

DESIGN STATEMENT

WEALDEN HOUSE, EAST GRINSTEAD

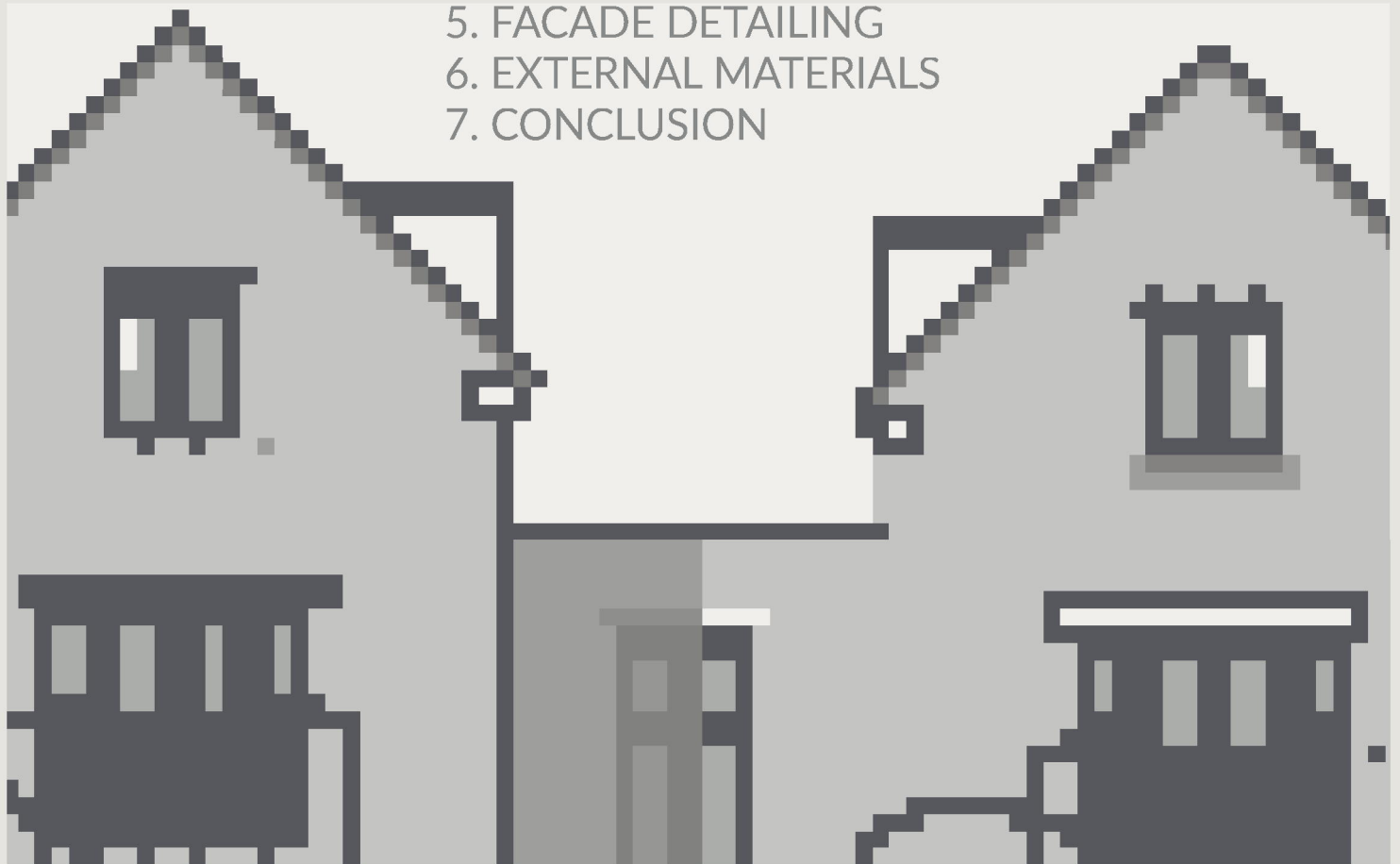


DESIGN STATEMENT

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1. INTRODUCTION

Antler Homes PLC has exchanged contracts to purchase the site at Wealden House, East Grinstead and is committed to delivering the planning approved fifty 1, 2, 3 & 4 bedroom homes with work scheduled to begin in the spring of 2026.

Building Homes to sell in the current market place is challenging, making it more important to ensure the Design of the product is well considered and appropriate for its location and prospective purchasers. Whilst Antler Homes appreciates contemporary Architecture it is felt that something more traditional would be better suited to not only this location but also the demographic and target customer. With this in mind Antler Homes seek to amend the previously approved design by way of this Section 73 Application.

This brief document has been created to show how the key principles and form of the approved buildings have been retained whilst producing a more conventional scheme in terms of Architecture. It concentrates on the 2 apartment blocks and the 3 prominent house types found across the proposals, but all of the principles remain consistent across the whole project, as can be seen in the drawings that accompany this application.



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2. SITE LAYOUT PLAN

Whilst the Site Layout Plan remains largely unchanged from the approved it was apparent during the due diligence process that a legal requirement to retain access to the adjacent property could not be fully achieved with the current design. It has therefore been necessary to re-arrange the access road and parking spaces in the area shaded blue to fully comply with this legal requirement. This has also resulted in the need to reduce the footprints of Plots 47 to 50 to allow for the parking spaces and access pathways. The approved footprint is indicated below with the red broken line. Whilst dealing with this issue it was felt that the re-positioning of the entrance to Plot 47 to the Northern Elevation would provide a positive contribution to the site access and re-enforce the sense of arrival.



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3. VERNACULAR

The prevailing vernacular to Lewes Road and this particular site could be described as mixed, from 19th Century Victorian to 20 & 21st century built form ranging from single storey to 3 storey. Wealden House is a 19th Century Victorian building which has been un-sympathetically extended over the years, Carlton House to the West is a 21st century development of 14 no. apartments which take influence from the surrounding Victorian Architecture and to the East & South is Brambletye School boasting an impressive Victorian Gothic inspired main building and Lodge House at the entrance. Considering the site in subject is well screened and surrounded by examples of varying forms of Victorian architecture it is felt that a more traditional approach would be more appropriate and in keeping with the surroundings. Rather than slavishly replicating the adjacent architecture the proposals takes influence from and applies them to a modern form of development. The main influences would be strong gable ends, simple stone detailing and well proportion fenestration with a horizontal emphasis on the ground floor and vertically stacked above, a similar principle to the approved design. Entrance canopies would be simple flat roof structures as can be seen on Wealden House and within this document.



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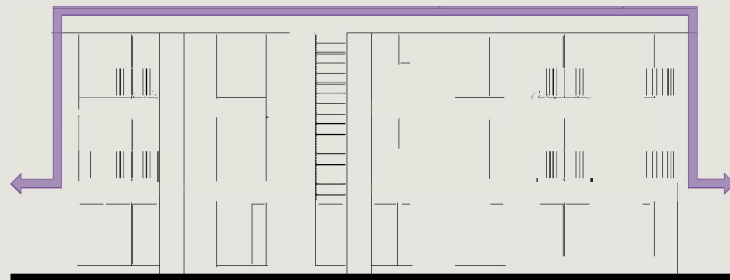
WEALDEN HOUSE, EAST GRINSTEAD

4. DESIGN

Bulk, Massing and Silhouette of the approved apartment buildings remains unchanged as shown below.

SILHOUETTE

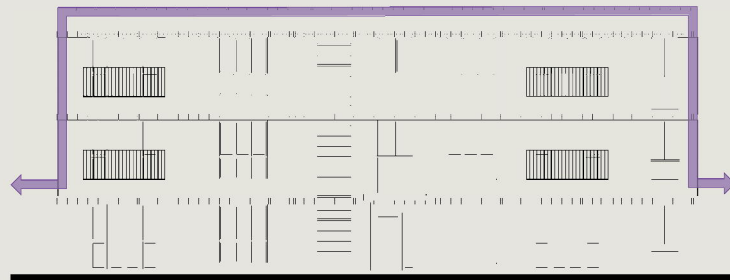
BLOCK 1 - APPROVED



FRONT ELEVATION

SILHOUETTE

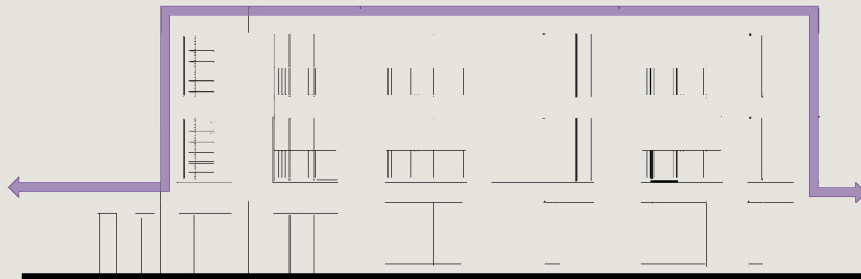
BLOCK 1 - PROPOSED



FRONT ELEVATION

SILHOUETTE

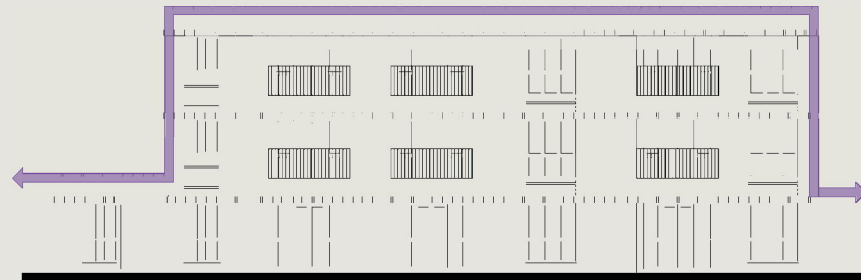
BLOCK 2 - APPROVED



FRONT ELEVATION

SILHOUETTE

BLOCK 2 - PROPOSED



FRONT ELEVATION

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4. DESIGN

Bulk, Massing and Silhouette of the approved apartment buildings remains largely unchanged as shown below.

SILHOUETTE

FRONT ELEVATION TYPE 1 - APPROVED



FRONT ELEVATION

FRONT ELEVATION TYPE 1 - APPROVED



FRONT ELEVATION

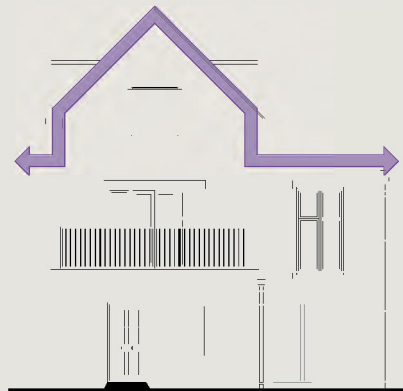
SILHOUETTE

FRONT ELEVATION TYPE 1 - PROPOSED



FRONT ELEVATION

FRONT ELEVATION TYPE 1 - PROPOSED



FRONT ELEVATION

FRONT ELEVATION TYPE 3 - APPROVED



FRONT ELEVATION

FRONT ELEVATION TYPE 3 - PROPOSED



FRONT ELEVATION

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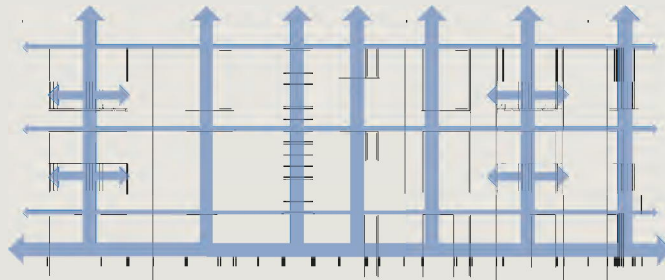
WEALDEN HOUSE, EAST GRINSTEAD

4. DESIGN

Horizontal & Vertical elements of the Facade remain unchanged between the approved and proposed apartment designs.

FACADE GRID

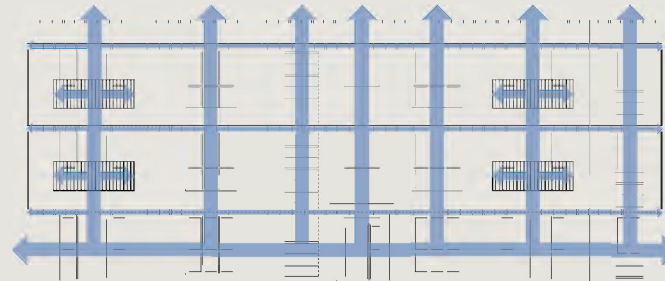
BLOCK 1 - APPROVED



FRONT ELEVATION

FACADE GRID

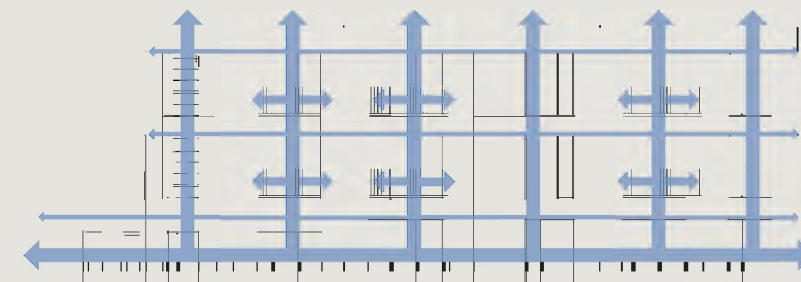
BLOCK 1 - PROPOSED



FRONT ELEVATION

FACADE GRID

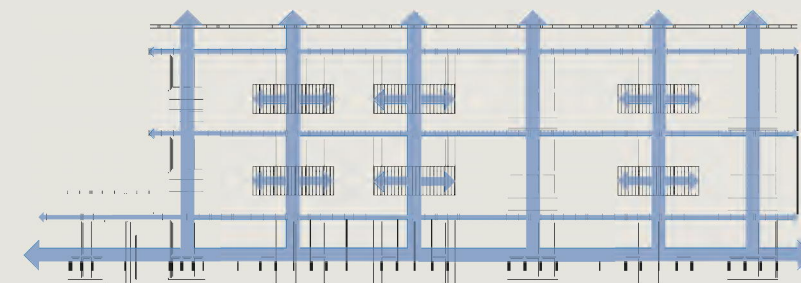
BLOCK 2 - APPROVED



FRONT ELEVATION

FACADE GRID

BLOCK 2 - PROPOSED



FRONT ELEVATION

DESIGN STATEMENT

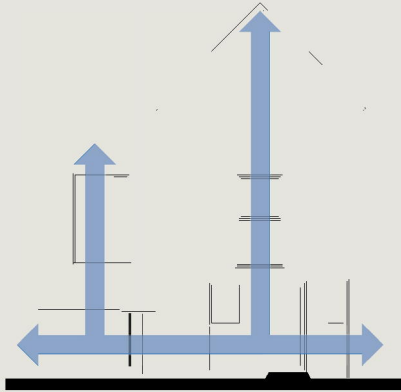
WEALDEN HOUSE, EAST GRINSTEAD

4. DESIGN

Horizontal & Vertical elements of the Facade remain unchanged between the approved and proposed house designs.

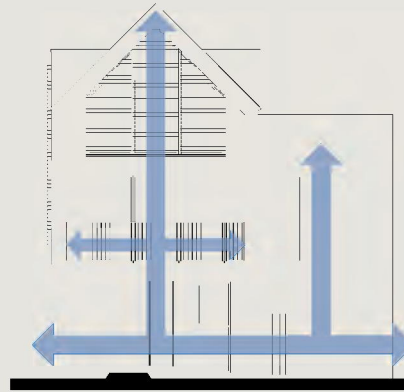
FACADE GRID

FRONT ELEVATION TYPE 1 - APPROVED



FRONT ELEVATION

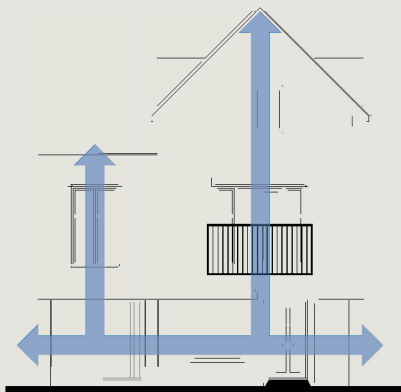
FRONT ELEVATION TYPE 2 - APPROVED



FRONT ELEVATION

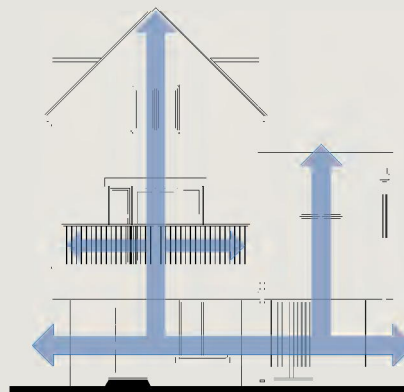
FACADE GRID

FRONT ELEVATION TYPE 1 - PROPOSED



FRONT ELEVATION

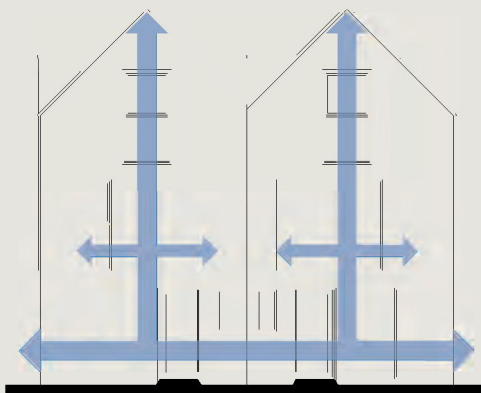
FRONT ELEVATION TYPE 2 - PROPOSED



FRONT ELEVATION

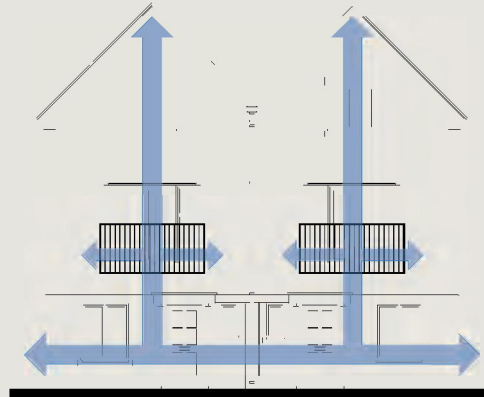
FACADE GRID

FRONT ELEVATION TYPE 3 - APPROVED



FRONT ELEVATION

FRONT ELEVATION TYPE 3 - PROPOSED



FRONT ELEVATION

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5. FACADE DETAILING - HOUSES

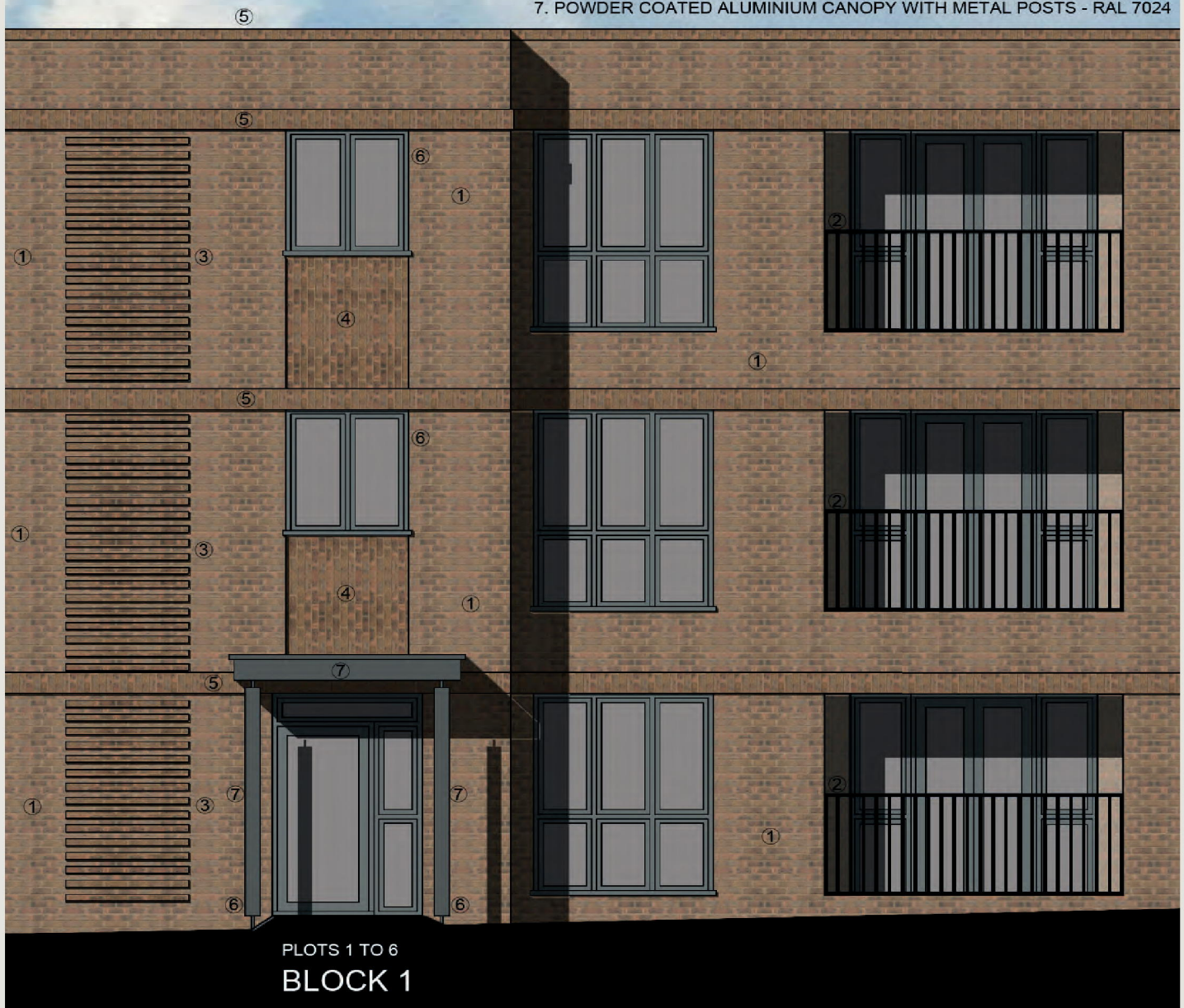


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5. FACADE DETAILING - APARTMENTS

1. STOCK FACING BRICK - FLB SELECTED DARK FACINGS
2. BLACK METAL BALUSTRADING
3. PROJECTING BRICK FEATURE COURSING - HORIZONTAL.
4. RECESSED BRICK FEATURE COURSING - VERTICAL.
5. PROJECTING BRICK BAND COURSES AND COPING
6. UPVC WINDOWS AND DOORS - COLOUR - RAL 7024
7. POWDER COATED ALUMINIUM CANOPY WITH METAL POSTS - RAL 7024



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6. EXTERNAL MATERIALS

HOUSES



FRESHFIELD LANE - FIRST QUALITY
MULTI FACINGS

HOUSES



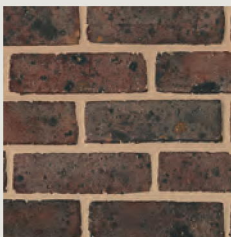
FRESHFIELD LANE - DANEHILL YELLOW
FACINGS

HOUSES



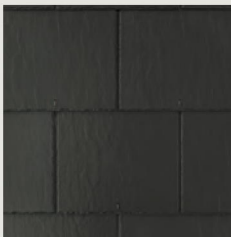
FRESHFIELD LANE - SELECTED LIGHT
FACINGS

APARTMENTS



FRESHFIELD LANE - SELECTED DARK
FACINGS

ALL UNITS



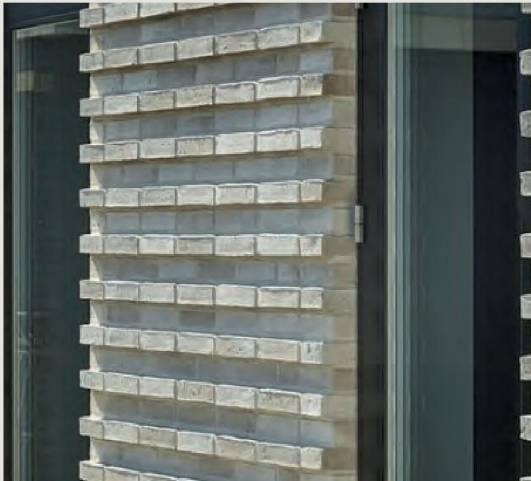
CEDRAL - RIVENDALE - CROMLEIGH
GRPAHITE SLATE

HOUSES

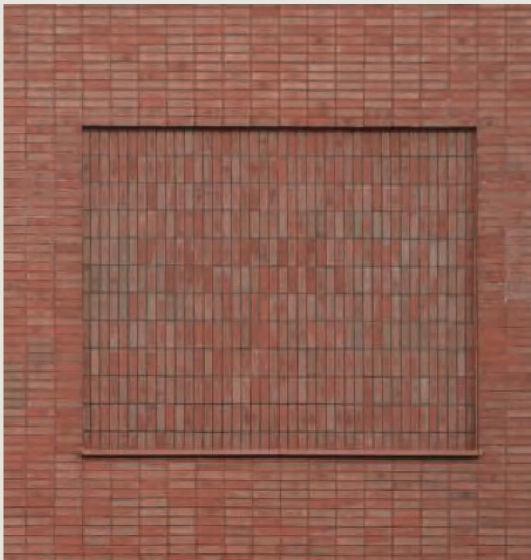


RECONSTITUTED STONE - PORTLAND STONE

PRECEDENT IMAGES -
APARTMENT DETAILING



ALTERNATE PROJECTING BRICK COURSES -
HORIZONTAL



RECESSED BRICK PANELS WITH VERTICAL
STRETCHER COURSE STACK BONDED



WINDOWS & DOOR
FRAMES - RAL 7024

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7.CONCLUSION

As can be seen and described in this document the overall amendments to the approved building designs in terms of bulk & massing are negligible. The simplification of the fenestration, facade detailing and palette of external materials will produce a development that is in keeping with its surroundings and provide a high quality environment for future residents and the wider public.

