



Design & Access Statement

19 Lucastes Road, Haywards Heath, RH16 1JN

Design & Access Statement

Proposed Side and Rear Extensions with Front Porch at 19 Lucastes Road

1. Introduction

This Design & Access Statement supports the householder planning application for extensions and alterations at 19 Lucastes Road, Haywards Heath. The revised proposal comprises:

- A part one, part two-storey side extension,
- A single-storey rear extension, and
- A new front porch.

The scheme has been informed by pre-application advice (Ref: DM/25/1461) and has been carefully revised in response to officer comments. The intention is to enhance the functionality and appearance of the dwelling while respecting the character of the Lucastes Conservation Area and ensuring compliance with relevant planning policies.

2. Site & Context

19 Lucastes Road is a detached dwelling situated within the Lucastes Conservation Area. The property is set back in a backland position, sharing an access drive with its neighbour, no. 17. The Conservation Area is predominantly residential in nature, featuring a mix of Victorian properties alongside post-war houses, creating a varied architectural character.

The application property is relatively well-screened from public views and sits within a generous garden plot. Many nearby properties have benefited from extensions and alterations, including loft conversions, side and rear additions, which together contribute to a varied yet cohesive streetscape.

3. Design Proposal

The proposed development has been shaped by careful consideration of the existing dwelling, the character of the Lucastes Conservation Area, and the pre-application advice received. The key design principles are as follows:

Responding to Pre-Application Advice: The previously suggested first-floor front extension has been omitted to avoid undue prominence in public views. The form of the two-storey side extension has also been amended so that the roof follows the full depth of the existing building, resolving concerns regarding the 'half gable' form.

Respecting the Building Line: The extensions are designed to sit comfortably within the established building line, ensuring that the proposal harmonises with the streetscape and preserves the spacious character of the area.

Architectural Consistency: External materials will match those of the host property, allowing the new elements to integrate seamlessly with the existing dwelling. This ensures a cohesive and sympathetic appearance.

Enhanced Functionality: The extensions provide additional living space to meet modern family needs, improving the usability and comfort of the property without detracting from its setting.

Rooflines and Fenestration: The proposed roof forms and fenestration patterns have been carefully designed to blend with the host building, ensuring a balanced and well-proportioned outcome.

Overall, the revised scheme enhances the property in a manner that respects the character of the conservation area and accords with relevant local planning policies, including District Plan Policy DP35 (Conservation Areas).



Existing



Proposed



Existing



Proposed

4. Impact on Neighbours & Privacy

The proposal has been carefully designed to safeguard the amenity of neighbouring occupiers:

Windows: New fenestration has been sensitively positioned to avoid overlooking and to maintain an appropriate degree of privacy for neighbours.

Separation Distances: The two-storey side extension maintains a substantial gap to the southern boundary and ensures no undue sense of enclosure to adjoining dwellings.

Scale and Massing: The extensions are proportionate to the host dwelling and sympathetic to the setting. The overall massing respects the character of the surrounding area and is consistent with other extensions observed locally.

These measures ensure the development accords with the Council's policies on residential amenity and responds positively to the pre-application advice received.

5. Sustainability & Materials

Sustainability has been an important driver of the design, with measures incorporated to improve both energy efficiency and environmental performance:

Thermal Performance: Upgraded insulation and high-performance glazing will reduce heat loss and improve overall energy efficiency.

Natural Light and Ventilation: The internal layout and fenestration strategy maximise natural daylight and cross-ventilation, reducing reliance on artificial lighting and mechanical ventilation.

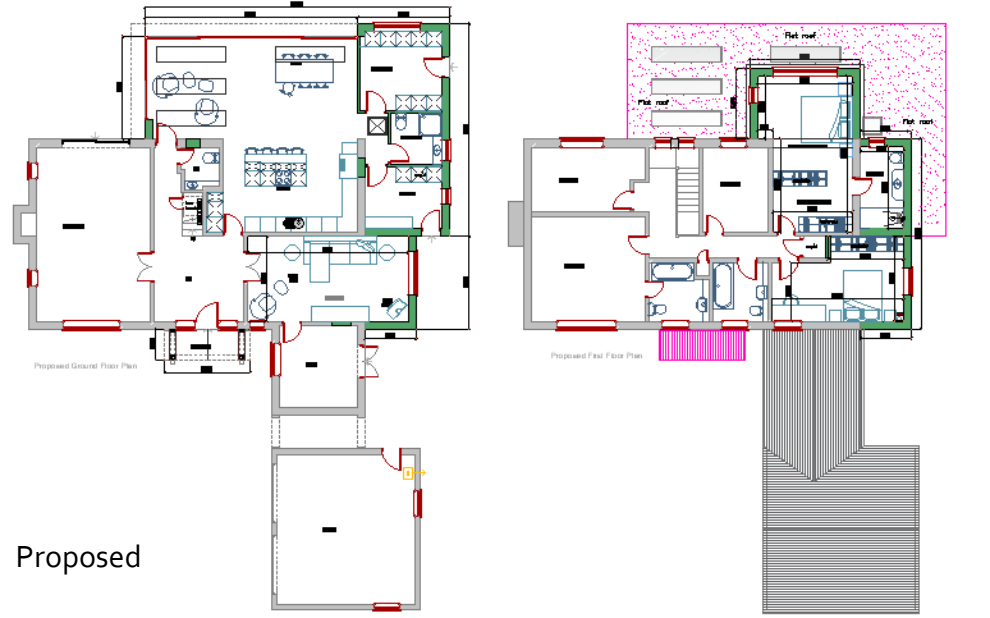
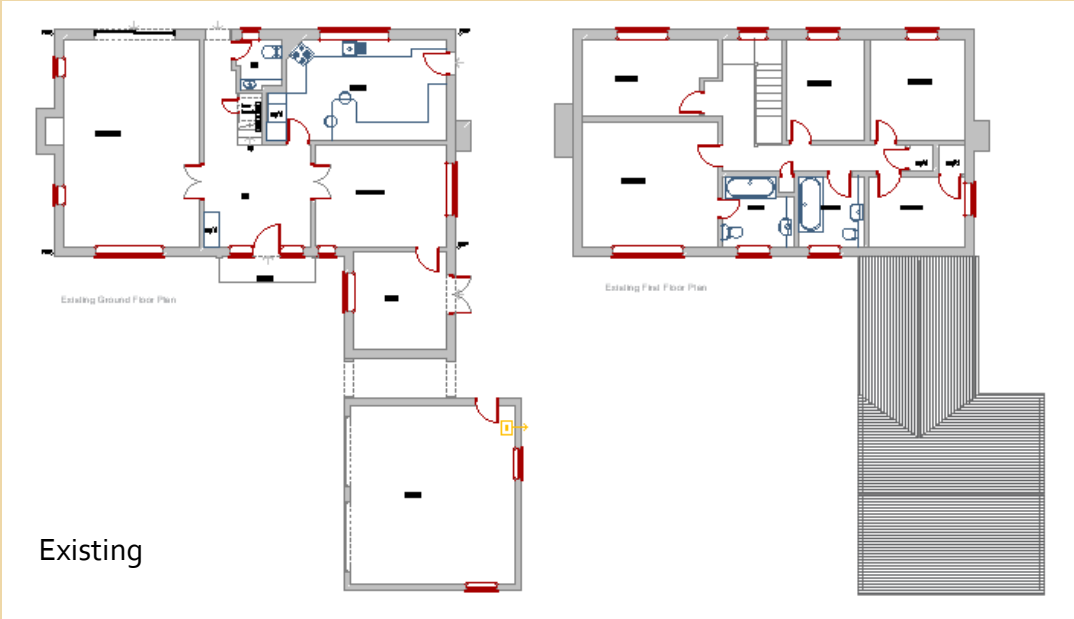
Materials: External materials will be chosen to match or complement the existing dwelling, ensuring visual continuity while meeting modern performance standards.

Together, these measures will deliver a home that is more sustainable, comfortable, and resilient, whilst respecting the character of the conservation area.



6. Access

The proposal does not alter the principal access to the property. The existing front and rear entrances remain unchanged. The internal layout will be adapted to ensure accessibility and ease of movement within the new spaces.



Areas	Exiting	Proposed
Ground Floor (GIA) Exc. garage	99 m ²	153 m ²
First Floor (GIA)	84 m ²	109 m ²

TOTAL	183 m ²	262 m ²
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7. Conclusion

This proposal seeks to enhance the functionality and appearance of 19 Lucastes Road while respecting the character and setting of the Lucastes Conservation Area. The revised design has been informed by pre-application advice (Ref: DM/25/1461), with amendments made to address officer concerns, including the omission of the front extension and the refinement of the side extension roof form.

The extensions are proportionate, sympathetic in design, and make use of matching materials to ensure a cohesive appearance. The scheme provides improved living accommodation for the occupants while safeguarding neighbouring amenity through careful attention to scale, siting, and fenestration.

It is considered that the proposal accords with District Plan Policy DP35 (Conservation Areas), the Council's Design Guide, and the principles of the NPPF. The development will make a positive contribution to the built environment, delivering a sustainable and well-integrated enhancement to the existing dwelling.



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