



CHARTERED
SURVEYORS

Design and Access Statement

Property:

101-123 Orchard Way
East Grinstead
RH19 1AU

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1.0 INTRODUCTION

This planning statement has been prepared in support of proposed external works at 101 – 123 Orchard Way, East Grinstead, RH19 1AU. The proposed works aim to enhance the safety, durability, and appearance of the property's exterior elements while maintaining consistency with the existing architectural character. The scope includes the renewal of existing timber balustrades on communal balconies with 2mm thick mild steel perforated panels held in place by SHS 25x25 balustrades. The installation of deep flow gutters to the property, providing an improved rainwater drainage solution and ensuring the effective collection and discharge of surface water from the roof areas. The private rear balcony balustrades will be renewed with materials and designs similar to the original specifications.

2.0 SITE AND CONTEXT

The property at 101-123 Orchard Way, East Grinstead, RH19 1AU, is part of a residential development situated within a suburban area. The site comprises a row of mid-20th century maisonette units, access pathways, and communal green spaces, maintaining a cohesive and functional layout for residents.

This includes replacing the existing timber balustrades with 2mm thick mild steel perforated panels held in place by SHS 25x25 steel balustrades. These modern materials were chosen for their durability, improved weather resistance, and minimal maintenance, while also providing a contemporary yet harmonious update to the building's exterior.

Installation of deep flow gutters to the property, providing an improved rainwater drainage solution and ensuring the effective collection and discharge of surface water from the roof areas.

Finally, the renewal of rear private balcony balustrades will use matching materials and design to uphold the uniform appearance and structural integrity of the development.

The proposed works aim to enhance the longevity and safety of the existing structures while ensuring the visual appeal and heritage of the property is respected.

3.0 PLANNING HISTORY

Reference	Description	Decision
GR/216/88	Erection of circular escape stairways (to connect existing access balconies).	Approved
GR/267/83	Conversion of existing maisonettes (13 no) each into 2 self-contained flats and provision of 16 parking spaces.	Approved
DM/24/2568	Renewal of existing timber balustrades with 2mm thick mild steel perforated panel held in by SHS25*25 balustrades. Redecoration of existing garage doors to match existing colour. Replacement of gable end garage doors like for like timber doors. Renewal of rear private balcony balustrades with like for like material and design. (Additional information received 11.12.2024)	Approved

4.0 DEVELOPMENT PARAMETERS

Several key improvements are proposed to enhance the building's functionality and longevity while maintaining its aesthetic coherence.

The existing timber balustrades will be renewed with 2mm thick mild steel perforated panels. These panels will be framed within SHS 25x25 (Square Hollow Section) mild steel balustrades to ensure stability and durability. The new design aims to complement the architectural style of the building, introducing a modern touch that requires less maintenance. In addition, the steel perforated panels and framework will comply with relevant safety and building regulations, ensuring the installations are safe and robust.

The proposed gutters will be integrated sensitively with the existing building and will be positioned to complement the property's architectural character. The works are considered appropriate to the site and its surrounding context, with the installation designed to minimise visual impact while improving the property's rainwater management and overall functionality.

The rear private balcony balustrades will be renewed with materials and a design that replicate the existing structure. This approach will maintain visual unity throughout the property while enhancing the balconies' structural safety. All replacement elements will adhere to current building and safety standards, and the chosen materials are intended to reduce future maintenance requirements.

Overall, these proposed improvements are intended to preserve the property's architectural character while addressing structural and maintenance considerations. The upgrades ensure that the development is both respectful of the original design and compliant with local building regulations.

5.0 RELEVANT PLANNING POLICY

The proposed works at 101-123 Orchard Way, East Grinstead, RH19 1AU, align with national and local planning policies aimed at preserving the visual character and appearance of residential developments, while also ensuring the long-term functionality and safety of structures.

1. National Planning Policy Framework (NPPF): The NPPF supports development proposals that make a positive contribution to local character and distinctiveness. The renewal of balustrades and balcony structures with materials that maintain the aesthetic quality of the existing building, such as the replacement of timber balustrades with mild steel perforated panels, aligns with these objectives by enhancing durability without compromising visual coherence. The like-for-like replacement of gable end garage doors and redecoration of existing garage doors further respects the framework's guidance to retain local character.
2. Mid Sussex District Council Local Plan: Policy DP26 ("Character and Design") emphasizes the importance of high-quality design that reflects the architectural style and character of the area. The renewal of private balcony balustrades with similar materials and designs support these requirements by ensuring continuity in design while improving the structural resilience and safety of the property. The proposed

gutters will be integrated sensitively with the existing building and will be positioned to complement the property's architectural character.

3. East Grinstead Neighbourhood Plan: This plan encourages improvements that maintain the heritage character of the area. By replacing original timber balustrades with durable steel alternatives and matching the existing design, the proposed gutters will be integrated sensitively with the existing building and will be positioned to complement the property's architectural character. the proposal aligns with the plan's aims of preserving the aesthetic identity of East Grinstead's residential areas.

In summary, the proposed works are consistent with planning policy objectives at both national and local levels, which prioritize maintaining the character and design of the area while enhancing the longevity and safety of residential structures.

6.0 SUMMARY AND PLANNING CONSIDERATIONS

This planning statement supports the proposed external works at 101 - 123 Orchard Way, East Grinstead, RH19 1AY. The project involves enhancing the property's safety, durability, and visual appearance, while retaining its architectural character. Key elements include:

- Renewal of existing timber balustrades on communal and private balconies, using 2mm thick mild steel perforated panels with SHS 25x25 steel balustrades for durability and a contemporary update.
- Installation of new deep flow gutters integrated sensitively with the existing building and will be positioned to complement the property's architectural character.
- Renewal of private rear balcony balustrades with matching materials and design to ensure a cohesive aesthetic.

These improvements aim to address structural aging and align with relevant planning policies for maintaining character while enhancing the longevity and safety of the development.

Design and Aesthetic Continuity

The proposed replacement of timber balustrades with steel materials is carefully selected to blend modern resilience with the existing aesthetic, aligning with Mid Sussex District Plan Policy DP26 and the East Grinstead Neighbourhood Plan. The design respects the area's character while improving structural integrity and weather resistance.

Local Planning Compliance

Given the change in material for the balustrades (timber to steel), planning permission is required for this element.

Heritage and Character Preservation

The proposed use of modern, durable materials that replicate the original appearance of the property's elements aligns with the National Planning Policy Framework (NPPF) goals. By focusing on aesthetic continuity, these works will preserve the architectural character,

enhance structural longevity, and ensure a minimal maintenance requirement, supporting the area's heritage identity as encouraged by the East Grinstead Neighbourhood Plan.

Structural Safety and Building Regulations

All proposed renewals are designed to comply with current building regulations, enhancing safety and structural stability for communal and private balcony areas. The updated materials and treatments also aim to reduce ongoing maintenance needs, supporting both durability and sustainability in line with best practices in residential design.

These considerations affirm the proposal's adherence to both national and local planning policies, with a focus on preserving the building's character, enhancing safety, and ensuring long-term sustainability.

APPENDIX A – PHOTOGRAPHS



Existing front elevation with front balustrades.



Existing Private balconies.