



CHARTERED  
SURVEYORS

## Design and Access Statement

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101-123 Orchard Way

East Grinstead

RH19 1AU

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## 1.0 INTRODUCTION

This planning statement has been prepared in support of proposed external works at 101 – 123 Orchard Way, East Grinstead, RH19 1AU. The proposed works aim to enhance the safety, durability, and appearance of the property’s exterior elements while maintaining consistency with the existing architectural character. The scope includes the renewal of existing timber balustrades on communal balconies with 2mm thick mild steel perforated panels held in place by SHS 25x25 balustrades. The existing garage doors will be redecorated in the current colour scheme to preserve aesthetic continuity. The private rear balcony balustrades will be renewed with materials and designs similar to the original specifications.

## 2.0 SITE AND CONTEXT

The property at 101-123 Orchard Way, East Grinstead, RH19 1AU, is part of a residential development situated within a suburban area. The site comprises a row of mid-20th century maisonette units, access pathways, and communal green spaces, maintaining a cohesive and functional layout for residents.

This includes replacing the existing timber balustrades with 2mm thick mild steel perforated panels held in place by SHS 25x25 steel balustrades. These modern materials were chosen for their durability, improved weather resistance, and minimal maintenance, while also providing a contemporary yet harmonious update to the building’s exterior.

Additional proposed works include redecoration of the existing garage doors in the same colour as present, ensuring the visual continuity of the property's facade, and a like-for-like timber replacement of end garage doors to retain the original architectural character. Finally, the renewal of rear private balcony balustrades will use matching materials and design to uphold the uniform appearance and structural integrity of the development.

The proposed works aim to enhance the longevity and safety of the existing structures while ensuring the visual appeal and heritage of the property is respected.

## 3.0 PLANNING HISTORY

| Reference  | Description                                                                                                                                                                                                                                                                                                                                                                           | Decision |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| GR/216/88  | Erection of circular escape stairways (to connect existing access balconies).                                                                                                                                                                                                                                                                                                         | Approved |
| GR/267/83  | Conversion of existing maisonettes (13 no) each into 2 self-contained flats and provision of 16 parking spaces.                                                                                                                                                                                                                                                                       | Approved |
| DM/24/2568 | Renewal of existing timber balustrades with 2mm thick mild steel perforated panel held in by SHS25*25 balustrades. Redecoration of existing garage doors to match existing colour. Replacement of gable end garage doors like for like timber doors. Renewal of rear private balcony balustrades with like for like material and design. (Additional information received 11.12.2024) | Approved |

## 4.0 DEVELOPMENT PARAMETERS

Several key improvements are proposed to enhance the building's functionality and longevity while maintaining its aesthetic coherence.

The existing timber balustrades will be renewed with 2mm thick mild steel perforated panels. These panels will be framed within SHS 25x25 (Square Hollow Section) mild steel balustrades to ensure stability and durability. The new design aims to complement the architectural style of the building, introducing a modern touch that requires less maintenance. In addition, the steel perforated panels and framework will comply with relevant safety and building regulations, ensuring the installations are safe and robust.

For the garage doors, redecoration will be completed to match the existing colour scheme. This will help maintain visual consistency across the property's exterior. The chosen paint will be a low-VOC, exterior-grade option to support sustainability efforts and extend the doors' lifespan.

Additionally, the end garage doors will be replaced with timber doors that match the current design. Using treated timber ensures enhanced resistance to weathering, preserving both the doors' structural integrity and aesthetic appeal.

The rear private balcony balustrades will be renewed with materials and a design that replicate the existing structure. This approach will maintain visual unity throughout the property while enhancing the balconies' structural safety. All replacement elements will adhere to current building and safety standards, and the chosen materials are intended to reduce future maintenance requirements.

Overall, these proposed improvements are intended to preserve the property's architectural character while addressing structural and maintenance considerations. The upgrades ensure that the development is both respectful of the original design and compliant with local building regulations.

## 5.0 RELEVANT PLANNING POLICY

The proposed works at 1 - 47 Orchard Way, East Grinstead, RH19 1AY, align with national and local planning policies aimed at preserving the visual character and appearance of residential developments, while also ensuring the long-term functionality and safety of structures.

1. National Planning Policy Framework (NPPF): The NPPF supports development proposals that make a positive contribution to local character and distinctiveness. The renewal of balustrades and balcony structures with materials that maintain the aesthetic quality of the existing building, such as the replacement of timber balustrades with mild steel perforated panels, aligns with these objectives by enhancing durability without compromising visual coherence. The like-for-like replacement of gable end garage doors and redecoration of existing garage doors further respects the framework's guidance to retain local character.
2. Mid Sussex District Council Local Plan: Policy DP26 ("Character and Design") emphasizes the importance of high-quality design that reflects the architectural style and character of the area. The proposed redecoration of the garage doors and the

renewal of private balcony balustrades with similar materials and designs support these requirements by ensuring continuity in design while improving the structural resilience and safety of the property.

3. East Grinstead Neighbourhood Plan: This plan encourages improvements that maintain the heritage character of the area. By replacing original timber balustrades with durable steel alternatives and matching the existing design for gable end garage doors, the proposal aligns with the plan's aims of preserving the aesthetic identity of East Grinstead's residential areas.

In summary, the proposed works are consistent with planning policy objectives at both national and local levels, which prioritize maintaining the character and design of the area while enhancing the longevity and safety of residential structures.

## 6.0 SUMMARY AND PLANNING CONSIDERATIONS

This planning statement supports the proposed external works at 101 - 123 Orchard Way, East Grinstead, RH19 1AY. The project involves enhancing the property's safety, durability, and visual appearance, while retaining its architectural character. Key elements include:

- Renewal of existing timber balustrades on communal and private balconies, using 2mm thick mild steel perforated panels with SHS 25x25 steel balustrades for durability and a contemporary update.
- Redecoration of existing garage doors in their current colour to maintain visual continuity.
- Like-for-like timber replacements for gable-end garage doors.
- Renewal of private rear balcony balustrades with matching materials and design to ensure a cohesive aesthetic.

These improvements aim to address structural aging and align with relevant planning policies for maintaining character while enhancing the longevity and safety of the development.

### **Design and Aesthetic Continuity**

The proposed replacement of timber balustrades with steel materials is carefully selected to blend modern resilience with the existing aesthetic, aligning with Mid Sussex District Plan Policy DP26 and the East Grinstead Neighbourhood Plan. The design respects the area's character while improving structural integrity and weather resistance.

### **Local Planning Compliance**

Given the change in material for the balustrades (timber to steel), planning permission is required for this element. The other components, such as like-for-like replacements of gable-end garage doors and garage door redecoration, do not require planning permission as they maintain the original appearance.

### **Heritage and Character Preservation**

The proposed use of modern, durable materials that replicate the original appearance of the property's elements aligns with the National Planning Policy Framework (NPPF) goals. By focusing on aesthetic continuity, these works will preserve the architectural character, enhance structural longevity, and ensure a minimal maintenance requirement, supporting the area's heritage identity as encouraged by the East Grinstead Neighbourhood Plan.

### **Structural Safety and Building Regulations**

All proposed renewals are designed to comply with current building regulations, enhancing safety and structural stability for communal and private balcony areas. The updated materials and treatments also aim to reduce ongoing maintenance needs, supporting both durability and sustainability in line with best practices in residential design.

These considerations affirm the proposal's adherence to both national and local planning policies, with a focus on preserving the building's character, enhancing safety, and ensuring long-term sustainability.

## **APPENDIX A – PHOTOGRAPHS**



Existing front elevation with front balustrades.



Existing Private balconies.