



SANAA DESIGNS

**Design and Access & Planning
Statement**

30 CANTELUPE ROAD

EAST GRINSTEAD

30 CANTELUPE ROAD
EAST GRINSTEAD
RH19 3BJ

Prepared For:

MATHU HOUSING LTD

Prepared By:

Sanaa Designs

January 2025

1. INTRODUCTION

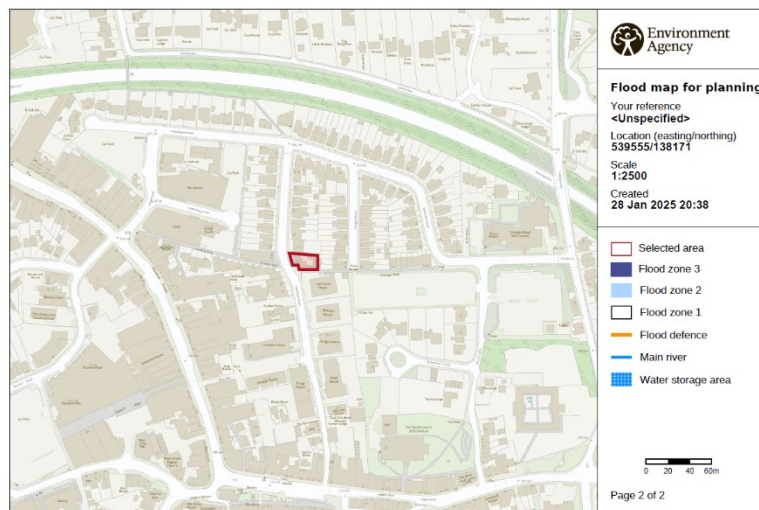
- 1.1** This Design and Access Statement has been prepared to accompany a planning application submitted on behalf of the applicant, Mathu Housing Ltd. The application seeks permission for the conversion of an existing commercial property, currently operating as a jeweller’s shop, located at 30 Cantaloupe Road, East Grinstead, RH29 3BJ. The purpose of this document is to outline the proposed changes, including design considerations and how the development will maintain accessibility and functionality in line with local planning policies and regulations.
- 1.2** This document is intended to provide detailed background information about the Site, including its characteristics, surroundings, and broader context. It aims to offer a comprehensive understanding of the Site's features, its location, and any relevant factors that may influence its use or development.

2. SITE LOCATION AND CONTEXT

- 2.1** 30 Canteloupe Road, East Grinstead, RH19 3BJ, is a mixed-use property located on a busy route leading to East Grinstead's Main High Street. This two-storey building features a commercial Class E unit occupying most of the ground floor, while the remainder of the ground floor and the entire first floor are designated as residential flats. Set slightly back from the main road, the property provides off-road parking for its residential occupants.
- 2.2** The building, constructed in the 1960’s, features a brick façade with stone quoins and large rectangular windows. Its protruding bays enhance the design while allowing natural light to illuminate the rooms.
- 2.3** The existing layout is practical and optimised for commercial and residential use. Planning history once has shown that in the late 90’s it as in use as a Jewellers shop.

3. FLOOD RISK

3.1 The Site is classified as being in Flood Zone 1, therefore this indicates that the site and its surrounding area is at a very low risk of flooding, with less than 1 in 1,000 annual probabilities of flooding from rivers or the sea.



4. PLANNING HISTORY

4.1 The property has a documented history of planning applications that include changes of use and alterations to shop signs. These records indicate that the building has predominantly been partially used utilized for commercial purposes on the ground floor.

Description	Ref	Decision
Installation of new shop front.	GR/058/98	Approval
installation of security roller shutter to the window of the shop front of jewellers.	GR/042/99	Approval
Demolition of existing temporary structure and rebuilding as a permanent building of a similar size.	GR/060/99	Approval

5. THE PROPOSAL.

5.1 The proposal aims to repurpose the existing commercial space into a self-contained residential flat while retaining the current footprint of the property. By adhering to the building’s established footprint, the conversion will minimize any potential impact on the surrounding environment, ensuring that the character of the area remains intact.

5.2 Ground Floor:

i) Currently, the ground floor is divided into both commercial and residential spaces, a configuration that has been in place for many years. The proposal seeks to discontinue the commercial use on the ground floor and repurpose the entire space for residential use, accommodating both the existing flat and a newly created additional flat at the rear.

ii) The existing ground floor flat is a one-bedroom unit, with the bedroom and kitchen situated at the rear, while the lounge and dining area are positioned at the front, facing Cantelupe Road. The intention is to convert this flat into a two-bedroom unit, optimizing the available from the commercial space. This will be achieved by strategically reconfiguring the internal layout to maximize efficiency and comfort for future occupants.

5.3 Ground Floor (Rear Outbuildings) :

i) The ground floor commercial space is a relatively large area that extends along the boundary of the property, incorporating multiple extensions that have been added over the years. The proposal seeks to convert the rear sections of the building, including the office, storage, and kitchen areas, into a self-contained one-bedroom flat.

ii) To create a more spacious and functional living environment, the existing separating walls will be removed, allowing for a modern, open-plan layout that enhances the sense of space and flow within the unit. Additionally, the proposal includes the installation of seven new rooflight windows to increase natural light levels, improving the overall ambiance and liveability of the property.

iii) This conversion is designed to maximize the potential of the existing footprint while ensuring a high-quality residential space that meets contemporary housing standards.

5.4 First Floor:

i) The first floor is used as a 2-bedroom flat with it is there are no intentions to make changes to the first floor.

5.5 Existing Area Schedule:

Flat Number	Floor Area m ²)	Bedroom/s	Person/s
Flat 1	47.95	1	2
Flat 2	61.1	2	3

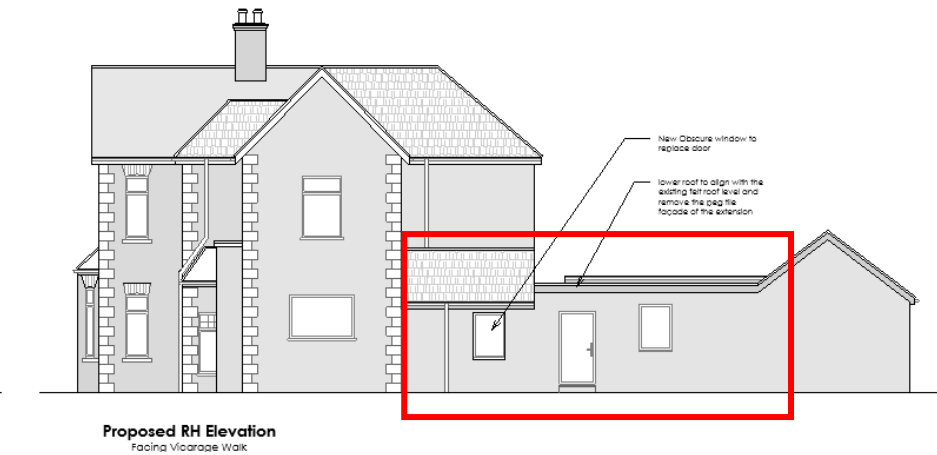
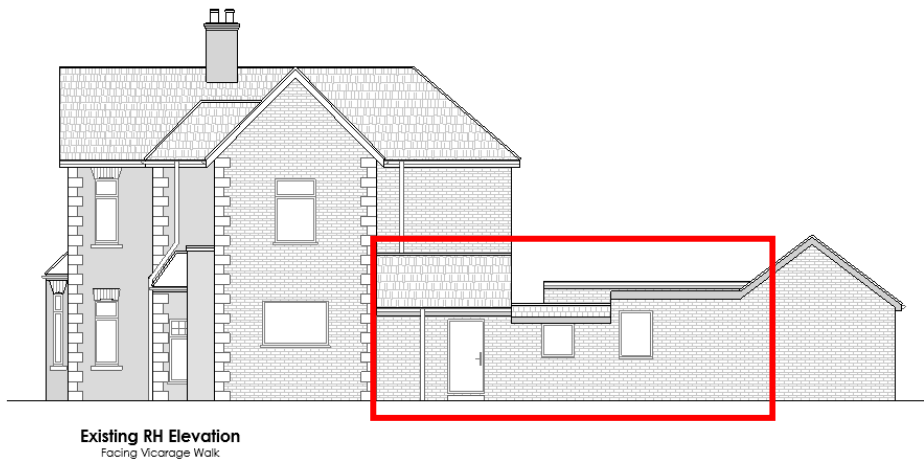
5.5 Proposed Area Schedule:

Flat Number	Floor Area m ²)	Bedroom/s	Person/s
Flat 1	69.4	2	3
Flat 2	61.1	2	3
Flat 3	72.2	1	2

5.6 External Changes

The proposal includes modifications to the external roof adjacent to Vicarage Walk to create a more cohesive and visually appealing design. Currently, the flat roofs are set at varying heights. The intention is to raise the lower roof to align with the existing felt roof level and remove the peg tile façade of the extension, replacing it with brickwork that complements the existing building. This adjustment will result in a more uniform and aesthetically consistent roofline, enhancing the overall appearance of the property and ensuring it remains in keeping with the architectural character of the surrounding area.

5.7 It is proposed to relocate the current door and window. The new door position will allow access to the cycle storage for the residential flats, while the repositioned window will provide natural light to the ensuite of Bedroom 2 in Flat 1 on the ground floor.



*(The extract shows the **aligned roofline** and the **enlarged window**, designed to match the proportions and style of the existing windows for a cohesive appearance.)*

6. SCALE AND MASS

6.1 The proposal aims to have minimal impact on the overall scale and mass of the property. The intention is to make use of the building's existing access points and retain the current mass of the structure, without any extensions. This approach ensures that the property's overall size and appearance remain consistent with its existing form.

7. ACCESS AND PARKING

7.1 The proposal will retain the existing vehicular access to the front of the property, allowing for convenient off-street parking. The site is well-served by public transport and is located in a sustainable area with easy access to local amenities, reducing the reliance on private vehicles. The design ensures that the residential development remains accessible to all, with minimal disruption to the surrounding area and the wider community.

7.2 Access to the site will remain as existing from Canteloupe Road and Vicarage Walk,

8. TRANSPORT LINKS AND ACCESSIBILITY

8.1 The site is in a highly sustainable location with excellent transport connections and close proximity to the high st, making it ideal for residential development.

8.2 Rail Links: East Grinstead Railway Station is approximately **0.5 miles** (10-minute walk) from the site. The station provides regular services to **London Victoria, Clapham Junction, and East Croydon**, offering convenient commuter access.

8.3 Bus Services: Several bus routes operate nearby, providing connections to Crawley, Gatwick Airport, and other surrounding towns. The main East Grinstead Bus Station is located within a **short walking distance**, offering a range of local and regional services.

8.4 Road Network: The property has good access to key roadways, including the **A22**, which connects to the M25 and M23 motorways. This provides convenient links to **London, Gatwick Airport, and the south coast**.

8.5 Pedestrian and Cycling Routes: The site is well-connected by pedestrian-friendly pathways, and cycling is encouraged in the area, with various cycle routes linking to the town centre and surrounding areas.

The sustainable location reduces reliance on private vehicles and ensures future occupants have easy access to essential amenities and transport options.

9. ENVIRONMENTAL AND ECOLOGICAL CONSIDERATIONS:

9.1 The site is located within the Red Impact Zone for Great Crested Newts, and any development will need to comply with ecological protection measures. This development does not negatively impact local biodiversity or the surrounding natural environment.

9.2 However, as the proposal involves a change of use and internal alterations only, there will be no physical encroachment into surrounding wildlife habitats. The development will consider the appropriate ecological mitigation measures in line with planning guidance.

9.3 The site is also located within the Ashdown Forest SPA and SAC, which requires that any residential development within a 7km radius mitigate its potential impacts. The contribution will be made by the applicant, and the proposal will comply with these requirements by contributing to SANG and SAMM as necessary.

10. SUMMARY AND CONCLUSION

10.1 This Design and Access Statement has been prepared by Sanaa Designs in support of the proposed conversion of 30 Cantelupe Road, East Grinstead. The proposal seeks to optimize the use of an existing building by delivering high-quality residential accommodation while respecting the character of the surrounding area.

10.2 The scheme involves minimal external alterations and general enhancements to the building's appearance. Consideration has been given to key infrastructure elements, including parking, cycling provisions, and waste management, ensuring full compliance with local policy requirements. The development will retain off-street parking while incorporating secure cycle storage and designated refuse areas, designed to minimize their visual and functional impact on the streetscape.

10.3 From an ecological perspective, the applicant acknowledges the site's location within the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC). As such, appropriate mitigation measures will be undertaken, including financial contributions towards Strategic Access Management and Monitoring (SAMM) and Suitable Alternative Natural Greenspace (SANG), in accordance with Mid Sussex District Council's adopted policies.

10.4 The proposal represents an exemplary model of urban regeneration, making efficient use of previously developed land while contributing positively to the housing supply in Mid Sussex and East Grinstead. The development is consistent with national and local planning policy objectives, particularly those promoting sustainable development, high-quality design, and enhanced accessibility to public transport networks.

10.5 In light of the above, the proposal is considered a sustainable and policy-compliant form of development that delivers much-needed housing while maintaining the integrity of the built environment. Given its alignment with planning policies, contribution to local housing need, and support for urban regeneration and sustainable transport, it is respectfully requested that Mid Sussex District Council grants full planning permission for the proposed conversion.