

Chilcotts

DM/25/2840

Design, Access & Heritage Statement



Introduction

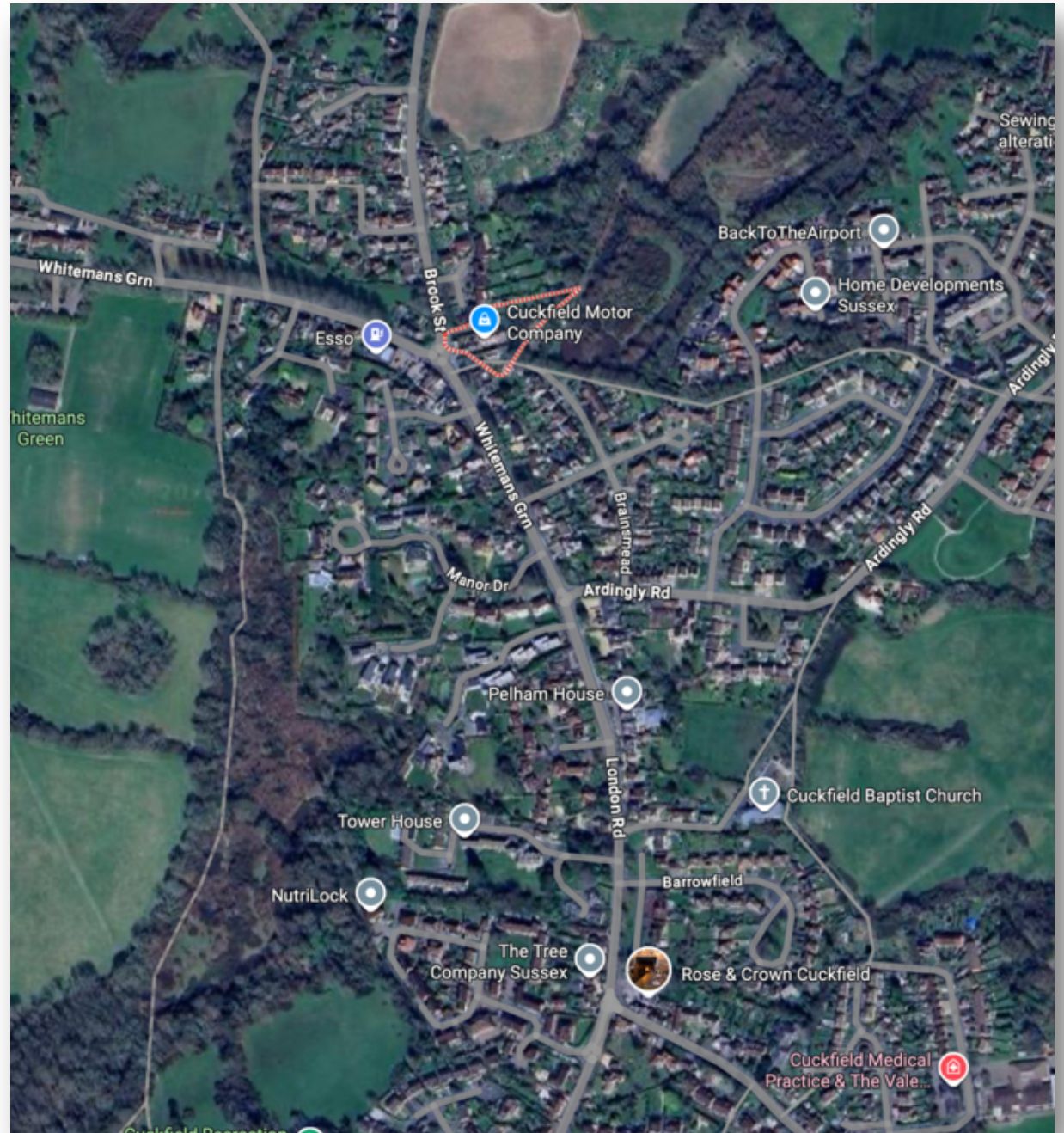
This design and access statement is submitted in support of the Housholder Planning Application for a two-storey side & rear extension, plus alterations to porch, fenestration and entrance.

The existing property is a two-storey semi-detached dwelling with detached garage.

This statement demonstrates how our proposal accords with planning, design and access objectives as set out in national and local policies.

Location

The property is located in Cuckfield, just to the north of the town centre, in the Whiteman's Green Conservation Area, Cuckfield. The property is not listed.

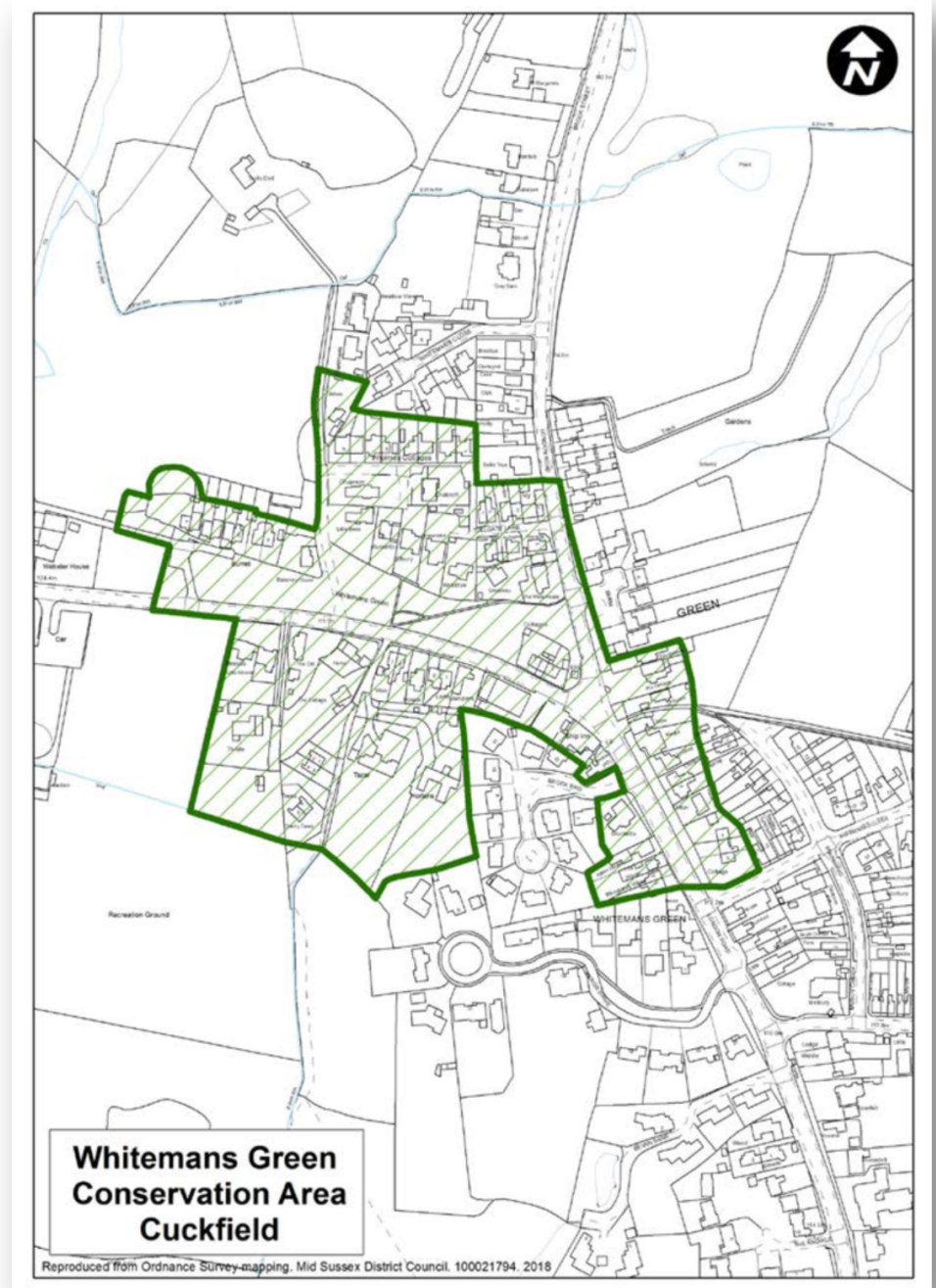


Whiteman's Green Conservation Area

In 1989 Whitemans Green Conservation Area was designated. Whitemans Green is an area characterised by small cottages set around a tree lined green. The green with the surrounding residential properties, post office, village store, pub and garage gave the area the identity of a village nucleus. It should be noted that the pub and village store with post office have, in recent years, been lost and a change of use granted.

The following features, in particular, contribute to its character:

- tree-lined village green with the attractive grouping of buildings around it;
- the variety of buildings of different ages and architectural style;
- the five listed buildings, the earliest of which dates back to the 15th century;
- the many trees and hedges which make a valuable contribution to the appearance of the area;
- the attractive countryside views, especially of the South Downs from the western section of the Conservation Area; and
- the lane off Whitemans Green up to Vilders Cottage, which is attractively tree and hedge lined.

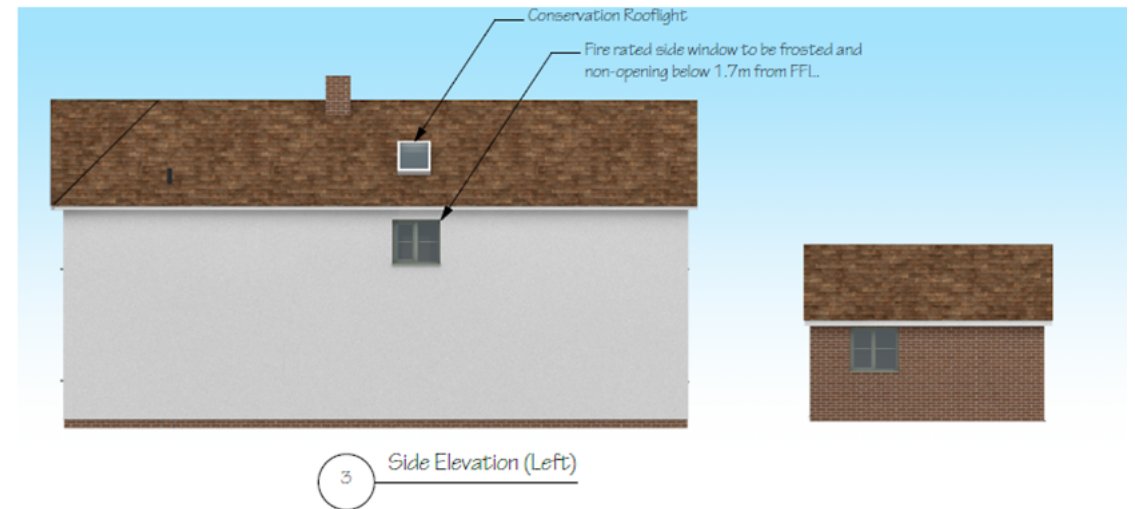




1 Front Elevation



2 Rear Elevation



Draft condition 3.

- Notwithstanding the details shown on the submitted application form and the plans
- hereby approved no development shall be carried out unless and until details of the
- roofing and facing materials, including the colour and finish of the wall render and
- new brickwork, including that for the new chimney and brick gate piers, have been
- submitted to and approved by the Local Planning Authority. The works shall be
- carried out in accordance with the approved details.



WIMBORNE WHITE

No. 239

Crop

Roughcast render applied to the extension to match existing, and painted in Wimborne White

Sahtas Hand-made clay tiles to be blended using a percentage of the existing tiles.

Bricks for extension and chimney stack to be **FLB – Freshfield Lane 1st Quality Multi Bricks**



Draft condition 4.

- Notwithstanding the details shown on the submitted application form and the plans
- hereby approved no development shall be carried out unless and until detailed
- drawings at an appropriate large scale, including sections, and annotated to show
- materials and finishes of the following have been submitted to and approved by the
- Local Planning Authority:
 - typical examples of new wooden windows and all external doors throughout the house and garage building. Your drawings should include glazing bar details and show the depth of reveal.
 - Typical eaves detail to the extension.

Front Door

☀ Viewed from outside



D01

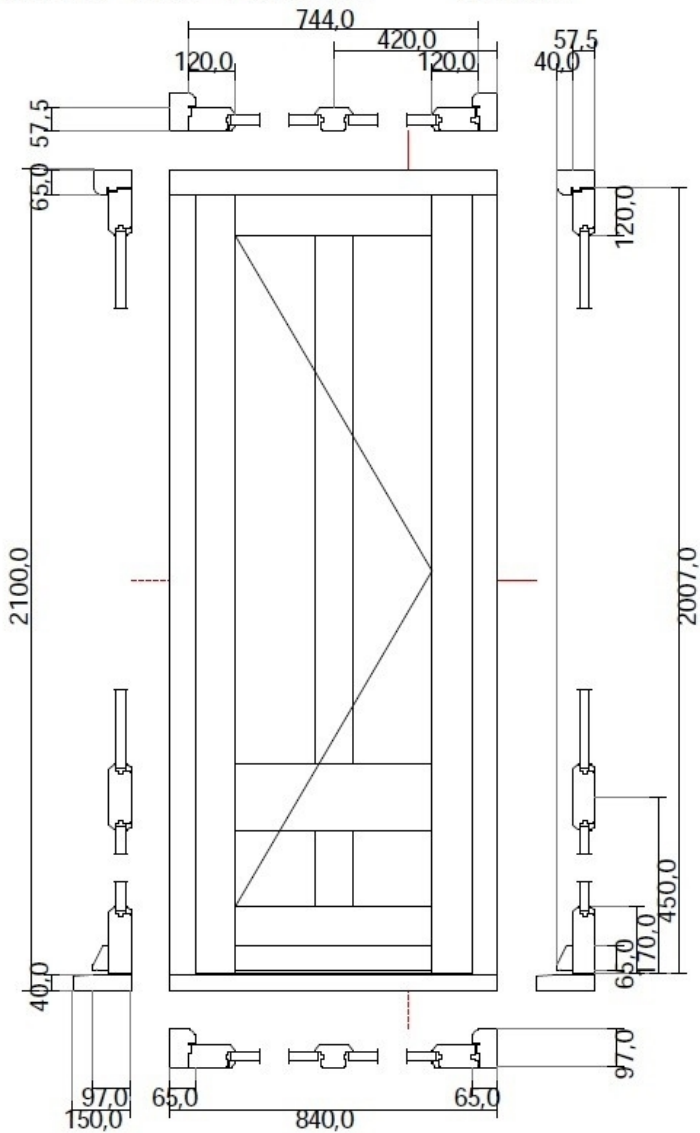
1k. Traditional Entrance Door - Softwood (P)

Opens:	In	Colour (inside):	Signal White
Frame:	Standard Ovolo	Colour (outside):	Pebble Grey
Sash:	Flush Ovolo - Open In	Flat Panel (Frame) Colour Inside:	Signal White
Door Mullion:	Standard Ovolo	Flat Panel (Frame) Colour Outside:	Pebble Grey
Door Midrail:	Large Ovolo		
Bead:	Ovolo		
Joint Type:	Traditional		

Glass: Double Glazed (Laminated) spacer match frames - Spacer Colour to Match Frame - Satin
Panel: Raised & Fielded

CROSS-SECTION

NR OFERTY: 1436 POZYCJA: 1 SZTUK: 1



Side Door



D02

1k. Traditional Entrance Door - Softwood (P)

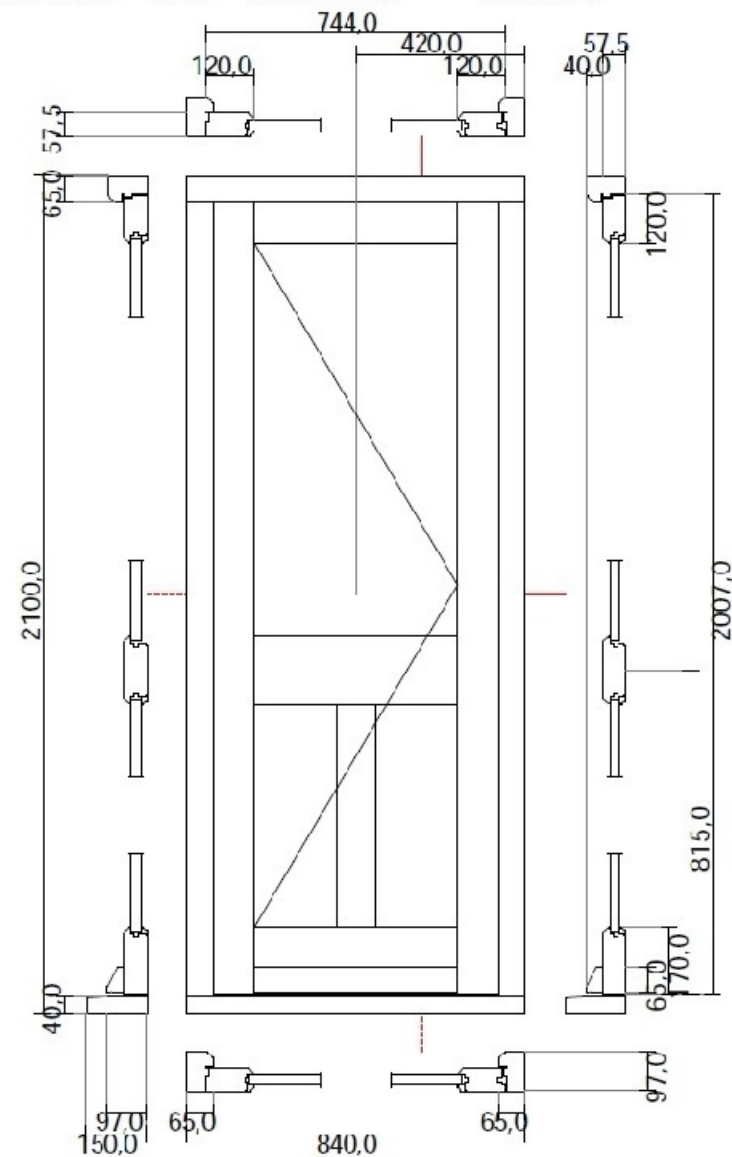
Opens: In
Frame: Standard Ovolo
Sash: Flush Ovolo - Open In
Door Mullion: Standard Ovolo
Door Midrail: Large Ovolo
Bead: Ovolo
Joint Type: Traditional

Colour (inside): Signal White
Colour (outside): Pebble Grey
Flat Panel (Frame) Colour Inside: Signal White
Flat Panel (Frame) Colour Outside: Pebble Grey

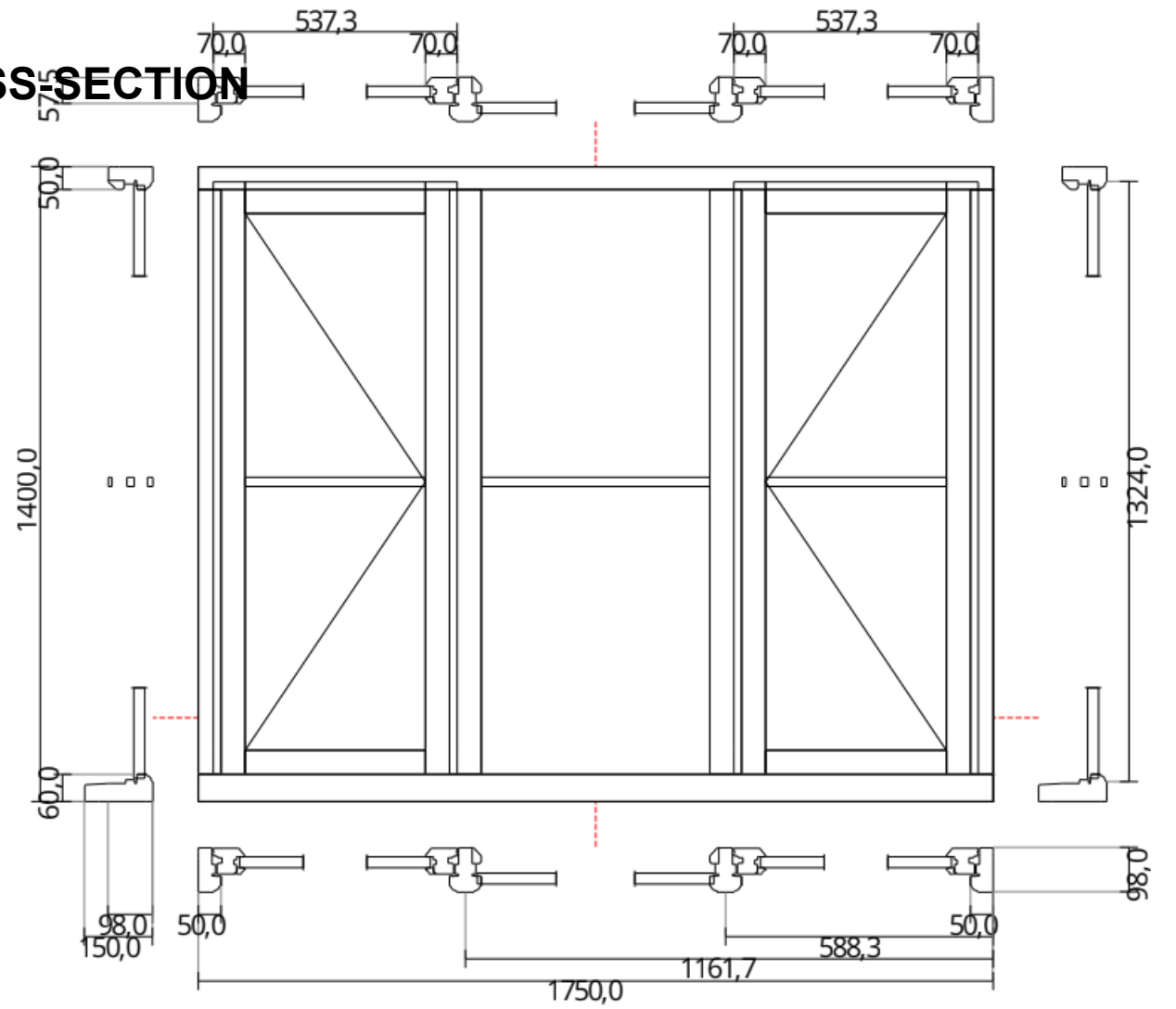
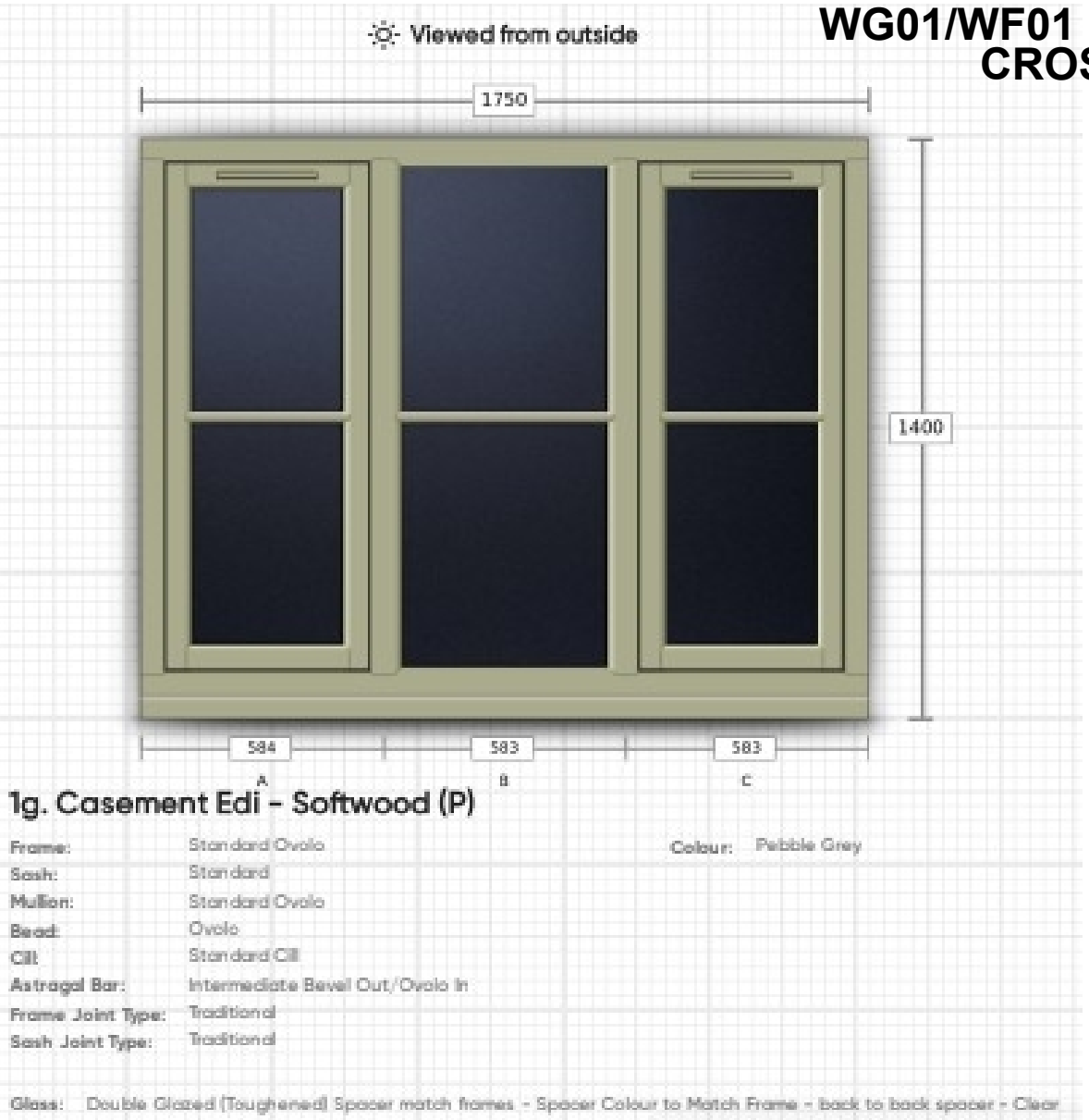
Glass: Double Glazed (Laminated) spacer match frames - Spacer Colour to Match Frame - Clear
Panel: Raised & Fielded

CROSS-SECTION

NR OFERTY: 1436 POZYCJA: 2 SZTUK: 1



Windows



Single, centrally positioned, colour-matched astragal bars on all windows

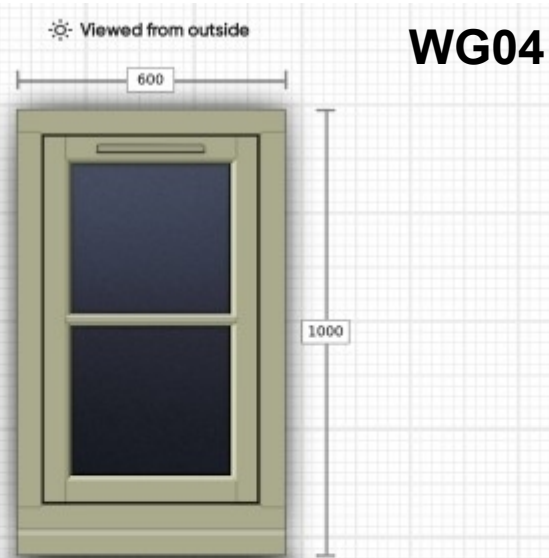
Windows



1g. Casement Edi - Softwood (P)

Frame:	Standard Ovolo	Colour:	Pebble Grey
Sash:	Standard		
Mullion:	Standard Ovolo		
Bead:	Ovolo		
Cill:	Standard Cill		
Astragal Bar:	Intermediate Bevel Out/Ovolo In		
Frame Joint Type:	Traditional		
Sash Joint Type:	Traditional		

Glass: Double Glazed (Toughened) Spacer match frames - Spacer Colour to Match Frame - back to back spacer - Clear



1g. Casement Edi - Softwood (P)

Frame:	Standard Ovolo	Colour:	Pebble Grey
Sash:	Standard		
Bead:	Ovolo		
Cill:	Standard Cill		
Astragal Bar:	Intermediate Bevel Out/Ovolo In		
Frame Joint Type:	Traditional		
Sash Joint Type:	Traditional		

Glass: Double Glazed (Toughened) Spacer match frames - Spacer Colour to Match Frame - back to back spacer - Clear



1g. Casement Edi - Softwood (P)

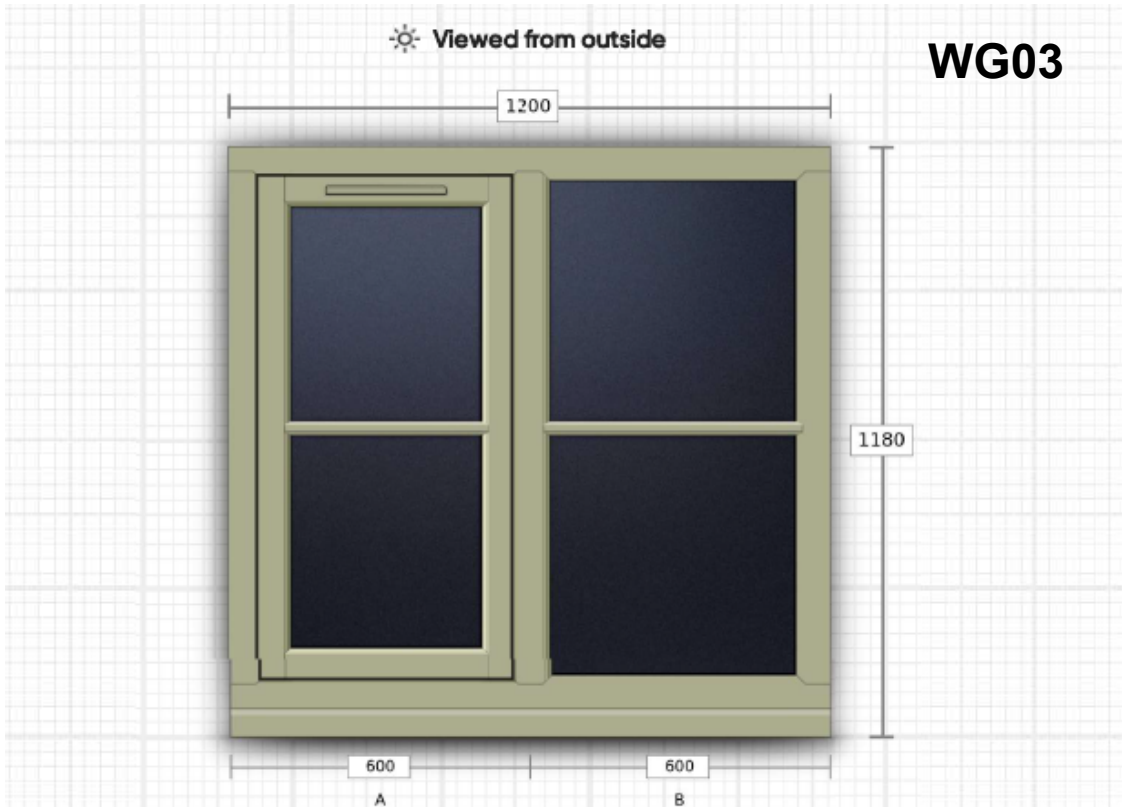
Frame:	Standard Ovolo	Colour:	Pebble Grey
Sash:	Standard		
Bead:	Ovolo		
Cill:	Standard Cill		
Astragal Bar:	Intermediate Bevel Out/Ovolo In		
Frame Joint Type:	Traditional		
Sash Joint Type:	Traditional		

Glass: Double Glazed (Toughened) Spacer match frames - Spacer Colour to Match Frame - back to back spacer - Clear

Single, centrally positioned, colour-matched astragal bars on all windows

Astragal bars are decorative and functional window bars that create the appearance of multiple panes on a single glass unit, enhancing traditional aesthetics while improving privacy and security.

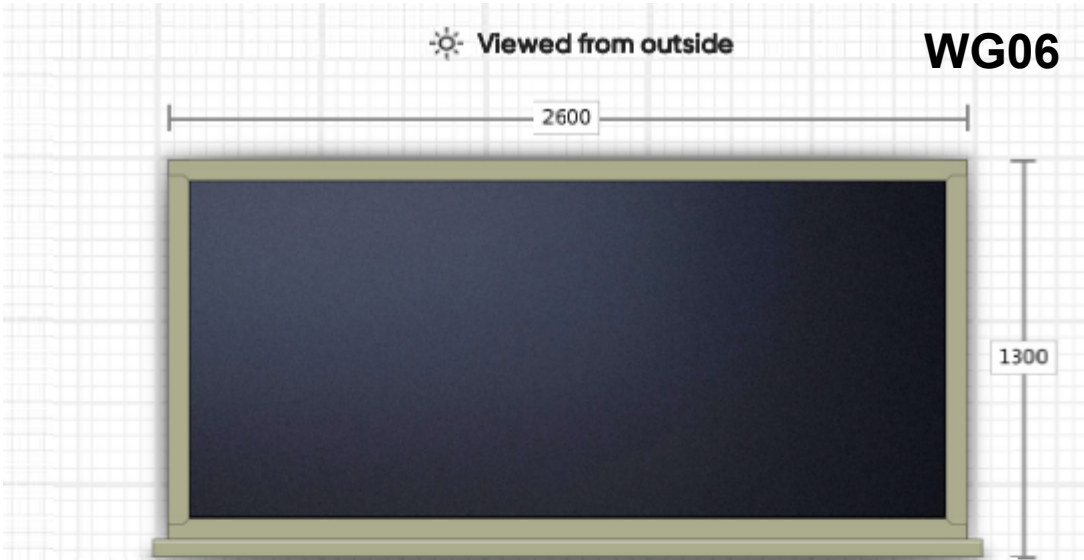
Windows



1g. Casement Edi – Softwood (P)

- | | | | |
|-------------------|---------------------------------|---------|-------------|
| Frame: | Standard Ovolo | Colour: | Pebble Grey |
| Sash: | Standard | | |
| Mullion: | Standard Ovolo | | |
| Bead: | Ovolo | | |
| Cill: | Standard Cill | | |
| Astragal Bar: | Intermediate Bevel Out/Ovolo In | | |
| Frame Joint Type: | Traditional | | |
| Sash Joint Type: | Traditional | | |

Glass: Double Glazed (Toughened) Spacer match frames – Spacer Colour to Match Frame – back to back spacer – Clear



WG06

1g. Casement Edi – Softwood (P)

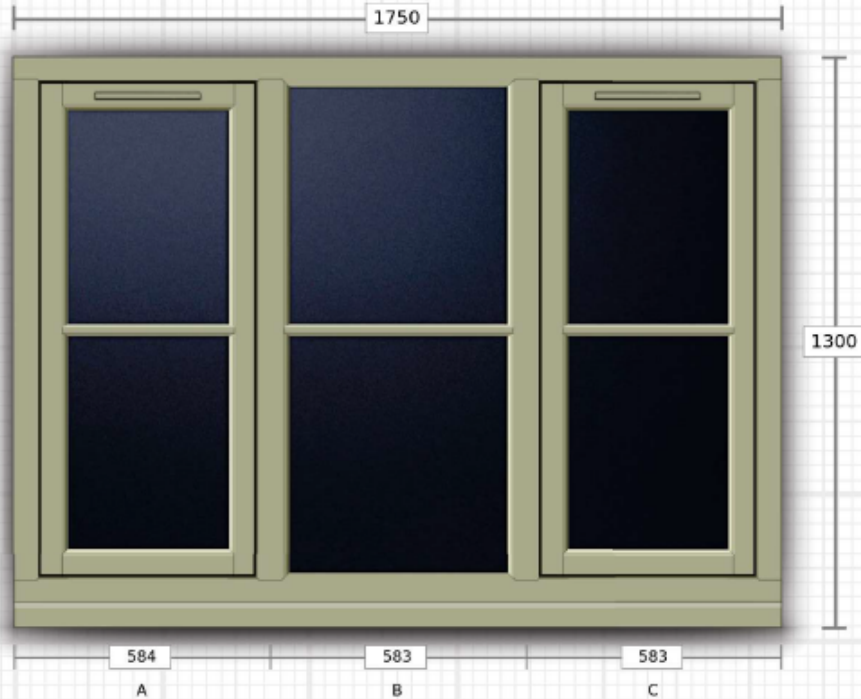
- | | |
|-------------------|----------------|
| Frame: | Standard Ovolo |
| Bead: | Ovolo |
| Cill: | Standard Cill |
| Frame Joint Type: | Traditional |

Glass: Double Glazed (Toughened) Spacer match frames – Spacer Colour to Match Frame – Clear

Windows

☀ Viewed from outside

WF05 / WF06



1g. Casement Edi - Softwood (P)

Frame:	Standard Ovolo	Colour:	Pebble Grey
Sash:	Standard		
Mullion:	Standard Ovolo		
Bead:	Ovolo		
Cill:	Standard Cill		
Astragal Bar:	Intermediate Bevel Out/Ovolo In		
Frame Joint Type:	Traditional		
Sash Joint Type:	Traditional		

Glass: Double Glazed (Toughened) Spacer match frames - Spacer Colour to Match Frame - back to back spacer - Clear

☀ Viewed from outside

WF07



1g. Casement Edi - Softwood (P)

Frame:	Standard Ovolo	Colour:	Pebble Grey
Sash:	Standard		
Bead:	Ovolo		
Cill:	Standard Cill		
Astragal Bar:	Intermediate Bevel Out/Ovolo In		
Frame Joint Type:	Traditional		
Sash Joint Type:	Traditional		

Glass: Double Glazed (Toughened) Spacer match frames - Spacer Colour to Match Frame - back to back spacer - Clear

Eaves

Extension eaves to replicate the existing (pictured below)



Reveal

Window reveal depths to match existing of 10cm





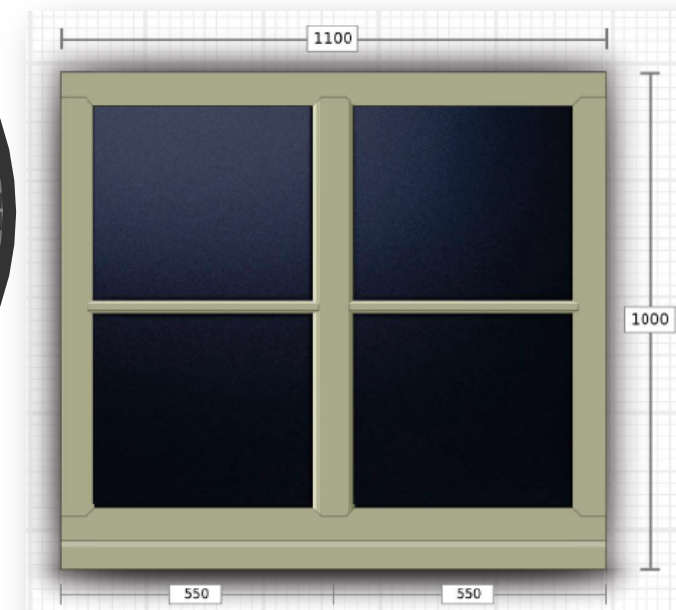
- Due to the increased costs of incorporating traditional materials into the main build, the garage renovation will not be part of the first phase, but permission is still requested for the following changes;

- Wall mounted, black downlighters would be added on either side of the garage door at low level to aid parking

+

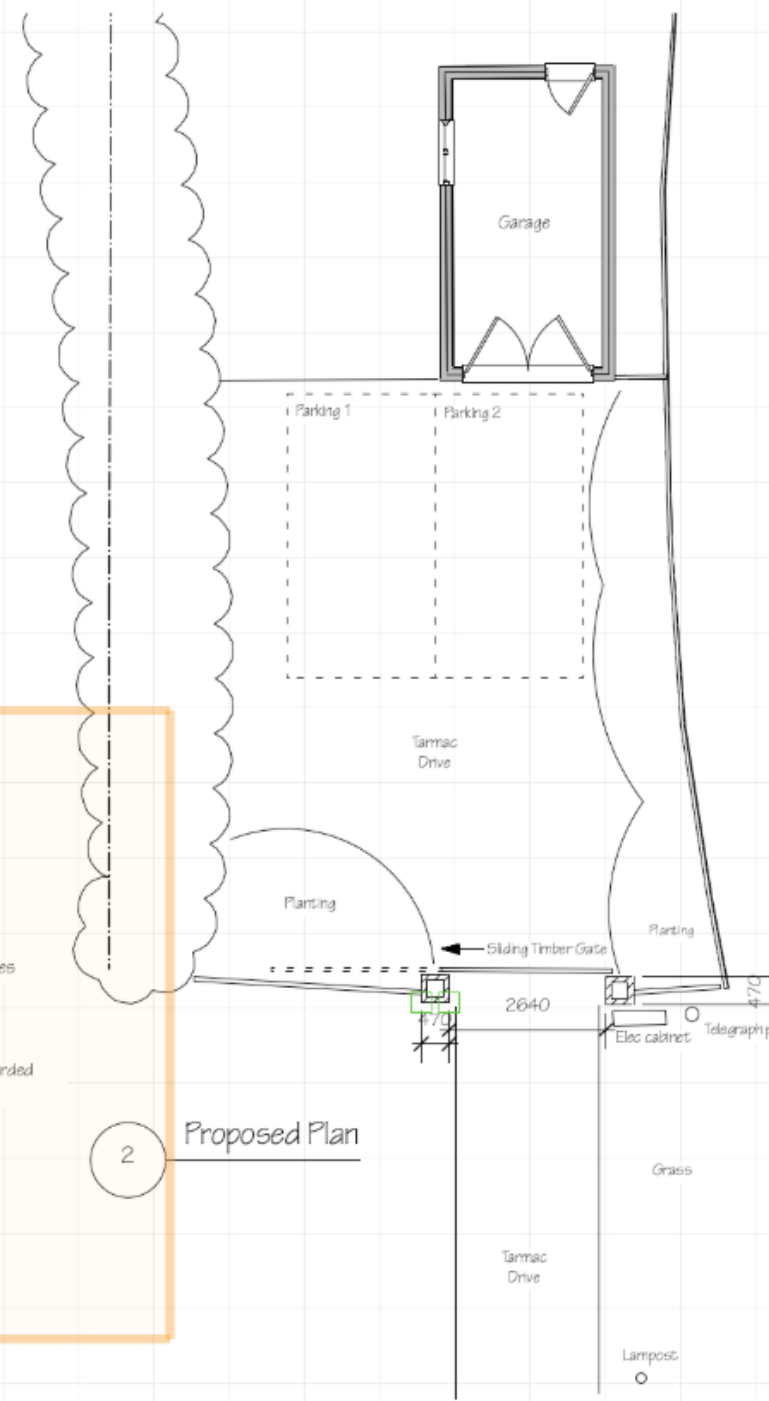
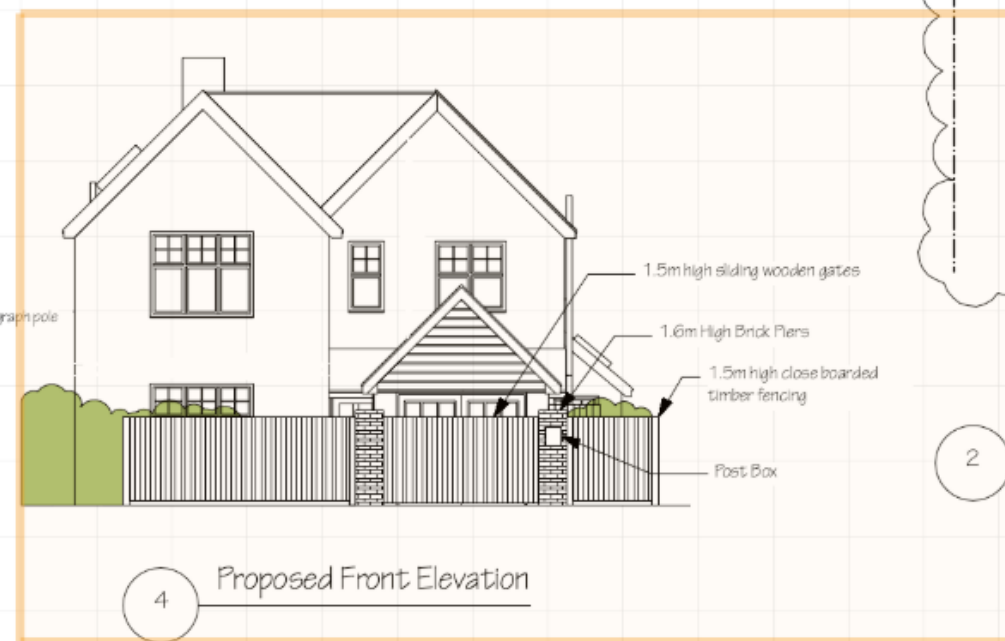
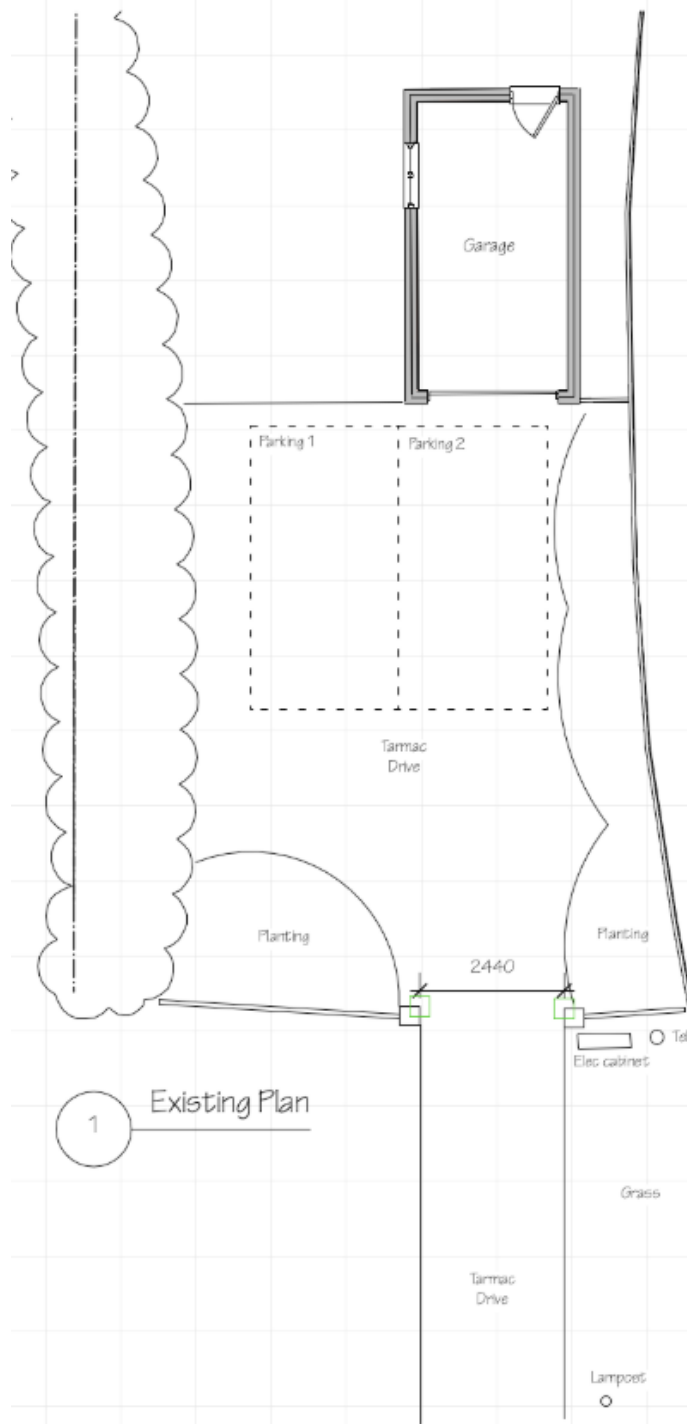
- Replacement wooden window (WG08 - 1100 x 1000mm) in Pebble Grey, to match main house.

- Side-hinged wooden Garage door proposed to replace the current dilapidated Red metal “up & over” door.



Draft condition 6.

- No development shall be carried out unless and until detailed drawings of the new
- gate and fencing to the boundary, including elevations and sections, at an
- appropriate large scale, annotated to show materials and finishes, have been
- submitted to and approved by the Local Planning Authority:



Gate and Fencing



Fencing to be reinstated with like-for-like closed board fencing using 150mm Wide Feather Edge Boards, 1.5m high, pressure treated with Tanalith E preservative



Metal-framed sliding electric gate, 1.5m in height, with closed board infill



METAL FRAMED GATE WITH SOLID WOOD INFILL

Draft condition 7. **AGREED**

All new brickwork shall match existing in colour, texture and bonding pattern and colour, texture and style of pointing.

Draft condition 8. **AGREED**

All new rainwater goods and other external pipework used in the approved development shall be of painted metal.

Draft condition 9. **AGREED**

The new rooflights shall be flush fitting, metal-framed, Conservation Style rooflights.

Amount & Layout

The existing internal floor area of the house is 106sqm. The proposed internal floor area is 190sqm, so an increase of 84sqm.

Scale and Appearance

We have carefully considered the scale, mass appearance and external materials to ensure that our proposals respect the character of this location and the surrounding properties. A chimney has been reinstated as per the planner's advice to improve the street scene of the conservation area.

The alterations will have no adverse effects on any neighbours.

Access & Mobility

We have carefully considered the design to address the needs of access and mobility.

Sustainability

As far as reasonably practical, sustainable practices in relation to energy efficiency will be employed throughout this development. These practices will include the efficient use of land, good layout design to minimise energy and water usage, the promotion of energy-efficient measures in the dwelling and the utilisation of local and recyclable materials.

Conclusion

The proposals have been carefully and sensitively considered to address the planning and physical restraints imposed on the site. They encompass alterations that will improve the appearance of the house and the street scene.

The proposals are committed to a sustainable design.

It is our view that the foundation of good and sensible practices in layout and design have been achieved.