

ref: 323/das:

Design and Access statement
For
41 Lucastes Avenue, Haywards Heath, West Sussex, RH16 1JU

Demolition of existing conservatory and construction of single storey rear extension, re-configuration existing rear monopitch roof to existing single storey extension, together with associated internal and external alterations

1.0 Introduction

Objectives and approach

The purpose of this design and access statement is to support the application for the consent sought on behalf of Mr & Mrs Davies. The intention of this document is to ensure that the proposed alterations meet a high standard of design and workmanship and is appropriate for the property.

This application is being submitted for a full-householder and comprises of the following:

- Demolition of existing conservatory
- Construction of Single storey extension
- Re-configuration of existing mono-pitch roof to existing single storey extension
- Internal re-configuration
- External landscaping to rear

The approach for the design and appearance have been to adhere to the existing character of the house and continue with the inherent materials and features on the existing property with scope to explore some contemporary features and introduce a modern style and detailing.



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3.0 Site Use

41 Lucastes Avenue is a detached residential property occupying a prominent corner plot at it's junction with Lucastes Lane. The urban grain of the immediate area is characterised by medium to low density of dwellings within medium to large sized plots.

4.0 Site Proposal

The proposal seeks to re-configure and create an enlarged open plan kitchen, dining and informal living space suitable for modern day living on the ground floor.

The existing ground floor area is 156m²

The proposed ground floor including new extension is 171m²

Net increase of habitable floor space of 15m².

The demolition of the conservatory will make way for an improved thermal specification and build to offer more habitable space to meet the family's needs. The internal alterations to the ground-floor layout will accommodate the desire of the applicant to create a dining and living space with plenty of natural light and ease of access to and from the garden.

5.0 Layout

The current layout offers accommodation over three floors (ground, first and second).

6.0 Scale

The proposal has been developed with consideration and taking into account the neighbouring context so as to ensure the proposals look in proportion and do not encroach beyond planning guidance extents. The height of the eaves to the extension matches the height of the existing eaves over the projecting bay and takes its cue with exposed rafter feet as an existing detail

7.0 Landscaping

Where works affect the existing, the proposed landscaping works with the topography of the site will incorporate new steps and planters across the transition from higher to lower levels.

8.0 Appearance

The existing property is currently built using the following materials
walls; face brickwork plinth with painted pebble dash render
roof; plain tiles – brown concrete
doors and windows; timber & pvc-u
gutters and downpipes; pvc-u

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The proposal is for the following materials
walls; Monocouche external render system of masonry structures, light stone colour similar to existing
roof; Plain concrete tiles to match existing
door and windows; timber double glazed window, powder coated thermally broken aluminium folding sliding doorsets, colour – muted grey
gutters and downpipes; black & white pvc-u heritage style

9.0 Access

The pedestrian and vehicular access to the property will remain unchanged.

10.0 Sustainability

The design has been considered to include ways to incorporate passive sustainable elements within the extension. Recycling of materials will be included and maximised as much as possible.

10. Conclusion

The net increased floor area is minimal, but provides a more useable space in a location to the more private area of the house and garden whilst being situated on this corner plot. Overall, it seems that the proposal would not be out of scale or out of character with this area. The proposed works seek to provide the increased habitable space required, reflecting the needs more suitable for modern day living.

MID SUSSEX DISTRICT PLAN

DP26 CHARACTER AND DESIGN

Strategic Objectives

2. To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence.
4. To protect valued characteristics of the built environment for their historical and visual qualities.
12. To support sustainable communities which are safe, healthy inclusive.

The proposal delivers a high standard of design that respects the character of the existing dwelling and surrounding residential context. The scale, form, and massing of the single-storey extension are subordinate to the host property, and no adverse impacts on neighbouring amenity are anticipated in terms of overlooking, overshadowing, or overbearing impact.

DP39 Sustainable Design and Construction

Strategic Objectives

- To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change. Evidence Base: Gatwick Sub Region Water Cycle Study, West Sussex Sustainable Energy Study, Mid Sussex sustainable Study.

KLA Architects encourage sustainable development with the proposals, using materials that will have longevity. Other existing parts will be recycled as far as possible.

HAYWARDS HEATH NEIGHBOURHOOD PLAN

E9: DEVELOPERS MUST DEMONSTRATE HOW THEIR PROPOSAL WILL PROTECT AND REINFORCE THE LOCAL CHARACTER WITHIN THE LOCALITY OF THE SITE

This will include having regard to the following design elements:

- Height, scale, spacing, layout, orientation, design and materials of Buildings,
- Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site,
- Creates safe, accessible and well-connected environments that meet the needs of users,
- Will not result in unacceptable levels of light, noise, air or water pollution,
- Makes best use of the site to accommodate development,
- Car parking is being designed and located

Overall, the proposal reinforces the established character of the locality through a well-considered design that is proportionate, sympathetic and mindful of the environment.

H9 Extensions to existing dwellings will be permitted where it meets the following criteria:

- The scale, height and form fit unobtrusively with the existing building and the character of the street scene.
- Spacing between the buildings would respect the character of the street scene.
- Gaps which provide views out to surrounding countryside are maintained.
- Materials are compatible with the materials of the existing building.
- The traditional boundary treatment of an area is retained and, where feasible reinforced.
- The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

The design appears subservient to the original house & respects the character, materials & features inherent within the property.

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MID SUSSEX DESIGN GUIDE -SPG

DG46 Provide attractive and usable external amenity space for all homes

The proposed landscaping works with the topography of the site across the transition from higher to lower levels .

DG48 Extensions should be subservient to the scale, form and massing of the original building

The rear extension appears subservient to the scale form and massing of the original house.

DG49 General principles for extensions

- Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal
- Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.

The new rear extension is largely on the footprint of the demolished existing conservatory.

NATIONAL PLANNING POLICY FRAMEWORK

Paragraph 8. Achieving sustainable development

The proposals are mindful of all three core principals; social, economic and environmental factors.

Paragraph 50 Presumption in favour of sustainable development

These proposals give no reason that the design has not demonstrated that it can satisfy this presumption.

Paragraph 135 Planning policies and decisions should ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

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- e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The proposals are mindful, and adhere, to this policy.

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