

ref: 322/das:

Design and Access statement
For
High Beech, Roundwood Lane, Lindfield, West Sussex
Demolition of existing garage, Construction of new garage with ancillary accommodation over

1.0 Introduction

Objectives and approach

The purpose of this design and access statement is to support the Householder planning application for the consent sought on behalf of Mr & Dr Evans. The intention of this document is to ensure that the proposed alterations meet a high standard of design and workmanship and is appropriate for the property.

This application is being submitted for a full-householder and comprises of the following:

- Demolition of existing garage
- Construction of new garage with habitable accommodation over

The proposal has been carefully designed to provide additional ancillary accommodation associated with the main dwelling whilst respecting the site and reflects the materials and appearance of the existing property.



* Existing main dwelling



* Existing garage in context with main dwelling

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*** Existing garage set lower than garden level**



*** Existing garage set at driveway level, lower than house and garden levels**

2.0 Site Use

High Beech House, Roundwood Lane is a detached residential property sitting along a residential lane. The urban grain of this area and other neighbouring streets is characterised by a low density of dwellings which sit within medium to large sized plots.

The property benefits from an established residential setting with mature landscaping and ample off-street parking. The garage occupies a secondary position within the curtilage of the site.

3.0 Site Proposal

The proposal seeks to create a new garage with accommodation at first floor level.

The accommodation above the garage is intended solely for use incidental and ancillary to the occupants of the main dwelling and will provide:

- Home office/study space
- W.c. facilities
- A small kitchenette for the preparation of hot drinks and beverages.

4.0 Layout

The replacement garage will be positioned broadly on the footprint of the existing and remains within the established curtilage, the distance away from the boundary being retained.

The layout has been designed to ensure that the building continues to serve the main house, incidental to the enjoyment of the main dwelling.

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5.0 Scale

The proposal has been developed with careful consideration and taking into account the main dwelling and neighbouring properties. The replacement building incorporating accommodation at first floor level, remains subordinate to the main dwelling and in terms of its overall scale and massing.

6.0 Landscaping

The proposal does not affect the site layout and existing parking areas. Garden features will remain and any disturbed areas will be reinstated following completion of the works.

7.0 Appearance

The main dwelling with its later extensions is currently built using the following materials:
walls; face brickwork /render and tile hanging
roof; concrete tiles, cladding to the gable dormers
Windows & doors; powder coated aluminium painted & timber hardwood painted
gutters and downpipes; black pvc-u

The proposal is for the following materials
walls; Face brickwork and tile hanging
roof; concrete tiles
door and windows; Timber and powder coated thermally broken aluminium doors,
gutters and downpipes; black pvc-u

8.0 Access

The existing pedestrian and vehicular access to the property will remain unchanged,

The proposal does not alter the established access to the property and parking, and the manoeuvring space will continue to be provided within the site.

9.0 Sustainability

The design has been considered to include ways to incorporate passive sustainable elements within the new building which will be built to an enhanced, passively highly insulated standard. Recycling of materials will be included and maximised as much as possible.

10. Conclusion

Overall, it seems that the proposal would not be out of scale or out of character with this area. The proposed works seek to provide the increased habitable space required ancillary to the main dwelling.

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MID SUSSEX DISTRICT PLAN

DP26 CHARACTER AND DESIGN

Strategic Objectives

2. To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence.
4. To protect valued characteristics of the built environment for their historical and visual qualities.
12. To support sustainable communities which are safe, healthy inclusive.

The proposed replacement garage has been designed to reflect the character of the main house and will occupy the position of the existing building.

The accommodation provided above the garage will remain ancillary to the main dwelling and contribute to the ongoing functionality of the property, supporting the needs of modern residential living.

Lindfield and Lindfield Rural Neighbourhood Plan

The proposal has been designed to respond positively to the established character of Roundwood Lane, which is characterised by detached dwellings set with generous plots. The replacement garage remains subordinate to the host dwelling and preserves the low-density character.

MID SUSSEX DESIGN GUIDE -SPG

DG46 Provide attractive and usable external amenity space for all homes

Where works affect the existing planting and parking; areas will be retained and modified as far as possible.

DG47 Consider your neighbours. Make sure the proposed extensions to not intrude upon a neighbour's privacy

The design ensures no windows are overlooking the neighbouring property.

will therefore, need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view.

The proposed broadly replaces the footprint of the existing garage.

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NATIONAL PLANNING POLICY FRAMEWORK

Section 2. Paragraph 8. Achieving sustainable development

The proposals are mindful of all three core principals; social, economic and environmental factors.

Section 12. Achieving well designed spaces

The proposal accords with the design objectives by responding positively to local character, maintaining visual amenity and delivering a well designed addition within an established residential curtilage.

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