

Design & Access Statement

Project Reference: The Rustlings, 26 Brook Lane, Lindfield, West Sussex RH16 1SG

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Design & Access Statement

Introduction

This Design & Access Statement accompanies the planning application for the proposed works at The Rustlings, 26 Brook Lane.

The proposed works include:

- Demolish existing garage & utility room
- New single storey kitchen & utility extension
- New gable extension to front first floor
- New timber cladding to first floor
- Replace windows and doors
- Internal refurbishments
- Solar panels to front roof pitch

Context

The application site, 'The Rustlings', is located on the northern side of Brook Lane in Lindfield. The street scene is characterised by its diverse architectural language, comprising 30 detached dwellings, each exhibiting individual characteristics and styles. This variation contributes to a varied yet cohesive suburban grain, establishing a precedent for considered architectural interventions.

The existing property is a detached, two-storey dwelling set comfortably within its plot. Materially, the host dwelling features a white-painted brick exterior to the ground floor, visually separated by concrete red tiles hanging to the upper storey. The roof is pitched and clad in concrete tiles, while the fenestration currently consists of white, double-glazed UPVC units. An existing single-storey garage is attached to the side of the property. The dwelling benefits from a generous setback from the public highway, ensuring a high degree of privacy and minimal impact on the broader streetscape.

This application demonstrates the following:

- a) The principle of the development is supported by the relevant planning policies within the Mid Sussex Planning Framework and the National Policy Framework.
- b) The proposals have been designed to be an enhancement to the host building.
- c) The design uses materials that are sympathetic to the character and quality of the existing dwelling.

Planning policy

The main planning policies relevant to this application are as follows:

- DP26 – Design and Amenity
- DP39 – Sustainability
- DG46-52 Household Extensions

Planning History

Relevant nearby planning applications:

- 12 Brook Lane – DM/25/2298 – Proposed two-storey side extension, two-storey and single-storey rear extension, new front porch & entrance gates. Approved November 2025.
- 30 Brook Lane – DM/23/3158 – Garage conversion to habitable space, first floor extension, window replacement, new front & side entrance doors. Approved February 2024.
- 17 Brook Lane - DM/22/0922 - First floor front and rear extensions. Approved July 2022.
- 5 Brook Lane - DM/19/1850 - Double storey side extension. Approved July 2019.

Design

The proposed design strategy seeks to rationalise and enhance the existing dwelling, providing high-quality, contemporary living spaces suitable for modern family life while respecting the established character of Brook Lane.

The scheme involves the demolition of the existing single-storey garage. This will be replaced by a newly configured kitchen and utility extension, which has been designed to significantly improve the ground floor spatial flow and the dwelling's connection with the rear garden.

To the principal elevation, a new gable extension is proposed at the first-floor level. This addition has been carefully proportioned to provide architectural articulation to the façade, referencing traditional suburban roof forms while improving the internal spatial quality of the first floor.

A comprehensive internal refurbishment is proposed throughout the property. As part of these works, the existing UPVC windows and doors will be replaced with upgraded, higher performance alternatives. This will not only elevate the aesthetic profile of the property but also vastly improve its thermal performance and environmental footprint.

In alignment with local sustainability targets, the design incorporates renewable energy technologies, specifically the installation of solar panels to the front roof pitch. These additions have been integrated to ensure the dwelling's energy consumption is future-proofed.

Overall, the proposals have been designed to be a distinct enhancement to the host building. By utilising traditional materials that are sympathetic to the character and quality of the existing dwelling, the scheme ensures a harmonious relationship with the surrounding context.

Planning policy DP26 dictates a high standard of design quality, which these proposals actively demonstrate.

Additional Information

- 1020_26BL_DAS - Design & Access Statement
 - 1020_26BL_CIL Form (Community Infrastructure Levy)
 - 1020_26BL_FSS - Fire Safety Statement
 - 1020_26BL_FRA – Flood Risk Assessment
 - 1020_26BL_SuDs – Sustainable Urban Drainage (SuD) Statement
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- 1020-PL-00-10 - Site Location & Block Plan
 - 1020-PL-10-00 - Existing Plan – Site
 - 1020-PL-10-01 - Existing Plan – Ground
 - 1020-PL-10-02 - Existing Plan – First
 - 1020-PL-10-03 - Existing Plan – Roof
 - 1020-PL-11-01 - Existing Elevations – North
 - 1020-PL-11-02 - Existing Elevations – East
 - 1020-PL-11-03 - Existing Elevations – South
 - 1020-PL-11-04 - Existing Elevations – West
 - 1020-PL-12-01 - Existing Sections – AA
 - 1020-PL-12-02 - Existing Sections – BB
 - 1020-PL-12-03 - Existing Sections – CC
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- 1020-PL-20-00 - Proposed Plan – Site
 - 1020-PL-20-01 - Proposed Plan – Ground
 - 1020-PL-20-02 - Proposed Plan – First
 - 1020-PL-20-03 - Proposed Plan – Roof
 - 1020-PL-21-01 - Proposed Elevations – North
 - 1020-PL-21-02 - Proposed Elevations – East
 - 1020-PL-21-03 - Proposed Elevations – South
 - 1020-PL-21-04 - Proposed Elevations – West
 - 1020-PL-22-01 - Proposed Sections – AA
 - 1020-PL-22-02 - Proposed Sections – BB
 - 1020-PL-22-03 - Proposed Sections – CC

Sustainability

The core of the environmental strategy begins with a 'fabric-first' methodology. The proposal includes the comprehensive replacement of the existing double-glazed UPVC windows and external doors with modern, high-performance units. This essential upgrade will significantly enhance the thermal performance of the building envelope, substantially reducing heat loss and improving overall airtightness.

Furthermore, to offset the electrical demands of the property and reduce reliance on the national grid, the design integrates renewable energy generation through the installation of solar photovoltaic (PV) panels to the front roof pitch.

Together, these measures represent a robust and proactive commitment to sustainable design. They will effectively future-proof the dwelling for modern family living while significantly reducing its operational carbon footprint and ensuring the long-term viability of the asset.

Neighbour Amenity

The proposed development has been carefully designed to ensure the preservation of amenity for all adjoining occupiers. As the property is a detached dwelling, the existing spatial separation between the host building and adjacent boundaries provides a natural and generous buffer.

The replacement of the side garage with a new kitchen and utility extension has been scaled sympathetically to ensure there is no overbearing impact, loss of daylight, or overshadowing to the immediate neighbours. Furthermore, the first-floor gable addition is confined to the principal elevation. Given that the property is significantly set back from Brook Lane, this front-facing extension will not disrupt the established building lines or adversely affect the street's sightlines.

Careful consideration has been given to the placement and orientation of all new fenestration to prevent any new opportunities for direct overlooking into private garden spaces. Consequently, the proposals will not result in any loss of privacy or impact on the neighbours' amenity, ensuring the current standard of living enjoyed by surrounding residents is fully protected.

Access

Access to the property from Brook Lane will remain unchanged.

Use

The proposed use of the property will remain as a single-family dwelling.

Building Regulations

The proposed development has been designed with due regard to the current UK Building Regulations. A comprehensive technical design package will be prepared to ensure that all proposed works comply strictly with the latest statutory standards.

Particular attention will be given to the relevant Approved Documents throughout the detailed design phase. This includes adherence to Part L (Conservation of Fuel and Power) to support the proposed thermal fabric upgrades, and Part B (Fire Safety), the principles of which are outlined in the accompanying Fire Safety Statement.

Statutory approval will be sought prior to the commencement of works. Furthermore, the construction phase will be subject to rigorous, staged on-site inspections. This compliance process will be managed in close coordination with either the Local Authority Building Control department or a suitably qualified Approved Inspector, ensuring the highest standards of construction and life safety are achieved and certified upon completion.

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Site Photography



Image 01 & 02 - View from Brook Lane

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Image 03 - View from rear garden