

Land at Haywards Heath Road, Balcombe

DESIGN AND ACCESS STATEMENT

Full planning application for the erection of 2 entrance feature gates and wooden piers together with road name plaques

Prepared by Shanly Homes

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INTRODUCTION

Shanly Homes has prepared this Design and Access Statement in support of a Full Planning application, for the erection of 2 entrance feature gates and wooden piers together with road name plaques to add to an existing development site approved under application reference DM/24/2270. The entrance feature forms part of a wider consent for an approved housing development of 17 units in Balcombe.

This Planning Application seeks Full Planning Permission for the following description of development:

Full planning application for the erection of 2 entrance feature gates and piers together with road name plaques

The purpose of this statement is to describe the proposal and the relevant background information forming the applications design and access statement.

The report is presented in the following structure:

Section 1: Introduction

Section 2: Site Context and planning history

Section 3: Proposed Development

Section 4: Summary and Conclusions

SITE CONTEXT

Site Description

The entrance feature gates are located on the entranceway to the existing residential development site on land to the North West of Balcombe. It is accessed via an approved residential road serving the applicants development.

The location of the Site is shown within Appendix A.

Surrounding Context

The surrounding context comprises the applicants existing residential development. The new entrance features being located at the site entrance at the front of the development proposal off Haywards Heath Road within the open space approach to the development. The gates are located within open space located either side of the site entrance behind the pedestrian crossing point and development footpath.



Fig 1 Site entrance



Fig 2 location of gates at site entrance

The features are designed to reflect the entrance features to Balcombe House which has a similar white gated entrance feature.



Fig 3 Entrance gates to Balcombe house

PLANNING HISTORY

The site benefits from a considerable planning history for residential development. The following represents a short summary of the planning history relating to this development parcel:

DM/21/4235 - Residential development to provide 17 dwellings made up of 1 and 2 bedroom flats and 3 bedroom, detached and semi-detached, houses. Associated landscaping, parking, vehicular access and a village car park.

DM/22/3481 - Variation of condition 2 of planning approval DM/21/4235 - to allow amendments to the size and elevations of plots 6, 7 and 12.

DM/23/0630 - Variation of condition 2 of planning approval DM/22/3481 - Rationalisation of the site layout to detach Plots 8 and 9 which creates permeability between the plots and is reflective of the character of the building form and dwellings within the surrounding area and utilisation of space above the garages serving Plots 8 and 9 resulting in a better and more attractive environment for the future occupiers.

DM/23/1742 Variation of condition 2 of planning approval DM/23/0630 to Plots 13 and 14.

DM/24/1063 Variation of condition 2 of planning approval DM/23/1742

DM/24/2270 Variation of condition No: 3 of planning approval DM/24/1063.

PROPOSED DEVELOPMENT

Description of Development

The Application seeks Full planning permission for the erection of 2 entrance feature gates and wooden piers together with road name plaques at the entrance to our existing development site.

Overview

The site benefits from a detailed planning approval for 17 units and development has commenced. The purpose of these entrance features is to provide an enhanced architectural detail and sense of arrival for the development proposal as well as adding to a feeling of security for the proposed occupiers and the users of the village car park. The entrance features are reminiscent of ornamental gated entrances for a rural country estate and are therefore considered in keeping with the location of the proposals on the outskirts of the village. The entrance to Balcombe house has a similar design gate feature



Fig 4 Entrance feature

Design and Materials

The 2 entrance gates are a traditional country 4 bar gate and are fixed back from the highway and are intended to link to the proposed means of enclosure and landscaping. It is intended to paint the gates in white in order to mimic the existing gates to Balcombe House and is consistent with the design concept for the residential development proposal.

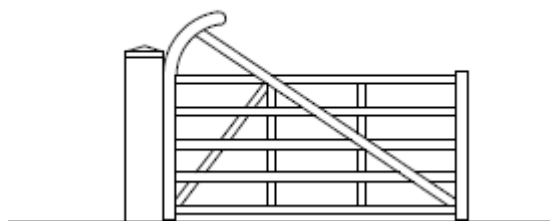


Fig 5 Entrance gate

The gates incorporate an inserted name plaque. The name Rectory Gardens has been approved by Mid Sussex District Council as the postal address for the new road and therefore the sign will replace the standard street furniture name plaque. It will therefore be a visual improvement on the standard road signage. The entrance pillars are designed to be lit with a ground uplighter on either side of the entrance.

Access

The location of the gates do not impinge on the highway or site vision splays and are fixed in place. Due to the nature of the design the erection of the gates will assist with reducing internal road speed within the development as cars will be more cautious approaching the entrance as it visually narrows the approach to the proposal.

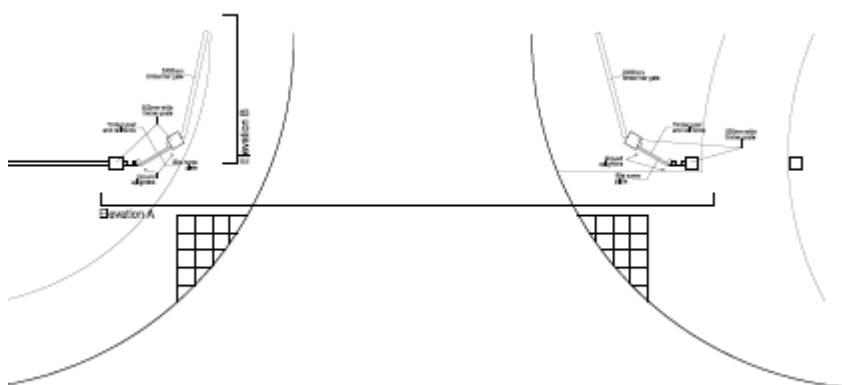


Fig 5 Layout setting

Other Considerations

There are no biodiversity issues associated with the erection of this feature as this has already been considered in the main residential development proposal. The gates similarly have no impact on any other matters such as surface water drainage associated with the development.

SUMMARY AND CONCLUSIONS

This Design and Access Statement has been prepared by Shanly Homes in order to support an application for Full planning permission for entrance feature gates.

The statement, and accompanying documents to which it refers, demonstrates that the proposed feature gates are capable of achieving high quality design, which would respect and complement the character and context of the local area in particular mimicking the entrance gates to Balcombe house.

Appendix A – Site Location Plan

