

ref: 295/das:

**Design and Access statement**  
**For**  
**Bramham Moor, Tylers Green, Cuckfield, West Sussex, RH17 5EA**

**Demolition of existing garage, removal of existing box dormer, rationalisation of all above-ground external mounted foul surface drainage pipes, construction of two storey side front and rear extension, single storey rear extension, new loft conversion with rear dormers and detached double garage together with all associated internal and external alterations**

## 1.0 Introduction

### Objectives and approach

The purpose of this design and access statement is to support the application for the consent sought on behalf of Mr & Mrs Henderson. The intention of this document is to ensure that the proposed alterations meet a high standard of design and workmanship and is appropriate for the property.

This application is being submitted for a full-householder application and comprises of the following:

- Demolition of existing garage
- Removal of existing box dormer
- Rationalisation of all above ground external mounted foul surface drainage pipes
- Construction of two storey side front and rear extension
- Construction of single storey rear extension
- New loft conversion with rear dormers
- Detached double garage

The approach for the design and appearance have been to adhere to the existing character of the house and continue with the inherent materials and features on the existing property with scope to explore some contemporary features and introduce a modern style and detailing.



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## 2.0 Site Use

The existing detached residential property is situated in a lane characterised by large detached buildings in generous plots. Some with detached garages. The proposals seek to increase the habitable floor area on the ground and first floor, but also replace the double garage with a stand alone detached garage towards the front of your plot.

## 3.0 Site Proposal

The proposed ground floor is 132m<sup>2</sup>.

The existing ground floor area is 108m<sup>2</sup> (of which 26m<sup>2</sup> is garage).

Net increase of habitable floor space of 50m<sup>2</sup> on ground-floor.

The client also wishes to create a double detached new garage of circa 36m<sup>2</sup>.

The proposed first floor is 105m<sup>2</sup>. The existing first floor is 66m<sup>2</sup>. Net increase of habitable first floor space is 39m<sup>2</sup> on the first floor.

The existing second floor area is 46.5m<sup>2</sup> (down to 600m ceiling height). The proposed second floor area is 30m<sup>2</sup> (down to 1.2m ceiling height). Net decrease of habitable second floor space 16.5m<sup>2</sup> on the second floor.



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#### 4.0 Layout

The current layout offers accommodation over three floors (ground, first & second).

The new layout seeks to re-visit the layout on all three floors. A double detached garage is also proposed in the front of the plot and this will be accessed from the existing driveway crossover.

The staircase internally is central and blocks a lot of the far-reaching view as well as not having adequate guarding across the tall window. Therefore, the proposed layout seeks to remedy this with a new staircase in an alternative position,

#### 5.0 Scale

The proposal has been developed with consideration and taking into account the neighbouring context so as to ensure the proposals look in proportion and do not encroach beyond planning guidance extents. The decision to increase the distance between the mutual boundary and the house has been taken to ensure that the visual separation is still apparent between Bramham Moor and Tylers.

#### 6.0 Landscaping

Where works affect the existing planting, patio & driveway; areas will be retained and modified as far as possible. Other boundary treatments will be fence-panels where the new extension external walls are moved away from the neighbouring boundary with planting and fencing retained and modified thereafter beyond the extents of the extension.



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## 7.0 Appearance

The existing property is currently built using the following materials  
walls; face brickwork & tile hanging  
roof; clay & concrete plain tiles  
doors and windows; timber & aluminium  
gutters and downpipes; black pvc-u

The proposal is for the following materials  
walls; face brickwork & tile hanging  
roof; clay plain tiles  
door and windows; powder coated thermally broken aluminium  
gutters and downpipes; black pvc-u

The property is a Harold Turner house built in the mid to late 1920's in the Sussex Farmhouse 'vernacular' with references to the Arts & Crafts showing within features such as the windows, chimneys and detailing including the high quality of the interior material fixtures & fittings. Historically, the windows would have had some stained glass & clay tiles for window cills.

## 8.0 Access

The pedestrian access and car access to the property will remain unchanged.

## 9.0 Sustainability

The design has been considered to include ways to incorporate passive sustainable elements within the extension. Recycling of materials will be included and maximised as much as possible.

## 10. Conclusion

Overall, it seems that the proposal would not be out of scale or out of character with this area. The proposed works seek to provide the increased habitable space required, reflecting the needs more suitable for modern day living.

## MID SUSSEX DISTRICT PLAN

### DP26 CHARACTER AND DESIGN

Strategic Objectives

2. To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence.
4. To protect valued characteristics of the built environment for their historical and visual qualities.
12. To support sustainable communities which are safe, healthy inclusive.

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The urban grain along Tylers Green & Butlers Green is characterised with several examples of detached garage buildings within the front of the varying plots, screened with vegetation from the road.

## **HAYWARDS HEATH NEIGHBOURHOOD PLAN**

### **E9: DEVELOPERS MUST DEMONSTRATE HOW THEIR PROPOSAL WILL PROTECT AND REINFORCE THE LOCAL CHARACTER WITHIN THE LOCALITY OF THE SITE**

This will include having regard to the following design elements:

- Height, scale, spacing, layout, orientation, design and materials of Buildings,
- Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site,
- Creates safe, accessible and well-connected environments that meet the needs of users,
- Will not result in unacceptable levels of light, noise, air or water pollution,
- Makes best use of the site to accommodate development,
- Car parking is being designed and located

The access and approach to the house is retained with good visual screening from the road and a pair of gates are proposed. The garage has been sited to as to afford parking in front of the building too.

### **H9 Extensions to existing dwellings will be permitted where it meets the following criteria:**

- The scale, height and form fit unobtrusively with the existing building and the character of the street scene.
- Spacing between the buildings would respect the character of the street scene.
- Gaps which provide views out to surrounding countryside are maintained.
- Materials are compatible with the materials of the existing building.
- The traditional boundary treatment of an area is retained and, where feasible reinforced.
- The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

The design appears subservient to the original house & respects the character, materials & features inherent within the property.

## **DP39 Sustainable Design and Construction**

### **Strategic Objectives**

- To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change. Evidence Base: Gatwick Sub Region Water Cycle Study, West Sussex Sustainable Energy Study, Mid Sussex sustainable Study.

Please see associated flood risk assessment.

## MID SUSSEX DESIGN GUIDE -SPG

### DG46 Provide attractive and usable external amenity space for all homes

The driveway, gates and parking area, together with opening up a side access alongside the extension, will be landscaped together with planting accommodated around the existing trees.

### DG47 Consider your neighbours. Make sure the proposed extensions to not intrude upon a neighbour's privacy

The design ensures no windows are overlooking the neighbouring property. On the first floor a side window is proposed for the principle bedroom en suite which will have obscured glazing.

### DG48 Extensions should be subservient to the scale, form and massing of the original building

The ridge height of the extension is lower than the original house as the design incorporates a crown roof to ensure the scale and massing is subservient to the original building.

### DG49 General principles for extensions

- 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.

This has been demonstrated in a more sympathetic design solution to work within the character of the original roof. The new side extension is subservient to the original building.

### DG50 Front & Side Extension

- 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.
- Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building.  
The gaps between dwellings can sometimes positively contribute to articulating and adding interest in a street frontage or be providing views/visible connections to the surrounding countryside. Side extensions will therefore, need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view.

The lower ridge and hipped end respond to the need to visually ensure the property keeps an occupied distance away from the neighbouring property. Notwithstanding that the side extension is proposed to increase the separation distance than the current proximity.

#### **DG51 Rear Extensions**

- 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 building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.

The design at the rear of the property expresses a more contemporary expressed with a more modern glazing so as not to compete with the Turner style. The tile hanging detail and gable dormers are a variation to the hipped dormers at the front of the property.

#### **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 a dormer windows and rooflights to provide light and ventilation. However, if they are not of scale or out of character with the roofscape and proportions of a 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.

The previous loft conversion and large 'box' dormer completed the previous owners has been totally re-visited and now the proposal offers a design more respectful to the character of the original roof. It does, in fact, offer a more limited amount of useable space, but on balance, the appearance outweighed the merits of space here.

#### **DG53 Principles for conversions of traditional buildings with heritage value**

- This guidance applies to traditional buildings that may be statutorily listed or unlisted with local heritage value.

The primary objective of all conversions of traditional buildings must be to retain the character and appearance of the original building, and its defining architectural characteristics.

This guidance has been considered and the proposals demonstrate a design that respects the architectural value of the Turner House.

## NATIONAL PLANNING POLICY FRAMEWORK

### Paragraph 8. Achieving sustainable development

The proposals are mindful of all three core principals; social, economic and environmental factors.

### Paragraph 50 Presumption in favour of sustainable development

These proposals give no reason that the design has not demonstrated that it can satisfy this presumption.

### Paragraph 135 Planning policies and decisions should ensure that developments:

- a. Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
- b. Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- c. Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)

The proposals are mindful, and adhere, to this policy.

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