

A photograph of a residential garden. On the left, a large, dark evergreen tree partially obscures the view. In the center, a small, weathered wooden shed with a gabled roof stands on a patch of grass. To the right of the shed is a wooden fence made of vertical slats. Further back, a larger house with a dark roof and dormer windows is visible. The sky is clear and blue. The overall scene is bright and sunny.

VIZARCHI
Architecture & Visualization

1 Preston Cottages, Park Road,
Slaugham, Haywards Heath
RH17 6AQ

DESIGN AND ACCESS STATEMENT
26.05.2026

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INTRODUCTION

VIZARCHi Architecture & Visualization has prepared this document on behalf of the applicants Mr & Mrs Page, to be submitted in support of a Householder planning Application for a detached ancillary annexe within the rear garden of 1 Preston Cottages, Park Road, Slaughtam.

The proposal seeks the demolition of the existing timber shed/outbuilding and its replacement with a modest single-storey annexe building intended for ancillary family accommodation associated with the main dwellinghouse. The proposed annexe will remain functionally linked to the main house and will not form a separate independent dwelling.

This Design and Access Statement describes the context, the existing buildings, illustrates our design approach and explains how the proposal responds to planning policies at local, regional and national level to support the determination of this Planning Application.

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1.1 SITE CONTEXT & LOCATION

The site lies within the Slaugham Conservation Area and within the High Weald National Landscape (AONB).

1 Prestons Cottages forms one half of a semi-detached pair of dwellings positioned within a long and narrow residential plot extending eastwards from Park Road / The Green.

The rear garden is long and currently contains an existing timber outbuilding positioned toward the rear section of the site. The wider locality comprises a mixture of traditional cottages, converted rural-style buildings and residential alterations and extensions.

The immediate context contains a varied mixture of traditional cottages, ancillary outbuildings and residential additions. The adjoining semi-detached property has also recently received planning permission for rear extensions within the same conservation area setting, demonstrating that carefully designed residential additions can be accommodated within the locality.

Due to the depth of the site, together with the existing fencing, landscaping and surrounding vegetation, the rear portion of the garden remains visually contained with limited visibility from the public realm.



1.2 SITE PHOTOS



1) Rear garden view from the main house



2) Looking towards to the main house, North & South boundary treatments, visibility & Screening



3) Looking towards to South-East, boundary treatments and existing outbuilding



4) Existing Outbuilding

2. PROPOSAL

2.1 PROPOSED DEVELOPMENT

The proposal seeks the demolition of the existing timber shed and the erection of a detached single-storey ancillary annexe building within the rear section of the garden.

The annexe has been designed as a modest ancillary structure associated with the main dwellinghouse and intended for family use.

The proposed building adopts:

- A simple rectangular footprint;
- A pitched roof form;
- Dark vertical timber cladding;
- Black framed fenestration;
- A restrained and contemporary material palette.

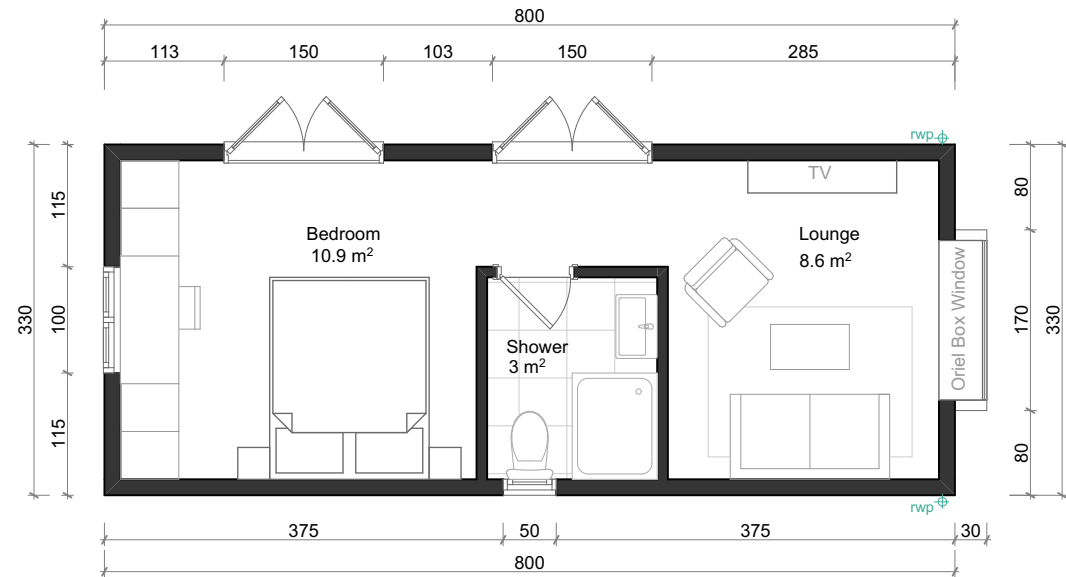
The overall scale of the building remains modest in relation to both the plot size and the host dwelling.

Internally, the annexe has been designed to provide modest ancillary family accommodation associated with the main dwellinghouse.

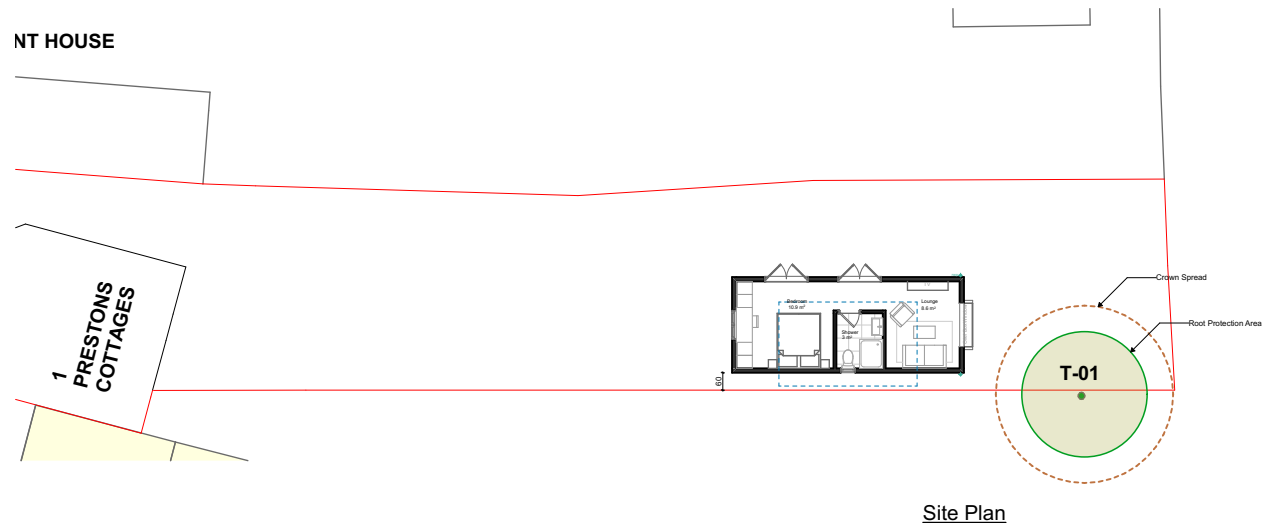
The internal layout comprises a bedroom, bathroom and a small living area. The accommodation remains limited in scale and continues to rely upon the facilities and functional relationship of the main house.

The generous depth of the plot can comfortably accommodate the proposed annexe whilst retaining substantial garden space and respecting the established character of the locality.

The overall scale and internal arrangement have intentionally been kept modest to ensure the building remains clearly ancillary in nature.



NT HOUSE



2.2 DESIGN STRATEGY

The architectural approach draws inspiration from simple rural outbuildings and ancillary garden structures commonly found within Sussex village and countryside settings.

The proposal intentionally adopts a restrained and uncomplicated form with limited architectural detailing in order to avoid visual prominence within the conservation area setting.

The building has been designed with a traditional pitched roof form and a simple rectangular footprint, allowing the structure to read as a modest ancillary building within the rear garden rather than as a dominant standalone dwelling.

The use of dark vertical timber cladding and black framed fenestration allows the building to sit recessively within the landscape while also visually relating to the existing host dwelling, which already incorporates dark external cladding materials.

The proposed materials and overall composition intentionally avoid excessive domestic detailing and instead seek to create a simple, contemporary interpretation of a traditional ancillary outbuilding.

Overall, the proposal has been designed as a modest and visually contained structure that responds appropriately to both the host dwelling and the wider conservation area setting.



Proposed Annexe Visualisation, Landscape and environment are indicative.



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3. ASSESSMENT

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The main planning considerations relevant to this application relate to the **design** of the proposed annexe, **its impact on the character and appearance** of the Slaugham Conservation Area, **neighbouring residential amenity**, and the ancillary nature of the accommodation proposed.

IMPACT ON CHARACTER & CONSERVATION AREA

The site lies within the Slaugham Conservation Area where development should preserve or enhance the character and appearance of the area.

The proposed annexe is considered to preserve the character and appearance of the conservation area for the following reasons:

- The proposal replaces an existing outbuilding already occupying the rear section of the site;
- The annexe remains single storey and modest in scale;
- The building is positioned deep within the rear garden away from the principal street scene;
- Visibility from wider public viewpoints is limited;
- The design adopts a simple rural outbuilding appearance;
- The proposed materials are recessive and sympathetic to the wider setting.

The immediate context contains a varied mixture of traditional cottages, ancillary outbuildings and residential additions. The adjoining semi-detached property has also recently received planning permission for rear extensions within the same conservation area setting, demonstrating that carefully designed residential additions can be accommodated within the locality.

The annexe would be well-screened from wider views due to the depth of the site, existing boundary treatments, landscaping and surrounding vegetation. The proposal would therefore be viewed primarily within the context of the existing residential curtilage and would not appear visually intrusive within the wider landscape setting.

The proposed annexe also remains noticeably lower in height than the neighbouring dwellings immediately adjoining the site boundaries, further reducing its visual presence within the wider setting and reinforcing its subordinate and ancillary appearance within the plot.

In addition, the proposed annexe would be constructed using a screw pile foundation system rather than traditional continuous concrete foundations. This approach minimises ground disturbance and reduces the overall physical impact of the development within the site.

Overall, the proposal is considered to preserve the character and appearance of the Slaugham Conservation Area.

ANCILLARY NATURE OF THE PROPOSAL

The proposed annexe has been designed and arranged as ancillary accommodation associated with the main dwellinghouse.

Internally, the building comprises modest accommodation including a bedroom, bathroom and a small living area. The accommodation remains limited in scale and continues to rely upon the facilities and functional relationship of the main house.

The proposed annexe remains physically and functionally associated with the host dwelling and is intended solely for family use ancillary to the main house.

The overall scale, siting and internal arrangement of the building have intentionally been kept modest to ensure the structure remains clearly ancillary in nature and does not appear as a separate independent dwelling.

AMENITY

The proposal is single-storey in scale and positioned within a generous rear garden setting.

Due to the modest scale, separation distances and contained siting of the annexe, the proposal is not considered to result in unacceptable overlooking, overbearing impact or loss of light toward neighbouring occupiers.

The proposal also retains substantial garden space surrounding both the main dwelling and the proposed annexe.

Overall, the proposal is considered to maintain an acceptable standard of residential amenity for neighbouring occupiers.

CONCLUSION

The proposed annexe represents a modest and well-considered form of ancillary residential accommodation within the rear garden of 1 Preston Cottages.

The proposal replaces an existing outbuilding with a higher-quality structure that adopts a restrained architectural approach appropriate to both the conservation area and wider site context.

The annexe is considered to preserve the character and appearance of the Slaugham Conservation Area, maintain acceptable neighbouring amenity, respect the wider High Weald National Landscape setting, and provide appropriate ancillary family accommodation associated with the main dwellinghouse.

In light of the above considerations, the proposed development is considered to represent an appropriate and well-designed form of residential development and planning permission is respectfully requested.

FURTHER INFORMATION / ENGAGEMENT

This planning statement has been prepared to support the assessment of the proposed development in relation to the relevant national and local planning policies and guidance. It is intended to assist the Local Planning Authority in its consideration of the application.

Should the Local Planning Authority require any further information or clarification regarding the proposal, the applicant and their agent would be pleased to provide additional details or discuss the scheme if considered helpful during the determination process.

Any correspondence relating to this application can be directed to **VIZARCHi Architecture** using the contact details provided.

VIZARCHI

Architecture & Visualization

22, First Avenue, Newhaven, BN9 9HT
alperen@vizarchi.co.cuk

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Company No: **11838874**