



Planning, Design and Access Statement
Including the Sustainability Statement

Leighton Cottage, Leighton Road, Horsted Keynes

Construction of a single-storey lower ground floor rear extension with external terrace over, Kitchen infill extension with minor internal alterations and thermal upgrades to the existing building fabric with hard and soft landscaping alterations

at

Leighton Cottage, Leighton Road, Horsted Keynes

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 application submission to Mid Sussex District Council for construction of a single-storey lower ground floor rear extension with external terrace over, Kitchen infill extension with minor internal alterations and thermal upgrades to the existing building fabric with hard and soft landscaping alterations at Leighton Cottage, Leighton Road, Horsted Keynes.
- 1.2 The property is set back from the highway and occupies a generous plot with an elevated position affording it views across its gardens to the north, and open farmland beyond. The existing boundary treatments – predominantly timber fencing, provide the Application property and its garden with a good amount of privacy.
- 1.3 The proposals placed before the Planning Department are well-considered and of a high standard of design, demonstrating the following:
- a) The proposed lower ground floor extension has been designed to rationalise the existing rear elevation and seamlessly link the old and new built elements;
 - b) The proposed extension is sensitive in its scale, utilising the existing site topography to reduce its impact;
 - c) The proposed Kitchen infill and internal alterations are minor in nature and will improve the circulation and flow of the dwelling, as well as thermal performance;
 - d) The proposed extension will not affect the amenity of the neighbouring occupiers owing to its subservient nature, the presence of existing boundary screening, and the considerable distance between the property and any adjacent dwellings;
 - e) The removal of the timber decking area and the addition of the low level rear patio will greatly enhance the overall appearance of the dwelling and enhance connectivity of the dwelling to the mature gardens.

2. Use

- 2.1 The existing property has full C3 (residential) use and will retain this following the completion of the proposed works.

3. Amount

- 3.1 The proposals comprise the following works:
- Remove the existing timber decking, support piers and staircase;
 - Internal alterations to the existing bay window to allow for a new staircase to access the existing lower ground floor;

- Construction of a single-storey lower ground floor extension with terrace over;
- Extend/infill the rear Kitchen wall to align with the adjacent extension;
- New lower ground floor garden patio.

4. Layout

- 4.1 The layout of the existing dwelling can be viewed on the accompanying existing plan and elevation drawings. The proposed extension to the lower ground floor of the existing dwelling will boost connectivity to the garden both from inside the house and externally via the new terrace.

5. Planning Statement / Scale

Planning Policies

- 5.1 There are a number of planning policies relevant to this application. As set out in the pre-application advice received, these include:

Mid Sussex District Plan

DP16 – High Weald Area of Outstanding Natural Beauty

DP26 – Character and Design

Mid Sussex Design Guide

High Weald AONB Management Plan

Planning History

- 5.2 There have been numerous recent planning applications for the property, as follows:

DM/23/0372 – Remove existing dilapidated shed to side of property and replace with proposed single bay oak frame garage with attached garden shed – **APPROVED**

DM/22/0195 - Proposed canopies over front and side door, infill existing front entrance into kitchen with matching brickwork, replace existing modern curved bay to the rear with new brick bay window to match the adjacent existing Victorian bay window. Extend existing raised terrace with timber railing and associated landscape alterations to front to improve entrance and paving to the property. Amendment to approved application DM/21/2312 – **APPROVED**

DM/21/2312 - New entrance porch to front and extend existing raised terrace to rear with minor associated alterations – **APPROVED**

The above consents have each been partially implemented.

Scale

- 5.3 The proposed lower ground floor extension is modest in scale, having been designed with a flat roof to accommodate the Kitchen level terrace and its impact is reduced due to the sloping topography of the site.
- 5.4 The existing verticality has been used for circulation removing the requirement to extend the ground floor to enclose a staircase.

Design

- 5.5 The architecture of the proposals is intended to be contemporary but using traditional materials, thereby blending and contrasting with the existing dwelling.
- 5.6 By virtue of their sensitive design and detailing, the proposals demonstrate a well-considered and **high standard of design**. The contemporary typology will result in a remodelled and extended building of high quality.
- 5.7 The design aspects are covered in greater detail in Section 8 – Appearance, which concludes that the proposals demonstrate compliance with MSDC local planning policies DP26 and DP34.

6. Landscaping

- 6.1 The dwelling itself occupies a generous plot with an elevated position affording it views across its gardens to the north, and open farmland beyond. The existing boundary treatments – predominantly timber fencing, provide the Application property and its garden with a good amount of privacy.
- 6.2 The proposals include a new lower ground terrace to link the extension to the garden and provide garden level outdoor space for the Applicant.
- 6.3 The proposals also include the removal of the existing timber decking, piers and staircase which will enhance the aesthetic of the property.

7. Heritage Statement

- 7.1 **Scheduled Ancient Monument (SAM)** – The proposals do not affect a Scheduled Ancient Monument or its setting.
- 7.2 **Archaeologically Sensitive Area (ASA)** – The proposals do not affect an Archaeologically Sensitive Area.
- 7.3 **Listed Building** – Leighton Cottage is not a listed building.

- 7.4 **Registered Park or Garden of Special Historic Interest** - The site is not situated within any of the above.

8. Appearance

- 8.1 By virtue of their sensitive design and detailing, the proposals demonstrate a well-considered and **high standard of design**. The contemporary typology will result in an extended building of exceptional character and architectural merit.
- 8.2 The proposed lower ground floor extension will have a parapet style flat roof which will serve as an external terrace to the ground floor.
- 8.3 The walls will be faced in brick to match to the existing with black 'crittal style' doors to intentionally contrast these elements from the existing dwelling.

9. Access

- 9.1 The main dwelling will continue to be accessed via its entrance door to the south-facing front elevation.
- 9.2 The proposed extension has been designed with level threshold doors to provide easy access to the garden from the house. A 'kitchen lift' is proposed but this could also be replaced with a pedestrian lift in the future.

10. Sustainability

- 10.1 The proposals have been developed to ensure the dwelling achieves the highest level of sustainability. It is envisaged the following will be incorporated:
- a) The thermal performance of the new building fabric will exceed the standards required by Building Regulations Part L. This will be achieved through the adoption of careful insulation detailing, which in turn will lead to reductions in air permeability and thermal bridging;
 - b) The thermal performance of the existing building fabric will, where possible, be improved through the installation of new thermal insulation to the walls, floors and roofs;
 - c) High performance double-glazed doors with gas-filled cavities and thermally-broken metal frames will be installed;
 - d) Water usage within the new works will be reduced through the installation of flow reducing / aerating taps, and low-flush cisterns;
 - e) The proposed extension and thermal upgrades will reduce heat loss/air permeability from the existing exposed lower ground floor element. This

'fabric first' approach will significantly reduce the pressures placed upon the heating system.

11. Conclusion

11.1 The proposals placed before the Planning Department are well-considered and of a high standard of contemporary design, demonstrating the following:

- a) The proposed lower ground floor extension has been designed to rationalise the existing rear elevation and seamlessly link the old and new built elements;
- b) The proposed extension is sensitive in its scale, utilising the existing site topography to reduce its impact;
- c) The proposed Kitchen infill and internal alterations are minor in nature and will improve the circulation and flow of the dwelling, as well as thermal performance;
- d) The proposed extension will not affect the amenity of the neighbouring occupiers owing to its subservient nature, the presence of existing boundary screening, and the considerable distance between the property and any adjacent dwellings;
- e) The removal of the timber decking area and the addition of the low level rear patio will greatly enhance the overall appearance of the dwelling and enhance connectivity of the dwelling to the mature gardens.