

ECE Architecture

Design and Access Statement - Addendum

**Land South of Hanlye Lane,
Cuckfield**

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Project Name:	Land South of Hanlye Lane, Cuckfield
Location:	Land South of Hanlye Lane, Cuckfield
Client:	Sigma Homes
File Reference:	7343/D04_1

Issue	Date	Author	Checked	Notes
P1	30.01.24	LP	AK	First Issue
P2	10.05.24	JY	AK	Landscape update
P3	18.06.24	JY	AK	Planning issue

Introduction

This addendum has been prepared in association with the scheme at Land South of Hanlye Lane, Cuckfield and the submitted Planning Application (DM/23/2610). Following a Design Review Panel held on 5th December 2023 changes have been made to enhance the overall scheme. The outline of changes is discussed in this addendum document alongside the associated substitute drawings.

Scheme Description

This document references the residential development for 50 dwellings with vehicular and pedestrian access, car parking, open space, play space, landscaping and all other associated works at Land South of Hanlye Lane, Longacre Crescent, Cuckfield

The Site

The application site is located to the north-east of the village of Cuckfield in West Sussex. It is situated to the south of Hanlye Lane with this road forming the northern boundary. Existing development is present to the west of the application site with pasture land to the south and east. The site is located approximately 3 miles from the A23 and 1.8 miles north-west of the centre of Haywards Heath. Cuckfield Village centre is less than a mile to the south-west and can be easily walked via several different routes.

The application site is largely comprised of horse-grazed pasture, bordered by mature hedgerows and woodland. Scrub has been allowed to develop in many areas. The site has the potential to form a key part of the local green infrastructure with the correct landscape strategy. (Please refer to DAS for full site description)

Design Response

The application was submitted to Mid Sussex on 6 October 2023, and a Design Review Panel (DRP) took place on 5 December 2023. Feedback from the DRP was positive, welcoming the non-pastiche architecture, which draws on the richness of Cuckfield's vernacular, outlining that the proposal will have a 'sense of place.'

As the DRP followed the planning submission, we have sought to address the key points raised by the panel along with comments from Mid Sussex consultees. The Proposed Site Plan has been amended to address these comments, and is supported by the following alterations:

- Improvements to the landscaping strategy and enhanced planting following comments from the Urban Designer, DRP and Landscape Consultant.
- Provision for Veteran Tree offsetting to the south following comments from the Tree Officer.
- Improvements to the road layout, pedestrian-friendly access and cycle stores following comments from West Sussex County Council Highways Officer.
- Updates to the Tenure Plan following comments from the Housing Officer.
- Updated sustainability details following comments from the Urban Designer and Design Review Panel. Including additional PV panels.
- Additional play space, resting space and LAPs that can be naturally surveyed added following comments from the Design Review Panel, Urban Designer, Landscape Consultant and Community Facilities Officer. Including LAP added to the area next to the scout hut.
- Gable detailing redesigned on several plots following Design Review Panel.
- Horizontal brise soleil (solar shading) added to several plots following Design Review Panel

- First homes have been redesigned from M4(3) to M4(2), and the internal dwelling size of M4(3) plot has increased following Housing Officer Comments.
- Boundary treatments have been updated following comments from the Urban Design Officer.

This proposal retains the following features:

- Overall building heights in line with the previously submitted scheme and local context analysis
- Overall materials are the same as the previously submitted scheme

Proposed Street Scene

This sample street scene indicates a number of the changes made to improve the design quality and sustainability of the scheme. The southern elevation incorporates horizontal brise soleil and solar shading design to reduce overheating in the summer months. This has been designed in front of the large gabled windows. Additionally, several PV panels have been added to increase solar energy generation, this can be seen predominantly on the southern façade where appropriate.



Southern Elevation

Proposed House Types – Examples

The following elevations have been amended following the Design Review Panel. Additional architectural detail has been added to improve the quality of the design along with improvements to aspects of sustainability. Below are examples of principal elevations taken from house types C, F and U. The additions are as follows;



Type C – Typical Elevation

Soldier Course Brick Detail to Gable



Type F – Typical Elevation

Flemish Bond Detail



Type U – Typical Elevation

Landscape improvements include;

Sit-ups apparatus



Bandrake Bench



Parallel Bars



Chin ups bars



Ladder walk



Straddle jump apparatus



Slatted Litter Bin







Conclusion

It is considered that these scheme changes will improve the overall scheme and living environment for the residents and local community. These benefits are achieved without any negative impact on the amenity of surrounding neighbours as the critical parameters of the previous application have been maintained. Additional sustainable considerations have informed the proposed scheme with additional sustainable principles implemented into the design.

