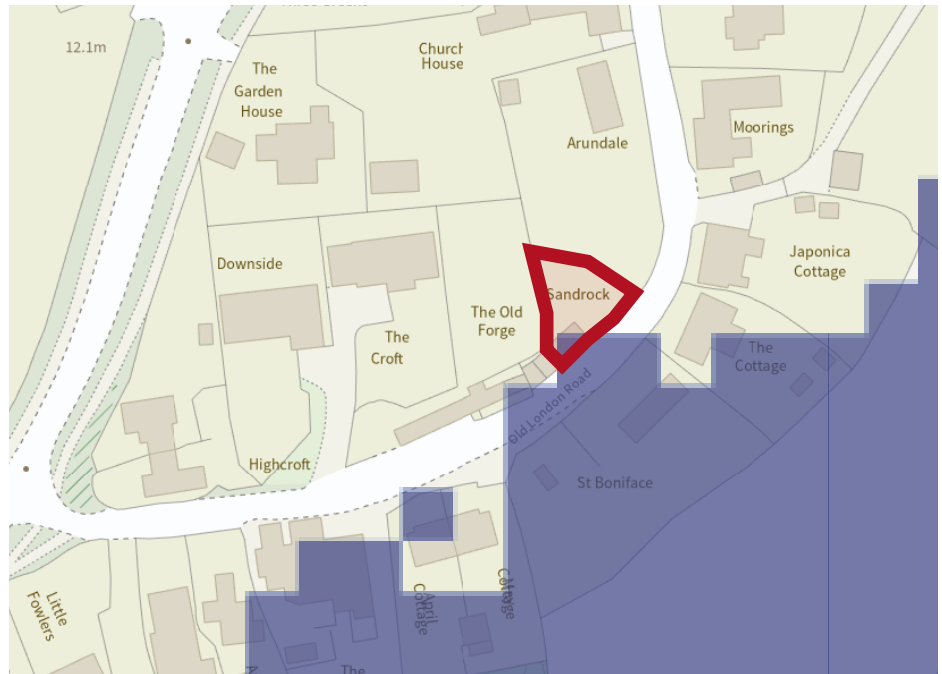
The EA flood zone map shows the south western corner of the site within flood zone 3. It is likely that this is due to the resolution of the mapping as this part of Old London Road is significantly higher than the land immediately to the south of it.

The following statement is based on EA Flood Risk Assessment Data (formerly known as Product 4). The full data is included in this application as an appendix.

The EA data shows the modelled 1% (1 in 100 year) plus climate change flood levels for the site at 4.16m above OS Datum. The data also shows the 0.1% flood level (1 in 1000 years) at 4.53m above OS datum.

Government standing advice for vulnerable developments states that floor levels should be a minimum of 300mm above the estimated river or sea flood level. In addition, the standing advice requires extra resilience for development up to 600mm above the estimated river or sea flood level.

The following section will show that the whole development is more than 600mm above the above the estimated river or sea flood level.



Extract from EA flood mapping showing the south western corner of the site in flood zone 3.

Product 4 Flood Risk Data Requested by: Mark Smith

Site: Sandrock, Old London Road, Coldwaltham, RH20 1LF

Table 1: Water Levels: Fluvial Undefended

Node Ref	NGR		Modelled Flood Levels in Metres AOD Undefended Annual Exceedance Probability			
	Eastings	Northings	5%	1%	1% +CC*	0.1%
1	502632	116690	-	-	-	-
2	502641	116688	-	-	-	-
3	502649	116682	-	-	-	-
4	502635	116682	-	-	-	-
5	502642	116679	-	-	-	-
6	502637	116673	-	3.74	4.16	4.53



Extract from EA Flood Risk Assessment Data (Product 4) showing flood levels.

Floor Levels, Access & Escape

The existing home has a ground floor FFL of +9,390 AOD which will be matched by the proposed extension.

This level is 380mm above the street level immediately adjacent to the house which is +9,010 AOD.

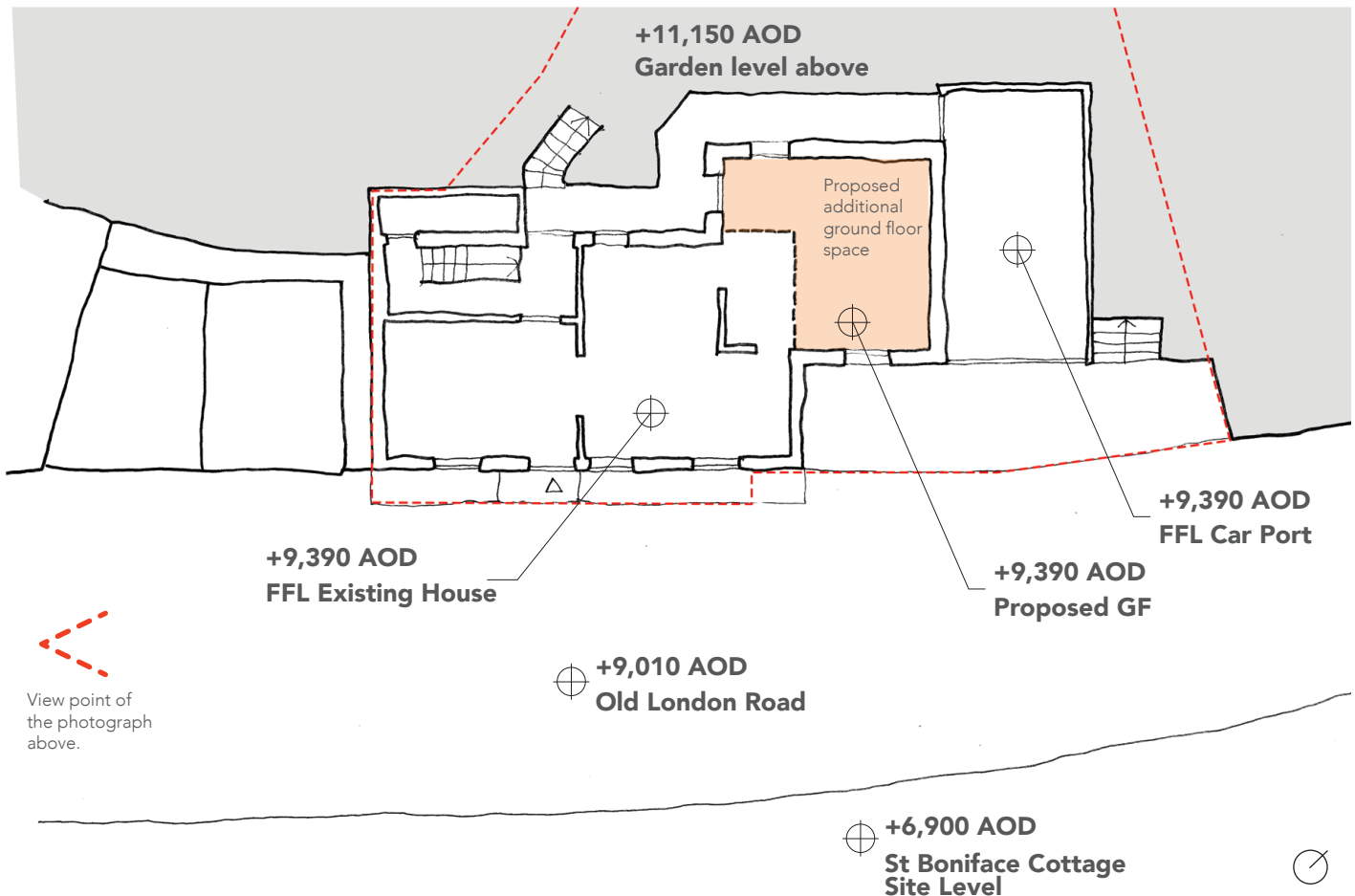
This places the existing and proposed ground floor levels +5,230 AOD above the 1% plus climate change flood level.

In addition the access and escape from Old London Road is +4,850 AOD above the 1% plus climate change flood level.

Therefore it can be assumed that there is no risk from flooding either in the existing property or the proposed extension.



Properties to the south of Old London Road are significantly lower than those to the north.



View point of the photograph above.

