

**PROPOSED NEW DWELLING ATTACHED TO 26 KENNEDY AVENUE
EAST GRINSTEAD, WEST SUSSEX RH19 2DG**

DESIGN & ACCESS STATEMENT



Introduction

26 Kennedy Avenue is a two-storey, three-bedroom end-of-terrace, located at the junction of Willow Close and Kennedy Avenue.

There is a large area to the East of the property and the owner/applicant wishes to construct a new three-bedroom property attached to the existing building.

Planning History

We are not aware of any planning history for this property. There are, nevertheless precedents for similar developments on the estate, including at 68 Kennedy Avenue.

Proposals

The proposals are shown on the following drawings:

- Drawing Nr 26011/A4/000 – Site Location Plan
- Drawing Nr 26011/A3/100 – Existing Block Plan
- Drawing Nr 26011/A3/101 – Proposed Block Plan
- Drawing Nr 26011/A3/102 – Proposed Plans & Elevations
- Drawing Nr 26011/A4/201 – Proposed Shed/Bicycle Store and Fencing Details

Appearance

The new property will match the style of the adjacent existing houses, with external walls in brickwork with rendered and weatherboarded panels, pvc-u windows and tiled pitched roof. All external materials are to match those on the existing dwelling.

Layout and Scale

The new house will have a, gross internal floor area of c.84.4m² with Hall, WC, Kitchen/Dining and Living Room on the Ground Floor and Landing, 3 Bedrooms, Bathroom and Cupboard on the First Floor.

Parking

The existing property has the benefit of a single garage (with additional parking space) in a nearby block, as shown on the location plan. This will be retained.

An area of the rear garden to Nr 26 will be used for parking for two vehicles for the new property with fencing adjusted accordingly. The parking spaces will be gravelled.

Gardens

The property will be provided with a decking area to the rear. Garden paths will generally be porous block paving, the remaining areas generally laid to lawn with planted borders (exact planting to be determined). The front garden will generally be kept as existing.

Bicycle & General Storage

A lockable timber shed will be provided for bicycle and general storage with an adjacent space for 2Nr refuse bins.

Bio Diversity Net Gain

A Biodiversity Net Gain exceeding 10% will be achieved, details provided separately. From the Small Sites Metric the required BNG mitigation is for 12 saplings and 6m native hedging

On-Site Arboricultural Matters

There is a mature Ash to the rear and side of the existing property, which will be retained (with some pruning) and protected during the works.

Hedging of Cypress extends partly along the boundary between Nrs 24 & 26 and will be retained.

There is an apple tree to the side of the existing building, which will be removed.

A row of poor quality Leyland Cypress runs parallel to the Western boundary of the site, which will be removed.

New native hedging will be planted between a new boundary fence and the pavement along Willow Close. This extends to 20m in length, thus in excess of the BNG requirement.

There are two Cypress trees adjacent to the Southern boundary of the site; the Westernmost tree will be removed, the other retained.

To the front of the property, the existing Cherry Laurel will be removed.

Other shrubs and herbaceous borders affected by the works will be replanted.

An Arboricultural Report has been commissioned and accompanies the application.

Bats

A bat box (Swegler 2FE or similar) will be mounted on the gable end of the property. Any external lighting will be 'bat sensitive'.

Heating and Plumbing

It is anticipated that the buildings will be heated by underfloor heating. Hot water will be provided by the energy created by air-sourced heat pumps and PV panels.

Drainage

Foul drainage will be discharged into the existing mains sewer running along the rear of the terrace. The existing surface water drainage from the building will be retained.

Impact Assessment

Local Area/Properties

The proposals have a negligible impact on the local area.

Environmental Issues

Environmental issues such as noise, lighting, daylight, transport impact, air quality and the like are not considered relevant, given the location of the site, the nature and extent of the proposals.

Security

It is not considered that the proposals will have any impact on the general security of the site.

PROJEX DESIGN & MANAGEMENT. – 10th February 2026