

Design Statement – 2 St Hill Green

18th March 2025

This Design Statement has been prepared by Victoria Mustard Architects to accompany our planning application for 2 St Hill Green, East Grinstead.

Site Designations:

The site is designated a IRZ (Impact Risk Zone), close to a SSSI (Site of Specific Scientific Interest, being Weir Wood Reservoir).

The site also falls within a National Landscape (previously AONB).

The house is not listed.

The site does not fall within any Conservation Areas.

Design Proposals:

This application seeks changes that do not involve any extensions that would noticeably change the relationship of the dwelling with its lawned garden/ woodland setting.

The fully enclosed double glazed uPVC porch is to be removed and replaced with a more sympathetic design that allows the original house to be more easily read from the exterior. The new porch is to comprise a natural oak frame with low plinth walls finished in matching cast stone so it appears more in keeping with the original stone house.

The existing windows and doors to the house are at the end of life and require replacement to improve the heat retention and insulation to the house. New similar windows are proposed, with up to date thermal performance.

The original stone house was extended in the 1970s with heavy dark brick extensions to the rear and side. This proposal seeks permission to re-finish these brick extensions with a rendered finish.

Conclusion:

The proposals do not involve any increase in footprint or volume to the house, and therefore have a minimal impact on the IRZ designation.