

19 ESTCOTS DRIVE,
EAST GRINSTEAD,
RH19 3DA

DESIGN & ACCESS STATEMENT
APRIL 2025



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1.0 INTRODUCTION

This statement has been prepared by Ascot Design Ltd to accompany a planning application for the erection of 2 No. one and half storey semi-detached dwellings with shared vehicular access.

It has been produced in accordance with guidance published by the Commission for Architecture and the Built Environment (CABE) and covers the following:

- An analysis of the site as existing, the immediate area and the wider context.
- A design process is followed to reach the final design solution, covering the subjects of Use, Amount, Layout, Scale, Landscaping, and Appearance. It considers the constraints of the site and relevant local and national planning policies to demonstrate that the proposed scheme is well conceived with the aim of integrating with its surroundings.
- Considers accessibility within the site and the proposals relationship to transport links in the surrounding area, as well as inclusive access for the elderly and the disabled. It justifies the location of pedestrian and vehicular access points to the site and establishes accessibility to public transport.

It should be read in conjunction with all other reports and correspondence submitted with the application.

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2.0 CONTEXT

2.1 SITE LOCATION & CONTEXT

The proposed development site in East Grinstead is a side residential garden to 19 Escot Drive, a detached house dating from the later part of the 20th century. Although now the garden to no.19, it was previously part of the gardens to Estcots Farmhouse, which lies directly to the north, and retains features dating from that period including an ornamental pond. Estcots Farmhouse is a Grade II listed building dating originally from 16th to 17th century. There are a number of other buildings surviving from its former farmstead, including Estcots Barn (separately Grade II listed) which is located directly to the east of the house, a range of outbuildings to the south of the barn (which may be regarded as curtilage listed), and Estcots Cottage, to the north.

All the above mentioned heritage assets lie within the Estcots Conservation Area, although 19 Estcots Drive and the proposed development site are outside this boundary.

The plot has a frontage to the south onto Estcots Drive, where there is a close-boarded fence with planting behind. To the west, against No.17 the boundary comprises a high brick wall. The northern boundary comprises a 2m high wall behind which is a dense growth of planting.

There are several level changes within the site. The natural topography of the area slopes down to the east and south. The site comprises ornamental stone pond, and terraces with steps.

The surrounding area consists of predominantly residential properties which are characterised by a variety of external materials. Properties within the area are either semi-detached or detached properties with defined curtilages. There are several trees and hedgerows within the surrounding area which give a verdant appearance to the area.



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2.2 THE SITE AND LOCAL CHARACTER - ESTCOTS DRIVE



THE SITE - STREET VIEW



THE SITE - SOUTH WEST VIEW



THE SITE - SOUTH EAST VIEW (No.19)



THE SITE - WEST VIEW



THE SITE - WEST VIEW (No.17)



THE SITE - NORTH VIEW

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GRADE II LISTED ESTCOTS FARMHOUSE



GRADE II LISTED CONVERTED BARN



ESTCOTS COTTAGE



COLLEGE CLOSE TO WEST OF THE SITE



Nos. 19 & 21 ESTCOTS DRIVE

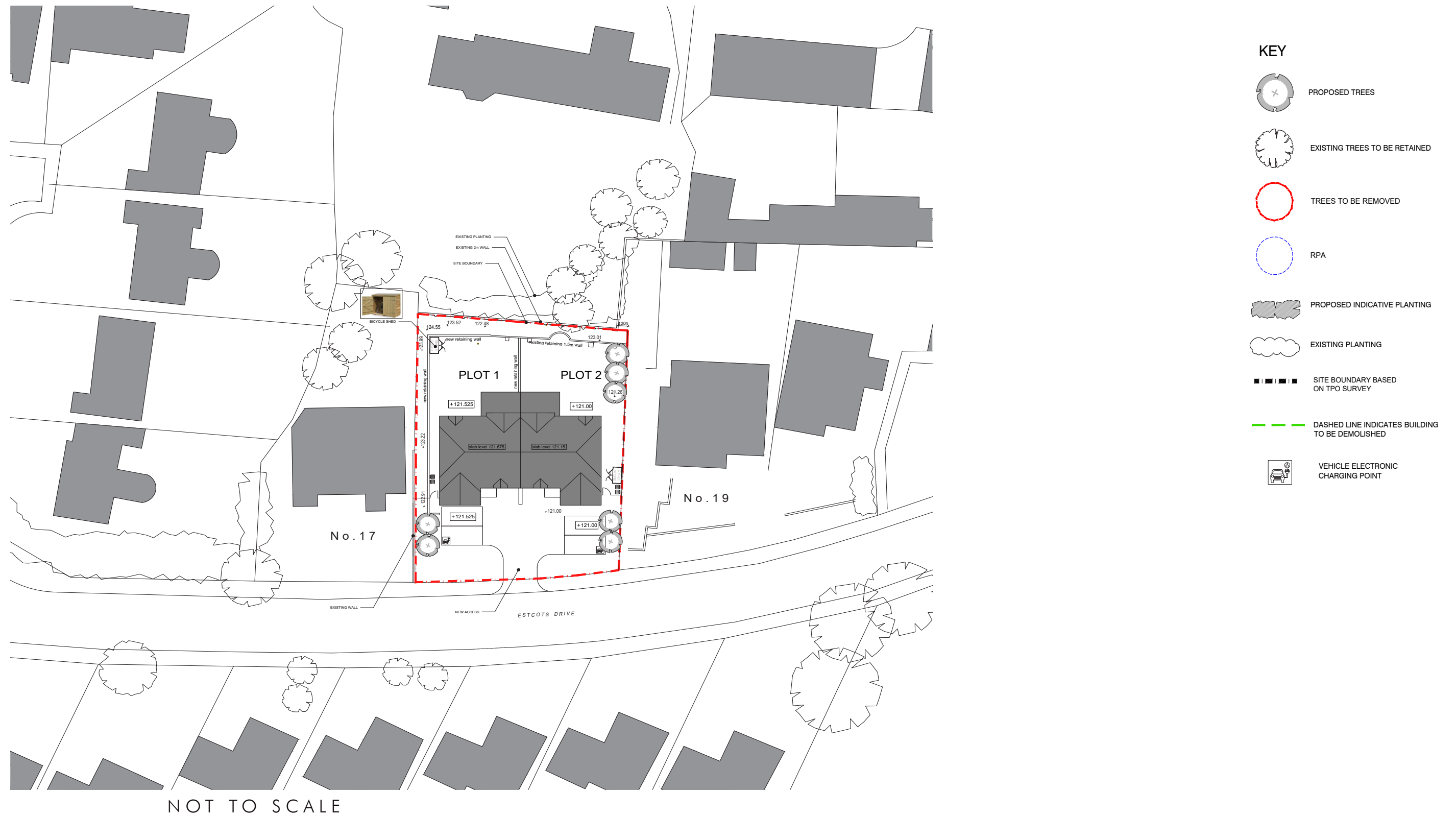


No. 17 ESTCOTS DRIVE

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3.0 DESIGN

3.1 PROPOSED SITE PLAN



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3.2 PROPOSED FRONT ELEVATION



PROPOSED FRONT ELEVATION

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3.3 PROPOSED MATERIALS



CLAY ROOF TILES



RED MULTI BRICK



BRICK ARCH
WINDOW HEAD



TIMBER CLADDING



DARK GREY
WINDOWS



POROUS
DRIVEWAY



TIMBER PORCH

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3.4 THE PROPOSAL

The application proposes the erection of 2 No. one and half storey semi-detached dwellings with shared vehicular access from Estcots Drive.

The proposal fully takes into account local and national planning policies, and the context of the site and surrounding area. The plans and reports submitted with the application have been carefully prepared to ensure accordance with planning policy, and a fully comprehensive development proposal.

3.5 THE DESIGN

The proposal is for the erection of 2 No. semi detached dwellings with shared access from Estcots Drive.

The proposed dwellings are one-and-a-half storeys in height, with the upper floor partially contained within the roof space. This design allows the buildings to respond to the topography in relation to No. 19 while ensuring they do not appear too tall compared to the bungalow at No. 17.

Due to level changes within the site, further terracing will be required, including cutting into the western part of the site and replacing the existing retaining wall with a new one. Plot 1 will have a slightly higher ridgeline than Plot 2, reflecting the natural slope that descends to the east.

Most of the existing garden features will be removed; however, the 1.5m-high stone retaining wall, which supports the gravel terrace where the boundary fence against Estcots Farmhouse stands, will be preserved. This includes the semi-circular niche with steps that once led to a higher garden level, now separated. Retaining these elements will help preserve a sense of the site's historical connection to the land behind.

The dwellings will be of high-quality design and will contribute positively to the surrounding area.

As the site border to the the Estcots Conservation Area, this submission is supported by a separate Heritage Statement.

(A) AMOUNT

The proposal is for erection of two one and half storey semi-detached dwellings with shared vehicular access.

(B) LAYOUT

The proposed dwellings are centrally located on the site, aligned with the neighboring buildings. This positioning allows for good sized gardens for each property. There will be no loss of amenity for adjacent residents, nor will it impact views from Estcots Drive.

(C) SCALE

The design approach aims to create new dwellings that reflect the site's context and the surrounding area in terms of size, siting, scale, height, and depth. The scheme is designed to harmonize with and respect neighboring properties and private amenity spaces.

(D) APPEARANCE

The proposed dwellings blend traditional barn-style design with modern touches. They feature clay tiles, dark grey timber cladding, and brick details, including arches and sills around the casement windows. A timber-clad gable with full-size windows serves as the focal point, adding character and light. A discreet porch and a first-floor dormer complete the design, while large casement windows on the upper level give the building a contemporary feel.

(E) LANDSCAPING

The proposed scheme reflects the character of the immediate context and topography of the site.

Due to level changes within the site, further terracing will be required, including cutting into the western part of the site and replacing the existing retaining wall with a new one.

3.6 ACCESS

The proposed dwellings will be served by a new shared access providing for each plot 2 parking spaces.

4.1 SUSTAINABLE DESIGN

The proposal has been designed to potentially accommodate of the following:

- Air source heat pumps and/or solar thermal panels where appropriate
- Heat Recovery System
- Under Floor Heating

4.2 ENERGY EFFICIENCY

To minimise heat loss from the proposed dwelling and to maximise the efficiency, the proposal will incorporate the following:

- Insulated roofs, walls and floors.
- Double glazed windows
- Ventilation incorporated onto the design to avoid condensation.
- Energy efficient lighting

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- Natural daylight to all habitable rooms

Domestic appliance ratings will follow the CfSH requirements of:

- A+ Fridge Freezer
- A rated dishwasher & washing machine
- A rated tumble dryer

4.3 WATER RESOURCE MANAGEMENT

To minimise the use of water, the proposal will incorporate the following:

- Water saving devices, such as dual flush /low flush toilets
- Rainwater harvesting such as water butts and storage tanks

The development will include the use of rainwater harvesting via the provision of water butts and will also include internal restricting devices such as flow restrictors on taps and dual flush toilets to achieve water usage per person of 120 litres a day.

4.4 FLOOD RISK MANAGEMENT

The application is not situated within Flood Zones. To minimise the surface run off and promote permeability, the following will be incorporated:

- Soakaways for surface water drainage
- Permeable surface driveway

The development will incorporate the requirements of SUDS hierarchy, by disposing of as much storm water drainage on-site as possible. Any shallow infiltration available will be utilised by the provision of the permeable road surfaces and the run off from the proposed building will be dispersed via soakaways, located on site at a depth determined by the best available percolation rate. The run off rate achieved will be in accordance with stipulated EA requirements.

4.5 BIODIVERSITY

The proposal will retain existing trees and hedgerows where possible. Additional planting can also be proposed.

4.6 WASTE RECYCLING

The proposal will encourage responsible waste recycling and in the following ways:
Adequate space exists for storage of waste and recycling containers with a refuse and recycling collection point provided near the site entrance.

Adequate space exists on the site for composting facilities.

4.7 SUSTAINABLE TRANSPORT

The site is located within the defined urban area of East Grinstead. It is in a sustainable location, being located close to a range of shops and other local facilities. The site is also approximately 0.8 mile from East Grinstead Railway Station.

The proposed site layout provides safe movement for pedestrians and cyclists.

4.8 SUSTAINABLE CONSTRUCTION

Materials will be, as far as possible, environmentally friendly and the 'Green Guide' and BRE publication 'Methodology for Environmental Profiles of Construction Materials' will be consulted. Timber will be obtained, where possible, from certified sources.

A waste separation and disposal policy will be operational for the duration of the site construction.

5.0 SUMMARY & CONCLUSION

The proposal is for erection of 2 No. semi-detached dwellings of a very high quality in architectural terms with associated access, parking and landscaping.

- The application site falls within a location where the principle of redevelopment is acceptable.
- The siting of the new dwellings has taken into account the topography of the site and positioning of adjacent dwellings and ensures that the proposal would not result in any loss of amenity to occupants of adjoining properties.
- The proposal provides for a form of development that is in respect of adjoining Estcots Conservation Area. The proposed dwellings will be of a high standard of architecture, finish and landscaping, therefore will enhance the existing street scene significantly and add positive value to existing area.
- The majority of existing trees and other significant landscape features will be retained where possible and will be further enhanced.
- The site is accessible to public transport modes and provides for unrestricted access to the elderly and disabled.



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