

Design, Access and Heritage Statement

Chilcotts – Cuckfield, Haywards Heath RH17 5BZ.

OCT 2025

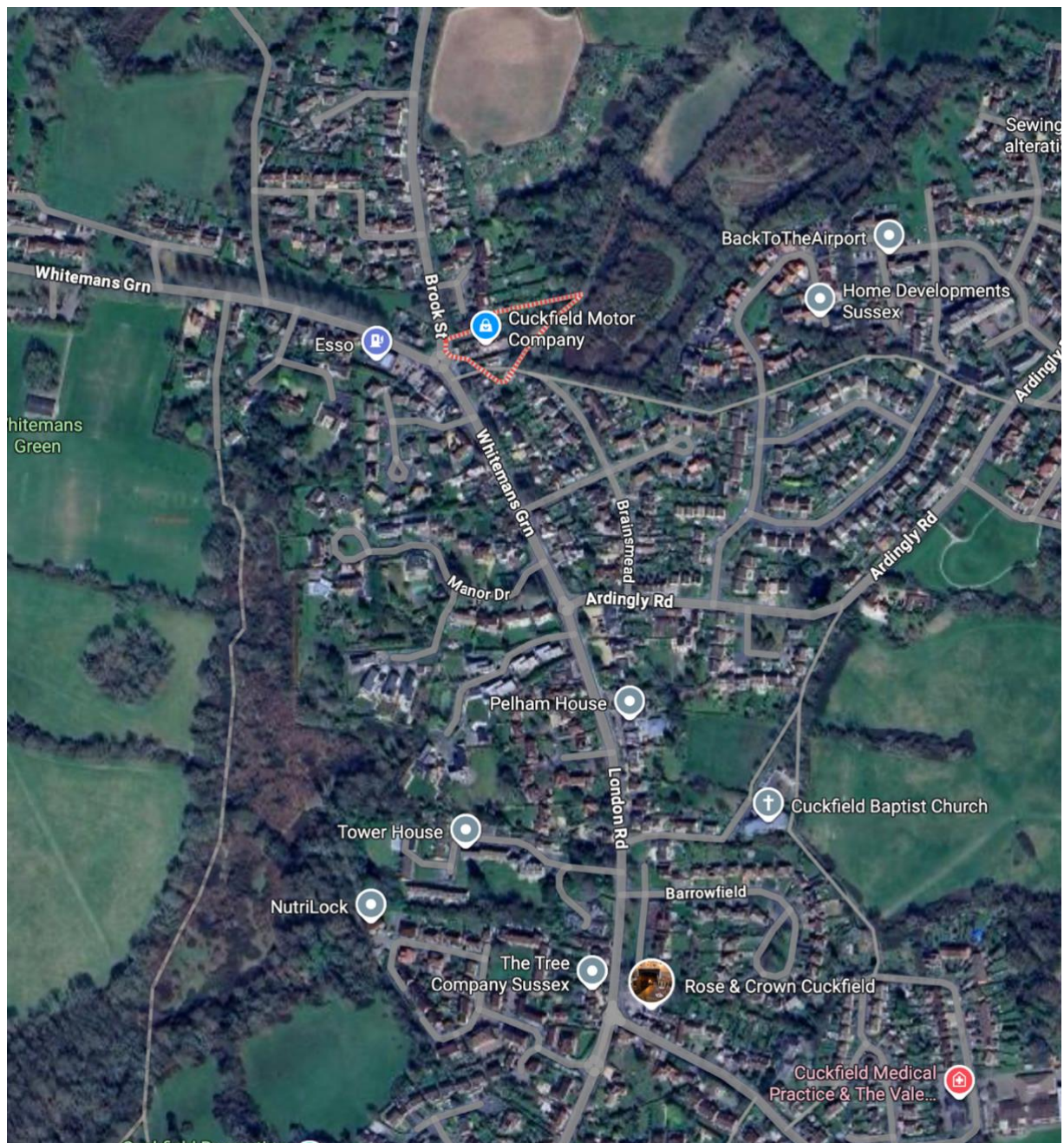


Introduction

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

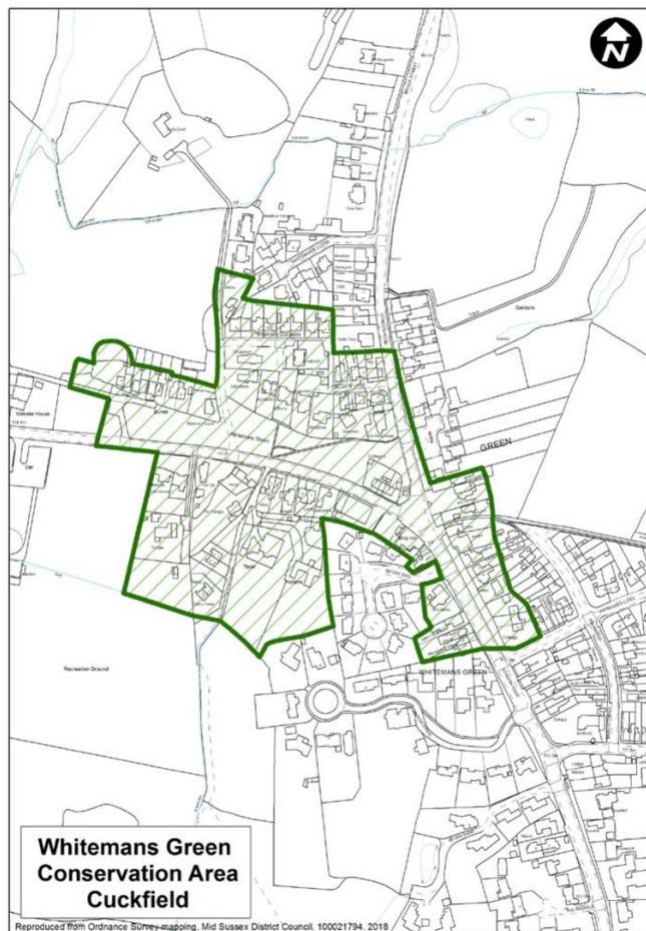
The property is located in Cuckfield, just to the north of the town centre, in the Whiteman's Green Conservation Area, Cuckfield. The property is not listed.

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 and garage gives the area the identity of a village nucleus.

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.



The proposal for the two storey side and rear extension seeks to emulate the existing house, without overpowering it, by being set-back from the existing frontage. We also hope to improve the existing street

scene by removing the dated pebbledash and windows, bringing it more in keeping with it's original design / style.

Site Description / Use

The current dwelling was built in the early 1900's. It is a detached dwelling with a small, detached garage to the front. To the southern boundary there is a public right of way.

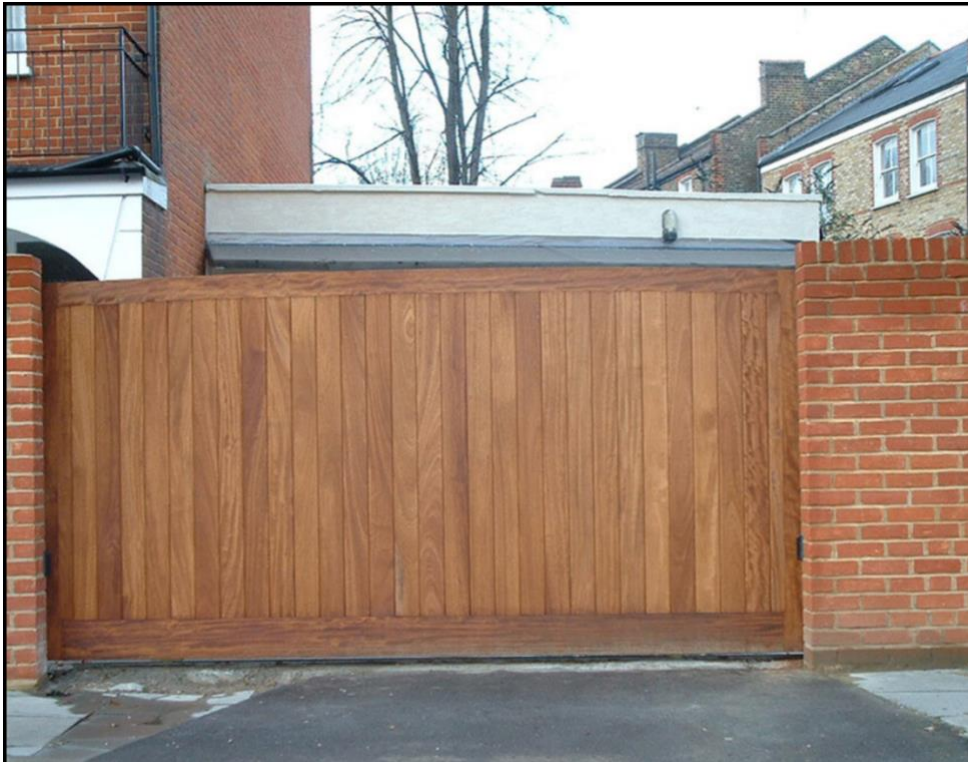
Pre-app report

DM/25/1569 - The Pre-app report advised the following:

1. Removal of garage – This is not something that will be done at this time, due to the space being a useful storage area. The garage doors and windows will be renewed to improve its appearance.
2. Re-instate chimney – this has now been added on the drawings.
3. Care should be taken with choice of external materials – new windows and doors will carefully enhance the period character of the building using uPVC with the appearance and style of timber windows. uPVC rainwater goods in a cast iron design (rather than painted metal) will be used due to budget restraints.



4. Height of entrance gates reduced from 1.8m to 1.5m as advised.



5. Widening of access reduced, as advised.
6. Post and rail fencing advised – we wish to avoid this, as recent vehicle collisions at the junction have felt the need for a more substantial close-boarded fencing with larger brick piers to protect the boundary of the property.



7. Wall mounted, black downlighters would be added either side of the garage door at low level to aid parking. See image below.



8. A postbox like this will be positioned in front of the LH brick pier.



Proposed Development

The proposal is for a two-storey side and rear extension, a single storey projecting bay to the south, with a new roof canopy over the Porch and alterations to the fenestration, new white render and alterations to the access from Whitemans Green, with new gates.

Amount & Layout

The existing internal floor area of the house is 106sqm. The proposed internal floor area is 190sqm, so an increase of 84sqm. The proposed widened vehicle access is only being increased by 200mm to allow for easier access, through automated sliding timber gates.

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 re-instated as per the planners 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 minimize energy and water usage, the promotion of energy efficient measures in the dwelling and 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.



Proposed Front Elevation