



Planning, Design and Access Statement
Including the Sustainability and Heritage Statements

Mantlemas, Lion Lane, Turners Hill

Demolition of the existing detached Garage, and the
construction of a single-storey Car Port structure

at

Mantlemas, Lion Lane, Turners Hill

Planning, Design and Access Statement

on Behalf of

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1. Introduction

- 1.1 This is a Planning, Design and Access Statement prepared to accompany a Householder Planning and Listed Building Consent application submission to Mid Sussex District Council for the replacement of the existing detached Garage building with a single-storey, detached open-fronted Car Port, at Mantlemas, Lion Lane, Turners Hill.
- 1.2 Mantlemas is a Grade II listed dwelling located within the historic core of Turners Hill, on the western side of Lion Lane, and immediately north of the Red Lion public house. The property sits within the Turners Hill Conservation Area, although the western boundary of the CA passes through the middle of the garden, meaning that a portion of the site edged in red is not included within the CA designation.
- 1.3 The dwelling itself occupies a generous plot, with the house sitting close to the front boundary. To the south east of the property is an existing detached Garage building, of functional appearance, that is in need of much repair. The existing Garage building is prominent within the wider streetscape, and its existing appearance therefore negatively impacts upon the setting of the Conservation Area.
- 1.4 This application includes a Heritage Statement at Section 7, which concludes that the proposals submitted herein are sympathetic to the existing Grade II listed building, and also its wider Conservation Area setting.
- 1.5 The Planning Statement section of this document, at Section 5, discusses the planning history of the property, including the most recent submission for these proposals.
- 1.6 The proposals submitted herein are well-considered and of a high standard of design, demonstrating the following:
 - a) The removal of the existing detached Garage building will represent a visual enhancement of the Conservation Area;
 - b) The traditional aesthetic of the proposed Car Port means that it will sit comfortably alongside the existing dwelling;
 - c) The proposed Car Port remains a subservient addition to the existing dwelling, having the same overall length and width as the existing building.

2. Use

- 2.1 The existing property has full C3 (residential) use and will retain this following the completion of the proposed works. The existing detached Garage is used for storage, while the proposed Car Port will allow for the covered parking of one car.

3. Amount

3.1 The proposals comprise the following works:

- Demolition of the existing detached Garage building;
- Construction of a replacement detached Car Port for a single car.

4. Layout

- 4.1 The layout of the existing Garage can be viewed on the accompanying existing plan and elevation drawings. It is a simple single-bay Garage that has previously been extended to the front elevation.
- 4.2 The proposed detached Car Port is rectangular in shape, and will provide covered parking for a single car.

5. Planning Statement / Scale

Planning Policies

- 5.1 There are a number of planning policies relevant to this application, which include:

MSDC District Plan

DP26 – Character and Design
DP34 – Listed Buildings and Heritage Assets
DP35 – Conservation Area

Planning History

- 5.2 The following Planning and Listed Building Consent applications are relevant to this application:

DM/18/1958 – Planning application for a single storey rear extension, new porch structure with associated works to rear of the dwelling. **Approved** 28/06/2018.

DM/18/2277 – Remove glass house and replace with a single storey extension to rear, replace conservatory with new porch structure and associated works to rear (addition of new window and door). **Approved** 13/09/2018.

DM/18/0315 – Planning application for a single storey extension, new porch structure and associated works to rear of the dwelling. **Withdrawn** 11/04/2018.

DM/18/0316 – Listed building application for a single storey extension, new porch structure and associated works to rear of the dwelling. **Approved** 15/03/2018.

Scale

- 5.3 The scale of the proposed detached Car Port is similar to the existing, occupying the same overall length and width dimensions as the existing Garage. While the overall height is slightly taller, this is a consequence of adopting the traditional vernacular, since the plain clay tiled roof requires greater height than the existing three-layer felt roof covering.
- 5.4 The scale of the proposed replacement building is commensurate with the existing Grade II listed building, and also with the wider Conservation Area.

Design

- 5.5 By virtue of its sensitive design and detailing, the proposed Car Port demonstrates a well-considered and **high standard of design**.
- 5.6 The design aspects are covered in greater detail in Section 8 – Appearance, which concludes that the proposals demonstrate compliance with the aforementioned MSDC planning policies.

6. Landscaping

- 6.1 The existing landscaping will unchanged following the completion of the works, as the proposal uses the same footprint area as the existing Garage.

7. Heritage Statement

- 7.1 Mantlemas is a Grade II listed building, and this application is therefore required to be accompanied by a Heritage Statement.
- 7.2 **Scheduled Ancient Monument (SAM)** – The proposals do not affect a Scheduled Ancient Monument or its setting.
- 7.3 **Archaeologically Sensitive Area (ASA)** – The proposed development is situated within a red Archaeological Notification Area, known as Medieval Hamlet of Turners Hill, with reference DWS9082.
- 7.4 **Listed Building** – Mantlemas is a Grade II-listed dwelling. It was first listed on 6th May 1983. The list description reads as follows:

TQ 33 NW 2/566 II

2. Originally 2 cottages. Dated 1770. Two storeys. Three windows. Red brick and grey headers. Modillion eaves cornice. Tiled roof. Casement windows. Mid C19 shop front, not now used as such, at south end of ground floor.

Listing NGR: TQ3408035779

- 7.5 **Conservation Area** – Mantlemas is situated within the Turners Hill Conservation Area.

- 7.6 **Registered Park or Garden of Special Historic Interest** - The site is not situated within any Registered Park or Garden of Special Historic Interest.
- 7.7 The existing detached Garage building is in a poor state of repair, and its replacement with a traditionally-designed Car Port will represent a significant enhancement of the Grade II listed building, as well as the wider Conservation Area.
- 7.8 It is therefore concluded that the proposed replacement structure is a sensitively considered and well-sited addition to the existing Cottage.

8. Appearance

- 8.1 By virtue of its sensitive design and detailing, the proposed Car Port demonstrates a well-considered and **high standard of design**. The traditional, rural typology will result in a building of character.
- 8.2 The proposed Car Port will sit on the footprint of the existing Garage building, which is considered the most appropriate position. Its location respects the existing Cottage to the north, and remains most subservient to the neighbouring brick barn to the south.
- 8.3 The proposed Car Port adopts a traditional, rural aesthetic, with its walls clad in featheredge timber boards, fixed horizontally and left with a natural finish, over a brick pling in facing stock bricks to match the cottage. The rear pedestrian door will be of oak timber construction in horizontal planks, while the pitched roof will be finished in plain clay tiles to match the existing cottage. The featheredge timber boards envelop an oak timber frame structure, whose posts and bracing are expressed to the front elevation. Black, powder-coated aluminium rainwater goods complete the materials.
- 8.4 It is important to emphasise that the works will be undertaken by skilled, local craftspeople and that the Applicants fully appreciate the quality of the existing property and therefore understands how important it will be to carry out the works to the highest possible standard using the best quality materials.

9. Access

- 9.1 The proposed car port will be accessed from the front, with a single pedestrian access door to the rear for accessing the garden.

10. Sustainability

10.1 The proposed Car Port does not afford a great many opportunities for this aspect, nevertheless:

- a) The timber will be responsibly sourced, and from FSC-certified sources;
- b) Local tradespersons will be used wherever possible.

11. Conclusion

11.1 The proposals submitted herein are well-considered and of a high standard of traditional and contemporary design, demonstrating the following:

- a) The removal of the existing detached Garage building will represent a visual enhancement of the Conservation Area;
- b) The traditional aesthetic of the proposed Car Port means that it will sit comfortably alongside the existing dwelling;
- c) The proposed Car Port remains a subservient addition to the existing dwelling, having the same overall length and width as the existing building.