

Design and Access Statement

Inc Heritage Statement and Biodiversity Enhancement Statement

62 The Drive, Aldwick
25118

Rev	Amendments	By	Date
-	First Issue	JE	12/09/25
A	Biodiversity Enhancement Statement added	JE	17/09/25

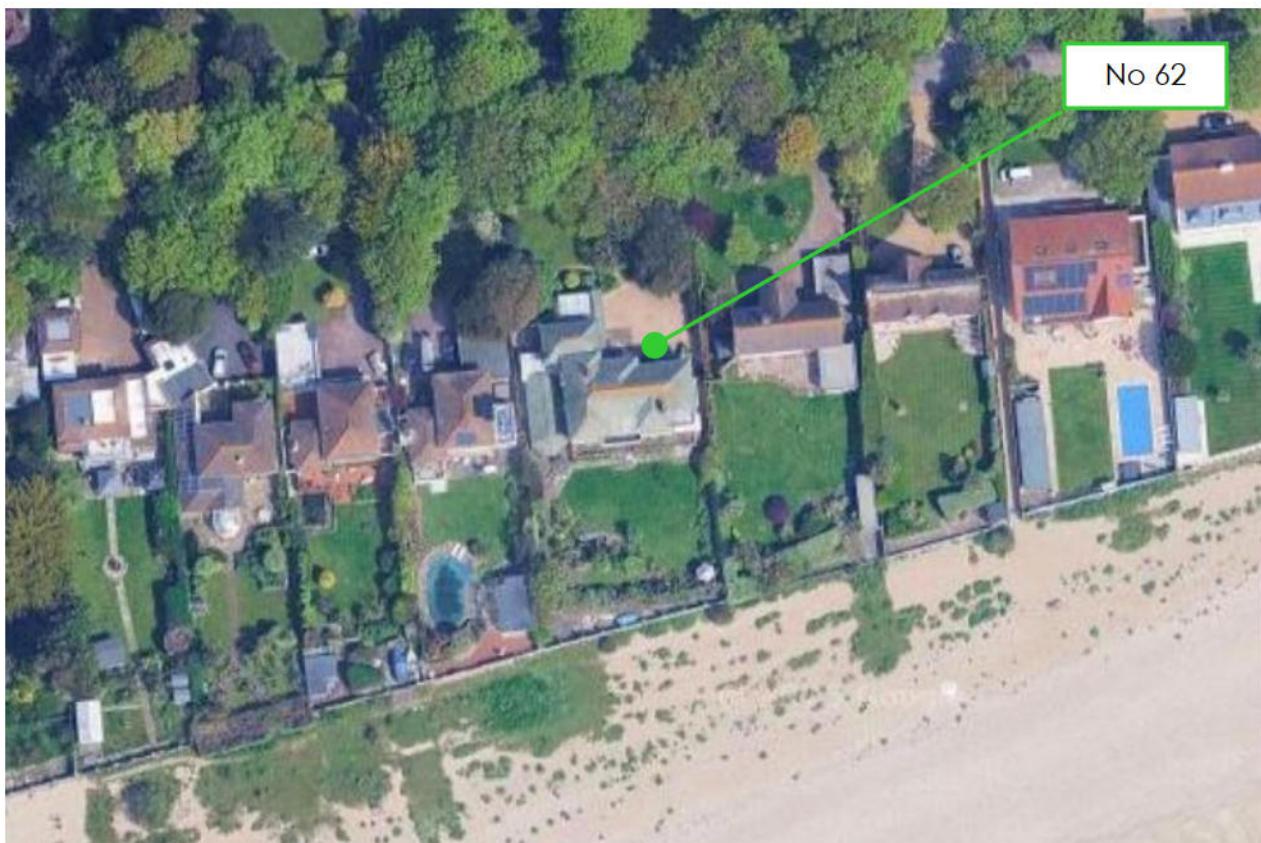


The Drive is a private tree lined residential road within the Craigweil House Conservation Area and runs parallel with Aldwick beach.

No 62 is a large detached house on the southern side of the road, with rear of the property looking over the English Channel. With a southerly aspect, the applicant seeks to add some photovoltaic panels to the roof whilst also addressing an area of leaking flat roof.

/ Use

The building will remain as residential



The house has optimum aspect to capture solar energy all day

(Image courtesy of Google Maps)

/ Amount

This application is to place 22no photovoltaic solar panels to the roof, along with the insertion of 3no rooflights to be able to visually inspect the panels and occasionally washdown using a hose from within the loft space. As an aside, some internal alterations are proposed to the structure to enable easier use of the storage space.

To the southern plane between the two hipped ends, 10 panels will be placed in a 6 + 4 arrangement and to both west and eastern roof planes, a further 6 panels will be placed upon each.

An existing flat roof on the south-eastern corner of the building is hidden behind a parapet wall and this in turn has caused issues internally where leaks have been historically present. To overcome this, a gable extension is proposed to the main roof form.

/ Layout

There is no change to the house layout and the loft space will not be used beyond storage. The only identifiable change to the massing would be along the southern façade where the insertion of the gable reinforces three symmetrical sections of the home.



Reinforcing existing vistas with the gable end extension (green shows indicative addition)

/ Appearance and Scale

Existing roof tiling will be retained. An in line solar panel system will be used to reduce the overall impact upon the roofscape and where tiles are removed they will be set aside and reused for the gable extension. The existing painted rendered wall will be extended to meet the underside of the projecting bargeboards where an arrow slit ventilation grille will be placed centrally



Other homes in the neighbourhood have solar panels and gable features
(Image courtesy of Google Earth)

Rooflights will be standard top hung factory finish units but will include obscure glass to prevent any potential overlooking concerns

/ Access and Landscape

There is no change to existing access, boundary treatment or landscape to the site or house.

Rooflights allow access to visually inspect the solar panels for washing down and/or the flat roof and valley gutter areas

/ Heritage Statement

The Drive is within the Craigweil House Conservation Area and is mentioned within the local authority 'Conservation Area Statement' as a place where Rita Hayworth visited. However, it is not identified in the local authority 'Buildings or Structures of Character' Supplementary Planning Document dated September 2005.

Due to the gable extension located to the rear of the property there is no visual impact from the roadside. Furthermore, the vast space between highway and property is maintained, therefore the character of grandeur and sense of spaciousness is not affected.

Materials will be retained and reused with any new elements selected to match the existing and therefore there is no detrimental effect to the Conservation Area.



Rear of the property with western neighbour in view showing solar panels

/ Biodiversity Enhancement Statement

Although the works do not affect the habitat or conditions for wildlife in this coastline location, a bird box / ventilation area to the roof space is included in the new gable end as enhancement.