

Design and Access Statement and Planning Statement

Proposal: Replacement of existing white uPVC windows with white aluminium doors

Site Address: Hunters End, Black Hill, Lindfield, Haywards Heath, West Sussex RH16 2HF

Rev: 01

1. Introduction

This Design and Access Statement supports the planning application for the replacement of existing white uPVC windows with white aluminium doors at Hunters End, Lindfield. The property is located within a designated conservation area; however, the proposed alterations will not be visible from the public highway or impact the overall character of the area.

2. Site Context

Hunters End is a private residential property within the Lindfield Conservation Area. The area is characterised by a mix of traditional and modern homes, the majority of the 8 houses in the immediate vicinity are all very different in style built between approximately 70 years ago and 3 years ago each reflecting the styles and designs of the eras in which they were built. Many of the neighbouring properties have undergone sympathetic modifications to enhance their appearance and functionality. The property is set back from the road, and the proposed changes will not be visible from public viewpoints, ensuring no adverse impact on the streetscape.

3. Design Considerations

Use

The proposal seeks to replace existing white uPVC windows with white aluminium doors to improve the property's energy efficiency, access, and aesthetic appeal. The change remains in keeping with the residential nature of the building and its surroundings.

Amount

The replacement will be on a like-for-like basis, meaning that the number of openings remains unchanged, where shown the existing window is proposed to change to double doors. The only modification from the existing is the material and style of the replacement, ensuring minimal impact on the overall structure.

Layout

The new doors will fit within the existing window opening widths, maintaining the internal spatial arrangement and external alignment with the building's original design. This ensures a seamless and unobtrusive integration into the existing façade.

Scale

The very modest changes noted above means the proposal will preserve the building's proportions. The installation will respect the current scale and design of the property.

Appearance

The choice of white aluminium doors provides a high-quality, durable, and low-maintenance alternative to uPVC. The sleek and contemporary design complements the existing materials while subtly enhancing the property's aesthetic appeal. As the changes are not visible from the public highway, the proposal will not affect the conservation area's character.

4. Impact on the Conservation Area

Although the property is situated in a conservation area, the proposed changes will have no impact on the overall character or historical significance of the area due to the following:

- The replacement elements are on the rear elevation not visible from the public domain.
- The material choice remains sympathetic to modern conservation principles, ensuring a high-quality finish that does not detract from the building's original character.
- The proposed alterations respect the architectural integrity of the property while providing improved sustainability and functionality.

5. Access Considerations

The replacement doors aim to improve access to outdoor spaces, enhancing connectivity between internal and external areas. The new doors will comply with current building regulations, ensuring ease of use for all occupants, including those with mobility challenges. Thresholds will be designed to facilitate accessibility while maintaining weatherproofing and insulation standards.

6. Planning Policy Compliance

This proposal aligns with local and national planning policies aimed at preserving the character of conservation areas while allowing for appropriate modernisation. The alterations adhere to:

- **National Planning Policy Framework (NPPF) Guidance on Heritage and Conservation** – ensuring the change is sympathetic and does not harm the conservation area.

- **Local Conservation Area Appraisal and Management Plans** – maintaining the architectural harmony of the area while allowing for improvements.
 - **Building Regulations for Accessibility and Energy Efficiency** – ensuring compliance with modern performance standards.
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7. Conclusion

The design has been carefully considered to ensure minimal impact on the surrounding area. The proposal balances aesthetic enhancements with practical benefits, aligning with conservation area guidelines.

In conclusion, the proposed replacement of white uPVC windows with white aluminium doors at Hunters End, Lindfield, is very modest and represents a sensitive and well-considered improvement. Given that the changes will not be visible from the public highway and are in keeping with modern conservation principles, the proposal should be viewed favourably for approval.