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DESIGN & ACCESS STATEMENT
(incorporating Sustainability Report)

Proposed Erection of Dwelling
r/o 142 Holtye Road
East Grinstead

Aug 2022

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Project:- proposed erection of new dwelling r/o 142 Holtye Road, East Grinstead

1.0 SITE DESCRIPTION

1.1 This is an application to erect a 2-bed dwelling at the rear of 142 Holtye Road, East Grinstead.

1.2 Number 142 Holtye Road was constructed in the 1920's it is one of a pair of imposing semi-detached houses set well back (18m) from Holtye Road. This property, being a corner plot, has a wider than a average plot facilitating the proposal.

1.3 The plot faces Turner's Court, a newly constructed road accessing new housing, the area then has a wide variety of older and newer properties. No.142 has a large garage with a driveway onto Turner's Court, creating a building line which the proposal respects.

1.4 There have also been several very recent developments of flats and houses in the area.

2.0 PROPOSED LAYOUT

2.1 The proposal is to create one new dwelling at the rear of No.142, but giving due consideration to the surroundings. A cat-slide roof at the rear reduces the height of the proposal.

2.2 By using very traditional materials similar to the Turners Court development, the proposal will blend in with its surrounding very well.

2.3 By carefully selecting the design and position of the first floor rear windows (Velux roof windows to rear set in a cat slide roof), overlooking will be non-existent especially to Nos. 140 & 142.

3.0 DESIGN PRINCIPLES AND POLICIES

3.1 In respect of NPPF states that there should be a presumption in favour of sustainable development, the proposal will impact very little on the environment by the inclusion of ecological features such as solar panels and a high level of insulation. The development is also in a sustainable location being close to shops, doctors surgeries etc. and also on a bus route.

3.2 The Government establishes a framework for suitable residential development. The key points in this particular case are to make available land for development in-line with economic, social and environmental objectives; protecting existing communities and to ensure high quality development through good and inclusive design. It also calls on more efficient use of land by looking at density. No.142 occupies a large area which could satisfactorily be divided up.

3.3 Mid Sussex District Plan Adopted 2018 Policies:- DP2.13 Sustainable Development; DP4 Windfall Allowance; DP26 Character & Design; DP27 Dwelling Space Standards; DP28 Accessibility and DP42 Water Infrastructure have been considered.

3.4 DP2.13 This proposed dwelling has been considered in design terms, the site situated close to the shops and transport links and is very much a sustainable site.

DP4 The District Plan has an allowance of 450 windfall dwellings, the 1 house proposed in this development will come within this allowance.

DP26 The design of this development is based on the traditional design of other properties in the vicinity.

DP27 The proposed dwelling conform with the space standards set by National and Local bodies.

DP42 With the use of flow limiting taps this development should easily comply with limit of 110l per person per dwelling water usage.

4.0 LANDSCAPING

4.1 Existing landscaping, where possible, will be retained, maintaining the screen on all sides including the neighbouring properties. Cycle storage will be provided in a freestanding store.

4.2 The plot size compares very well with other newer development in the area plot.

5.0 ACCESS

5.1 Access is gained by removing a section of the existing brick wall facing Turner's Court. An automatic gate will be used ensuring a 45 degree visibility splay for safety.

6.0 CONCLUSIONS

6.1 It is believed that this traditional design will blend in very well with the location and will create an attractive addition to this area where it cannot be denied housing is at a premium, especially smaller properties which policies demand should be provided in a mixed development. Therefore this will provide an important addition to Turners Court.

By incorporating many sustainable features it will meet current standards for development.

SUSTAINABILITY REPORT

The dwelling will have an extremely high level of thermal insulation which when combined with an energy efficient heating system, will assist in minimising the strain on natural resources.

Other proposed energy conservation measures include:-

- Condensing boilers (95% efficient);
- Fully programmable and zoned controls;
- Thermally broken external window/door frames;
- Optimal air gap between panes of glass inc. argon gas fill;
- Specialist heat reflective glass;
- Optimised solar heat gain by large glass area facing south;
- Insulated cavity closers;
- Low energy lighting;
- Fully insulated envelope;
- Solar panels on south facing roof slope.