

47 Lucastes Avenue

Conservation, Heritage, Design and Access Statement

March 2025

Proposal: Installation of a New Boundary Fence to Match Existing

Property Address: 47 Lucastes Avenue, Haywards Heath

- 1. Introduction** This statement is prepared in support of a householder planning application for the installation of a new boundary fence to match the existing black metal fence. The new fence will be fixed above the low-level stepped brick wall and will have a maximum height of 1 metre from ground level. This document outlines the proposal's design approach and assesses its impact on the character and appearance of the designated conservation area.
- 2. Site Description and Context** The property is located within a designated conservation area, characterized by a mix of historic and modern residential properties. The existing boundary treatment includes a low-level stepped brick wall with a black metal fence above.
- 3. Design Proposal** The proposed boundary fence will:
 - Reduce the height of the existing boundary fence, retaining the same style, material, and finish.
 - Be fixed atop the existing low-level brick wall in a consistent manner with the surrounding properties.
 - Maintain a maximum height of 1 metre from ground level to ensure the proposal is in keeping with the local character and complies with permitted development requirements.
- 4. Heritage Impact Assessment** The proposed boundary fence has been designed to respect and enhance the character of the conservation area. The low-level brick wall will remain intact. The black metal fence's simple design aligns with established boundary treatments in the area, ensuring no adverse visual impact on the heritage significance of the conservation area.
- 5. Access Considerations** The proposed works will have no impact on public access or pedestrian safety. The fence height will remain within acceptable limits to ensure visibility is maintained for both residents and passersby.

6. Conclusion This proposal seeks to enhance the property's boundary treatment while maintaining the character of the conservation area. The design is sympathetic to the surrounding context, ensuring no harm to the area's heritage assets. The proposed works are modest, in keeping with established patterns in the locality, and comply with relevant conservation area policies.

The applicant respectfully requests the Local Planning Authority's support for this application.