

buchan rum

Architecture & Interior Design

Design and Access Statement

In support of Planning Application

“The Slatch”, 50 Hickmans Lane, Lindfield, RH16 2PX

1. INTRODUCTION.

This Design / Access Statement is to be read in conjunction with drawings submitted by BuchanRum Architects Ltd – ref: 24/223/PL_103_01, 24/223/PL_104_01, 24/223/PL_105_00, 24/223/PL_113_03, 24/223/PL_114_01, Heritage Statement.

The drawings have been prepared with the benefit of a number of site visits, local knowledge and direct input from the owner occupiers.

The proposal involves an application for refurbishment and modest enlargement / alteration of “The Slatch”, a house set within a level plot accessed from Hickmans Lane in Lindfield.

The existing dwelling is not a Listed building although it does lie within Lindfield Conservation Area. The existing house is constructed from a limited palette of conventional materials namely : facing brick with some horizontal dark timber cladding under a concrete pan tiled roof, conservatory with white UPVC windows, fascia's, soffits, black gutters and black upvc downpipes.

The landscaping and boundary treatment is all mature and well established planting, with the garden and dwelling access being provided by the current teardrop shaped paved driveway which in turn is accessed from Hickmans Lane.

The whole plot is broadly level and has a good-sized area laid to lawn. The existing dwelling is heavily screened and due to its boundary treatments has little or no bearing upon its immediate neighbours.

2. APPEARANCE & DESCRIPTION.

The proposals involve removing the existing conservatory and replacing it with an extension/orangery to become a living area whilst enjoying the garden, to give enhanced internal accommodation as well as to visually improve the rear elevation. This is to be further addressed by introduction of more sympathetic materials to give a visual reflection of the different internal spaces and soften the appearance. The existing UPVC elements (windows, doors, fascias, soffits) are to be replaced with high quality painted timber or aluminium.

The proposals will improve the thermal performance and layout of the dwelling allowing for them to be more suited to modern living, whilst greatly improving the properties visual interest and character.

3. SCALE.

The scale of the proposals is proportional to the existing building with a modest increase in the building footprint after taking into account the removal of the existing “conservatory”.

4. LANDSCAPING.

There are no significant proposals to alter the landscaping to the property as it has well established mature mixed planting to all boundaries.

5. ACCESS.

There is no change to the current vehicular or pedestrian access and the internal alterations will improve the internal circulation and facilities for the occupant.

8. SUMMARY.

In conclusion, the proposals are to enhance the internal space, consolidate the best elements of the existing building envelope, improve the thermal performance and internal daylight levels whilst giving the external appearance a more cohesive and interesting form using appropriate materials of a high quality.