

DESIGN & ACCESS AND PLANNING STATEMENT

Site: Howdean, High Street, Cuckfield

Context

This is a Design & Access and Planning 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 replacement windows to the principle elevations - South and East elevations. The overall increase in footprint will be unchanged 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, garage 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 replacement windows. 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 walls, 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 within the village conservation area of Cuckfield. The scale of the proposal has been specifically designed to relate to the character of the surrounding dwellings in the area.

The proposal will create a more usable and efficient 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 conservation area, respecting both the design and quality of materials for the property. We have been very careful when considering and designing the proposal, in order to replace the current old, substandard and poor quality UPVC windows with high quality flush profile mat finish grained foil covered UPVC windows, which will be white and imitate wood. The single ground floor window 1 on the set back section of the south elevation will be replaced with an Origin slimline aluminium window in anthracite grey, which is requested by the applicant to work with her overall design for this particular section of the dwelling. This window is not visible from the street, as the existing garage blocks the view. Please refer to drawing B.024.25.04 for the images and the make and style for all the replacement windows.

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 and rear entrances from the parking area.

History and Policy Approach

This proposal is proportionate in both in materials and design 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 an improved 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 replacement windows.

