

DESIGN & ACCESS AND PLANNING STATEMENT

Site: Howdean, High Street, Cuckfield

Context

This is a Design & Access and Planning Statement in accordance with statutory requirements and subsequent guidance.

This statement accompanies and supports an application being made to Mid Sussex District Council in respect of replacement rear steps and railings to the rear of the property. The overall increase in footprint will be unchanged compared to the existing property and the garden area which exists.

The proposal has been carefully designed so as to respect the local environment, accord with relevant adopted development plan policies and provide an appropriate proposal in this location.

Amount

Currently the site consists of the existing dwelling, garage and curtilage. The size is set within policy objectives and is in the village of Cuckfield, please see the included existing and proposed drawings, site and location plans.

Layout

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

Very careful consideration has been given to the replacement steps and railings. In particular the design and location 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 walls, hedges and fences.

The layout ensures optimum accessibility to the existing and future occupiers of the dwelling with good access throughout and the proposal has been designed to retain the safe environment for residents.

Scale

The application site is within the village conservation area of Cuckfield. The scale of the proposal has been specifically designed to relate to the character of the surrounding dwellings in the area.

The proposal will create a more usable and efficient 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 conservation area, respecting both the design and quality of materials for the property. We have been very careful when considering and designing the proposal, in order to replace the current old, substandard and poor quality steps (which have been demolished) with a much higher quality set of steps and railings leading down onto the existing rear terrace area. The new steps will be constructed with matching stock bricks along with the same brick pond and lime mortar, which has been partially constructed. The railings on top of the steps will be in black painted steel, so both the steps and railings will enhance the cottage when viewed from the back within the garden area of the application site. The replacement steps will not be visible from the street, as the side fence and existing garage block the view from the road.

Access

Parking provision is included in the layout as existing, with parking for 2 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 and Policy Approach

This proposal is proportionate in both in materials and design compared to the existing dwelling and most of the neighbouring properties. Full consideration has been given to determining the scale and detailed design with regard to Government Guidance and Statements and Local Development Plan Policies.

Conclusion

This proposal is an appropriate response for my clients to create an improved and more usable dwelling for their needs. We have emphasised that the scheme has been carefully designed, to ensure it meets the aims and objectives of policy guidance and represents an environmentally sound development, this is achieved with a good quality set of steps and railings.

