



6 PICKERS GREEN, LINDFIELD
DESIGN & ACCESS STATEMENT

18th July 2025

INTRODUCTION:

This Design & Access Statement has been prepared by Victoria Mustard Architects to accompany our Householder Planning Application for a new two storey side extension to a private detached dwelling at 6 Pickers Green.

Existing Use: C3 Residential

Proposed Use: C3 Residential

DESIGNATIONS:

The site does not fall within any Conservation Areas.

The site has no listed buildings nor is adjacent to any listed buildings.

CONTEXT:

The site falls within an early 20th Century residential development on the outskirts of the Lindfield village area, to the immediate South of Hickmans Lane Recreational Park. Within the local estate, houses have varying designs, all generally displaying a Sussex farmhouse vernacular/ arts and crafts style, with features such as dominant steeply pitched hipped roofs, catslide roof features, asymmetrical facades, hanging tiled upper floors, port-hole feature windows. Architectural materials feature a predominance of brick, clay hanging tiles, white render, cream render and white cladding.

No.6 is located on a corner plot, with a deep Southerly aspect garden.

PLANNING HISTORY:

06/00219/FUL Planning permission granted for new bay windows at ground floor level.



Views of neighbouring houses around the Pickers Green estate.

PROPOSAL:

This Householder planning application is seeking permission for a 2 storey side extension to increase living space at ground floor, with a larger Master Bedroom suite on First floor and a Homelift incorporated for accommodating ongoing access to the whole house for the retired homeowners.

The current side garden is spacious and not overlooked, and the proposal is to extend into this space.

The extension is intended to conform with the existing aesthetic of the house, maintaining the focal point of the front door. The main hipped roof is to extend over the new extension so it appears seamless.

MATERIALS:

The existing off-white render is to be continued throughout, with the extension blending in with similar windows, false shutters and rendered finish to match.

ACCOMMODATION:

The current house has 3 bedrooms, and will retain the same number of bedrooms with a larger Master Bedroom, new Master Dressing Room and new Master Ensuite. The larger bedroom also facilitates the incorporation of a mobility homelift.

Downstairs the Living accommodation is to be increased to incorporate an additional ‘Sun Room’ to re-connect the house with the garden to the South.



Front West elevation of No.6



View of rear garden patio area looking North-West. The existing bay window is to be extended towards the South, re-using the windows in the end bay.



View of the South garden towards the South Elevation to be extended.



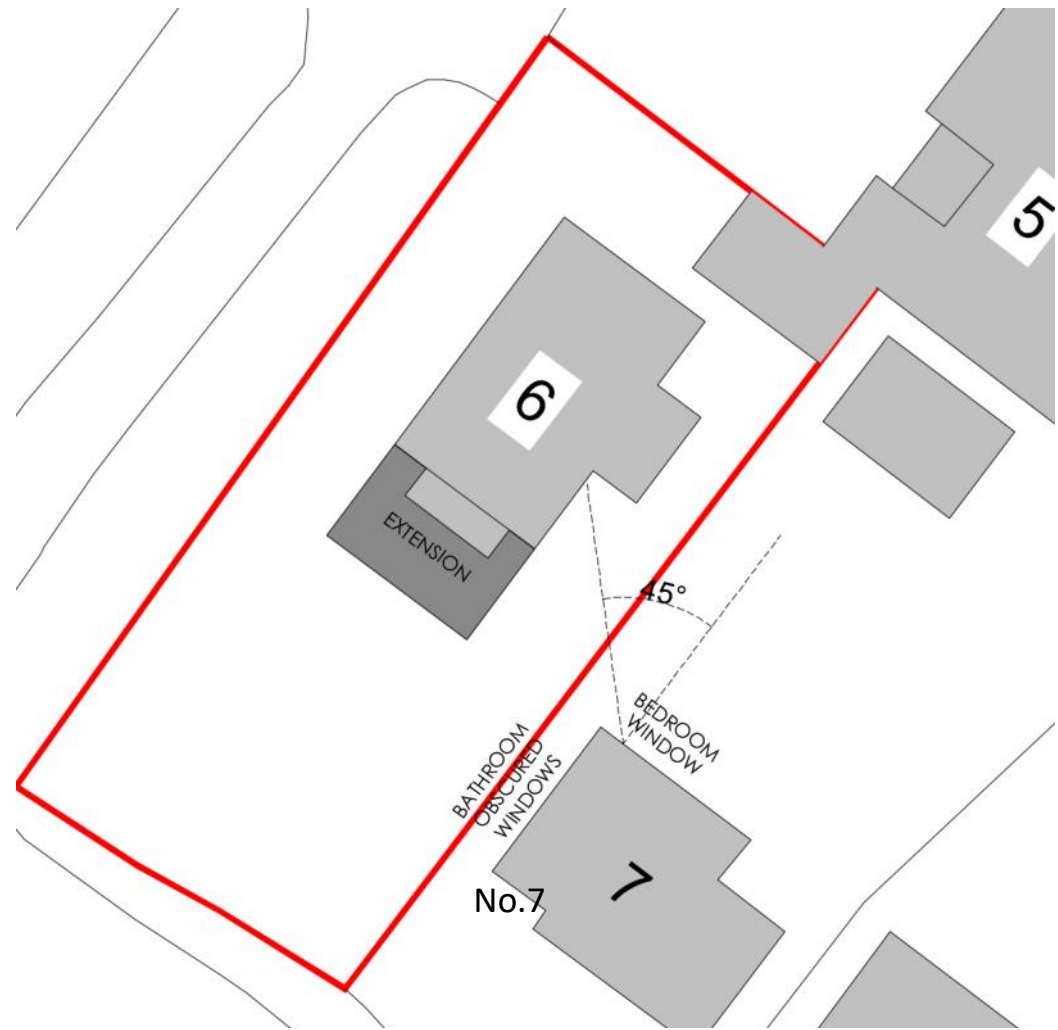
View from driveway looking South-East

MASSING & NEIGHBOURS:

The location of the extension does not have a direct impact on the outlook from any of the neighbours.

The neighbour immediately to the South-East, No.7, has an outlook over their garden in the opposite direction, looking North-East. When a line is drawn at 45 degrees from the first floor rear-facing bedroom window to No.7, the extension does not interfere with this view towards the back of the garden in that property as it falls outside of the 45deg field of vision.

There are two side-facing windows to No. 7 that overlook the garden of No.6, and these are obscure-glazed bathroom windows.



Side facing Westerly obscure glazed windows overlooking No.6 garden



Rear facing bedroom windows to No.7 overlooking their own garden to the North-East.

CONCLUSION:

The proposed extension does not detract from the house siting or massing and expands on the existing typology of the existing design.

The house is well set back from the entry road and does not have an impact on the general street scene to the South.



Proposed Front Elevation to 6 Pickers Green



Proposed Side Elevation to 6 Pickers Green