

DAVID JENKINS DESIGN

RIBA CHARTERED ARCHITECTS



RED HOUSE, CUCKFIELD ROAD, STAPLEFIELD, RH17 6ET

PROPOSED EXTENSIONS & ALTERATIONS TO  
EXISTING HOUSE AND EXISTING GARAGE/ HOME OFFICE

DESIGN & ACCESS STATEMENT

MAY 2025  
ISSUE 1

## INTRODUCTION

Client – Mr B & Mrs M Drake

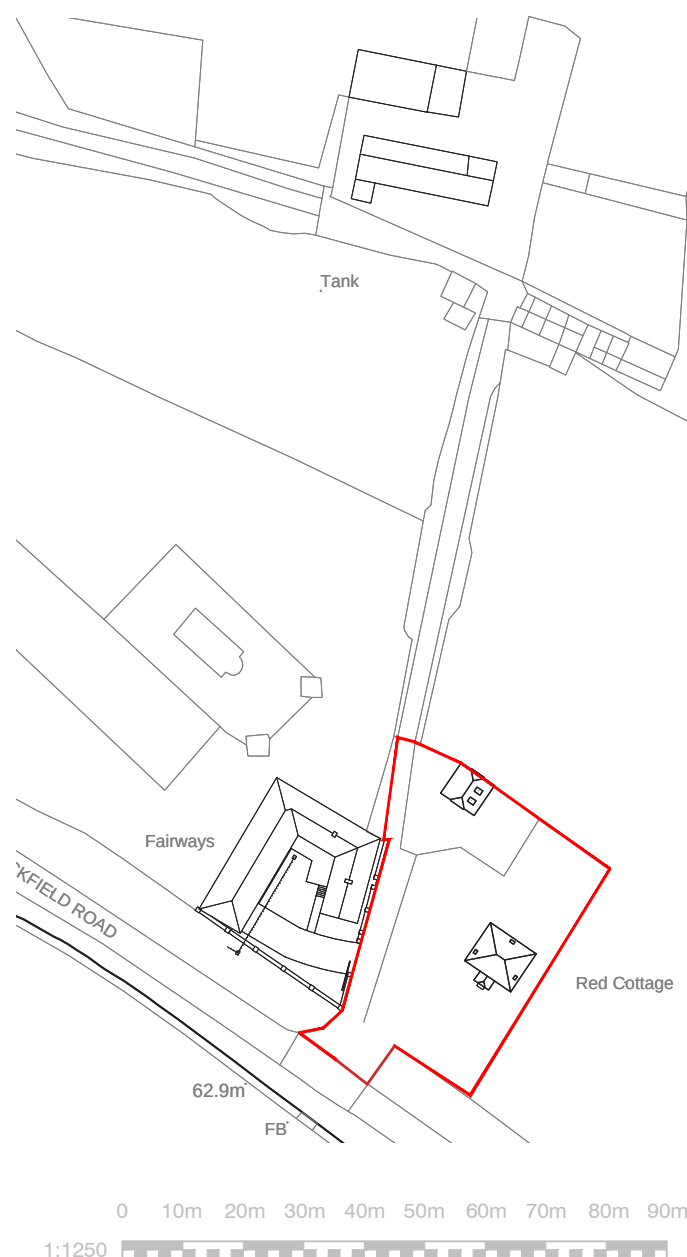
Site Address - Red House, Cuckfield Road  
Staplefield RH17 6ET

Red House is a detached dwelling believed to have been built during first half of 20th century, with earliest evidence of the house seen on historic mapping from 1950's. The site is not within the Staplefield Conservation area, within flood zone 1 and the High Weald AONB; the dwelling is not listed. In 1990 under application ref number CD/69/89 a two storey rear & single storey side lean-to extension to the house, was granted planning permission. The permission was never implemented, therefore the current applicant is looking to extend and alter the house and garage / home office outbuilding to meet future needs and improve the property's thermal performance.

The original 'front' entrance to the house faces what is currently the rear garden to the south and is no longer connected to a path from the main road, nor has any connection to existing parking arrangements / garage. This makes the approach to the property confusing for visitors, leading them to use the rear door as the main entrance. The existing staircase is steep, narrow and accessed off two internal rooms rather than a central hallway, limiting natural daylight and flow of circulation spaces.

A pre-application was submitted under reference DM/24/1319, where an original scheme was submitted (p4). After a meeting with the planning and conservation officer, an amended scheme was submitted. This included portions of flat roof on the house extension at ground floor and a monopitch extension on the garage/outbuilding. These changes were seen as unsuitable for the character of the house and location, therefore the proposed planning application scheme reverts back to proposing pitched roofed extensions therefore creating a more coherent form.

The original part of the house will maintain a traditional appearance with clay tiled roof, tile wall hanging and first floor with white painted brick at ground floor. Existing sliding sash windows will be replaced with new sliding sash windows of better thermal performance, existing walls will be insulated externally and have clay tile hanging at first floor with white painted render finish at ground floor. The extensions will have a contemporary appearance, with black timber cladding and a brick plinth. Proposed glazing will be plain casement windows and have 'vertical' proportion reflecting the existing windows. This will help form a separation between the existing house and new additions, keeping the integrity of the original house.



LOCATION PLAN

1:1250 @ A3



Aerial Image  
Not to scale



- 1 - Red House
- 2 - Garage with Home office
- 3 - Parking zone for Red House
- 4 - Neighbouring property
- 5 - Shared drive entrance

## EXISTING PHOTOS



1. View from Rose Cottage Lane



2. View from Cuckfield Road



3. Approach to parking zone via shared drive/ right of way



4. View of house, garage/ home office

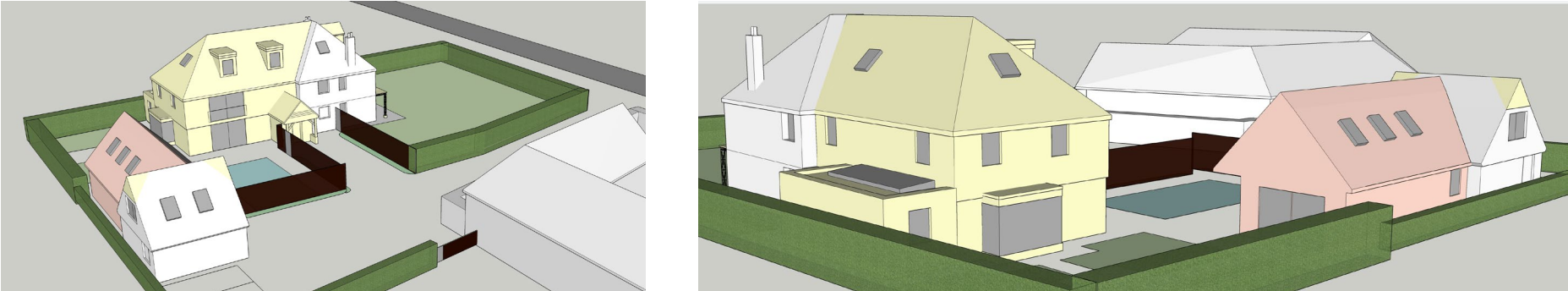


5. Garage/ home office



6. Garage/ home office & house from parking zone

# PRE-APPLICATION FEEDBACK



The adjacent images show the original proposed scheme under pre-application DM/24/1319. The planning officer’s feedback (below) was based on this proposal and a later amended scheme:

## House Extension feedback:

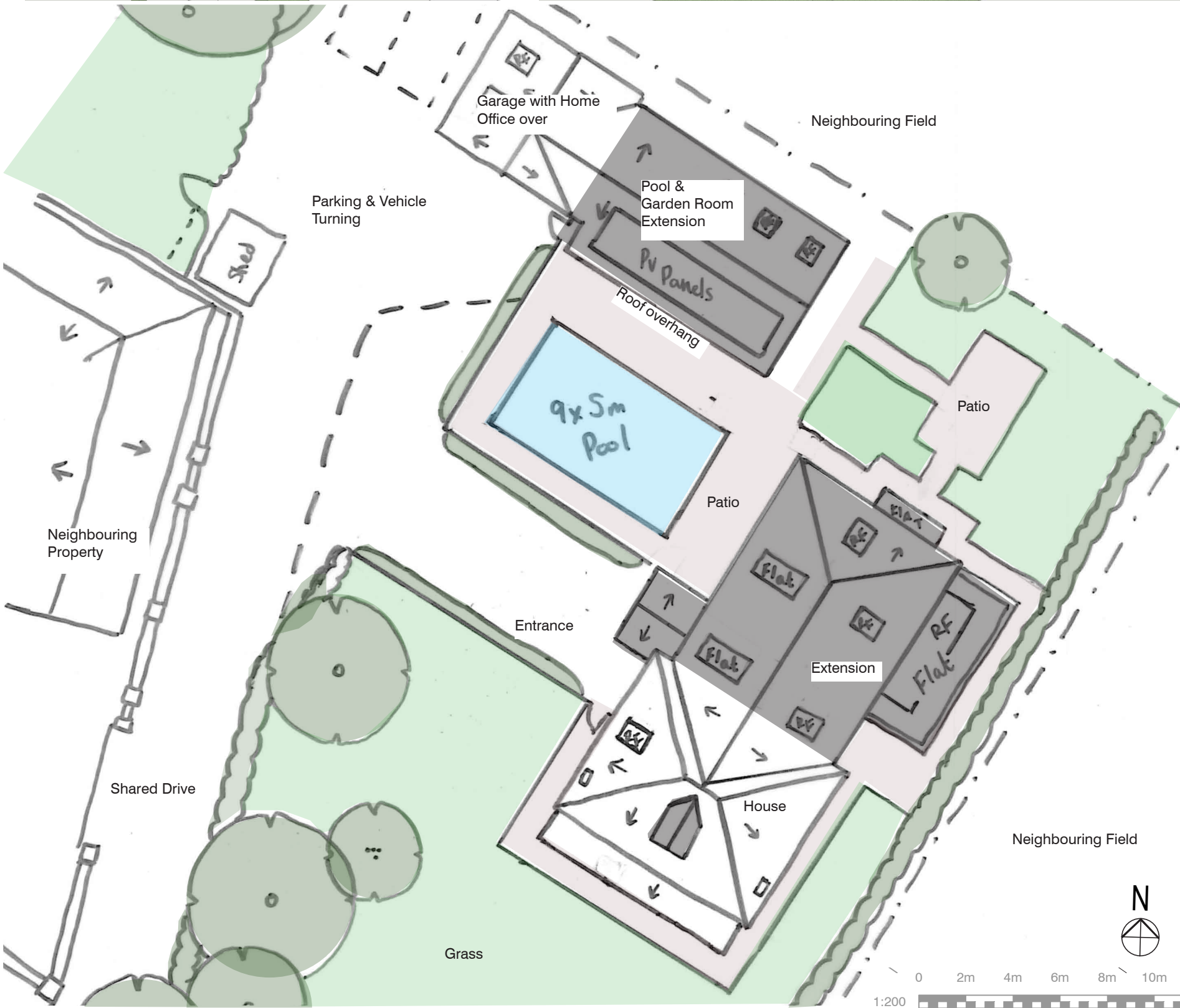
*‘The extensions, both individually and combined, would overwhelm the original dwelling and would be the more dominate element of the property The single storey extension would include a large expanse of flat roof which would wrap around the proposed two storey extension, which does not reflect the existing traditional form and appearance of the dwelling. The portion of first floor extension that includes the gallery and staircase protrudes beyond the side elevation of the dwelling which results in a uncomfortable junction with the roofslope of the original dwelling.’*

## Outbuilding feedback:

*‘With regards to the extension to existing outbuilding concerns were raised by the form and size of the extension and it was suggested that a smaller and separate building is considered. The amended plans still include the proposal as an extension, although with now with a glazed link, and is of a substantial footprint. The extension now includes a mono-pitched roof with a shallow slope and solar panels which are angled in a opposite direct to the roof. The expanse of the roofslope in combination with the position of the solar panels would fail to reflect the rural character of the area and would not protect the setting of the Conservation Area.’*

Following the pre-application feedback our aim is to:

- Reduce the overall bulk and mass of extensions on the house and garage from originally proposed scheme
- Revert to a traditional form and appearance for both extensions
- Remove the first floor staircase projection and keep it centrally in the house



## UPDATED SCHEME



The following diagram highlights the changes made in response to the pre-application feedback:

**A** - Compared to the original scheme, the footprint has been significantly reduced. Flat roof extension has been removed based on the feedback from the amended scheme and replaced with a pitched roof wrap-around extension.

**B** - Compared to the original pre-app proposal for the garden room extension to garage, the footprint made smaller, eaves and ridge heights lowered has been in relation to the original garage. Although a glazed link was suggested at pre-application stage, there would be technical difficulty in connecting the glazed link against the existing pitched tiled roof on the garage

**C** - The staircase has been kept in the centre of the property. This allows the previous first floor projection in the amended scheme to be removed and a ground floor entrance porch proposed instead.

The overall appearance of the updated scheme results in extensions which are subservient to the existing house and garage when compared to the original pre-application proposal; therefore keeping the integrity of the original house.

## MATERIAL EXAMPLES



Clay tiles to match existing



Traditional porch



Zinc dormer



Zinc roof/canopy



Glazing



Timber cladding

## VIEWS FROM ROSE COTTAGE LANE



1. View from Rose Cottage Lane with proposal



2. View from Cuckfield Road with proposal

## APPEARANCE AND SCALE

Extensions to the house and outbuilding are proposed due to the applicants need for a larger space with better circulation / layout to enhance their living environment and provide better garden amenities.

**Principle DG49** in the **MSDG** states ‘*extensions should 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*’ and should ‘*complement and coordinate with the scale, form and massing of the original dwelling*’.

**Policy DP26 & DP35** in the **MSDP** has the objective to ‘*promote well located and designed development*’ and a development that ‘*retains their separate identity and character and prevents coalescence*’ helping to ‘*protect valued characteristics of the built environment*’. **DP35** also specifies that new extensions should be ‘*sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials*’.

**AS3** in the **ASNP** requires schemes to ‘*demonstrate how they meet the objectives of the High Weald AONB Management Plan*’. **Objective S2** within the **AONBMP** states development should ‘*enhance the architectural quality of the High Weald and ensure new development reflect the character of the High Weald in its sitting, scale, layout and design*’.

The design submitted complements the existing buildings by ensuring a similar pitched-roof form and smaller building footprint than previously shown are proposed, with lower ridge heights over proposed extensions than existing ridge heights. The proposal aims to use clay tile wall hanging on the existing house and more contemporary materials (timber cladding) on the extensions, reflecting local characteristics of the High Weald. This change in material also prevents coalescence of the existing and proposed, keeping a clear distinction between the two and allowing the original building to remain the dominant element.

The following shows how the scheme meets the current planning policies within the documents listed below:

- Mid Sussex District Plan (MSDP)
- Ansty and Staplefield Neighbourhood Plan (ASNP)
- Mid Sussex Design Guide (MSDG)
- High Weald AONB Management Plan (AONBMP)
- National Planning Policy Framework (NPPF)

## LANDSCAPE & ENVIRONMENT

**Policy DP12** in the **MSDP** state proposals should aim to ‘*protect valued landscapes for their visual, historical and biodiversity qualities*’.

Objective **AS10** in the **ASNP** highlights that ‘*development proposals within the Staplefield Conservation Area, or that would affect the setting of the Conservation Area, must demonstrate that they have properly addressed the requirements of the NPPF*’. In the **NPPF, paragraph 8C** similarly to **DP12** states ‘*protect and enhance our natural, built and historic environment.*’

**Policy DP16** in the **MSDP** and objective **AS3** in **ASNP** both highlight the importance of the **AONB**, stating to protect ‘*valued landscapes for their visual, historical and biodiversity qualities*’ and ‘*conserve and enhance the natural beauty of the AONB*’.

**Policy DP35** in the **MSDP** also discusses the landscape and how ‘*open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character.*’

The Preliminary Ecological Appraisal show the proposal would have very minimal impact on local wildlife, existing habitats and surrounding landscape. The site boundary has high hedges that help screen the proposal and the first floor extension on the house is not in line with existing external walls of the house, therefore minimising visual impact from Cuckfield Road. The location of the proposed extensions are to the north of the property, therefore the original ‘frontage’ of the house is retained.

Land between Red House and Rose Cottage Lane has an open field with tall hedges and trees as seen on pg 7 of this report. The south portion of Rose Cottage Lane is between 150m - 175m from the applicant’s site and the proposed extensions are set at a lower ground level than the existing garage, meaning there would be minimal visual impact when the site is seen from Rose Cottage Lane.

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