

79-81 Rear Cottage, High Street,
East Grinstead

Planning Statement



B+C ARCHITECTURE

This statement has been prepared to support the Planning application for the part conversion of the existing office space to form 1 no flat.

This is to read in conjunction with the supporting drawings and documents provided with the planning submission. This statement describes how we have examined the existing planning and physical context of the site.

From the examination of the context, the statement explains the rationale and reasoning for our proposal and describes how we have approached and designed a scheme which will enhance the local area and be respectful to the local context and character.

To help focus on the design process, the following recommended CABE guidance will be utilised;

- The site and location**

- Use**

- Amount**

- Layout**

- Design**

- Site Context**

- Conclusion**

The Site And Location

The site is located on the High Street, East Grinstead and is within walking distance of the town centre.

The site has the benefit of numerous public transport links including a railway station with a direct link to London.

The building is grade 11 listed and in the conservation area.

The existing property was built circa 1900 and has had numerous usages most recently been used as office and is currently vacant.

The majority of the surrounding properties in close proximity are a mix of commercial on the lower floors with converted flats above.

The planning application seeks to convert the space to a self contained flat with independent access.



Use

The existing property was built circa 1900 and has had numerous usages and is currently part of a funeral directors.

The proposed works would create 1no flat in a residential area close to the town centre.



Amount

The application seeks to convert the existing rear office space to form 1no flat.

The proposed alteration will be internal to ensure the external appearance and character of the building is maintained.

There will be no removal of original walls internally.



Layout

The application seeks to convert the existing office space to form 1no flat.

The layout of the proposed flats is such as to allow each habitable room the maximum amount of natural light whilst still maintaining the privacy for both the proposed and surrounding properties.

The flat will have its own independent access utilising the existing rear door.

The site is located in an existing built up residential area with good local facilities.



Design

The external appearance would be retained as existing with no changes and accessed via the existing rear private courtyard door.

The existing internal layout will be retained with only minor alterations to non original walls.

The existing footprint of the house will not be increased with the alterations limited to the above.



Site Context

The site is located on the High Street, East Grinstead and is within walking distance of the town centre.

The surrounding properties are predominately commercial usage on the ground floor with flats on the upper floors.



Conclusion

The proposed conversion of the existing building will create 1 additional flat in a sustainable residential area.

The proposed works will in no way alter either the external or internal appearance.

The alterations and design is sympathetic to the original building.