



Design & Access Statement

19 Lucastes Road, Haywards Heath, RH16 1JN

Design & Access Statement

Proposed Two-Storey Wrap-Around Extension, First-Floor Front Extension, and New Porch at 19 Lucastes Road

1. Introduction

This Design & Access Statement supports the planning application for a two-storey wrap-around extension, a first-floor front extension, and a new porch at 19 Lucastes Road. The proposal is designed to improve the functionality and aesthetics of the property while respecting its character and aligning with local planning guidelines.

2. Site & Context

The property is a detached dwelling located within a well-established residential area. The surrounding neighbourhood features properties of similar scale and design, many of which have benefited from loft conversions and first-floor extensions, contributing to a varied yet cohesive streetscape..

3. Design Proposal

The proposed development reflects careful consideration of the existing structure, the surrounding context, and the needs of modern living. Key elements include:

- Respecting the Building Line:** The proposed extensions are designed to maintain the established building line, ensuring harmony with the surrounding properties and preserving the character of the streetscape.
- Architectural Consistency:** The design will seamlessly integrate with the existing architectural style by using materials that are consistent with the façade, resulting in a cohesive appearance.
- Enhanced Functionality:** The extension will provide an additional living space, significantly improving the usability and functionality of the property for its occupants.
- Rooflines and Fenestration:** The rooflines and window designs have been carefully planned to blend harmoniously with the existing structure, ensuring a balanced and aesthetically pleasing outcome.

This design not only enhances the property but also respects the character of the neighbourhood and aligns with local planning policies.



Existing



Proposed



Existing



Proposed

4. Impact on Neighbours & Privacy

The proposed development has been designed with consideration for neighbouring properties to ensure privacy and maintain good relations within the community:

- Windows:** These will be strategically positioned to minimize any potential for overlooking into neighbouring properties, safeguarding privacy.
- Separation:** The first-floor side extension maintains sufficient distance from adjoining properties, ensuring it does not appear overbearing or intrusive.
- Scale and Massing:** The overall size and mass of the extension are proportionate to the existing building and consistent with the character of the surrounding area, preserving its aesthetic harmony.

5. Sustainability & Materials

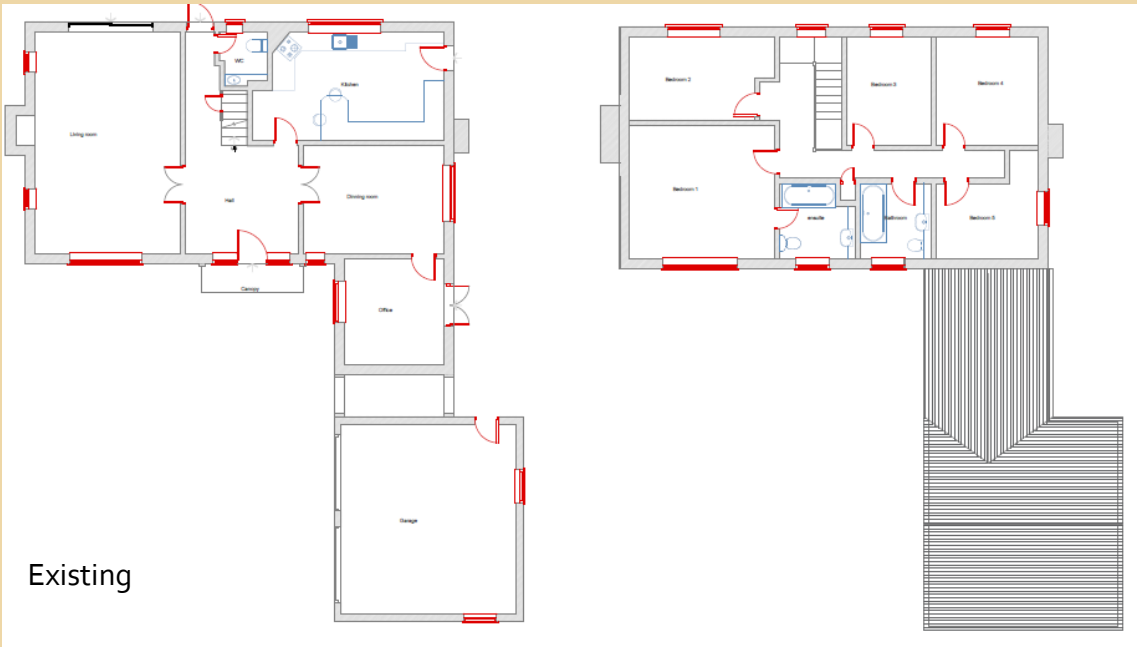
Sustainability is a key aspect of the proposal, incorporating measures to enhance energy efficiency and environmental performance:

- Thermal Performance:** Improved insulation and energy-efficient glazing will reduce heat loss, enhancing the property's energy efficiency.
- Natural Light and Ventilation:** The design prioritizes natural light and ventilation, reducing the reliance on artificial lighting and mechanical ventilation, and contributing to a healthier indoor environment.

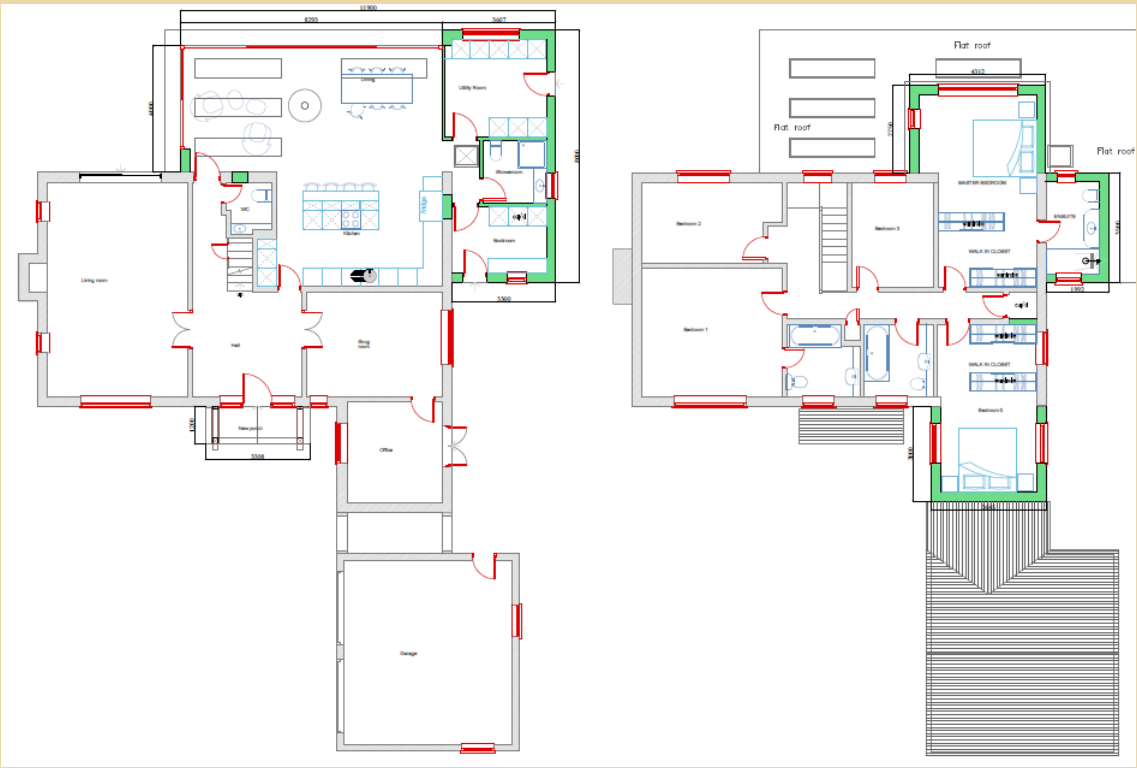


6. Access

The proposal does not alter the principal access to the property. The existing front and rear entrances remain unchanged. The internal layout will be adapted to ensure accessibility and ease of movement within the new spaces.



Existing



Areas	Existing	Proposed
Ground Floor (GIA) Exc. garage	99 m ²	153 m ²
First Floor (GIA)	84 m ²	109 m ²

TOTAL	183 m ²	262 m ²
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Proposed

7. Conclusion

This proposal seeks to enhance the property's functionality while respecting the local character. The design is in keeping with the surrounding area and aims to provide additional living space with minimal impact on neighbours. We believe this application meets planning policies and contributes positively to the built environment.



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