

Design & Access Statement, Planning Statement and Landscape Plan

Including Ecosystem Services & Sustainability Statements.

805_Dumbrells

November 2024

David Thackeray

Dumbrells
Church Platt
Cuckfield
RH17 5LA

Proposed alterations to rear extension of the Friary previously abutting former Dumbrells

Proposed incorporation of remaining former Dumbrells into Somners with new internal doorways for access

Proposed replacement single storey dwelling (Dumbrells) and associated landscape works

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This document must be read in conjunction with the full plans associated to this application.

ECOTECTURE ECOLOGICAL DESIGN LIMITED

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Ecotecture

Since starting Ecotecture, we've prioritised conscious and mindful practice, always considering and minimising our impact. This commitment is reflected in our name, Ecotecture.

At Ecotecture, we pride ourselves on being proactive designers specialising in energy-efficient architecture. We ensure we have early input from the council, structural engineers, heating engineers, and cost consultants, where possible.

This proactive design ethos allows us to develop solutions that are well-informed and tested by a myriad of experienced industry professionals, giving you confidence in our capabilities.

Our Values

We design buildings that enable people to lead better, more sustainable lives by combining our expertise in historic building conservation, energy efficiency, and retrofit.

We adhere to Quaker principles: Simplicity, Peace, Integrity, Community, Equality, and Stewardship of the Earth.

Our Design Approach

We follow the five Passivhaus principles:

- 1 – High quality insulation.
- 2 – Heat control and robust joinery
- 3 – Airtight construction
- 4 – Heat recovery ventilation.
- 5 – Thermal bridge free design.

Sustainability is our core ethos, not an afterthought. Our values are evident in our work and extends to our business operations and community activities.

We set annual objectives and measure our progress alongside our financial performance, reporting each New Year.

At Ecotecture, we think green, live green and design green.



Ecotecture Office
Ecotecture

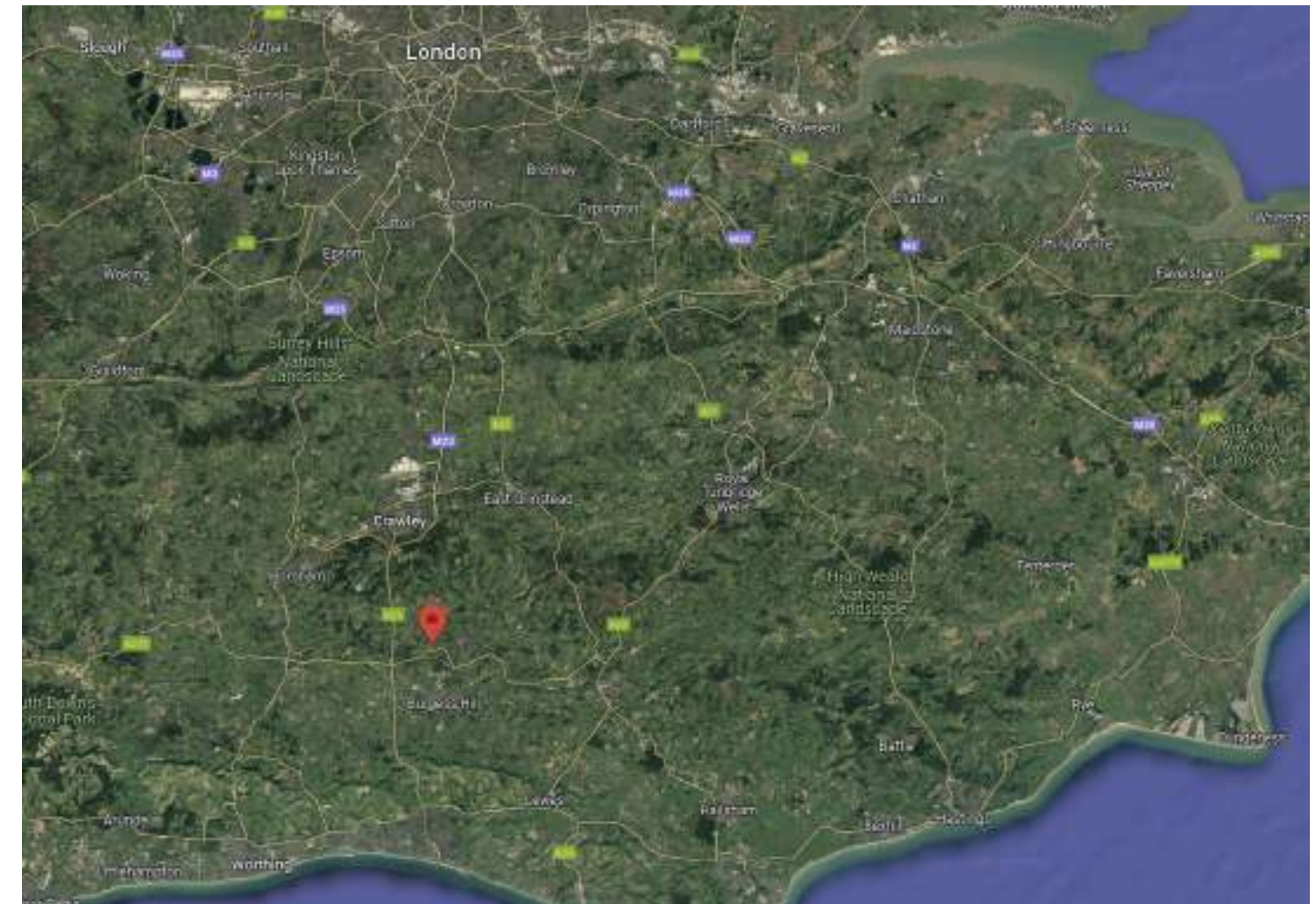
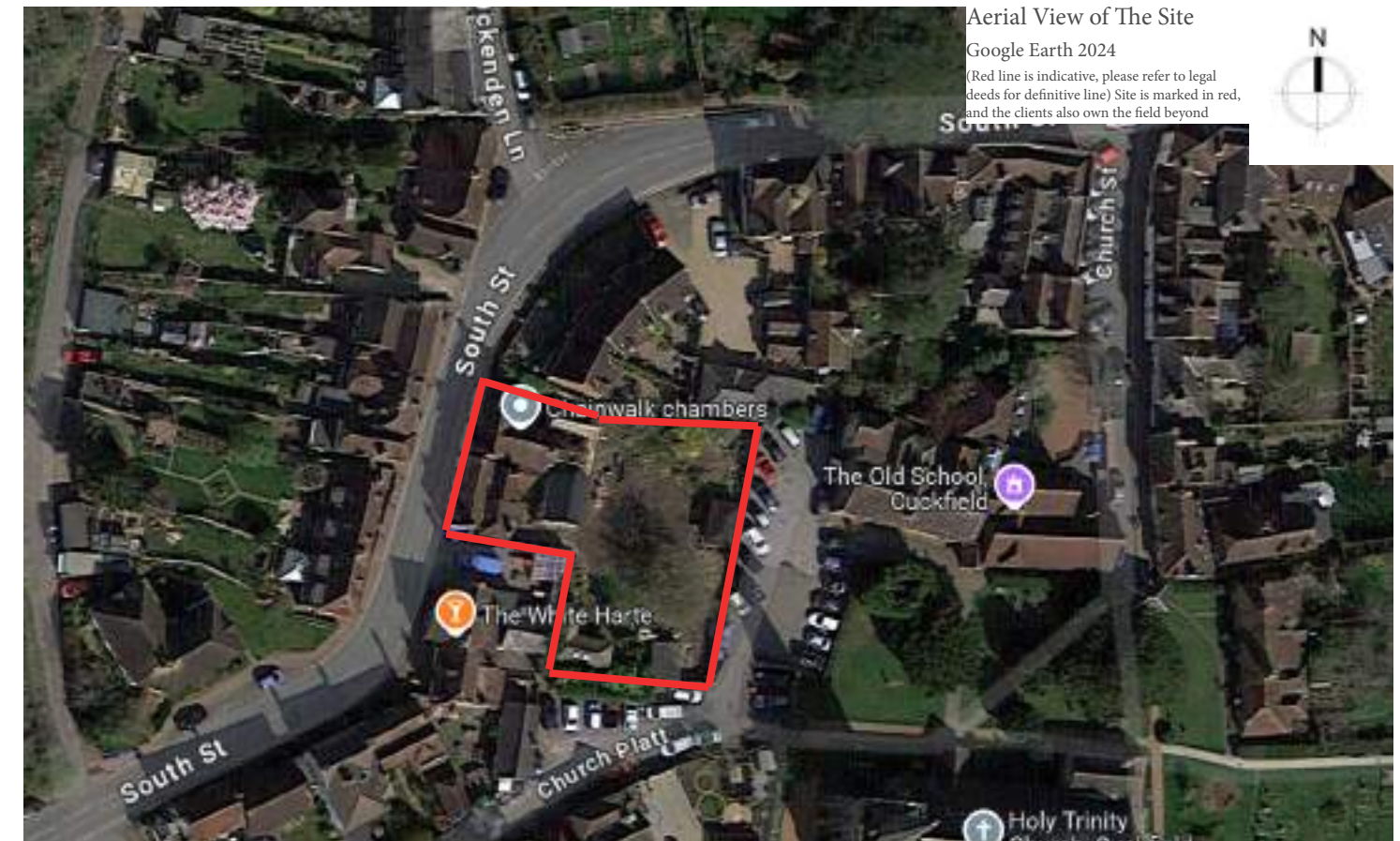
01 Introduction

This application is for work on three different properties that will be undertaken simultaneously, hence the need for a combined application. The properties include the Listed Buildings The Friary and Somners, as well as the former dwelling Dumbrells, which has been partially demolished. All properties lie within the Conservation Area of Cuckfield.

The applicant, David Thackery and Ammasa Properties Ltd, has owned the site for approximately six years. Several applications have been submitted to improve and/or remodel the original Dumbrells to create a modern dwelling. The latest approved application, DM/18/3863, allowed for an extension to the oldest section of Dumbrells—the timber-framed section—extending into the garden. This was opposed by the cottages immediately north, as it blocked their views of Cuckfield Church and beyond. Additionally, as with the approved scheme, it reduced much of the garden's openness, covering it with garaging, parking areas, or building.

This application proposes a more neighbor-friendly approach, allowing for the oldest part of Dumbrells to be returned as part of the Listed Somners, as it was originally. The removal of the early 20th-century corrugated iron section of Dumbrells now provides The Friary and Somners with a much larger garden and open vistas that were previously impaired from both dwellings.

The replacement Dumbrells we propose is designed as an L-shaped, single-storey structure to maximize open green space and privacy for the occupants. The proposed dwelling will be a modest, energy-efficient, and accessible residence, styled in a vernacular form with a contemporary twist.



01 Introduction



Vision:

Our concept plan is rooted in key principles designed to create architecture that is both sensitive to its environment and highly energy-efficient. Ecotecture specializes in heritage architecture, and this application has been carefully crafted with close attention to the characteristics of the Conservation Area and guidance from the Cuckfield Neighbourhood Plan, with particular reference to materials and building form.

Architectural Design

Our design is crafted to blend harmoniously with its surroundings, respecting the existing landscape with thoughtful choices in height, massing, density, roof forms, and materials. The new dwelling is designed to complement and maintain the heritage character of the Conservation Area, while also introducing its own distinct character required for an energy-efficient design.

Holistic Approach

Through high-quality, sensitive design, we enhance the local character and contribute positively to the community's aesthetic and identity. There is a place for modern architecture within a heritage environment, and our design seeks to embody that balance.

Energy Efficiency

A key aspect of our design focuses on maximizing energy efficiency by refining the surface area-to-volume ratio and simplifying building forms. At Ecotecture, we have long followed AECB and Passivhaus principles, using a fabric-first approach to prioritize the thermal performance and airtightness of the building envelope. Our goal is to significantly reduce energy consumption, going beyond the standard requirements in building regulations.



Picture showing former Dumbrells prior to demolition

02 Site Photos



EED Photos



EED Photos



EED Photos



EED Photos



EED Photos



EED Photos



EED Photos



EED Photos



EED Photos

03 Local Materials and Character



Dumbrells as it used to be
Google



Church Bank House
Google



Holy Trinity Church
Google



Church Platt
Googles



South St
Google



South St
Google



Google

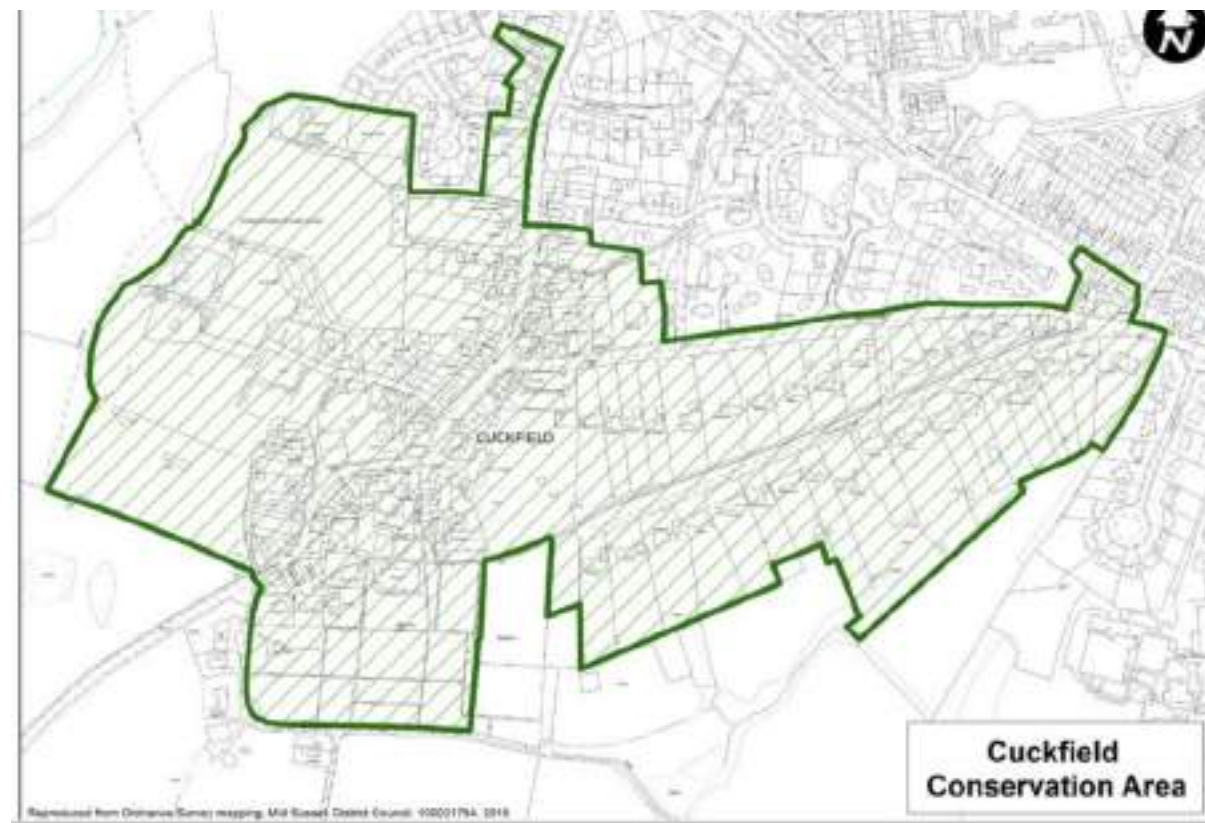


Google

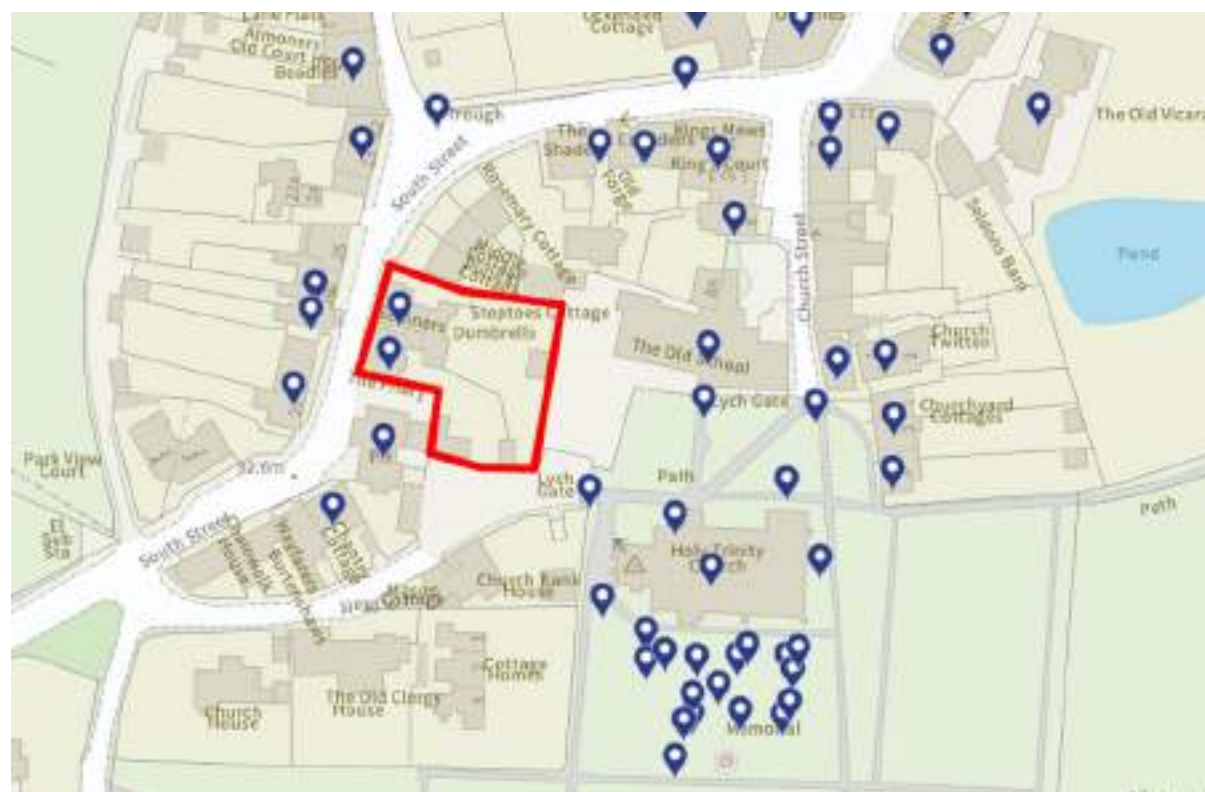


The Old School
Google

04 Site Analysis



The site also lies in the Conservation Area.
<https://www.midsussex.gov.uk/media/3710/conservation-areas-in-mid-sussex.pdf>



Number of listed buildings around it; Source: Historic England Maps

Technically, the site lies outside the designated village center; however, it is very sustainably located, with level access provided from the new dwelling to village shops, accessible either through the church graveyard or via South Road.

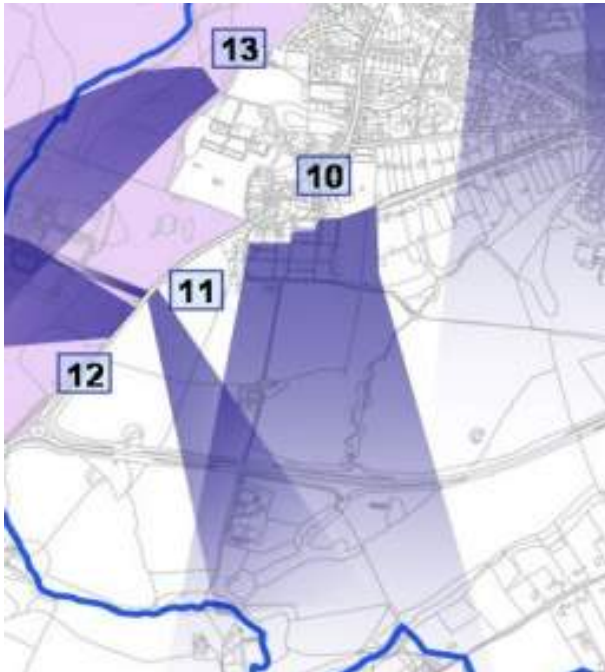
-  Pedestrian and vehicular access
-  Wind direction
-  Pedestrian access



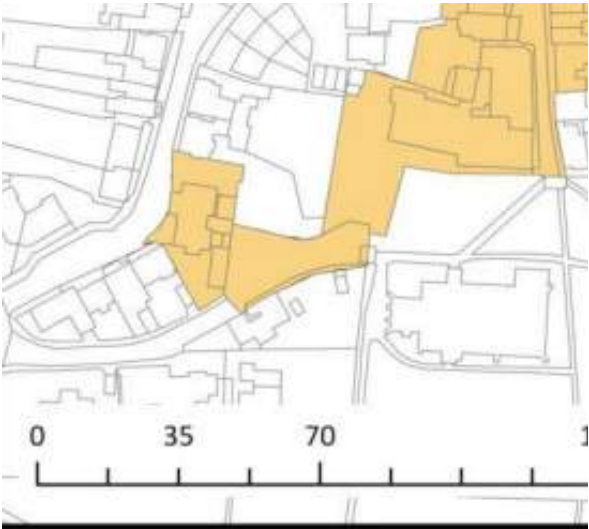
Sun path



04 Site Analysis

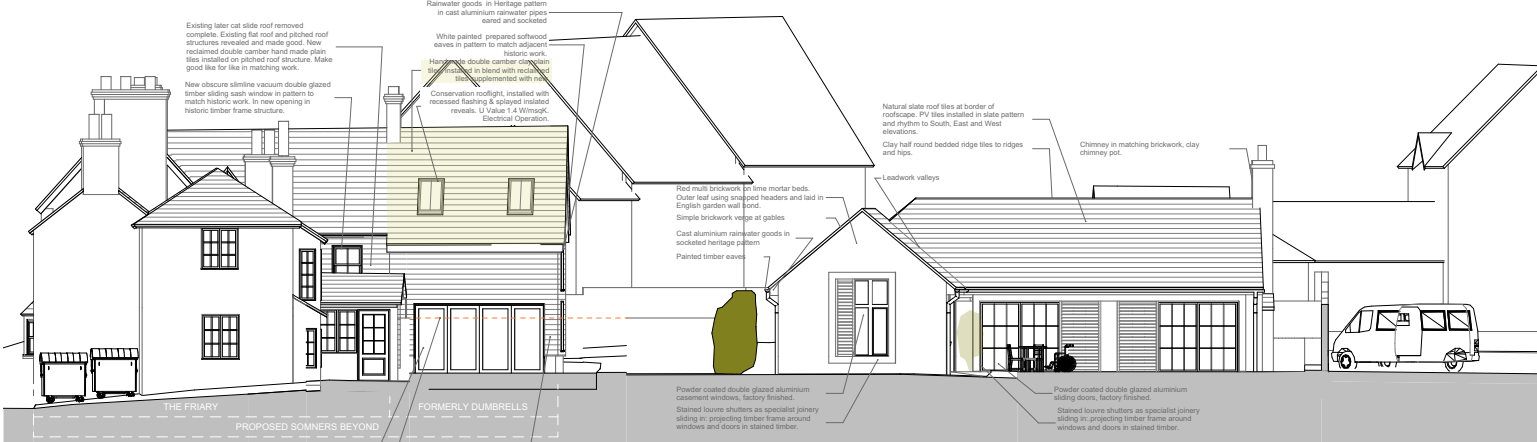
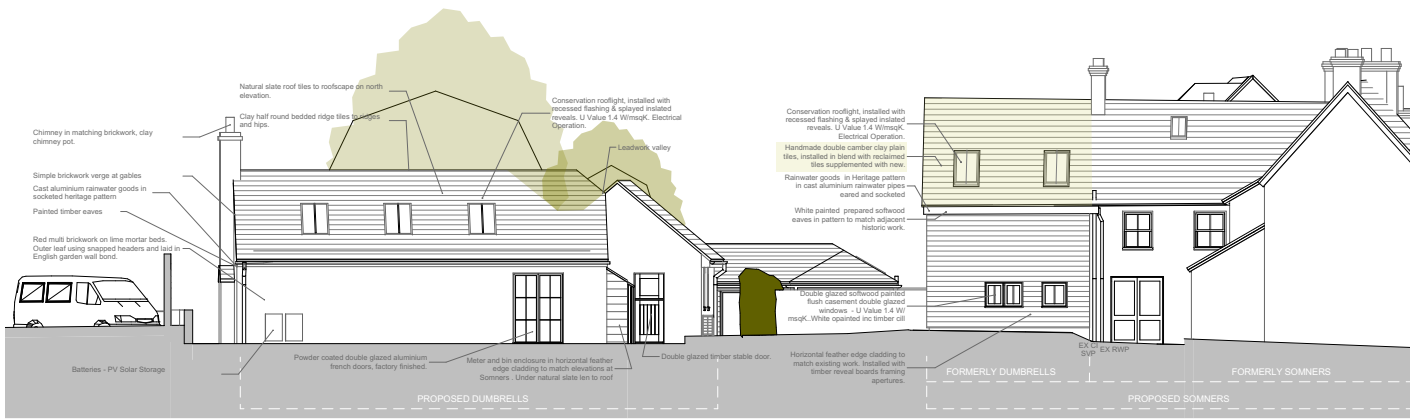
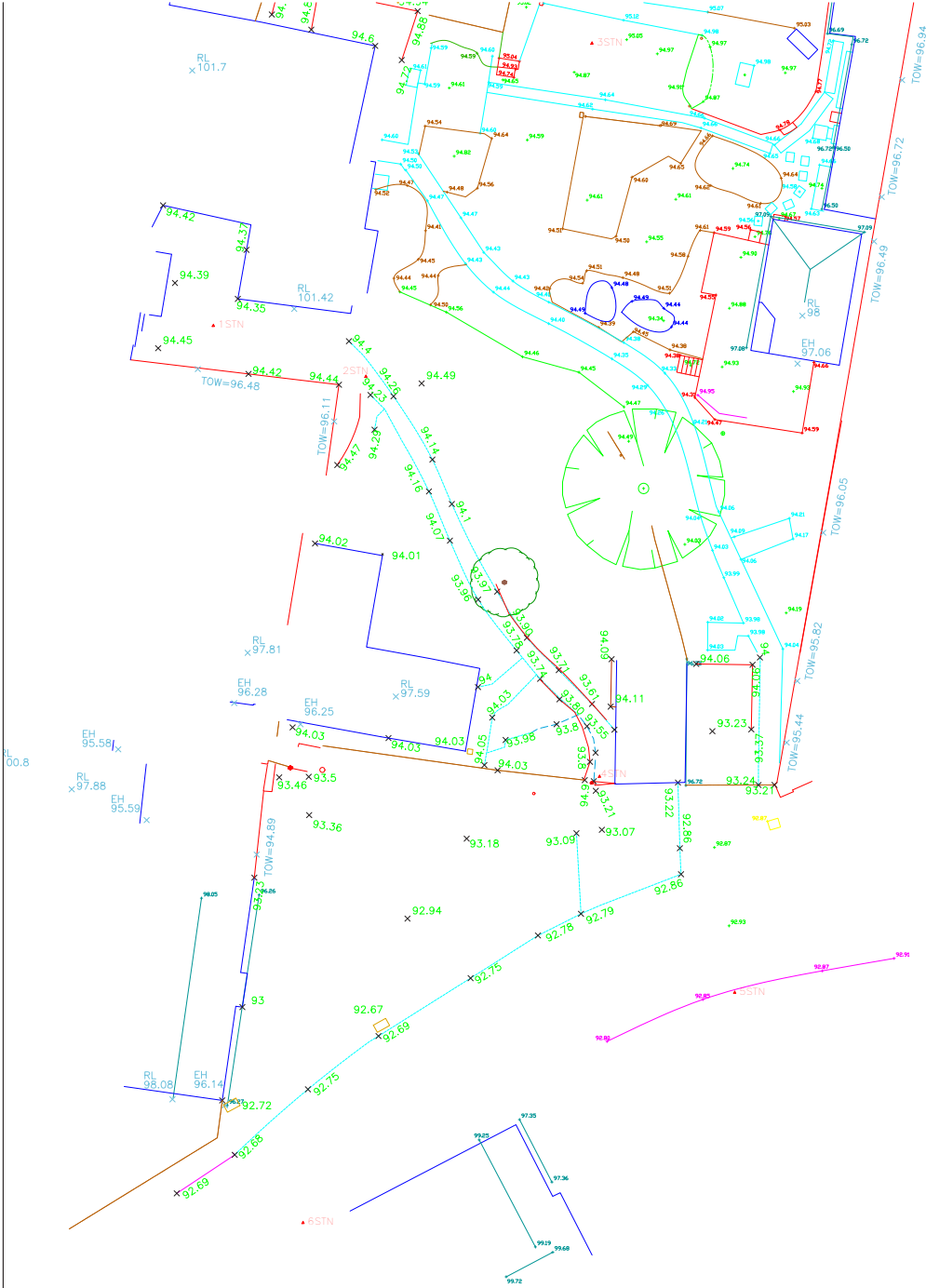


Views out of the site towards the South Downs, as laid out in the Neighbourhood plan (https://www.midsussex.gov.uk/media/3180/cuckfield_neighbourhood_plan_june14.pdf)

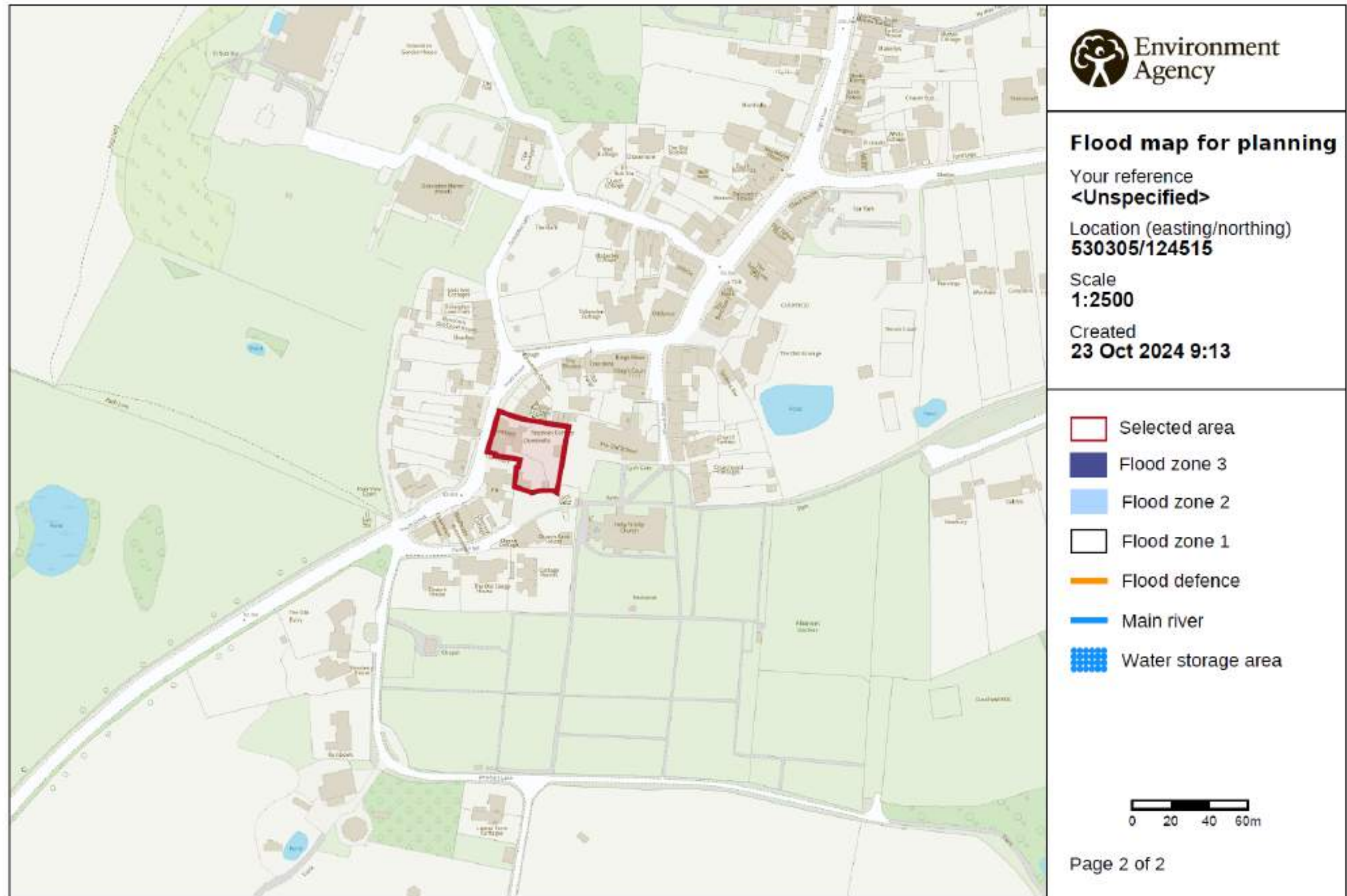


Key

- Adjoining Parish Boundaries
- Plan Area
- Car Park (CNP15)
- Cuckfield Village Centre (CNP12)

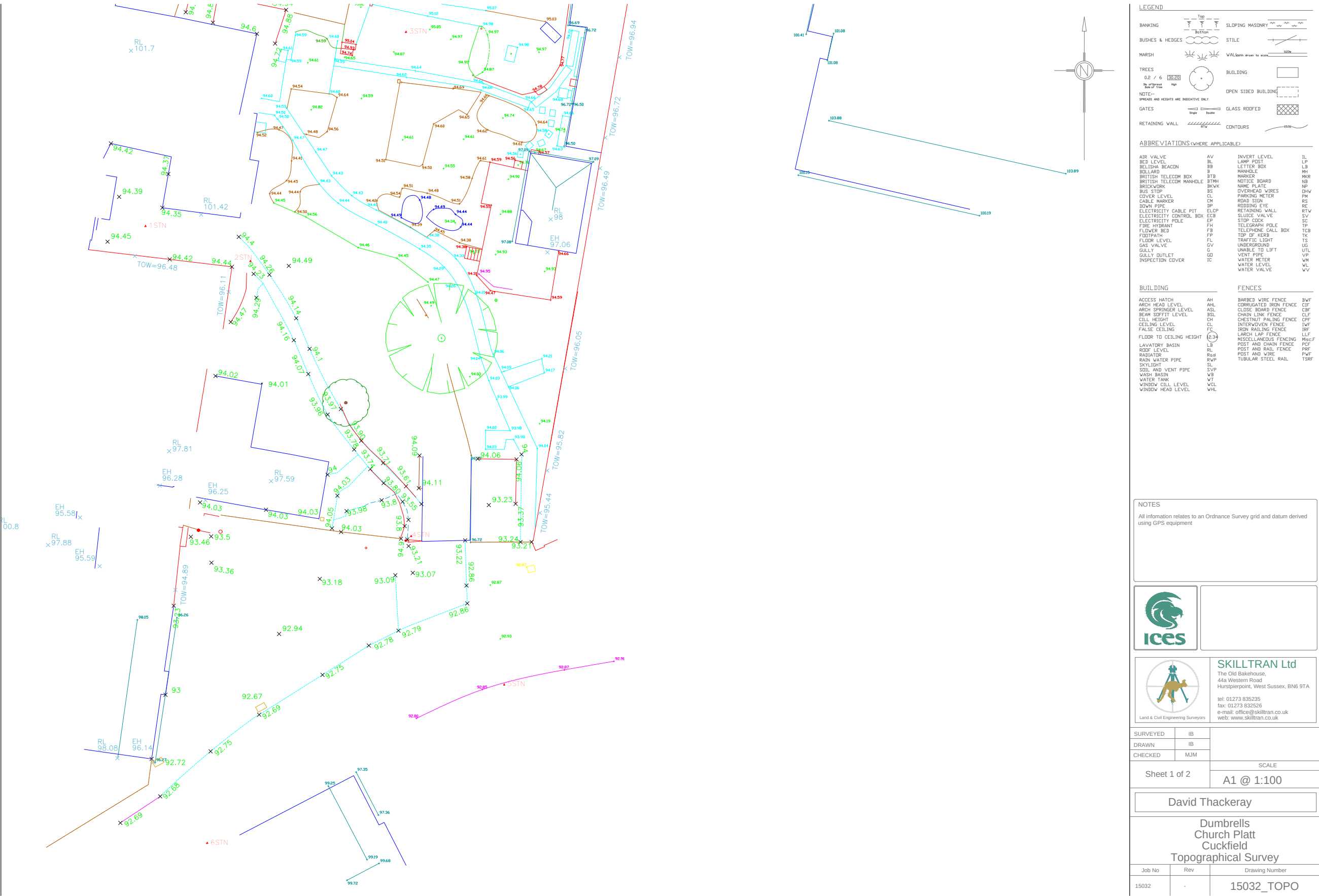


04 Site Analysis



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05 Topographical Survey



06 Appearance and Materials



Rustic brick path



Plain red clay tiles



High Performance Aluminium Sliding Doors



High performance aluminium windows



PV Slate



Red bonnets



Conservation Rooflight



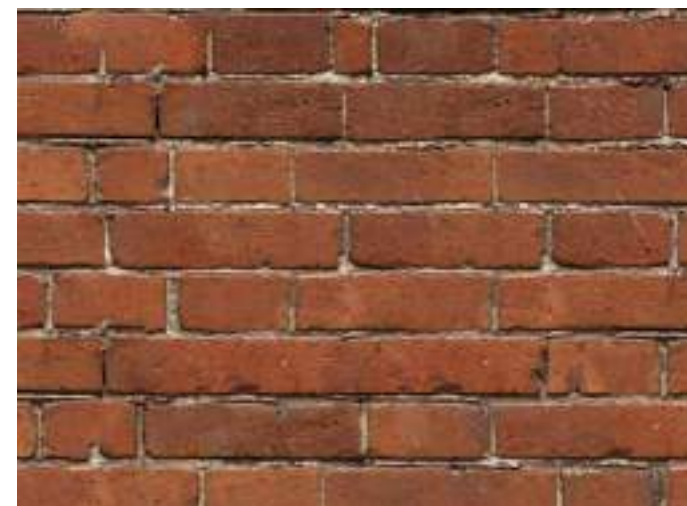
Slate Tiles



High Performace Timber Window



Timber boarding to match existing



Brickwork



Driveway Gravel

06 Appearance and Materials

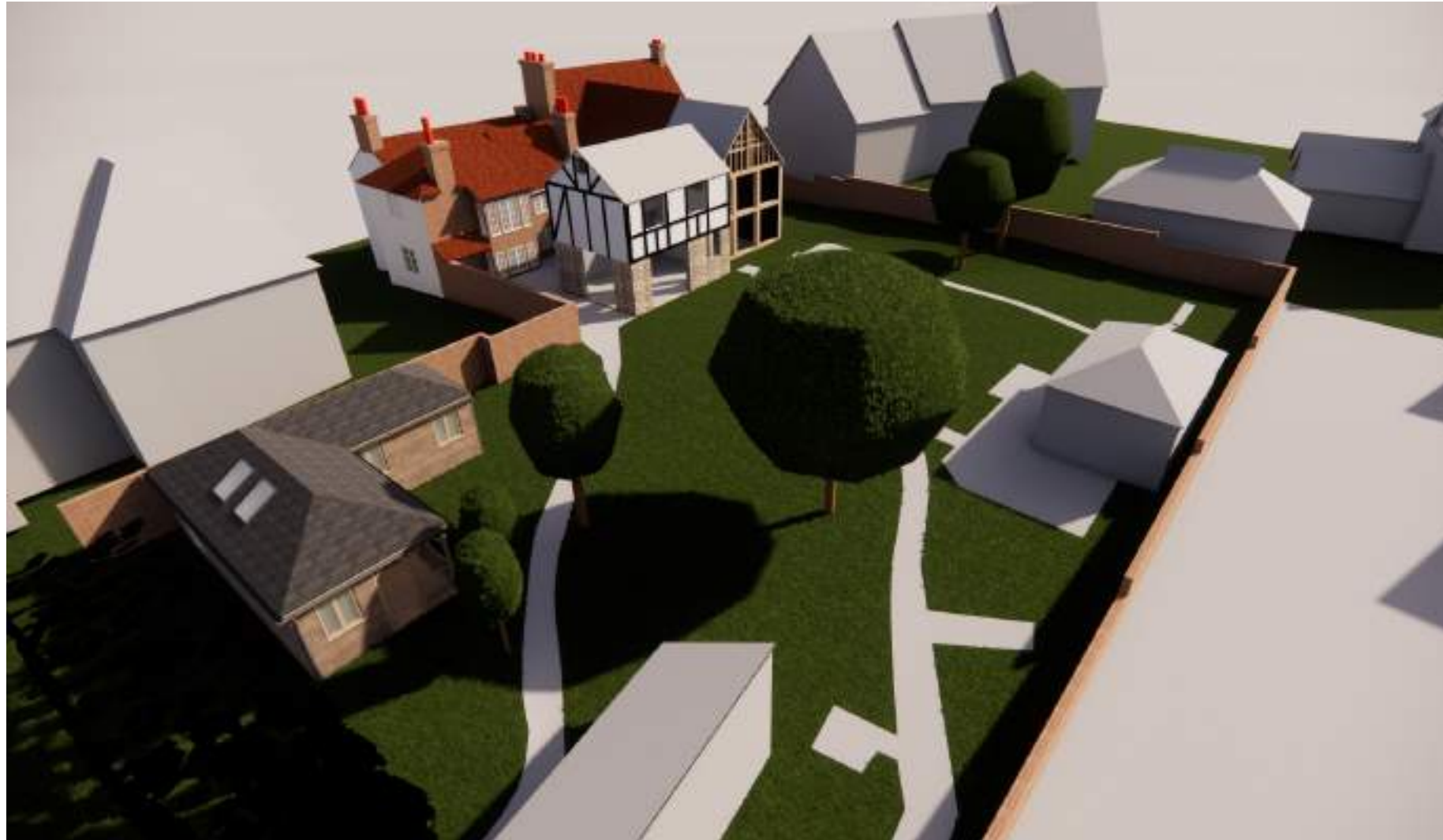


07 Landscape



08 Site Design Approach, Design Evolution and Rationale

Site before partial demolition of Dumbrells



Site Context and Initial Conditions

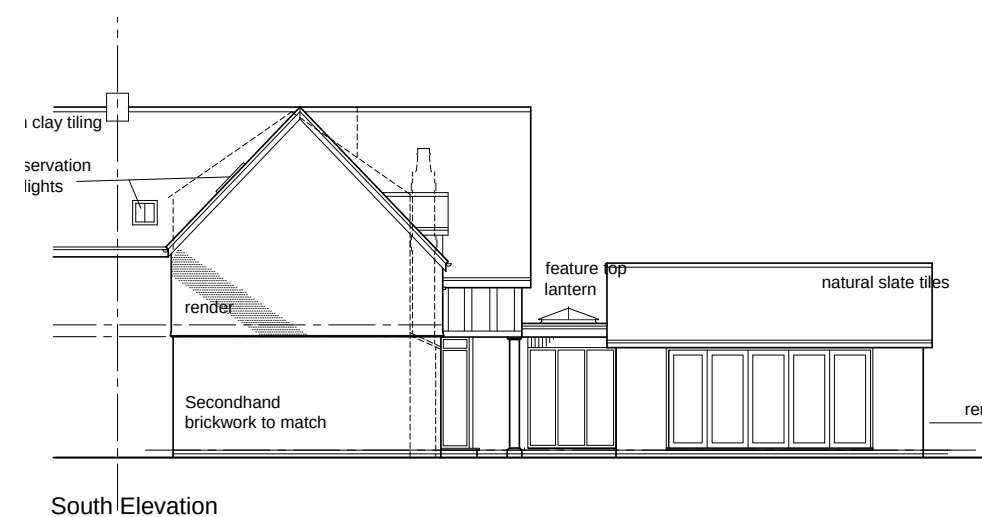
Before any work commenced on-site, the original configuration of the buildings resulted in both The Friary and Sommers feeling quite hemmed in. Their surrounding gardens were negligible, providing limited space and minimal access to natural views. This constrained layout significantly impacted the sense of openness and connection to the surrounding landscape, making both properties feel disconnected from their environment.



08 Site Design Approach, Design Evolution and Rationale

Consented scheme DM/18/3863

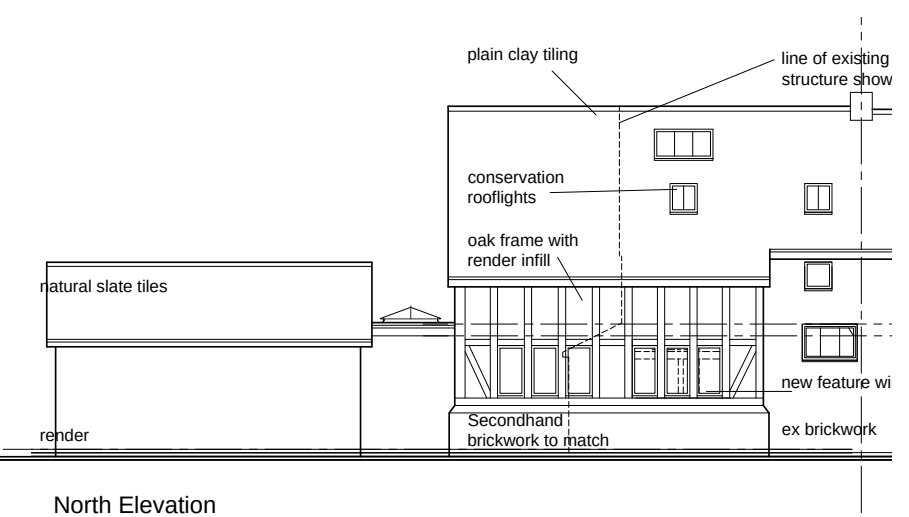
The consent scheme DM/18/3863, now granted forever by virtue of the works on site being materially started, has clearly resulted in a great improvement on the outlook and garden size from both listed buildings Sommers and The Friary. However this work having started, seeing openness of the site before new construction has demonstrated that the consented scheme would negatively impact once again on Sommers as well as restricting views again from buildings north of the site by virtue of the two approved two storey gable on to the existing building and coming out even farther as single storey over into the garden. Consented garage and outbuildings would further cover the site reducing the spacious feel even more.



South Elevation



East Elevation



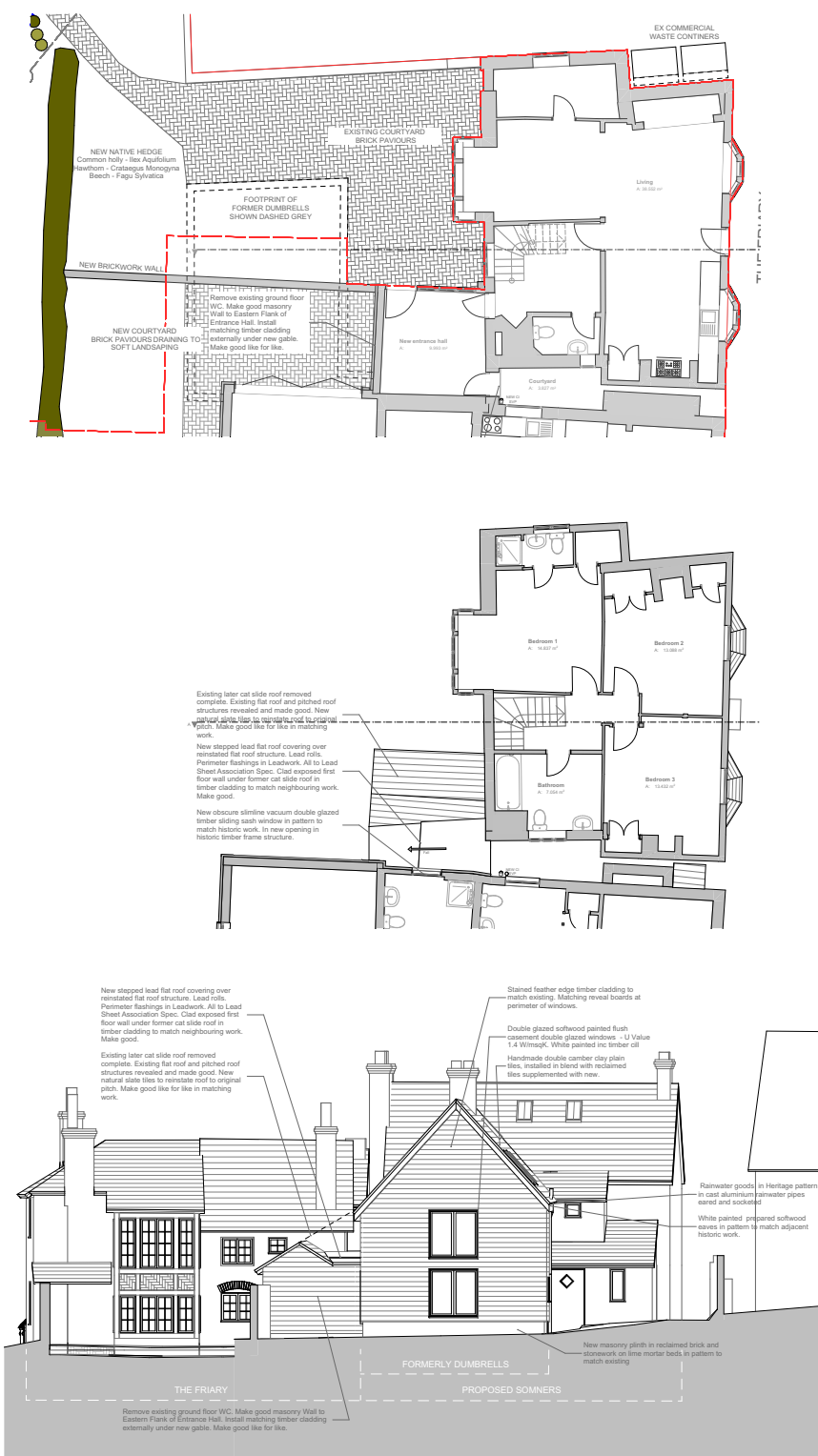
North Elevation

Elevations Produced by GWP Architects Ltd.

08 Site Design Approach, Design Evolution and Rationale

Proposed works to The Friary

The proposed alteration to the listed Friary is simply to enhance the existing building by removing a later catslide roof which runs over an existing earlier roof underneath. We also propose to remove a modern internal courtyard wall between The Friary and Somners



Images of the old roof to rear of The Friary. The later roof forming the catslide can be seen over, and boarding to the side of Somners revealed.



Modern wall and door to be removed.

08 Site Design Approach, Design Evolution and Rationale

Proposed works to Somners

The proposal to Somners will enlarge the current property. The work proposed will allow join up part of Dumbrells. Access will gained via two new internal doorways from the rear wall of listed building east into the gabled timber framed section of the remaining Dumbrells.

The final design retains the L-shaped layout, carefully arranged to ensure a private, south-facing garden while maximising natural light. The south elevation features large openings designed to optimise solar gain during colder months. A striking feature window draws inspiration from the historic schoolhouse window formations, subtly echoing the scale and proportion of the nearby church, creating a meaningful visual connection to the site's rich heritage.

To manage unwanted solar gain in warmer months, sliding brise-soleils have been integrated into the south-facing openings. These are enclosed within boxed, stained timber surrounds that stand proud of the brick walls, adding depth, texture, and a nod to traditional craftsmanship. This detail harmonises with the nearby timber frame construction of Somners and reflects the architectural language of the oldest parts of the Friary, blending contemporary innovation with historical context.

The roof design incorporates traditional slate, ensuring compatibility with the surrounding heritage character. Cleverly integrated slate-look photovoltaic (PV) panels maintain this aesthetic while contributing to the building's sustainability credentials. These PVs, in combination with a highly efficient air-source heat pump, ensure renewable energy sources are maximised.

The building is designed to meet Passivhaus principles, featuring a robust thermal envelope and high-performance fabric. This results in minimal heat loss and exceptional energy efficiency, further supported by a low surface-to-volume ratio that reduces thermal bridging and optimises energy use.

Together, these elements make the extension an exemplary eco-building, offering low-energy consumption and aligning with modern sustainability standards. The innovative design respects the historical and architectural context of the site while ensuring it remains future-proof and environmentally responsible.

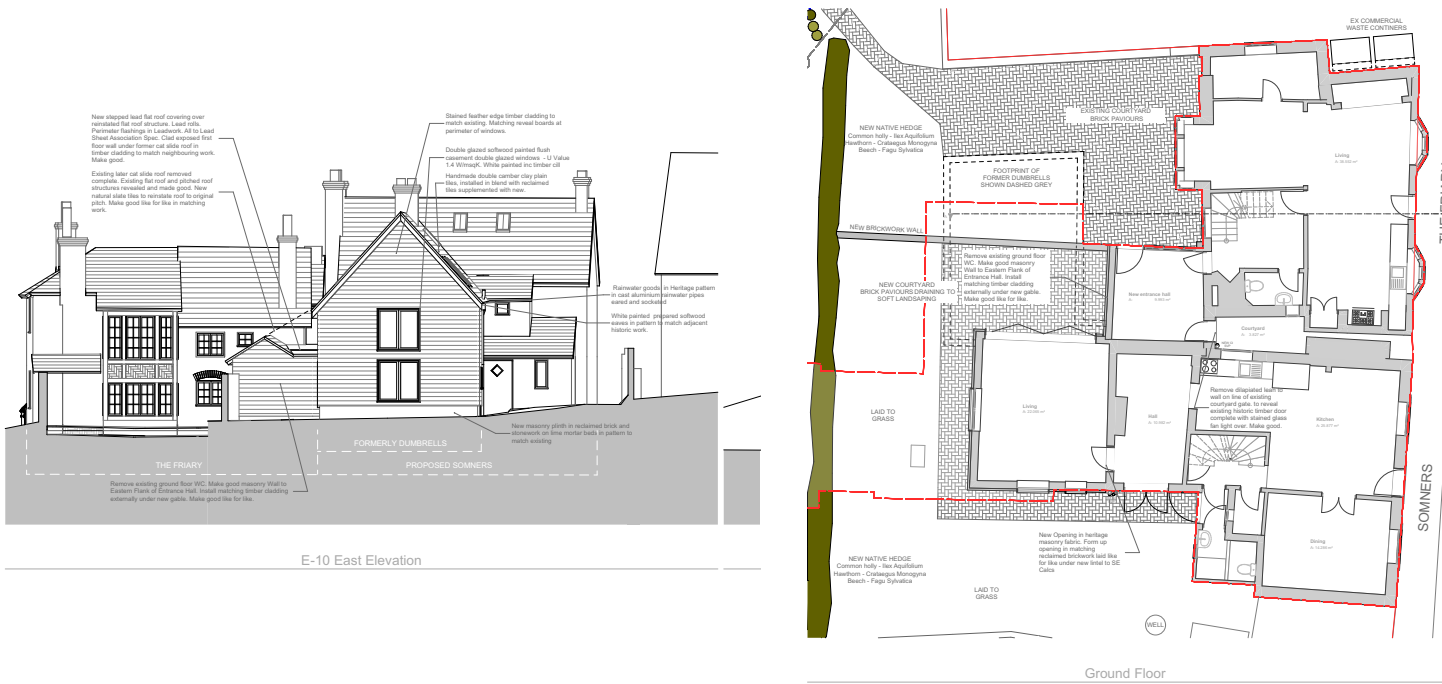


Former Rear and side of Somners with no outlook

Policy CNP 10 – Building Extensions Within and Outside the Built Up Area Boundary

Building extension will be permitted where it meets the following criteria:

- a) The scale, height and form fit unobtrusively with the existing building and the character of the street scene.
- b) Spacing between buildings would respect the character of the street scene.
- c) Gaps which provide views out of the village to surrounding countryside are maintained.
- d) Materials are compatible with the materials of the existing building.
- e) The traditional boundary treatment of an area is retained and, where feasible, reinforced and
- f) The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.



New windows are proposed within the timber frame, and a bifold door onto a patio at ground floor facing south. New conservation windows are proposed within the rooflights allowed. The feather edged boarding has been chosen to replicate the original boarding found on the side of Somners where the lean-to roof is removed on The Friary. Windows and doors are proposed to be white painted timber with slimline glazing or vacuum glass to ensure the appearance is more like the original single glazed window.

The floor level of Dumbrells has been lowered to line with the ground levels around the building.

The works undertaken to Dumbrells, partial demolition have been undertaken under the previous consent

08 Site Design Approach, Design Evolution and Rationale

Dumbrells proposed replacement dwelling

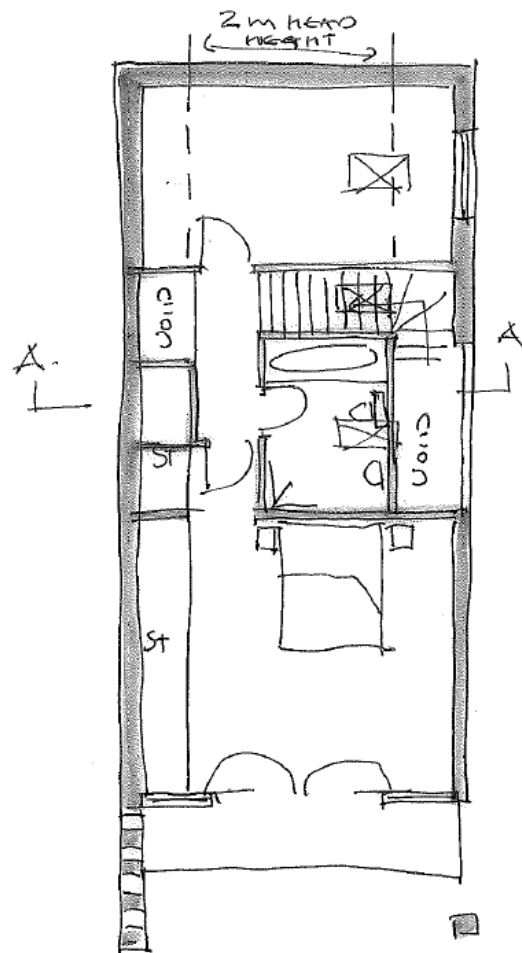
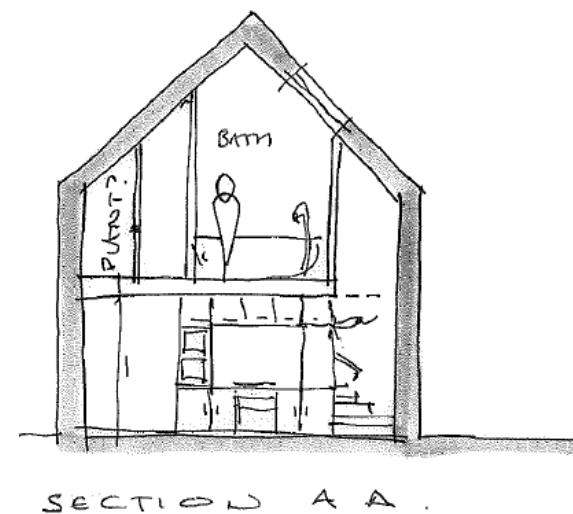
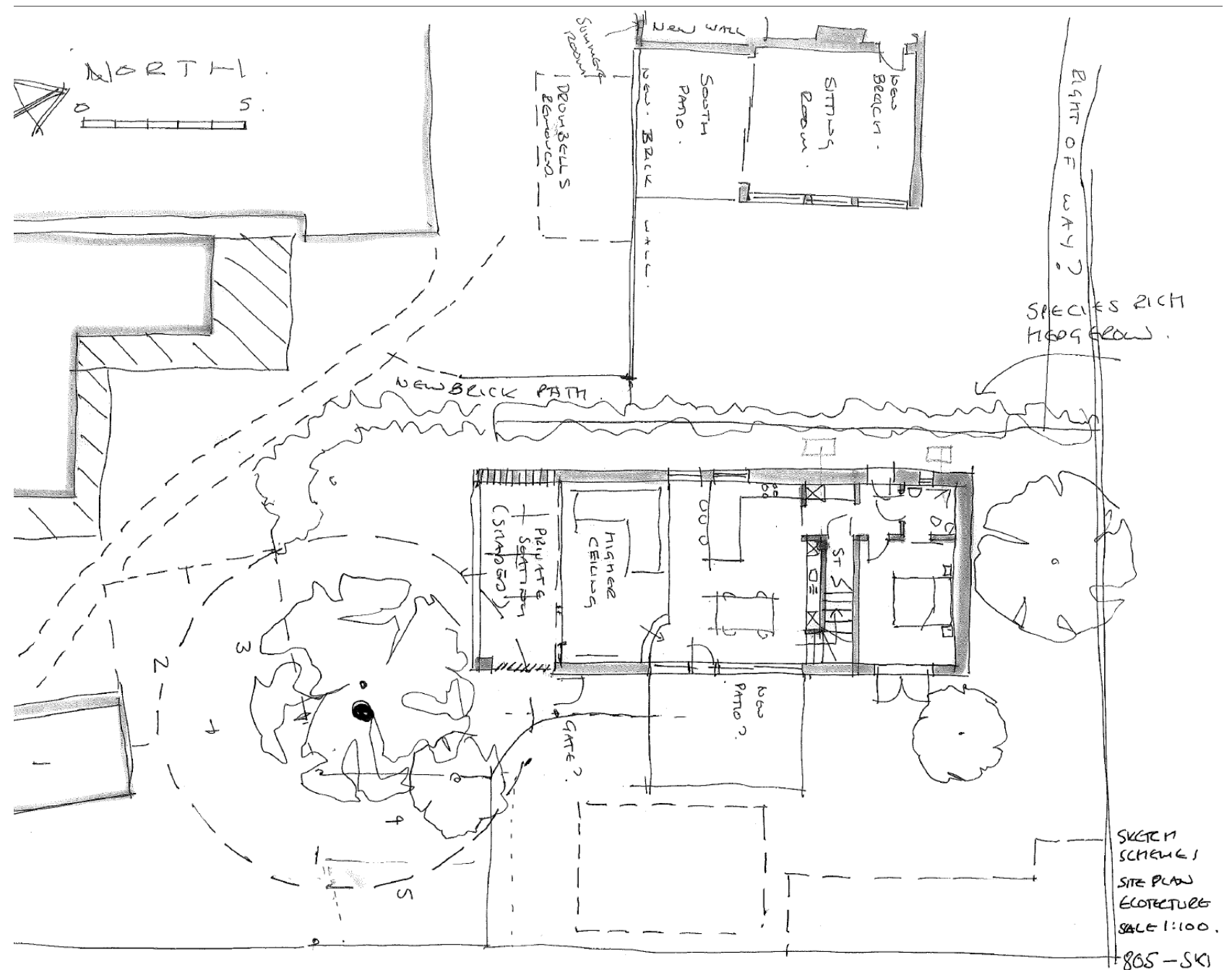
The applicant approached Ecotecture Ecological Design after the previous application (DM/21/3940) for a large rectangular single-storey dwelling within the garden of Dumbrells had to be withdrawn. Seeking a more sustainable and contextually appropriate solution, Ecotecture developed a series of design concepts for a contemporary dwelling that would integrate environmentally conscious principles with the site's specific constraints.

The first design proposal was based on the ambition to create a near Passivhaus standard building. This simple, compact structure was intended to provide three bedrooms while maintaining an efficient use of space, with a design centred around sustainability and energy efficiency. The form was deliberately kept minimalist to reduce environmental impact and simplify construction, with a clear focus on optimising passive solar heating and energy conservation.

Positioned at 90 degrees to both The Friary and Dumbrells, this layout was carefully selected to ensure privacy for the garden of the new dwelling. The south-western elevation was designed with extended roof overhangs to provide solar shading, protecting the building from excessive heat gain during the warmer months. The roof form was articulated with slatted sections, allowing for dappled light to filter into the interiors, providing both aesthetic interest and functional solar control.

To further reduce the building's perceived bulk and massing, the design incorporated a one-and-a-half storey arrangement, ensuring that the building remained in scale with the surrounding context while avoiding any undue visual dominance over neighbouring properties. This approach also helped mitigate the building's impact on the views from adjacent sites, maintaining an appropriate relationship with the landscape and surrounding structures.

Through these measures, the design aimed to deliver a low-impact, sustainable dwelling that would seamlessly integrate with its environment, offering both privacy and energy efficiency while adhering to contemporary design standards.



FIRST FLOOR

08 Site Design Approach, Design Evolution and Rationale



This concept was further explored in 3D, drawing inspiration from the Ditchling Museum—a contemporary building characterised by modern detailing but constructed using traditional materials. The design sought to maintain a similar roof form to complement the surrounding structures, ensuring continuity with the existing architectural language.

A variation of this concept retained a similar footprint but adopted a more radical approach, intentionally creating a stark contrast between the new building and its historic neighbours. This strategy aligns with certain conservation philosophies that advocate for distinctly contemporary designs to clearly differentiate new additions from heritage structures.

However, when assessed against the Neighbourhood Plan (Policy CNP-7) and local Conservation Area guidance, it became apparent that such an approach would not comply with established policy. The guidance prioritises developments that integrate sympathetically with the historical and architectural character of the area, favouring traditional detailing and contextual sensitivity over bold contrast.

Ultimately, it was concluded that this design would likely be perceived as too radical and inconsistent with the prevailing policy framework. The decision was made to pursue a design that balanced contemporary influences with a more respectful nod to traditional forms and materials, ensuring harmony with the surrounding historic buildings while meeting policy requirements.

Policy CNP 7 - Housing Development within the Built Up Area Boundary

Housing development within the Cuckfield built-up area boundary, as defined, will be permitted including infill development and change of use or redevelopment to housing outside the designated Cuckfield village centre and Whitemans Green neighbourhood centre where it meets the following criteria:

- a) The scale, height and form fit unobtrusively with the existing building, or curtilage for new dwellings, and the character of the street scene.
- b) Spacing between buildings would respect the character of the street scene.
- c) Gaps which provide views out of the village to surrounding countryside are maintained.
- d) Materials are compatible with the materials of the existing building.
- e) The traditional boundary treatment of an area is retained and, where feasible, reinforced and
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08 Site Design Approach, Design Evolution and Rationale

The subsequent design approach took a fresh perspective on the site layout, prioritising privacy and minimising overlooking for all three buildings on the property. This iteration explored an arrangement where the new building was oriented at right angles, featuring a lower single-storey section running north to south along the boundary with The Friary and Somners, complemented by a one-and-a-half-storey element running east to west.

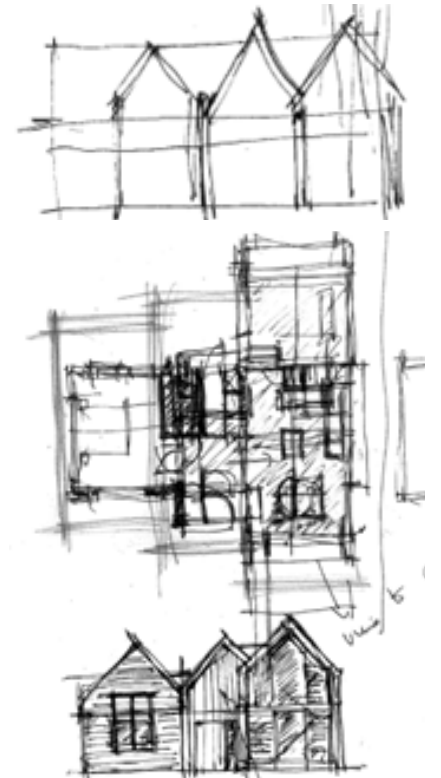
The primary objective of this arrangement was to reduce the perceived bulk and mass of the new building in close proximity to the listed structures. By keeping the northern section lower in height, the design ensured that the adjacent historic buildings remained visually dominant within the site, preserving their architectural significance.

Additionally, the higher, east-to-west wing of the new structure was strategically positioned against the backdrop of the existing garage on the northern boundary. This placement cleverly concealed the larger volume, minimising its visual impact when viewed from within the site and the surrounding context.

The gabled dormers on the south elevation and the gable end of the single-storey wing draw inspiration from an early image of three sheds that once stood on the site. This historical reference seeks to honour the past while informing the contemporary design. By reinterpreting these traditional forms, the scheme bridges the site's rich heritage with modern architectural practices, creating a design deeply rooted in its context.

The overall concept was developed to evoke the sense of a structure that has evolved organically over centuries, appearing as though it has been adapted and extended over time. This approach contrasts sharply with the initial schemes, which prioritised a more uniform and contemporary aesthetic. Instead, the final design adopts a layered, incremental feel, aligning with the local neighbourhood plan and design policies, which emphasise the importance of traditional detailing and sympathetic development within the area.

By drawing on these principles, the design incorporates elements such as traditional gabled forms, slate roofing, and carefully scaled openings, creating a building that feels both timeless and contextual. The attention to traditional details ensures the scheme not only respects but actively contributes to the character and architectural narrative of its surroundings.



Historic model of early 20th century sheds



08 Site Design Approach, Design Evolution and Rationale

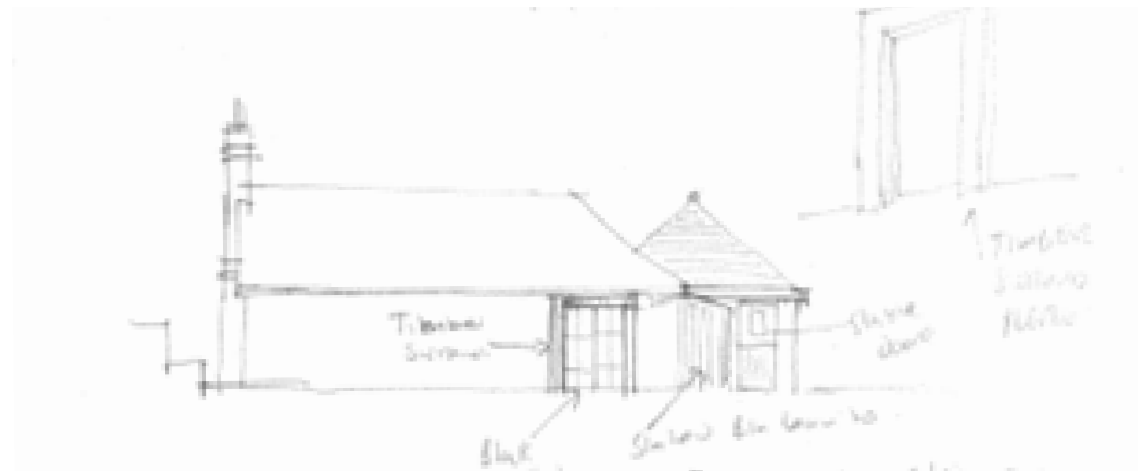
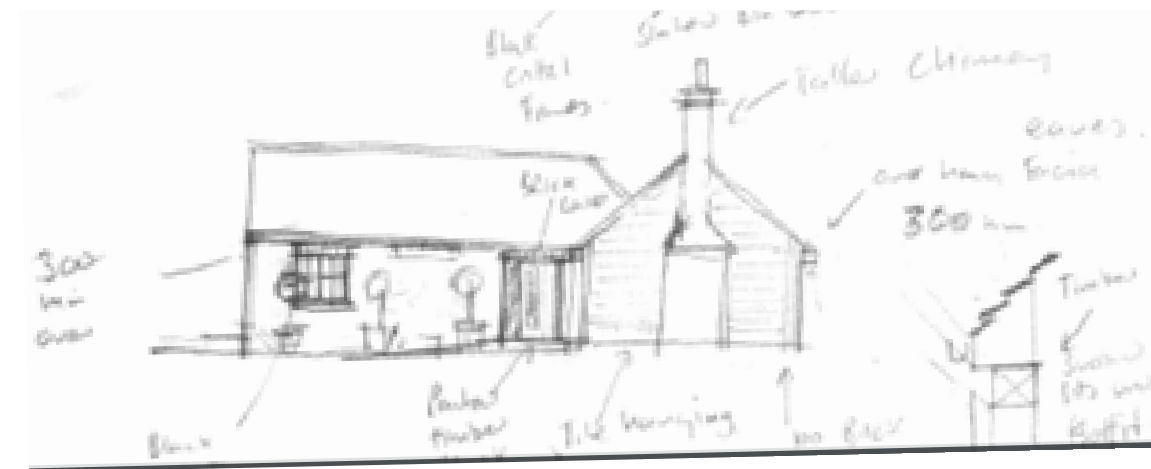
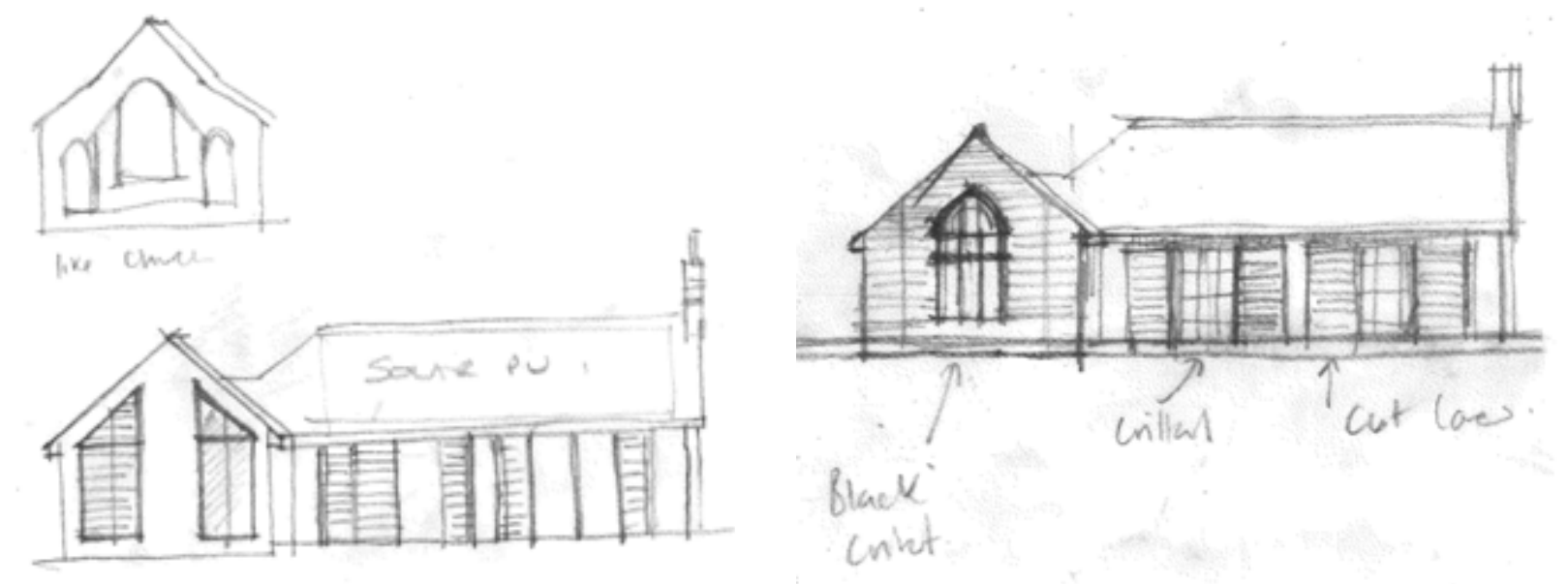
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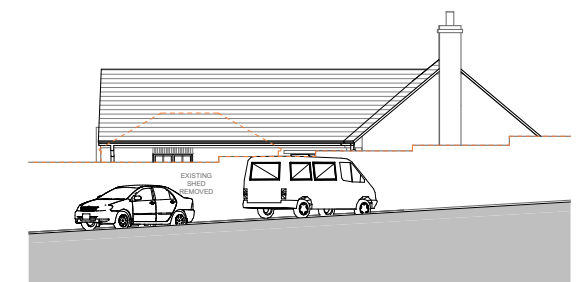
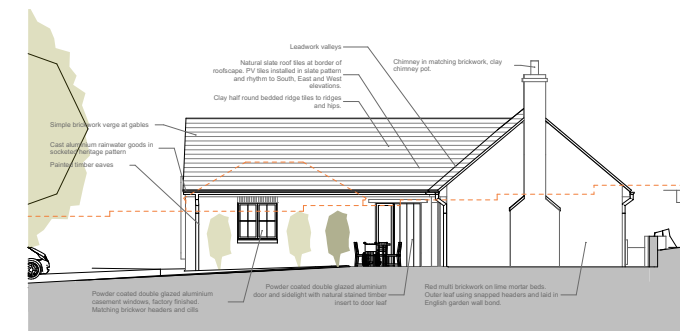


08 Site Design Approach, Design Evolution and Rationale

Inspiration for proposed replacement Dumbrells



Final Design for Dumbrells



09 Access

Cuckfield, a village in West Sussex, offers various transportation options for residents and visitors.

Public Transport:

- Bus Services:
 - o Route 31: Operated by Compass Travel, this route connects Cuckfield with Haywards Heath and Uckfield. Buses towards Haywards Heath via Broad Street and Paddockhall Road are numbered 31A. They typically depart from High Street near the Corner House at 37 minutes past the odd hours from 9:37 AM, except at 3:37 PM during school terms. (cuckfield.org)
 - o Route 62: Also operated by Compass Travel, this service runs between Haywards Heath and Crawley, replacing the former Route 33. Some journeys extend to Northlands Wood. (cuckfield.gov.uk)
- Train Services: While Cuckfield doesn't have its own railway station, nearby stations provide access to the rail network:
 - o Haywards Heath Station: Approximately 2 miles southeast of Cuckfield, this station offers services to London, Brighton, and other destinations.
 - o Burgess Hill Station: Located about 4 miles south of Cuckfield, it provides additional rail connections.

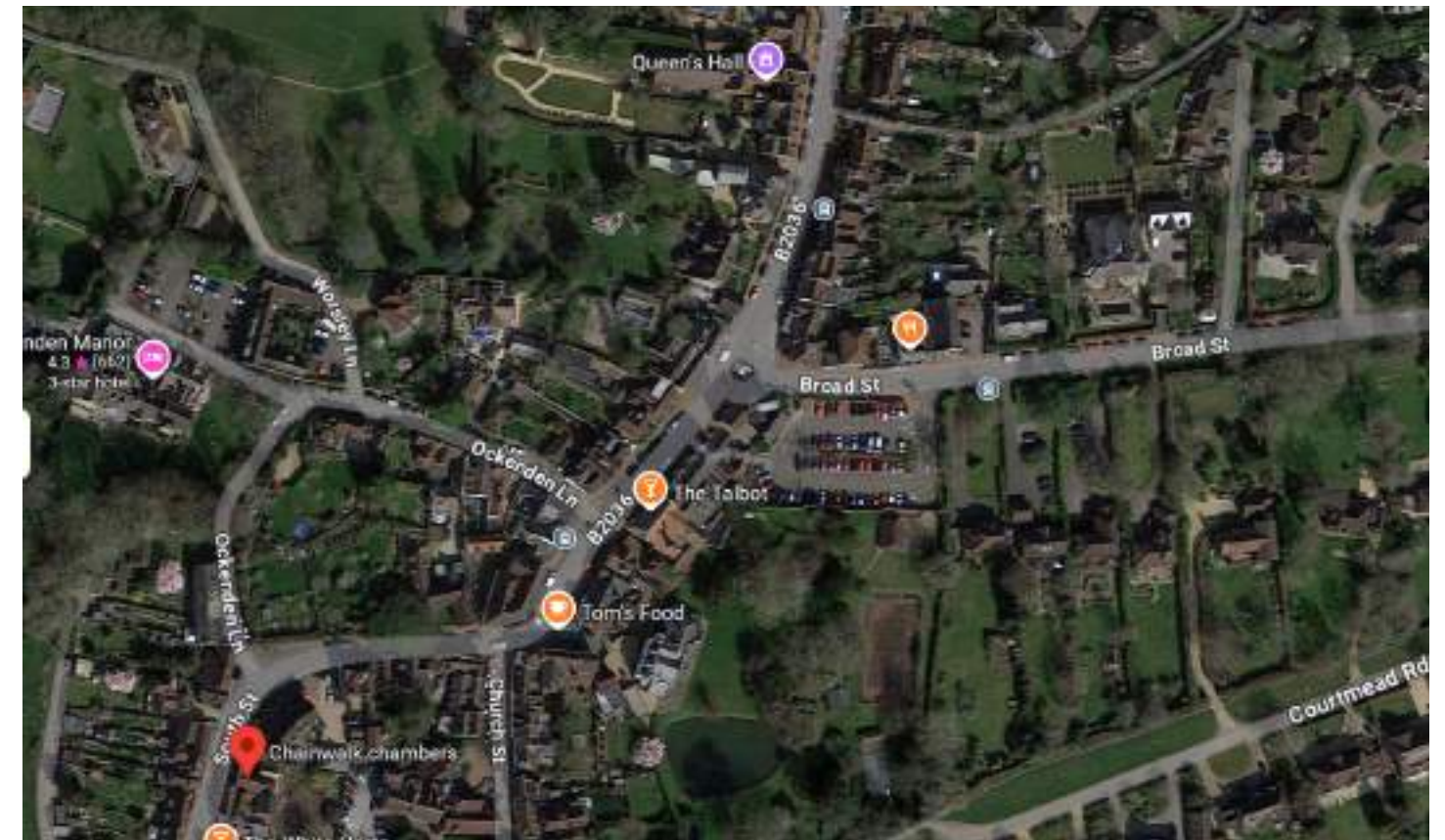
Car Travel:

Cuckfield is accessible by car via the B2036 road, which connects to the A272. This provides convenient links to nearby towns and the broader road network.

Walking and Cycling:

The village's scenic surroundings make it suitable for walking and cycling:

- Walking: Cuckfield's compact layout allows for easy exploration on foot, with local amenities and attractions within walking distance.
- Cycling: The area features several cycling routes, offering a pleasant way to explore the countryside. However, cyclists should be mindful of local traffic and road conditions.



09 Access

Designing for accessibility within a listed building presents unique challenges; however, every effort has been made to address accessibility issues wherever possible.

An existing brick path provides access from the allocated car parking area at the rear of the Friary. Additionally, the planned extension to Sommers includes provisions for improved accessibility, featuring a level threshold to the rear patio, ensuring easier access for all users.

By adhering to Part M and considering the needs of disabled users from the design phase the new single storey dwelling can provide inclusive, future-proof living spaces.

1. Access to the Dwelling:
 - o A step-free route from the parking area or site boundary to the principal entrance.
 - o Gradients on pathways should not exceed 1:20. If steeper, they must be treated as ramps with appropriate handrails and landings.
 - o Level or gently sloping thresholds at all doors.
2. Internal Layout:
 - o Minimum door and corridor widths to facilitate wheelchair access:
 - o Corridors: 900 mm minimum.
 - o Doors: 775 mm minimum clear opening (measured when the door is fully open).
3. WC and Bathroom:
 - o A wheelchair-accessible WC at entry level, with sufficient space for turning and lateral transfers.
 - o Bathrooms must allow for wheelchair turning and access to fittings, with provision for installing grab rails.
4. Switches, Sockets, and Controls:
 - o Accessible placement of light switches, sockets, and heating controls:
 - o Light switches: 900 mm–1,100 mm from floor level.
 - o Power sockets: 450 mm–1,200 mm from floor level.
5. Parking:
 - o A designated accessible parking space near the entrance, with a step-free route to the dwelling.
6. Other Features:
 - o Provision for future adaptations, such as reinforced walls for grab rails.
 - o External doors and windows must be easy to operate.



10 Ecology - Trees

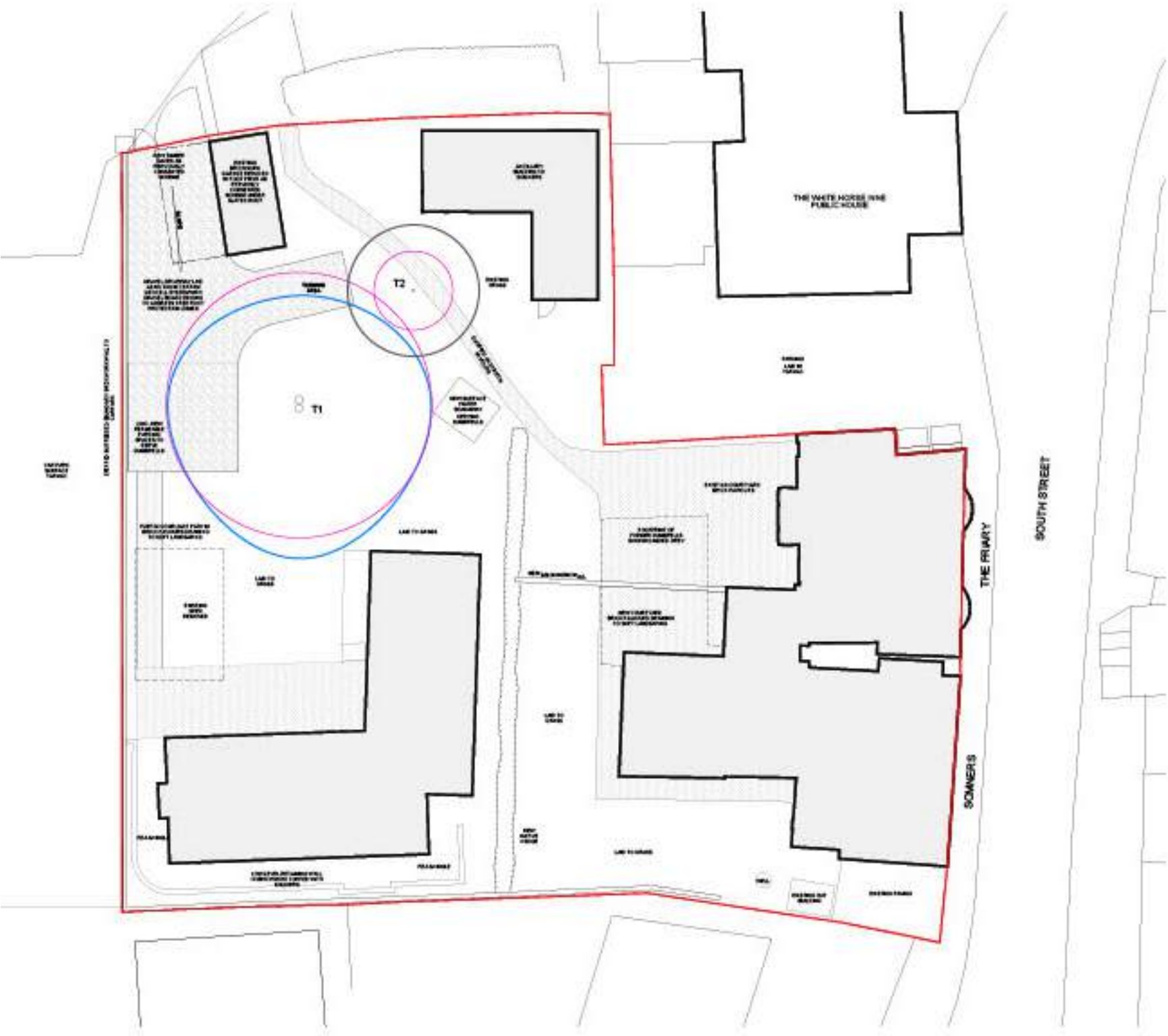
Tree No.	Species	Scientific name	Height (m)	Age	Stems	DBH (mm)	RPA radius (m)	Branch Spread				BS cat.	Condition
								N	E	S	W		
T1	Field Maple	Acer campestre	7	M	2	846/375	6.06	5	6	7	6	B1	Good
T2	Sycamore	Acer pseudoplatanus	4	Y	1	158	1.30	3	1	3	1	C2	Fair

Recommendations

No trees will be required to be removed for the proposed development

There are no TPOs on any trees across the site.
This was confirmed by this surveyor, on 30th October, 2024, using Mid-Sussex District Council's web TPO checker.

The site lies within the Cuckfield Conservation Area.



10 Ecology - Drainage



11 Biodiversity

This biodiversity section outlines the commitment of the proposed development to enhance and protect the existing natural environment within the garden area where the new single-storey dwelling is planned. The development will be sensitive to local wildlife and aims to promote ecological diversity while aligning with current planning and environmental guidelines.

Existing Site Biodiversity

The site currently functions as a domestic garden that already hosts a variety of flora and fauna. Established trees, hedgerows, and garden vegetation provide habitat and foraging opportunities for common bird species, small mammals, and insects. The area plays an important role in supporting local biodiversity and serves as a green corridor, linking surrounding gardens and green spaces.

The development has been designed to minimize disruption to the existing ecosystem and vegetation. Nevertheless, the project may involve the selective removal of some vegetation to accommodate the new dwelling.

Mitigation Strategies

To counteract the potential impacts of the development, the following measures will be implemented:

Tree and Hedgerow Protection: Mature trees and significant hedgerows will be retained where possible, with protective fencing installed during construction to avoid root compaction and damage.

Wildlife-Friendly Planting: Landscaping will incorporate a variety of native and nectar-rich plants to support pollinators and birds. Shrubs and flowering species will be carefully selected to ensure year-round food and habitat availability.

Creation of Wildlife Habitats: New features such as bird boxes, bat boxes, and log piles will be installed to provide roosting and nesting opportunities. Additionally, hedgehog highways will be established by creating small gaps in fencing to allow for the free movement of these animals.

Long-Term Biodiversity Enhancement

The site will be managed to promote ongoing biodiversity enhancement. This includes regular monitoring and maintenance of planted areas.

The proposed development aims to coexist harmoniously with its natural surroundings by integrating biodiversity-friendly features and minimizing ecological disruption. By implementing mitigation measures and committing to long-term habitat enhancement, the project will contribute positively to the local environment, creating a sustainable and wildlife-supportive space



Bat Boxes



Log piles



Wildflower mix



Wildflower grass



Compost heap



Gravel access

12 Sustainable Energy

Energy-Efficient Design

The proposed dwelling has been designed with a compact shape to minimise energy consumption for both heating and cooling, and it will achieve a high level of airtightness. This efficient form reduces the overall energy demand for heating, making the building more energy-efficient and reducing its reliance on external heating systems. The compact design, combined with careful insulation and construction methods, ensures that heat loss is minimised and that the building performs optimally year-round.

High-performance windows and doors have been selected to reduce thermal bridging and improve the overall thermal efficiency of the building. These windows and doors will be fitted with airtightness tapes to ensure that the building envelope is fully sealed, preventing unwanted drafts and heat loss. The high-performance glazing will further improve thermal insulation and reduce energy demand.

To maintain a healthy and comfortable indoor environment, a Heat Recovery Ventilation (HRV) system will be installed. This system works by extracting stale air from the building while simultaneously recovering heat from the outgoing air to warm the incoming fresh air. This process not only improves air quality but also enhances the overall energy performance by reducing the need for additional heating. The HRV system will work in conjunction with the airtightness measures to maintain consistent indoor temperatures and optimise energy efficiency.

Together, these design elements contribute to a highly sustainable and energy-efficient dwelling that meets modern performance standards while ensuring minimal environmental impact.

Renewable Energy & Sustainable Heat

Our client intends to install integrated photovoltaic (PV) panels on the east, west, and south-facing roofs of the new dwelling. These strategically positioned panels will maximize solar energy capture throughout the day, optimising energy generation during peak sunlight hours and providing a sustainable energy source for the home.

In conjunction with the integrated PV panels, an air-source heat pump will be installed to provide efficient heating and cooling. This system will work in harmony with the photovoltaic array to further enhance the dwelling’s energy performance, utilising the electricity generated by the panels to operate the heat pump, thereby reducing reliance on external energy sources and lowering the carbon footprint of the building.

To optimise energy storage and ensure consistent energy supply, the dwelling will incorporate battery storage. This system will store surplus energy generated by the integrated PV panels during daylight hours, allowing it to be used during periods of low sunlight or at night, further improving energy efficiency and reducing dependency on grid electricity.

Natural Daylighting Strategy

Natural daylighting is a key consideration in both sustainable design and high-quality architecture. At Ecotecture, we prioritize the well-being of the building’s occupants and the efficiency of the dwelling. To achieve this, we adhere to our 5m daylighting rule, which ensures that the depth of the floor plan for regularly used habitable spaces does not exceed 5 meters from any external window.

This rule is designed to ensure optimal daylight penetration throughout the dwelling, enhancing the quality of the living spaces and reducing the need for artificial lighting.

By limiting the depth of rooms, natural light can reach deeper into the spaces, creating a well-lit environment that is more energy-efficient and healthier for the inhabitants. This strategy not only reduces energy consumption by decreasing reliance on electric lighting but also contributes to the overall comfort and well-being of the residents by providing a connection to the outdoor environment.

In addition to improving the overall energy performance of the dwelling, the use of natural daylight enhances the aesthetic appeal of the interior spaces, ensuring that they are both functional and visually pleasing.

Appliances

To further enhance the energy efficiency of the dwelling, low-energy A rated appliances will be installed throughout. These high-efficiency appliances will include energy-saving lighting, appliances, and LED televisions, all selected to reduce energy consumption and prevent excessive internal heat gains. By integrating these energy-conscious choices, the dwelling will reduce both its carbon footprint and operational costs.

The selection of A+ rated appliances ensures that energy consumption is kept to a minimum, while also contributing to a more sustainable living environment. This aligns with the overall low-energy design principles of the dwelling, where every element has been considered to maximise efficiency. The inclusion of LED lighting and energy-efficient appliances helps create an environmentally friendly home that reduces demand on external energy sources, promotes sustainable living, and ultimately supports the long-term sustainability goals of the project.

Sustainable and Locally Sourced Materials

As part of our commitment to sustainability, the proposed dwelling will incorporate locally sourced materials wherever possible. Using materials that are locally available not only reduces the environmental impact associated with transportation but also supports the local economy and promotes the use of regional craftsmanship and traditions. By selecting materials that are indigenous to the area, the design harmonises with the local landscape and architectural vernacular, creating a dwelling that feels integrated with its surroundings. Local stone, timber, and other materials are chosen not only for their low environmental impact but also for their suitability to the local climate, ensuring durability and reducing the need for energy-intensive manufacturing processes. In addition, by prioritising sustainable materials with low embodied carbon—such as reclaimed timber, natural stone, and locally produced clay or brick—we aim to minimise the building’s overall carbon footprint and resource use. These choices enhance the environmental performance of the dwelling and contribute to its resilience and long-term sustainability. By using locally sourced, sustainable materials, the project demonstrates a responsible approach to construction, aligning with both ecological principles and the desire to create a home that is environmentally conscious and contextually sensitive.

This comprehensive strategy combines efficient design with renewable energy, sustainable materials, and ecological enhancement, ensuring that the proposed dwelling meets the highest standards for both environmental responsibility and comfort.



13 Planning Statement

Introduction
This planning statement is submitted in support of a proposal for the construction of a new single-storey dwelling within the built-up area of Cuckfield. The site is located within a Conservation Area, and this statement outlines how the design of the proposed dwelling complies with relevant policies and standards set out in the Mid Sussex District Plan, the Cuckfield Neighbourhood Plan, and the Mid Sussex Design Guide.
Planning Applications History
GARAGE. Ref. No: CU/015/88 Status: Permission GARDEN BUILDING TO BE USED AS A STUDY. Ref. No: CU/017/92 Status: Permission Reduce crown of Silver Birch by 20% and thin by 10% - 15%. Ref. No: 08/00873/TCA Status: No Objection Remove Silver Birch in the rear garden of Dumbrells. Ref. No: 12/03061/TCA Status: No Objection Replace existing corrugated iron exterior and enhance insulation. The roof to be replaced with decra style roofing tiles. The first floor facade of corrugated iron to be replaced by insulated render boards. Installation of enhanced insulation within the timber frame. Ref. No: 14/02192/FUL Status: Permission Replace corrugated iron roof with Decra tiling. Replace corrugated iron first floor facade with wooden weatherboards enhancing insulation in the timber frame. This is an amendment to planning permission 14/02192/FUL. Ref. No: DM/15/0160 Status: Permission Proposed modification and extension of existing dwelling to include removal of two outbuilding and an existing garage (in part) to form modified existing vehicle access and detached garage building and workshop building. (Amended plans and description 10/12/2018) Ref. No: DM/18/3863 Status: Permission Discharge of Condition 3 (Materials) and Condition 4 (Window and Door Details) and Condition 5 (Boundary Treatments) relating to planning application reference DM/18/3863. Ref. No: DM/19/0585 Status: Permission Variation of condition no 2 relating to planning application DM/18/3863 - to allow for revised plans to amend the design of the extensions and modifications to the dwelling. (Amended plans received 17.06.2022) Ref. No: DM/21/3938 Status: Permission Demolition of existing dwelling and various out buildings/existing garage and provision of new replacement 3no bedroom dwelling and detached double garage and shed. Additional plans and reports received 29/11/2021 and 6/12/2021. Ref. No: DM/21/3940 Status: Withdrawn T1 and T2 - Removal of Italian Cypress trees. Ref. No: DM/24/0392 Status: No Objection Erection of detached garage and base and access onto Church Platt. Ref. No: CU/223/81 Status: Refused

Policy Context
The proposal is consistent with the policies of the Mid Sussex District Plan and the Cuckfield Neighbourhood Plan, ensuring that the development meets both local and national planning requirements. The key policies and their relevance to the proposed development are outlined below: 1. DP4 – Housing The proposed development aligns with the Mid Sussex District Plan’s aim to provide high-quality, sustainable housing within the district. The development seeks to enhance the residential capacity of the site while respecting the local context and character of the area. 2. DP5 – Planning to Meet Future Housing Need The proposed single-storey dwelling addresses housing needs by offering a new, energy-efficient home in a location that benefits from existing infrastructure, services, and amenities, contributing to meeting future housing demand in the district. 3. DP6 – Settlement Hierarchy Cuckfield is classified as a Larger Village in the settlement hierarchy, and this proposal seeks to provide sustainable housing within the built-up area boundary, which is the appropriate location for new residential development in accordance with policy DP6. 4. DP21 – Transport The site benefits from proximity to existing transport links, including public transport services and pedestrian routes. The proposed development ensures that access to the site will not have an adverse impact on the local transport network and promotes sustainable modes of travel. 5. DP26 – Character and Design The design of the dwelling respects the character of the Conservation Area and the surrounding properties. The building is designed to be simple, with traditional materials that are sympathetic to the local context, in keeping with the Mid Sussex Design Guide SPD. The proposed design ensures a harmonious integration with the existing built environment. 6. DP27 – Dwelling Space Standard The proposed dwelling complies with the Nationally Described Space Standards, ensuring that the new home provides sufficient internal space for comfortable living. The layout and design maximise the use of space to meet modern living requirements. 7. DP34 – Listed Buildings and Other Heritage Assets The site is not adjacent to a listed building, but the proposal has been designed with careful consideration to the heritage value of the surrounding area. The design preserves and enhances the setting of nearby heritage assets, including The Friary and Somners, ensuring that the new dwelling does not detract from the historic significance of these buildings. 8. DP35 – Conservation Area The proposed dwelling is located within a Conservation Area. The design has been developed to respect the historic character of the area, ensuring that the dwelling complements the architectural style, materials, and scale of nearby buildings. The dwelling is low in height and simple in form, avoiding any undue visual dominance or impact on the conservation area’s character. 9. DP37 – Trees, Woodland and Hedgerows The site is well-vegetated, and the proposed development ensures that existing trees, hedgerows, and green spaces are preserved wherever possible. The landscaping scheme will enhance the ecological value of the site while maintaining the character of the conservation area. 10. DP39 – Sustainable Design and Construction The dwelling has been designed to meet high sustainability standards, incorporating passive design principles, energy-efficient materials, and techniques to minimise the environmental impact of the building. The proposal prioritises sustainability in construction and operation.

11. DP40 – Renewable Energy Schemes The proposed dwelling includes provision for renewable energy systems, including photovoltaic (PV) panels and an air-source heat pump, contributing to the building’s energy efficiency and reducing its carbon footprint. 12. DP41 – Flood Risk and Drainage The site is located within an area of low flood risk, and appropriate drainage measures will be implemented to ensure that surface water runoff is managed effectively. A Sustainable Drainage System (SuDS) will be incorporated into the design to prevent flooding and protect water quality.
Cuckfield Neighbourhood Plan Policies
The proposal has been designed to align with the policies set out in the Cuckfield Neighbourhood Plan, including: 1. CNP1 – Design of New Development and Conservation The design of the proposed dwelling follows the principles outlined in CNP1, ensuring that it reflects the local architectural character, respects the context of the Conservation Area, and contributes positively to the area’s heritage and aesthetic value. The scale, materials, and design have been carefully considered to maintain the distinctive character of Cuckfield. 2. CNP7 – Housing Development within the Built-Up Area Boundary The proposal is located within the built-up area boundary of Cuckfield, which is a sustainable location for new housing development as per CNP7. The development contributes to the housing stock within the village, meeting local demand while respecting the character of the area.
Mid Sussex Design Guide Supplementary Planning Document (SPD)
The design complies with the Mid Sussex Design Guide SPD, ensuring that the proposal meets the principles of good design, including high-quality materials, appropriate scale, and attention to detail. The proposal aims to integrate seamlessly with its surroundings, preserving the character of the built environment while enhancing the public realm.
Conclusion
The proposed single-storey dwelling has been designed to meet all relevant planning policies, ensuring that it contributes positively to the built environment of Cuckfield while respecting its conservation area context. The design prioritises sustainability, low energy consumption, and minimal impact on heritage assets, delivering a high-quality, energy-efficient home. The proposal is fully compliant with the Mid Sussex District Plan, the Cuckfield Neighbourhood Plan, and the Mid Sussex Design Guide, ensuring that it meets the housing needs of the area while respecting local character and policy objectives.