

DESIGN & ACCESS STATEMENT

**Site: Barrington House, Portsmouth Wood Drive,
Lindfield**

Context

This is a Design and Access Statement in accordance with statutory requirements and subsequent guidance and is to be read in conjunction with the submitted drawings.

This statement accompanies and supports an application being made to Mid Sussex District Council in respect of installation of solar PV panels positioned on the ground on the existing bank adjacent to the garage and dwelling to service the dwelling with sustainable energy.

The proposal has been carefully designed so as to respect the local environment, accord with relevant adopted development plan policies and provides a suitable location for the panels.

Amount

Currently the site consists of the existing dwelling, garage, hardstanding and curtilage.

The site is set within policy objectives and is within the village of Lindfield, please see the included proposed drawings, site and location plans.

Layout

There is currently ample garden for the property, with the main garden areas to the north, west of the property.

Very careful consideration has been given to the proposal, the design of the proposal ensures that the setting and impact on the neighbouring properties is no worse, this is assisted by the retention of all the existing boundary hedges.

The position of the proposed PV panels on the ground within an unused area of the garden ensures retaining the originality of the main house and the main garden areas.

Scale

The application site is within the village of Lindfield. The scale of the proposal has been specifically designed to protect the character of the existing dwelling by positioning the panels on the ground and within an area of the unused section of the garden which is surrounded by a low hedge.

The proposal will create a more usable and sustainable home for the applicants needs.

Landscaping

The design takes into account all the features within the site. Therefore the existing curtilage will be retained and the relationship between this and the proposal will remain with the current ratio.

Appearance and Design

I have taken into account maintaining the visual aspect of the area respecting both the design and scale of the existing house. We have been very careful when considering and designing the proposal, by positioning the required amount of PV panels on the ground in an unused area of the rear garden. This is also helped by an existing low level perimeter screen hedge, which will hide the panels from view. The panels will be substantially hidden when viewed from any neighbouring properties or the highway, please see the submitted drawings.

Access

Parking provision is included in the layout as existing, with parking for at least 4 cars. There is sufficient space to enable emergency vehicles to easily reach the property. The site is on fairly level ground therefore pedestrian access is easily accessible to the front and rear entrances from the parking area.

History, Policy Approach and Conclusion

This proposal is an appropriate response to creating sustainable energy for the family house by setting the PV panels on the ground in the rear garden, whilst maintaining the original character of the dwelling. Full consideration has been given to determining the detailed design with regard to Government Guidance and Local Development Plan Policies.

