

Urban Design Observations

To: Joseph Swift, Development Management

From: Anna Kramarczyk-Dillon, Architect/Urban Designer, Mid Sussex DC

Application ref: DM/23/2610

Date: 25/07/24

Address: Land South of Hanlye Lane, Longacre Crescent, Cuckfield, West Sussex

Description:

Residential development of 55 dwellings with vehicular and pedestrian access, car parking, open space, play space, landscaping, and all other associated works.

Stage: Planning application

This is a well-thought-through scheme that had addressed most of the concerns raised at the previous consultations and DRP.

The scheme sufficiently addresses the principles set out in the Council's Design Guides and accords with policy DP26 of the District Plan; I therefore raise no objection to this planning application.

To secure the quality of the design, I would nevertheless recommend conditions requiring the approval of the following details/information:

- Details and samples of the facing materials.
- 1:20 sections and front elevations of the typical features (shown in context) such as windows and doors and surrounding.
- Provide a detailed Landscape plan. Plan should include any relevant suggested improvements (as listed below) and more detail on following: materials, lighting, resting spaces along PRow and Green Lung, signage for PRow and any play equipment and structures. Also please note following:
 - We would expect a formal pedestrian link in front of the unit 43
 - We would expect hedging/planting to be introduced to all front gardens to allow for better screening and softening of the parking. This is particularly important everywhere where parked cars will likely break the continuity of building lines.
 - Green Lung hedging should be minimal (as shown on 3D Visual - Viewpoint 3 and not as shown on the plans) to keep the feeling of openness.
 - Street elevations EE, FF and GG expose uninterrupted views towards garden fences stepping up behind the houses. To prevent unattractive vistas all year around, evergreen trees should be introduced along the brick garden walls etc. to (See units 06, 09, 11, 14, 17, 28-32, 48)
 - Introduction of small trees to the front gardens would add rhythm and interest to the streets and help with drawing the eye away from the projecting carparking bays (see units 01 to 05, 08 to 10, 17 to 20, 28-32)
 - All parking bays should be marked in such way that it can be clearly visible how they can accommodate refuse and cycle storage being taken out for collection. If needed, they must be widened to prevent bins being stored at the fronts of the properties.