

Ousedale

Design and Access statement

In relation to application DM/25/2243

Ousedale, Brook Street, Cuckfield, Haywards Heath, West Sussex RH17 5JJ

Site Context

The current property was built circa. 1970 and is situated within a 0.4 acre site. The dwellinghouse located approx. 36,500mm the site boundary facing Brook Street. Access to the site, both vehicular and pedestrian is also from Brook Street.

There is screening to 3 sides of the property, created through fencing and foliage, making the site a secluded plot, without visible views either to or from the neighbouring properties. In addition, access roads to both sides of the property provide further separation. Nearby properties feature large, detached family homes, also on large plots.

The existing dwellinghouse has little architectural merit, constructed in brown brick, hung, brown concrete tiles (on both roof and dormer windows) with brown framed windows.

The objective of the proposed development is to increase the footprint of the existing dwelling to the rear and provide additional accommodation at first floor level.

Proposed development

The case officer for application DM/25/2243 has noted that the original scheme "proposes a two-storey front and two storey rear extension. This proposal, however, would create a rear addition that would span the width of the house, extend over 9 metres from the ridge line and would not allow the original building to remain the dominant element" and "The proposal includes two dormers to the front elevation that are considered to be out of scale with the original dwelling. Furthermore, the proposal includes materials that are not currently found in the existing dwelling or the street scene and are therefore considered harmful the character of the area".

In addressing these comments, the scheme has been redesigned, removing the front dormers and the two-storey extension to the rear.



Fig. 1. View of existing site/property from Brook Street (Google Maps).

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Planning policy / Mid Sussex Design Guide SPD

Principle DG49: *General principles for extensions states "Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.*

Extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach. Extensions should not result in a significant loss to the private amenity area of the dwelling.

There are two general approaches to extending a property:

- Designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and

- Designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.

The revised scheme adopts the second general approach.

The basic foot-print of the existing dwelling W.1,4560mm x D.8,070mm (not including the single storey side structure to the North of the property approx. 1,720mm wide) forms the underlying proportions of the proposed development. Similarly the existing pitched roof design with single ridge line running across the width of the site is retained.

At ground floor level a single-storey rear extension is proposed, running the width of the property and 3,085mm high. The extension would not be visible from Brook street.

To achieve additional accommodation at first floor level and avoiding the two-storey rear extension it is proposed to raise the existing ridge height by 860mm and forming a first floor level.

In addition the originally proposed bay structure is retained. The bay ridge and eaves levels are significantly lower than the proposed main dwellinghouse ridge and eaves level to create a subservient structure. A pitched roof is also proposed in-keeping with the original design of the house.

Principle DG50: *Front and side extensions states "Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order. Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.*

The revised scheme does not proposed a side extension. The front extension is set back from Brook Street 34,000mm (to the closet elevation). Other properties along Brook Street vary significantly in design ranging from bungalows to two storeys in a different designs and materials. Therefore no consistent building form is apparent.

The front extension, although two storeys, remains subservient to the primary structure. A pitched roof maintains a common language through out the design - See Fig.2 overleaf.

Fig. 1. View of existing site/property from Brook Street (Google Maps).

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Fig. 2. View of proposed development from Brook Street.

Principle DG51: *Rear extensions states “Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.”*

The rear extension will not be visible from the street nor the neighbouring properties due to the location of the existing structure (including garage) and the distance/separation from neighbouring sites.

However, the height of the structure has been kept to a minimum. The parapet level of the roof is limited to the minimum practical height required to allow for consistent internal ceiling levels between existing and proposed.



Fig. 3. View of proposed rear extension.

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Principle DG52: Loft conversions and roof extensions

A loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out of character with the roofscape and proportions of a dwelling they can have an adverse impact on the character of both the dwelling and the streetscape.

The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline. Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to existing windows and/or doors.

A fundamental aspect of the revised design is the raising of the ridge level by 860mm as this allows for utilisation of the existing building footprint to create the additional space required without the need for dormer windows.

We acknowledge that this changes the building from a bungalow with large front-facing dormer window to a two-story structure. However, to minimise the overall height, the new eaves level is approx. 550mm lower than the ceiling level of the first floor (introducing skielings to the first floor accommodation to achieve this).

In addition, there are numerous examples of two-storey buildings along Brook Street - Uplands (next door), Green Ridges and Woodcot being the closest.



Fig. 4. View of proposed front bay extension.

Materiality

The proposed external materials, primarily off-white render to ground floor level, with horizontally laid timber cladding to first floor level and grey clay tiles are all present on buildings along Brook street - Please see images overleaf.

Similarly the horizontal separation of materials, different materials at ground level to first floor level is a common design approach in the area and greater Sussex. For example, recently approved application DM/25/0859 adopts a tiered approach to external materiality.

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Fig. 5. Example of horizontally installed, timber cladding on Brook Street (Google Maps).



Fig. 6. Another example of horizontally installed, timber cladding on Brook Street (Google Maps).



Fig. 7. Uplands (neighbouring property to Ousedale with off-white render to primary facade (Google Maps).

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Fig. 8. Traditional render-like finish to a property facing Brook Street (Google Maps).



Fig. 9. View of existing properties on Brook Street with rendered façades (Google Maps).

Conclusion

The revised development has considered all aspects of the case officers comments in relation to the initial proposal. The two-storey rear extension and dormers have been omitted and the materiality considered with precedent in the local area.

A single storey rear extension has been proposed in line with principle DG51 and although the ridge level of the existing structure is raised by 860mm the overall height increase has little impact on the mass of the existing dwelling and there are many examples of two-storey dwellinghouse along Brook Street.

We trust the amended design responds positively to queries raised.