



**Design and Access Statement
(including the Heritage Statement)**

Ockenden House, Cuckfield

Widened dormers

At

Ockenden House, Ockenden Lane, Cuckfield

Design and Access Statement

on Behalf of

Mr & Mrs Buckley

December 2024

Gould Baxter
2 Lucastes Mews
Paddockhall Road
Haywards Heath
West Sussex
RH16 1HE

Tel: 01444 452604

Email: hh@gouldbaxter.co.uk

Contents

1.	Introduction	1
2.	Use	1
3.	Heritage Statement	1
4.	Amount	2
5.	Layout	2
6.	Scale	2
7.	Landscaping	2
8.	Appearance	2
9.	Access	3
10.	Conclusion.....	3

1. Introduction

- 1.1 This is a Design and Access Statement (including the Heritage Statement) prepared to accompany a Householder Planning and Householder planning & demolition in a conservation area for widening the existing dormers, at Ockenden House, Ockenden Lane, Cuckfield, RH17 5LD.
- 1.2 Ockenden House is a substantial detached property with extensive gardens bordering Ockenden Manor hotel and located within the Cuckfield Conservation Area.
- 1.3 There have been various planning applications made in respect of the application property, the most recent being for a home office and gym extension (Ref: DM/22/2376) approved but has not been implemented, a single storey extension (Ref: 12/01512/FUL) approved but has not been implemented and a single storey extension and loft conversion (Ref: 07/00518/FUL) approved and partially implemented.
- 1.4 During implementation of planning ref. DM/24/1771 (approved in September 2024) it was discovered that the existing roof and dormers construction was not compliant with current regulations which has necessitated the requirement to re-construct most of the roof and the dormers. This application seeks approval to widen the existing dormers, during their re-construction.
- 1.5 This application demonstrates the following:
 - a) The principle of development is supported by the relevant planning policies within the Mid Sussex District Plan and The National Planning Policy Framework;
 - b) The proposals will not have any determinantal impact to the immediate and wider conservation area;
 - c) The proposals will not have any detrimental impact upon the amenity of the neighbouring properties.

2. Use

- 2.1 There will be no change to the existing residential (C3) use of the property.

3. Heritage Statement

- 3.1 Scheduled Ancient Monument (SAM) – The proposals do not affect a Scheduled Ancient Monument or its setting.

-
- 3.2 Archaeologically Sensitive Area (ASA) – The proposals do not affect an Archaeologically Sensitive Area.
 - 3.3 Listed Building – Ockenden House is not a listed building.
 - 3.4 Registered Park or Garden of Special Historic Interest - The site is not situated within any of the above.

4. Amount

- 4.1 The proposals comprise the following works:
 - Widened dormers

5. Layout

- 5.1 The layout of the dwelling can be viewed on the accompanying survey drawings.

6. Scale

- 6.1 The existing house is a three storey, six-bedroom dwelling.
- 6.2 The proposed works will not have a negative impact upon the amenity of neighbouring properties.

7. Landscaping

- 7.1 The proposals will not require any changes to the existing landscaping.

8. Appearance

- 8.1 The current appearance of the site can be reviewed from the existing plans and elevations supplied with this application.
- 8.2 The widened dormers will be re-built to the same specification as the existing; lead clad dormer cheeks with a lead flat roof.

9. Access

- 9.1 The proposals make no change to the existing access arrangements.

10. Conclusion

- 10.1 By virtue of its design and detailing, the proposals demonstrate a **high standard of design**.

- 10.2 The following can be concluded:

- d) The principle of development is supported by the relevant planning policies within the Mid Sussex District Plan and The National Planning Policy Framework;
- e) The proposals will not have any detrimental impact to the immediate and wider conservation area;
- f) The proposals will not have any detrimental impact upon the amenity of the neighbouring properties.

- 10.3 The proposals therefore comply with the following policies of the Mid Sussex District Plan;

Policies DP26 and DP35 of the District Plan and the Council's adopted Design Guide (design principle DG37).