

Access and Core Purpose Statement

Site Context

Rose Cottage is located on the eastern side of the High Street at its junction with London Lane, on the northern edge of Cuckfield, West Sussex. The property occupies a prominent corner position and forms part of the historic residential character of the village. Prior to recent works, the building had suffered extensive external and internal deterioration due to prolonged lack of maintenance and the use of inappropriate materials in earlier interventions. Essential repair and conservation works have now been completed to stabilise and preserve the building.

Rationale for Proposed Works The removal of the former oil tank has eliminated a visually intrusive and environmentally undesirable feature from the site. Its removal has also enabled the widening of the existing driveway and turning area. This improvement is necessary to ensure safe access and egress, given the limited visibility at the London Lane entrance and the consistently high traffic volumes along this route.

The proposals incorporate security-by-design principles to create a safer and more resilient environment, reducing opportunities for crime while minimising the need for more obtrusive security measures.

1. Proposed New Gates

It is proposed to install new vehicular gates at the London Lane access point. The gates will be positioned set back from the highway to allow vehicles to wait off the carriageway while the gates are opened or closed, thereby improving road safety. The gates will be constructed in timber in a traditional style appropriate to the character and appearance of Rose Cottage and the surrounding residential context.

2. Proposed Close-Board Timber Fence

A new close-board timber fence is proposed along the boundary with London Lane, positioned 2.4 metres back from the kerb line. The fence is required to provide adequate security and privacy for the occupants, addressing the vulnerabilities associated with the previously open boundary treatment. The fence will be constructed of unstained timber, allowing it to weather naturally and integrate sensitively with the existing hedgerow and vegetation. The setback provides space for planting additional native species, which will soften the visual impact and reinforce the rural character of the lane over time.

3. Security Considerations

In July 2025, the property was subject to a burglary (crime reference: 604 – 26/07/2025), during which access was gained via the open driveway. The former boundary treatment, comprising a low gate and chain-link fencing, offered no meaningful security and

allowed unrestricted views into the rear of the property, including private areas, garden furniture, and outbuildings.

The proposed fence and gates are therefore essential to address the identified security risks. These measures will provide long-term benefits by reducing the need for more intrusive security installations and by ensuring that the property is appropriately protected while maintaining a visually sympathetic appearance. The introduction of native planting between the pavement and the fence will further mitigate visual impact and enhance biodiversity.

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