

DESIGN & ACCESS STATEMENT

Site: Oaklands North, High Street, Cuckfield

Context

This is a Design and Access Statement in accordance with statutory requirements and subsequent guidance.

This statement accompanies and supports an application being made to Mid Sussex District Council in respect of a two storey extension to replace a single storey extension the side of the existing house. The overall increase in footprint and massing is modest compared to the existing property and the garden area which exists.

The proposal has been carefully designed so as to respect the local environment, accord with relevant adopted development plan policies and provide an appropriate extension in this location.

Amount

Currently the site consists of the existing dwelling and curtilage. The size is set within policy objectives and is in the village of Cuckfield, please see the included existing and proposed drawings, site and location plans.

Layout

There is currently ample garden for the property, with the main garden area to the west of the property.

Very careful consideration has been given to the position of the extension, in order to maintain this garden area. In particular the design and location of the proposal, ensures that the setting and impact on the neighbouring properties is no worse, this is assisted by the retention of all the existing boundary hedges and fences.

The layout ensures optimum accessibility to the existing and future occupiers of the dwelling with good access throughout and the proposal has been designed to retain the safe environment for residents.

Scale

The application site is in the village of Cuckfield. The scale of the proposal has been specifically designed to relate to the character of the existing and surrounding dwellings in the area.

The proposal will create a more usable home for the applicants needs.

Landscaping

The design takes into account all the features within the site. Therefore the existing curtilage will be retained and the relationship between this and the proposal will remain with the current ratio.

Appearance and Design

I have taken into account maintaining the visual aspect of the area respecting both the bulk and scale of the property. We have been very careful when considering and designing the proposal, in order to design a matching extension which will enhance the existing dwelling, whilst using matching materials. The extension will be subservient to the dwelling being set in from the front corner. This will accord with the individual distinctiveness of the property and immediate area.

Access

Parking provision is included in the layout as existing, with parking for 2 cars. There is sufficient space to enable emergency vehicles to easily reach the property. The site is on fairly level ground therefore pedestrian access is easily accessible to the front entrance from the garage and parking area.

History and Policy Approach

This proposal is proportionate in both scale and massing when compared to the existing dwelling and most of the neighbouring properties. Full consideration has been given to determining the scale and detailed design with regard to Government Guidance and Statements and Local Development Plan Policies.

Conclusion

This proposal is an appropriate response for my clients to create a larger and more usable dwelling for their needs. We have emphasised that the scheme has been carefully designed, to ensure it meets the aims and objectives of policy guidance and represents an environmentally sound development, this is achieved with good quality modern design.

