



Design & Access Statement

Planning in Principle (PiP) at Coombe Hill Road

2314
January 2025
Revision **P01**

COWAN
ARCHITECTS

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1. Introduction

1.1 - Purpose of this Design and Access Statement

This document has been prepared for submission to Mid Sussex District Council for a **Planning in Principle Application**. This document has been submitted on behalf of the applicant/ owner of land on Coombe Hill Road, by Cowan Architects.

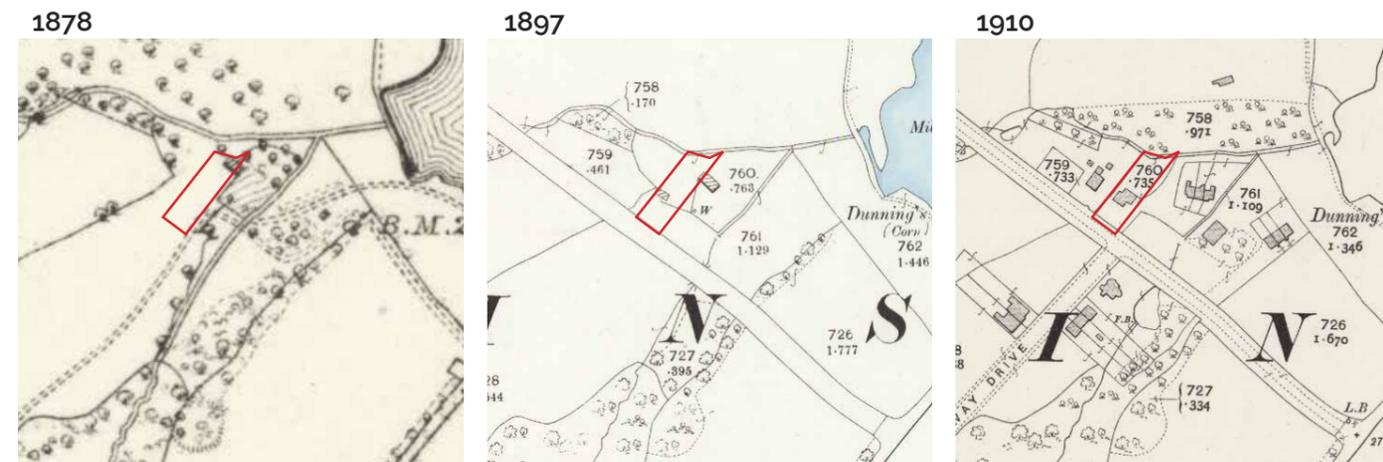
The purpose of this document is to set out the following:

- An appraisal of the **history and context** of the site.
- An explanation of the **previous planning approval for the site**.
- The **methodological approach** taken by the Architects in developing a proposal which would be of comparable scale to its surrounding context .
- Concept **design development** and a rationale for the proposed works.
- Where relevant, conceptual notes regarding the **potential design strategy moving forward**.

1.2 - Site History /Background

The site is located to the south of the East Grinstead Town Centre in the Ashdown Forest 7km Zone of Influence, the High Weald AONB and the Protection and Enhancement of Countryside.

The three images of historic maps below show the site in 1878, 1897 and 1910. The 1878 map shows the site prior to the construction of Coombe Hill Road. The 1897 map shows Coombe Hill road to the south of the site and the 1910 map shows the construction of adjacent dwellings, and the introduction of more dwellings to the surrounding area. The Mill pond visible in all three historic maps is no longer evident, but Dunning Mill remains as a public house.



Historic Maps -
Not to scale version identifying approximate site location.

— Approximate site area



1.3 - Existing Site Context

The site is approximately 0.1 hectares and is accessed from the southern boundary off Coombe Hill Road.

Surrounding buildings along Coombe Hill Road are constructed of traditional materials. Building types and styles along Coombe Hill Road are varied. The houses to both sides of the site are set back from the road and some residential and commercial buildings in the area.



1.3 - Existing Site Photos



Existing Photos

1.4 - Red Outline Plan/ Ownership

The plan below outlines the application boundary. A scaled version has been submitted as part of this application.



1.5 - Site History: Previous Planning Application

The site has planning permission for the development of a replacement building for storage use under the reference DM/21/3119. Construction work for the site started w/c 28/10/24 following the completion of soil testing and foundation designs and it has been confirmed that a meaningful start was made prior to the 3rd November. Therefore the planning permission remains valid as a meaningful start was met within the 3 year period as detailed within section 56 of the 1990 Town and Country Planning Act.

Photos of works on site are included below, as well as extracts of the drawings submitted as part of application DM/21/3119.

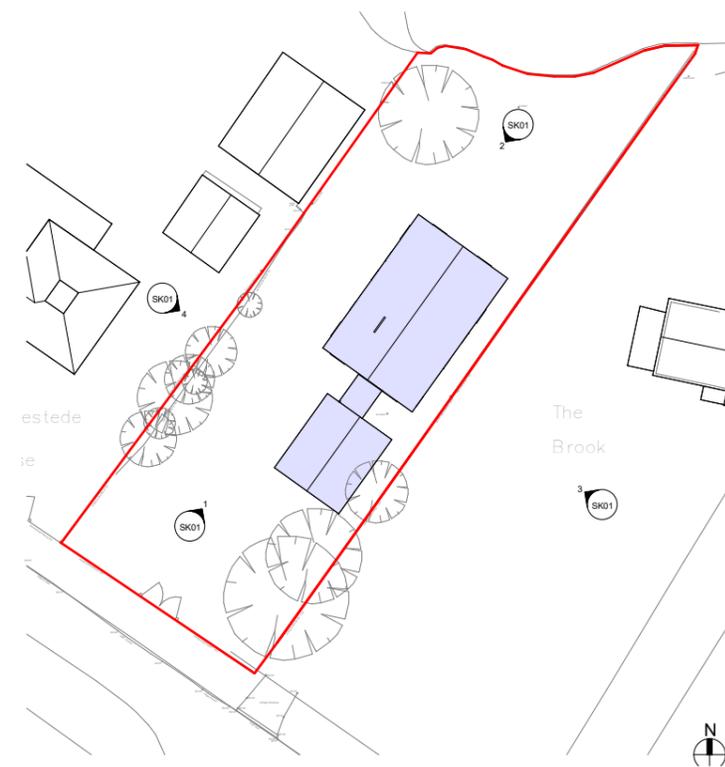


Drawings submitted as part of previous planning application

2. Outline Design

2.1 - Proposed Block Plan

The plan below outlines the proposed site. A scaled version has been submitted as part of this application.

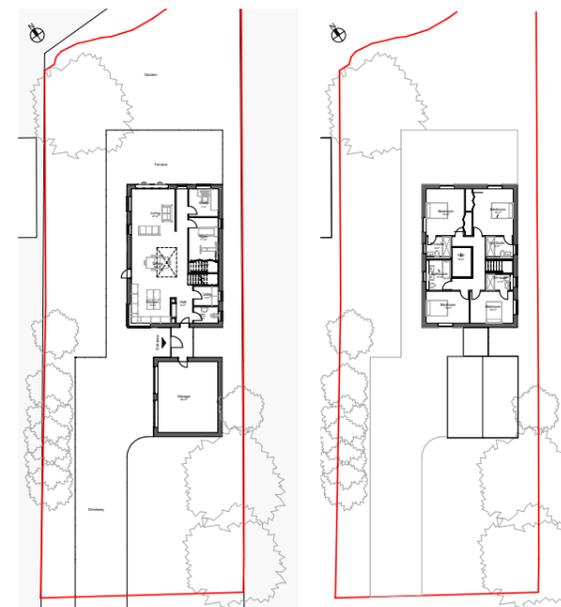


2.2 - Initial Strategic Building Positioning

The building has been positioned with consideration to both the site orientation and its neighbouring context. The language of 'clusters of buildings' as seen on the adjacent house has been replicated on this plot, as well as the building mass being set further back from the road. The distance from both adjacent plots has also been considered. This creates a massing which fits seamlessly into its surrounding context, in scale and setting out.

2.3 - Initial Plans & Elevations

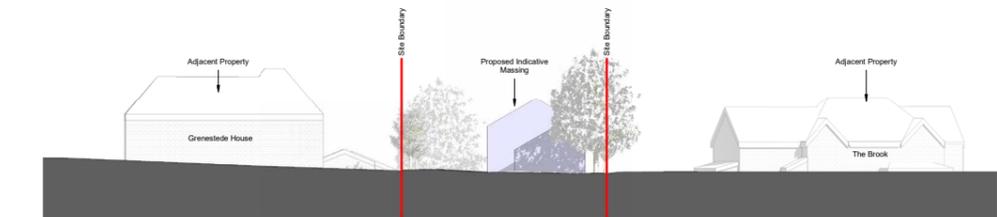
The site is approximately 0.1 hectares and is accessed from the southern boundary off Coombe Hill Road.



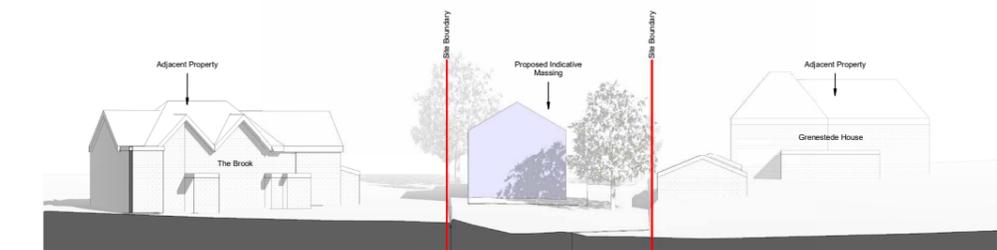
2.4 - Basic Massing

The ridge line and scale has been considered against the neighbouring properties and does not sit above any existing ridge lines. The main mass of the building has been set back from the road and the introduction of the linked garage building nods to the building layouts on the adjacent sites. The sloping landscape also aids in minimising the impact of the mass when viewed from the road.

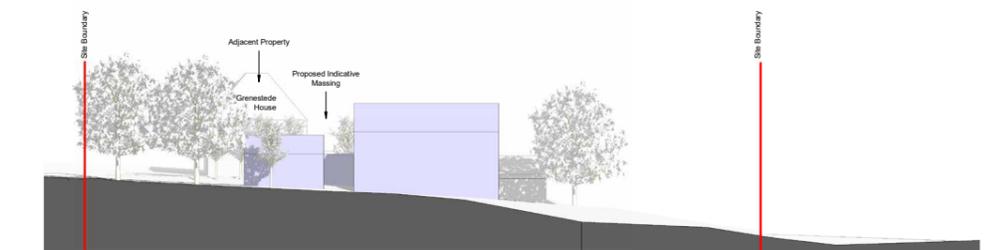
The plans above give an indication to the internal layout that could be achieved, and is included to demonstrate that the scale of the massing is appropriate only.



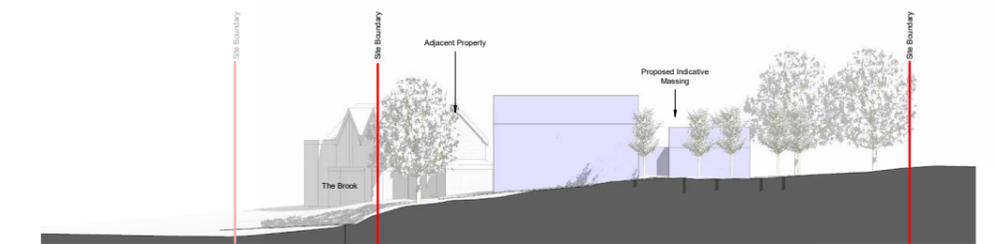
① Elevation - Front
1:200



② Elevation - Rear
1:200



③ Elevation - Side 1
1:200



Indicative Proposed Drawings

2.5 - Design Moving Forward

The below aims to give some insight into the potential material palette and landscaping elements that could be introduced in the developed design stage.

Materials



Precedent Images

Landscaping



Precedent Images

3. Summary

3.1 - Conclusion

This document has been prepared for submission to Mid Sussex District Council for a **Planning in Principle Application**. This document has been submitted on behalf of the applicant/owner of land on Coombe Hill Road, by Cowan Architects.

To summarise:

- The site is approximately 0.1 hectares and is accessed from the southern boundary off Coombe Hill Road. The houses to both sides of the site are set back from the road.
- The site already has permission for development, application Ref: A DM/21/311 which remains valid.
- The approach taken to setting out the proposed dwelling is considered, taking into account adjacent buildings, its surrounding context and the site constraints. This has resulted in a mass that is in keeping with its context, mimics the language of existing buildings adjacent to the site, a comparable scale to its surrounding context and is therefore appropriate for the site.
- The massing has been tested and considers the internal layout, ensuring it is of an appropriate scale.
- The future detailed design stage has been considered, including materials, form, landscaping and sustainability credentials.



Existing Photos

Appendix I - Drawings

Appendix II - Planning Statement