

## DESIGN & ACCESS & HERITAGE STATEMENT

**Move existing garden fence to boundary line. Lay new gravel drive to the West, extending the existing pedestrian crossover.**

### Site Address

#### Farlington Lodge

Farlington Close  
Haywards Heath  
West Sussex  
RH16 3EH

### Introduction

This Design and Access Statement supports a planning application for minor works within the curtilage of Farlington Lodge. The proposed development comprises the relocation of an existing garden fence to the boundary line and the formation of a new gravel driveway on the western side of the site, extending the existing pedestrian crossover.

The site is located within a designated Conservation Area, and the proposals have been designed to preserve its character and appearance.

### Site Context

Farlington Lodge is a detached dwelling set within a modest, mature plot on Farlington Close, a residential cul-de-sac characterised by generous plot sizes, established landscaping and an informal, low-density character.

The Conservation Area derives its significance from the dominance of soft landscaping, the limited visual impact of hardstanding and the use of traditional materials.

### Description of Development

The proposed development comprises:

- The relocation of the existing garden fence to the boundary line
- The formation of a new gravel driveway on the western side of the site
- Extension of the existing pedestrian crossover to serve the new driveway

No alterations are proposed to the dwelling.

### Design Assessment

#### Use

The proposal relates solely to the residential use of the site as a single dwellinghouse. There is no change in use or intensification of activity.

#### Layout

The relocation of the garden fence rationalises the boundary treatment and allows for the formation of a driveway along the western side of the plot. The driveway layout follows the boundary line and integrates with the existing access arrangement via the extended pedestrian crossover.

The layout minimises the visual impact of hardstanding and maintains the open, landscaped character of the site.

#### Scale

The scale of the proposed driveway is domestic and proportionate to the size of the plot and dwelling. The extent of new hardstanding is limited and appropriate within the context of the Conservation Area.

### **Appearance and Materials**

The driveway will be finished in gravel or resin-bonded gravel. This material has been selected for its traditional appearance, muted colouring and permeability.

Gravel is characteristic of informal driveway treatments within the Conservation Area and avoids the introduction of visually intrusive materials such as concrete or tarmac. The relocated fence will remain of a domestic scale and appearance appropriate to its boundary function.

### **Access**

#### **Vehicular Access**

Vehicular access will be taken from Farlington Close via the existing pedestrian crossover, which will be extended to serve the proposed driveway. This approach avoids the introduction of a new access point and maintains the established street frontage.

Vehicles are able to enter and exit the site safely.

#### **Pedestrian Access**

Pedestrian access arrangements remain unchanged.

### **Landscaping and Sustainability**

The proposal limits the extent of hard surfacing and retains the overall landscaped character of the site. Gravel provides a permeable surface, allowing surface water to drain naturally and supporting sustainable drainage.

### **Heritage Statement**

Farlington Lodge is situated within a designated Conservation Area, the character of which is defined by spacious plots, mature landscaping, informal layouts and the restrained use of hardstanding and boundary treatments.

The proposed relocation of the garden fence to the boundary line is modest in nature and does not introduce an incongruous or visually prominent feature. The formation of a gravel driveway on the western side of the site, served by an extension of the existing pedestrian crossover, has been designed to minimise impact on the street scene and retain the soft, landscaped character of the area.

The use of gravel reflects traditional driveway materials commonly found within the Conservation Area and avoids the use of visually dominant or engineered surfaces. The proposal does not involve alterations to the dwelling and does not erode the significance of the Conservation Area. In accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal preserves the character and appearance of the Conservation Area.

### **Conclusion**

The proposed works at Farlington Lodge are modest, carefully designed and appropriate to their context. The relocation of the garden fence and formation of a gravel driveway respect the character and appearance of the Conservation Area and result in no harm to heritage significance.