

DESIGN AND ACCESS STATEMENT FOR PLANNING APPLICATIONS

Name and address of site

48 Lucastes Avenue, Haywards Heath, RH16 1JY, within a Conservation Area

Background

48 Lucastes Avenue also known as Rezvan and previously Pasture Hill House is a detached Edwardian house. One of the original houses in Lucastes Avenue, it was purchased in a state of disrepair by the current owners in 2020. It had been uninhabited for a number of years, substantial internal and external remedial works were required to return it to a habitable state and ensure it is structurally sound. The house was purchased with an unfinished kitchen extension, this is now being completed along with an adjacent garage. Once these works are finished, the focus will be on improving the garden landscaping, this planning application is part of these plans.

Proposed Development

The garden of the property is predominantly to the side (East) of the house, the proposed works are to create a move usable rear garden (North) that the new kitchen extension and gravelled sitting area will overlook. There will be wooden sleeper steps down the bank from the gravelled sitting area to the new lower lawn. The boundary (with no 50 Lucastes Avenue) of the bank and lower garden will be planted with several trees.

The ground where the proposed rear garden lawn will be situated is currently boggy especially in the winter, we propose raising the level of a 10m * 15m area by between 0 to 30cm. The soil will be the excess removed from building the garage (planning ref DM240218). Soil will be moved, levelled and finished with grass seed. Any remaining soil and rubble from the garage build will be removed from site.

Site Layout

- *The following site layout (Diagram 1) shows the proposed lawn location hatched in green. This area is a currently grassland/boggy area - see photograph 1 & 2. Diagram 3 is an approx. scaled drawing of the lawn.*
- *We believe the Pond is a former clay quarry and northern section of the diagram is the actual quarry and pond area, the southern section area has been created much later and is very shallow, drying out during a dry summer.*
- *Diagram 3 shows the north/south sections and diagram 4 & 5 is an original ordnance survey map showing the smaller historic quarry/pond area represented by the north section.*
- *Our proposal does not impact the original quarry/pond (north section) and only a small area of the south section.*

Diagram 1 Area in green hatching to become lower / rear lawn

48 Lucastes Avenue, Haywards Heath, RH16 1JY

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MARTIN LACEY BUCKLEY
CHARTERED SURVEYORS

Diagram 2 – approx. scaled representation of lower / rear lawn

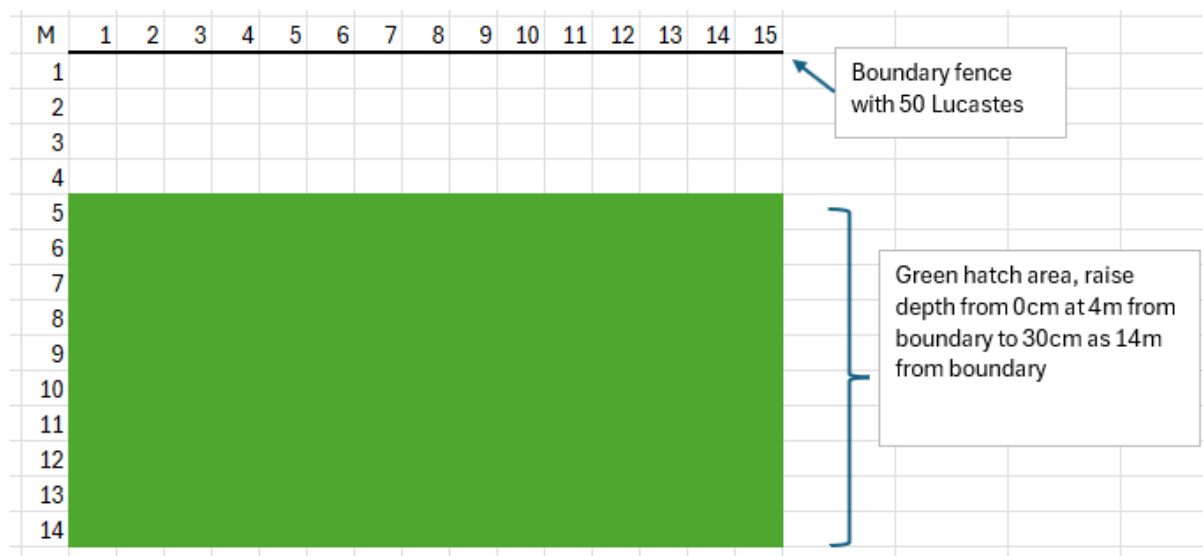
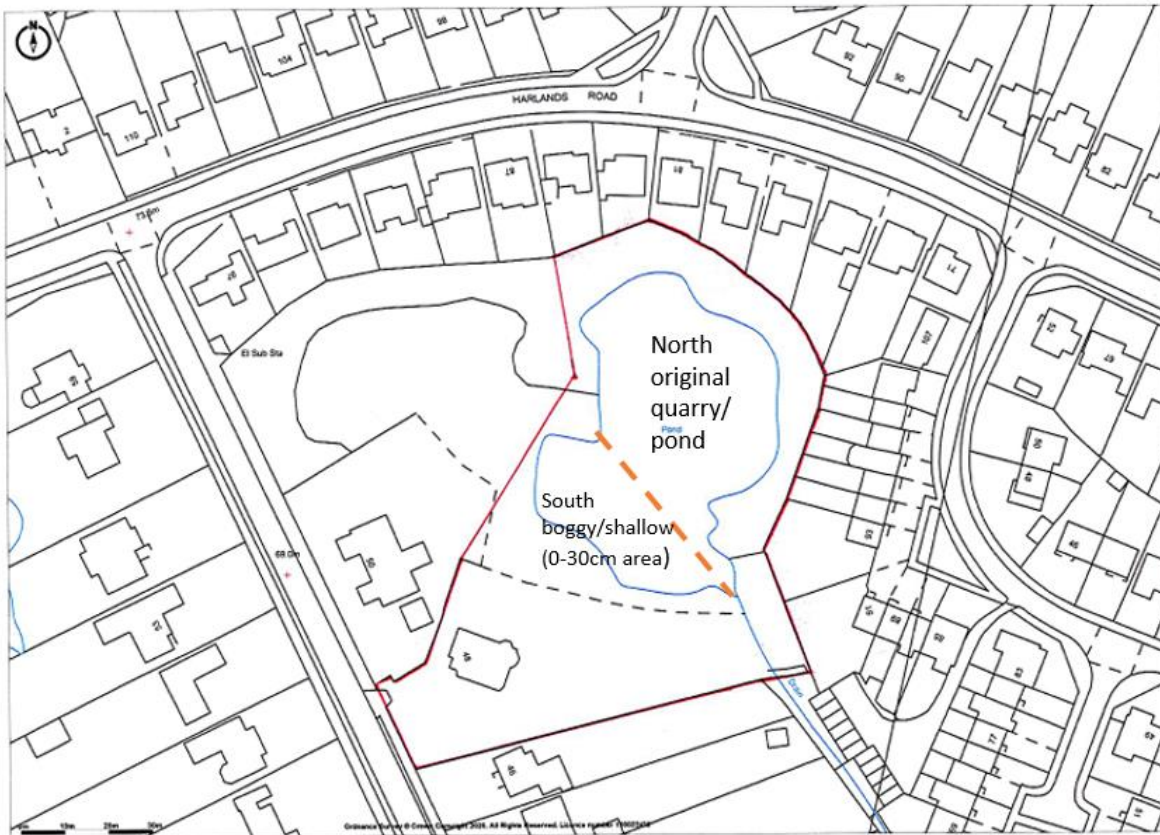


Diagram 3 – North / South split between deeper original quarry/pond and shallow boggy area

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Diagram 4 – Ordnance survey map showing original quarry/pond

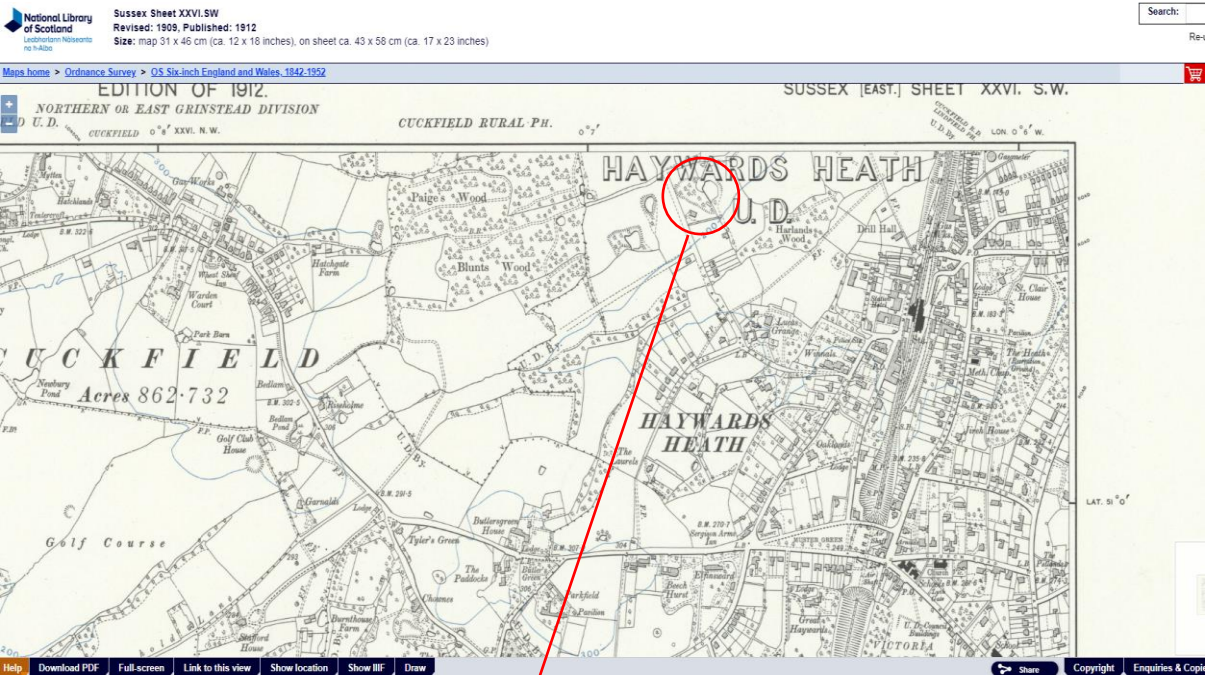
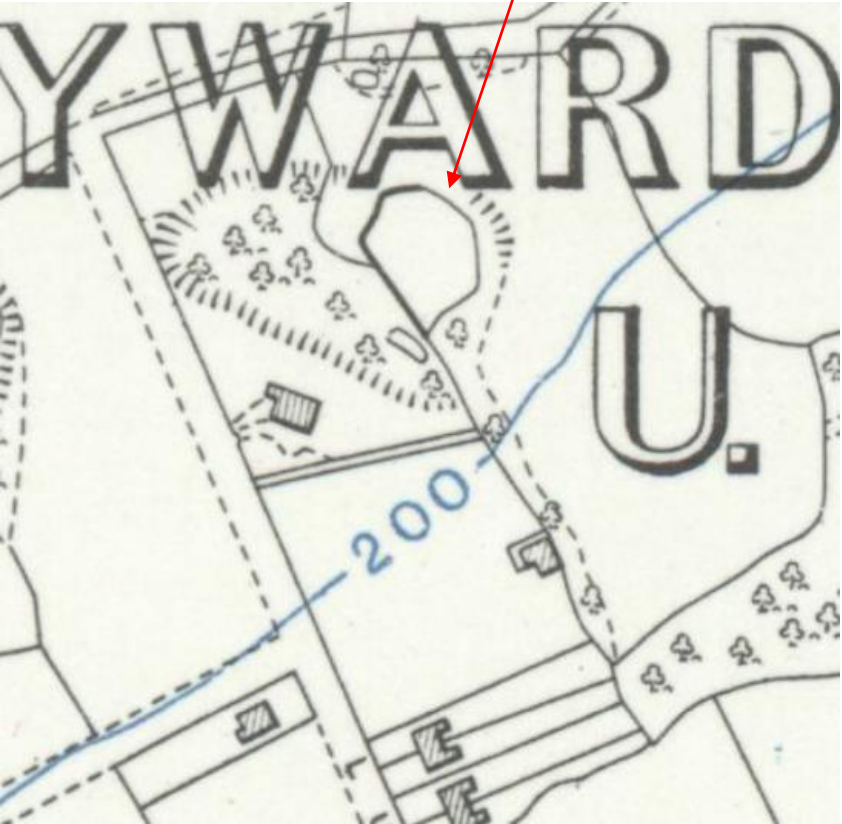


Diagram 5 – Zoom into 48 Lucastes Avenue of Diagram 4



Site Photographs

Photo 1 of the area to become the lower rear lawn this is the green hatched area in Diagram 1.



Photograph 2 is looking west to No50 Lucastes Avenue and this is the sort of rear lawn we are looking to create.

