



Design and Access Statement
(including the Heritage Statement)

Tilecroft, Lewes Road, Lindfield

New window and infill existing external corridor and
various internal alterations

at

Tilecroft, Lewes Road, Lindfield, RH16 2LF

Design and Access Statement (including the Heritage
Statement)

on Behalf of

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1. Introduction

- 1.1 This is a Design and Access Statement (including the Heritage Statement) prepared to accompany a Householder Variation of Condition application for a new window and infill existing external corridor and various internal alterations at Tilecroft, Lewes Road, Lindfield, RH16 2LF.
- 1.2 Tilecroft is a detached property located within the Lindfield Conservation Area. A Heritage Statement has been prepared as part of this statement under Section 9.
- 1.3 Planning approval for the works was granted in August 2024 ref. DM/24/1491 and this Variation of Condition application seeks to amend the approved fenestration.
- 1.4 This application demonstrates the following:
 - a) The principle of development is supported by the relevant planning policies within the Mid Sussex District Plan and The National Planning Policy Framework;
 - b) The proposals will not have any determinantal impact to the immediate and wider conservation area;
 - c) The proposals will not have any detrimental impact upon the amenity of the neighbouring properties.

2. Use

- 2.1 There will be no change to the existing residential (C3) use of the property.

3. Amount

- 3.1 The proposals comprise the following works:
 - New window to match to existing
 - Infill the existing external corridor to integrate within the house
 - Various internal alterations

4. Layout

- 4.1 The layout of the dwelling can be viewed on the accompanying survey drawings.

5. Scale

- 5.1 There will be no change to the scale of the dwelling and the scale of the proposals are minimal.
- 5.2 The proposed works will not have a negative impact upon the amenity of neighbouring properties.

6. Landscaping

- 6.1 The proposals will not require any changes to the existing landscaping.

7. Appearance

- 7.1 The current appearance of the site can be reviewed from the existing plans and elevations supplied with this application. The proposals, by virtue of their design and detailing, are able to demonstrate a high standard of design.
- 7.2 The new window will mimic the proportions of the existing window and will match the existing style and colour.
- 7.3 The existing external corridor will be created by the construction of a new brick wall with window (to match to existing style and colour) on the front elevation and full height glazing facing the rear garden to allow for natural light.

8. Access

- 8.1 There will be no change to the existing access.

9. Heritage Statement

- 9.1 **Scheduled Ancient Monument (SAM)** – The proposals do not affect a Scheduled Ancient Monument or its setting.
- 9.2 **Archaeologically Sensitive Area (ASA)** – The proposals do not affect an Archaeologically Sensitive Area.
- 9.3 **Listed Building** – The dwelling is not listed.

9.4 **Conservation Area** – The dwelling is located within the Lindfield Conservation Area

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

10. Conclusion

10.1 By virtue of its design and detailing, the proposals demonstrate a **high standard of design**.

10.2 The following can be concluded:

- d) The principle of development is supported by the relevant planning policies within the Mid Sussex District Plan and The National Planning Policy Framework;
- e) The proposals will not have any determinantal impact to the immediate and wider conservation area;
- f) The proposals will not have any detrimental impact upon the amenity of the neighbouring properties.

10.3 The proposals therefore comply with the following policies of the Mid Sussex District Plan;

Policies DP26 and DP35 of the District Plan and the Council's adopted Design Guide (design principles DG37 and DG49).