

DESIGN & ACCESS STATEMENT

Site: 73 Folders Lane, Burgess Hill, RH15 0DY

Context

This is a Design and Access Statement in accordance with statutory requirements and subsequent guidance.

This statement accompanies and supports an application being made to Mid Sussex District Council in respect of a first floor extension/remodel of the existing detached dwelling on the site. The extension will replace the existing chalet roof which includes flat roofs and roof-lights. The overall increase in footprint and massing is the similar as the existing property.

The proposal has been carefully designed to respect the local environment, accord with relevant adopted development plan policies and provide an appropriate extension in this location.

Amount

Currently the site consists of the existing dwelling, garaging, hard-standing and curtilage.

The size is set within policy objectives and is within the town of Burgess Hill, please see the included existing and proposed drawings, site and location plans.

Layout

There is currently ample garden for the property, with the main garden areas to the north and south of the property.

Very careful consideration has been given to the position of the extension, in order to maintain these garden areas and open spaces. In particular the design and location of the proposal, ensures that the setting and impact on the neighbouring properties is no worse, this is assisted by the retention of the existing boundary trees, hedges and fences. The proposed ridge level, although higher than the existing dwelling, is set to offer a transition in height between the neighbouring bungalow on one side to the east and the full two story houses on the other side to the west, this is assisted with aid of new hipped roofs to the sides and half dormers over the first floor windows, in order to visually reduce the height of the new roof.

The neighbouring bungalow to the east, which currently has a non-domestic use, has planning permission to be demolished and replaced by a small development of full two storey dwellings.

The layout ensures optimum accessibility to the existing and future occupiers of the dwelling with good access throughout and the proposal has been designed to retain the safe environment for residents.

Scale

The application site is within the town of Burgess Hill. The scale of the proposal has been specifically designed to relate to the character of the existing and surrounding dwellings in the area. Moreover Folders Lane is generally made up of many different styles of dwellings.

The proposal will create a more usable home for the applicants needs.

Landscaping

The design takes into account all the features within the site. Therefore the existing curtilage will be retained and the relationship between this and the proposal will remain with the current ratio.

Appearance and Design

I have taken into account maintaining the visual aspect of the area, being of mixed styles of dwellings, and respecting both the bulk and scale of the property and the surrounding properties. The proposal for the extension/remodel of the existing dwelling will reflect an individuality in character, whilst using traditional materials and general local vernacular design. The proposed design will enhance the site and the area being a more cohesive design than the existing dwelling with a number of poor extensions over the years.

The suggested materials will be the use of plain concrete black on the roofs and horizontal fibre cement black boarding to the new upper elevations and black powder coated aluminium doors and windows throughout. We also intend to use matching brickwork on the rear extension and reuse the existing bricks, where required, on the existing lower elevations. This will accord with the individual distinctiveness of the properties in the immediate area.

Access

Parking provision is included in the layout as existing. There is parking for at least 4 cars including the garage. There is sufficient space to enable emergency vehicles to easily reach the property. The site is on fairly level ground therefore pedestrian access is easily accessible to the front and rear entrances from the parking area.

History and Policy Approach

This proposal is proportionate in both scale and massing when compared to the existing dwelling and most of the neighbouring properties. Full consideration has been given to determining the scale and detailed design with regard to Government Guidance and Statements and Local Development Plan Policies.

Conclusion

This proposal is an appropriate response for my clients to create a larger family house for their needs, with only a slight increase in the footprint of the original dwelling. We have emphasised that the scheme has been carefully designed, to ensure it meets the aims and objectives of policy guidance and represents an environmentally sound development, this is achieved with good quality modern design.

