

Our Ref: REA/704/DAS

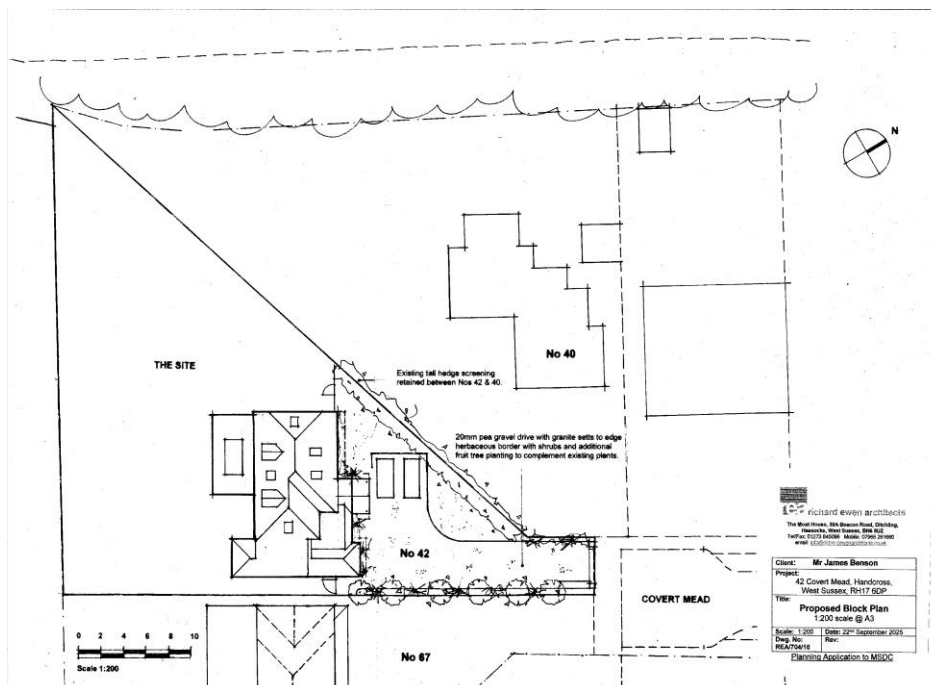
26th September 2025

**Design and Access Statement for the Demolition of Existing Conservatory. Proposed New Oak Porch and Single Storey Side, Front and Rear Extensions including Conversion of Existing Garage. Part Two Storey Extension. Roof Extension and Conversion with Two Dormers and Five Roof Light Windows. New Surface and Landscaping to Drive with Parking for Two Cars to 42 Covert Mead, Handcross, Haywards Heath, West Sussex RH17 6DP.**

This is our Design and Access Statement (DAS) to support our planning application for the proposed new extensions and alterations to 42 Covert Mead, Handcross, West Sussex RH17 6DP (refer to plates 1 & 2)



**Plate 1: Proposed Location Plan.**



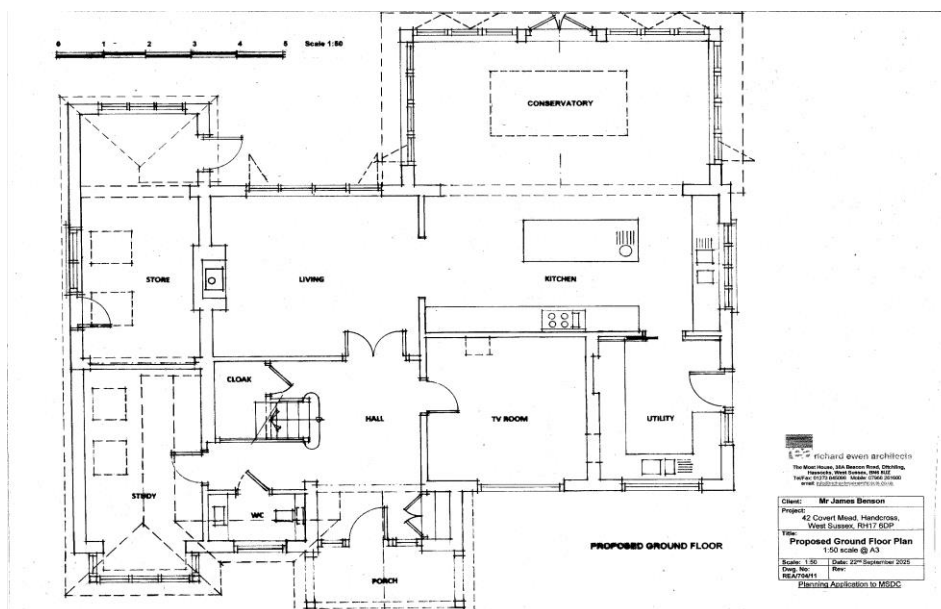
**Plate 2: Proposed Block Plan**



**Plate 3: Proposed Street Elevation to Nos 42 and 67 Covert Mead.**

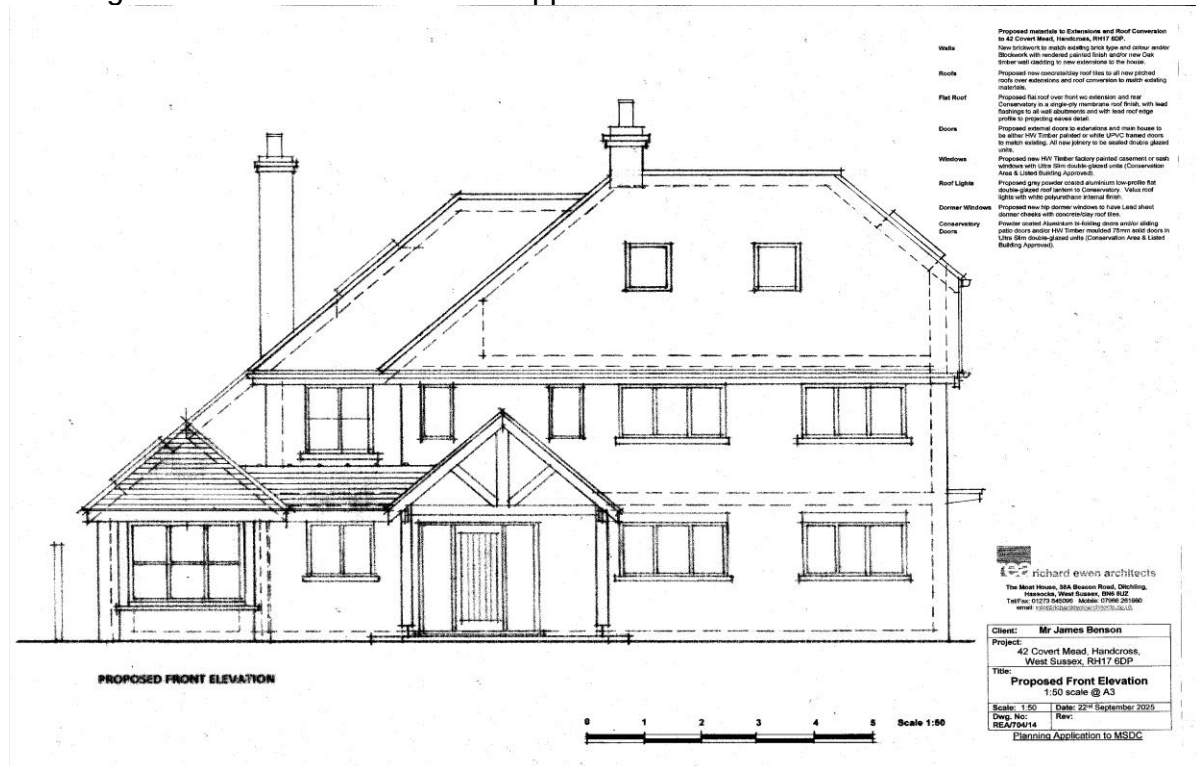
## Description

The property is a late 1950's detached house set back from Covert Mead, enclosed along the western boundary by a tall 8 to 10ft evergreen hedge separating No 40 and No 42, obscuring partially the house from Covert Mead.



**Plate 4: Proposed Ground Floor Plan.**

The house is constructed in a red/ brown stock brick with a clay tiled roof. The windows are double glazed with a white UPVC frame, with a catslide roof over the existing side integral single garage, which was granted planning permission for a change of use to residential use, with an additional 2.7m rear extension, not yet built in circa 1985 – Reference SV/031/85. The surrounding area is residential with a mixed variety between old established Council houses and newer modernised dwellings of different character and appearance.



**Plate 5: Proposed Front Elevation.**

42 Covert Mead is situated at the end of a late 1950's cul-de-sac, separated by the junction to West Park Road from the older style post 1930's Council housing located to the established northern end of Covert Mead.

The house with its rear south facing enclosed garden, surrounded on its south and west boundaries by mature trees, which creates a unique private woodland setting. The site is also located on the border of the High Weald local Conservation Area, with its boundary running alongside and between No 67 Covert Mead, the neighbouring house to No 42.

## Significance

The site is in a Conservation Area, the High Weald Area of Outstanding Natural Beauty (AONB), however there are no trees within the site that are TPO protected or will be affected by the proposed extensions. Therefore, there is no need to provide a Tree Report. However, my client intends to plant new fruit trees which are native, suitable and appropriate for this unique setting to match and complement the north facing front driveway and garden. 42 Covert Mead does not contribute in a major way to the historic character of the area, nor is it a significant or unique one of a kind designer dwelling. It is a detached house built in the late 1950's with limited architectural style and no distinctive features of any note.

## Design Concept

Our proposed planning application follows on from receiving constructive feedback following our pre-application site meeting with Ms Anna Tidy, Senior Planning Officer at MSDC.

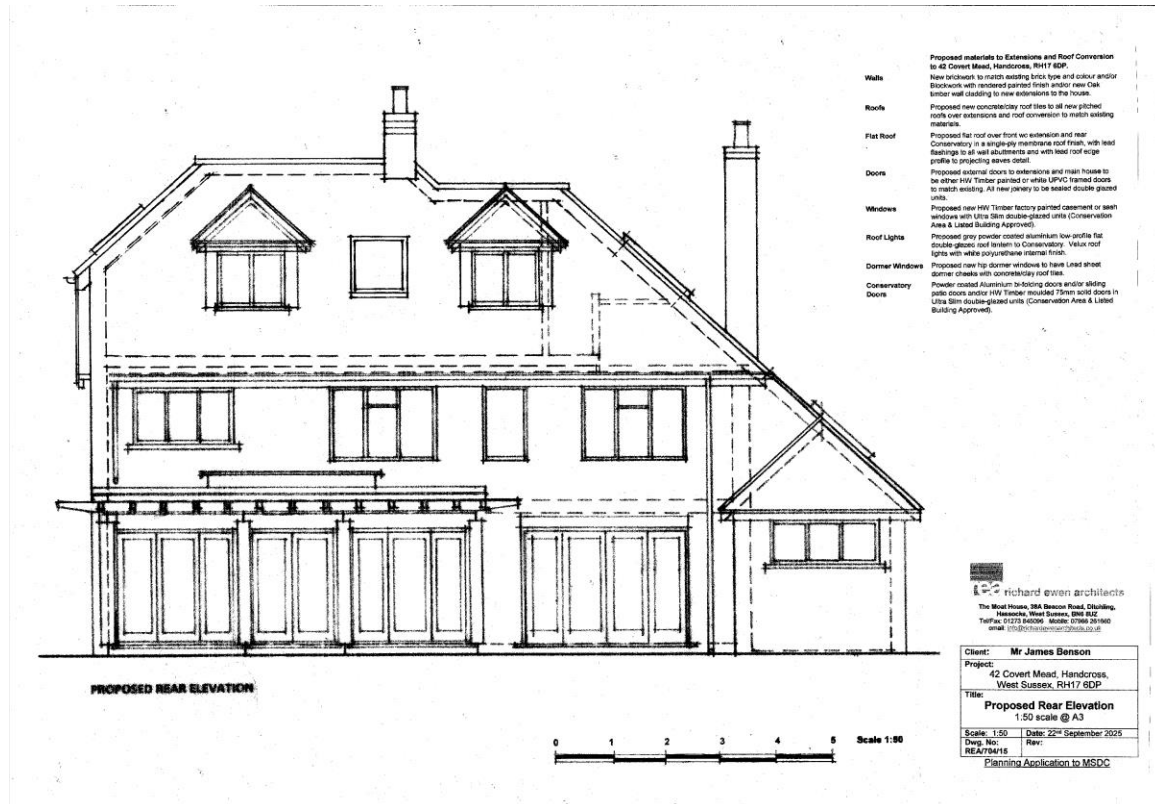
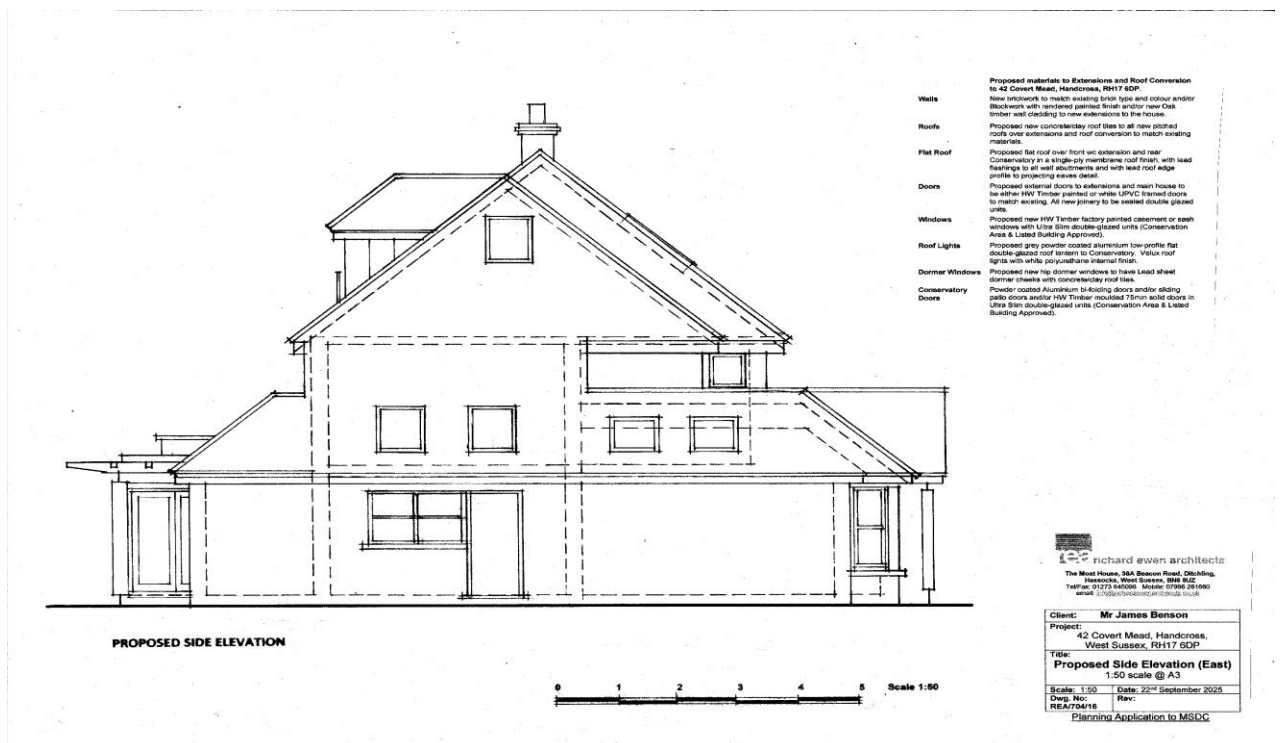


Plate 6: Proposed Rear Elevation.

Ms Tidy offered us advice and direction in terms of design and restrictions etc., which we have addressed and considered and is now reflected within our proposal. The proposed design, size and scale of the extensions are in keeping within the existing dwelling and its surrounding properties (refer to plates 3 to 10).

My clients wish to retain the existing brickwork and provide a high standard of traditional finishes that will match the style of the dwelling and its Sussex heritage, such as using locally sourced clay bricks and the use of timber board cladding with traditional oak joinery to the proposed new entrance porch.

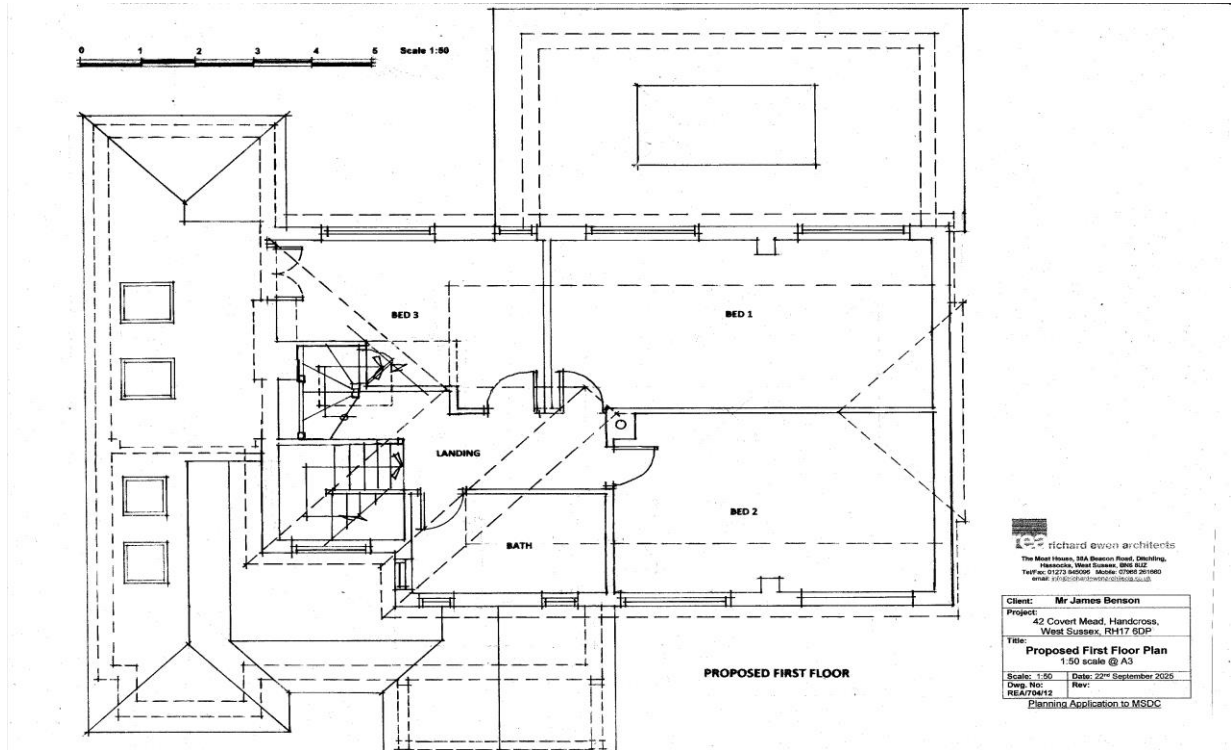
The front garden is presently well screened by an existing clipped 8 to 10ft evergreen hedge along the north west boundary to 40 Covert Mead. However, my clients do intend at a later opportunity to provide a new secure gated access under a separate future planning application.



**Plate 7: Proposed Side Elevation (East).**

## Impact

The proposed alterations to the house will have a limited public viewpoint and would not negatively impact the adjacent and surroundings properties. These proposals will in fact enhance the character and appearance of the building without loss of any original architectural features.



**Plate 8: Proposed First Floor Plan.**

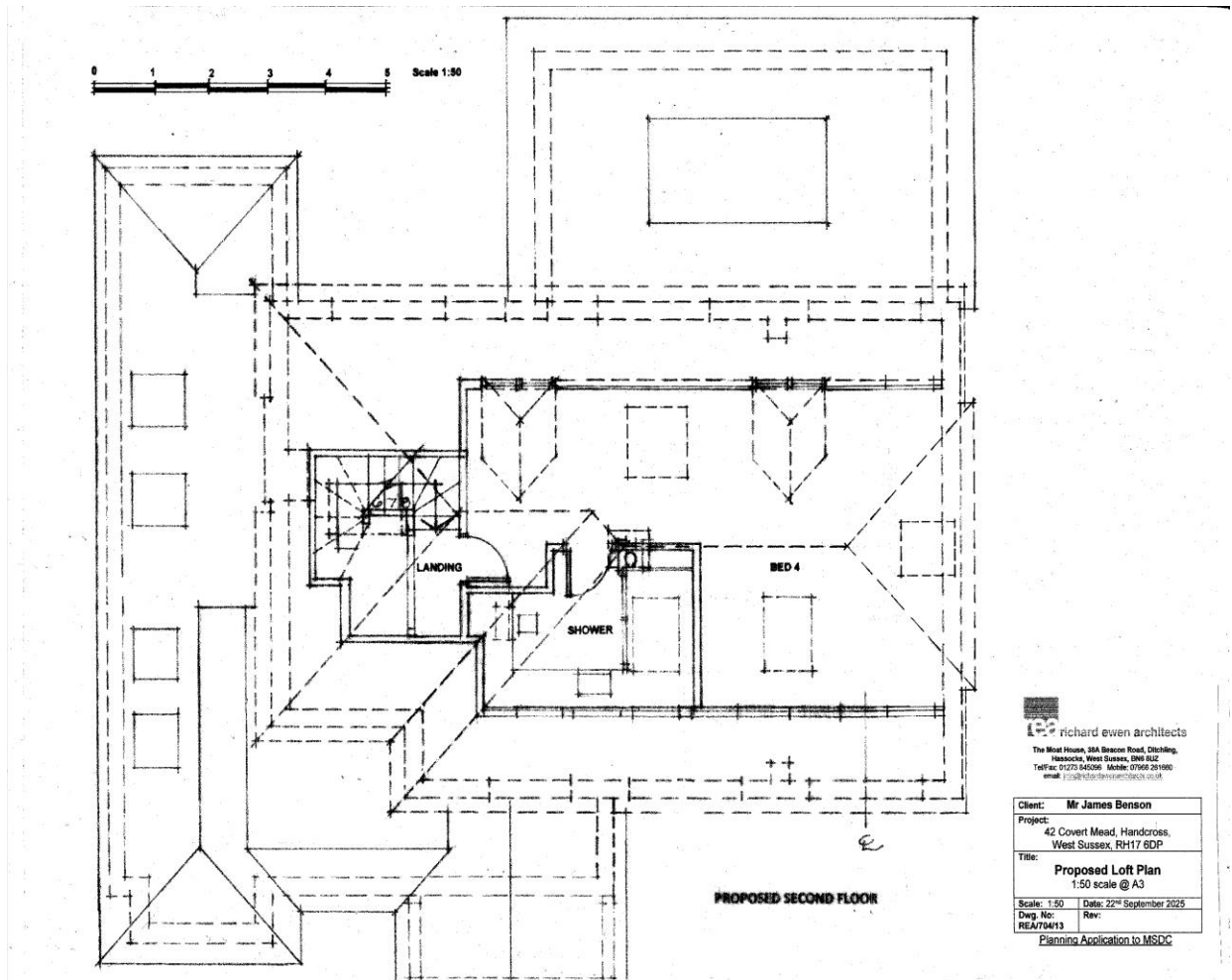
To conclude our proposed design has considered all the relevant issues and sought to preserve the character of the building and its local area.

### Client Statement

We wish to take this unique opportunity to extend and enhance our home paying great respect to its character and architectural style. We simply wish to create a new fit for purpose family house and garden experience to enhance the relaxing and wellbeing qualities that this rural Sussex location offers, surrounded by planting to relax and to enjoy with friends the potential our south facing garden offers.

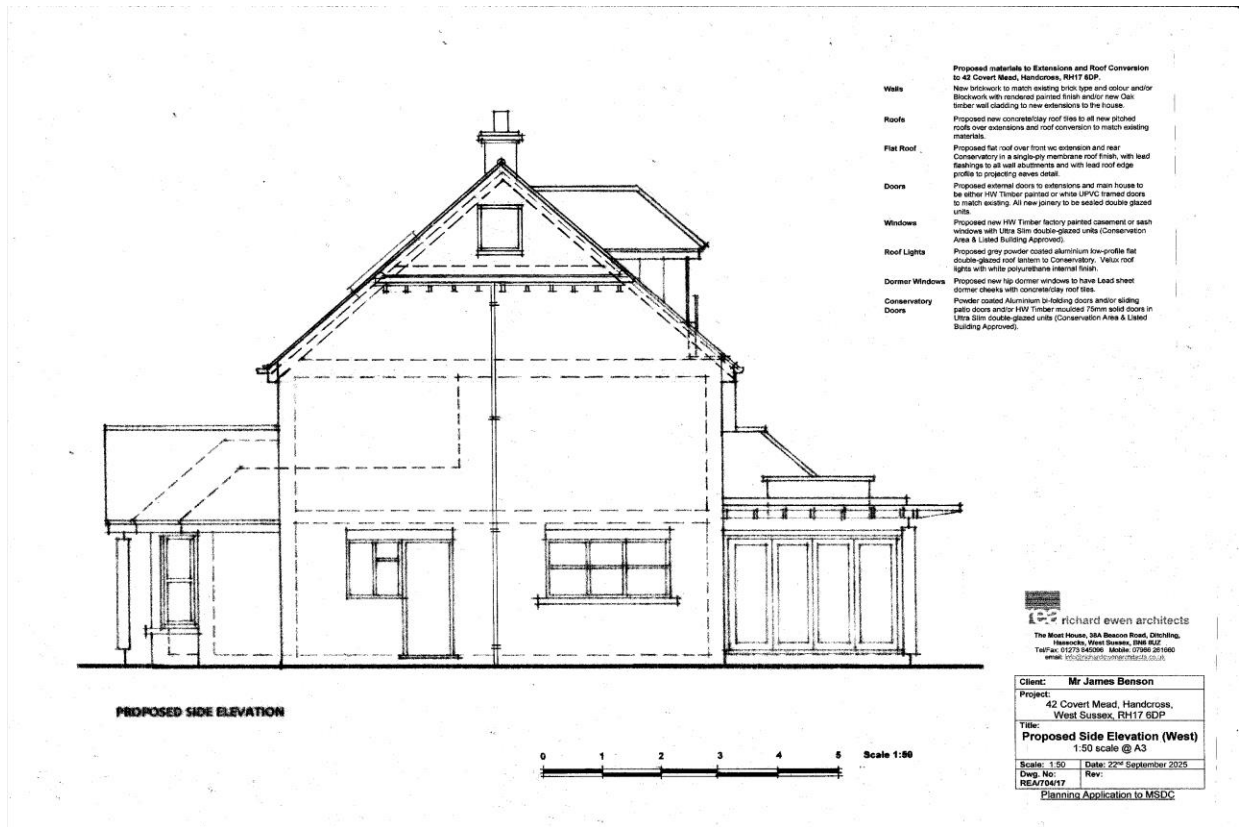
The proposed alterations offer and enhances these qualities of the indoor/outdoor living experience, which is appropriately designed to upgrade the materials and style of 42 Covert Mead.

We bought the property, as we recognised that 42 Covert Mead could be refurbished and suitably upgraded for our growing family needs. The property and its wonderful rear garden aspect provide a fantastic opportunity to create the type of living environment, outdoor setting and garden space, suited for our growing family needs.



**Plate 9: Proposed Roof Plan.**

We also wish to respect to the heritage and character of our house, and for that reason, we have made this well considered planning application after consultation with MSDC. The changes we proposing are designed to be sympathetic to the existing character of the property and are broadly in line with Ms Tidy's design requirements and commendations.



**Plate 10: Proposed Side Elevation (West).**

We are, in fact, actually improving the character of the house, by way of adding the various sympathetically designed and styled extensions to our home.

We hope that MSDC will look favourably at our planning application.

Presented to MSDC by

**Richard Ewen RIBA**  
Richard Ewen Architects