



**MORE HOUSE, COPYHOLD LANE, CUCKFIELD RH17 5ED
REAR EXTENSION AT GROUND & FIRST FLOOR LEVEL
DESIGN AND ACCESS STATEMENT PA044-DAS1-R2**



Fig.1 View of Front
Entrance and driveway to
More House



Fig.2 Rear view of
More House showing
Conservatory and garden

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INTRODUCTION/CONSTRAINTS

Places Architects have been engaged to prepare a planning application to extend More House, a Turner designed house in Copyhold Lane, Cuckfield. The proposal is to remove the existing, non-contemporary rear conservatory, replacing with a full width extension at Ground Floor, to create a new dining room and kitchen, and a half-width extension at first floor to create an extended bedroom and ensuite bathroom.

The aim is to create a modern, contemporary design of simple form, designed to have minimal impact on the existing building which is of architectural interest. The new extension roof is connected below the existing roof ridge line, hence has minimal affect on the roof, and only one existing window is removed to link the new and existing bedrooms.

A Pre-application for the scheme was submitted in November 2023 and a Pre-Application response received on 5th March 2024 (DM/23/2602). The advice received from Mid Sussex District Council considered within our original proposals.

Unfortunately, Application DM/24/2367 was refused on 12th December 2024. This new proposal seeks to address the issues for refusal in a positive manner to create a solution acceptable to Mid Sussex District Council.

PLACES
architects

SURVEY STATIONS			
Name	Easting	Northing	Height
11TN	531803.234	124046.399	88.870
20TN	531537.466	124046.195	88.715

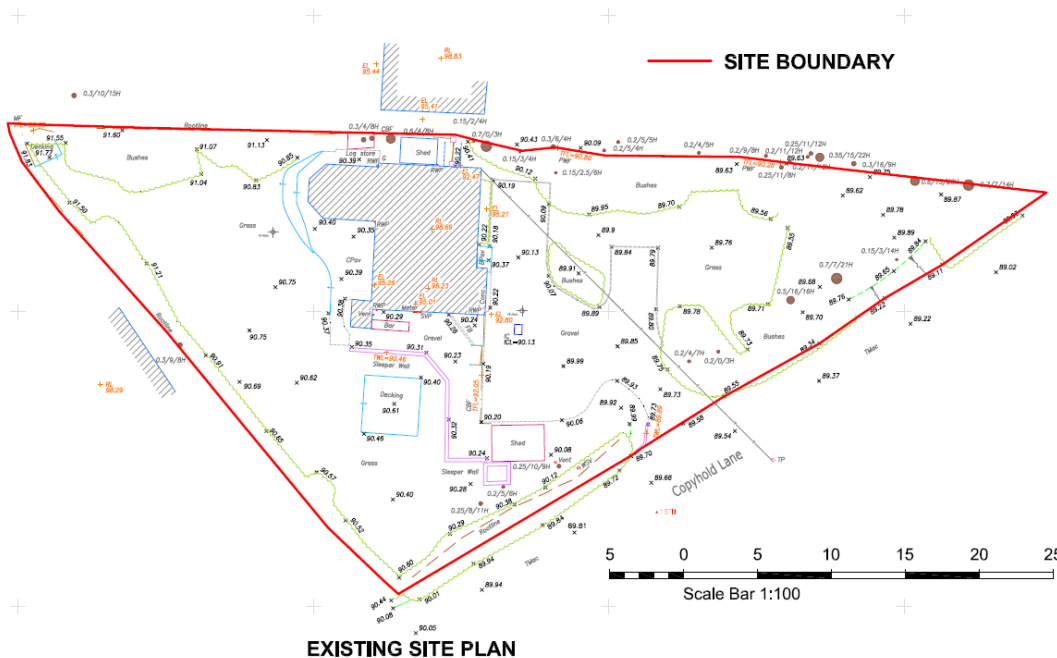


Fig.3 Location Plan- Existing

INTRODUCTION/DEVELOPMENT CONSTRAINTS

DESIGN CONSIDERATIONS

More House is one of a pair of houses built c.1920 by the renowned local builder/house designer Harold Turner.

The building sits on its own plot of around 0.11ha, with access to the front via a driveway from Copyhold Lane and extensive gardens to the rear and south of the house.

The other house, Crossways, has also been recently extended.

The house has an existing conservatory extension to the rear which is a poor state of repair and is to be demolished as part of these proposals.

The proposal is to create a contemporary rear extension, full width at ground floor, and half-width at first floor level to provide a kitchen, dining room, first floor bedroom and ensuite bathroom.

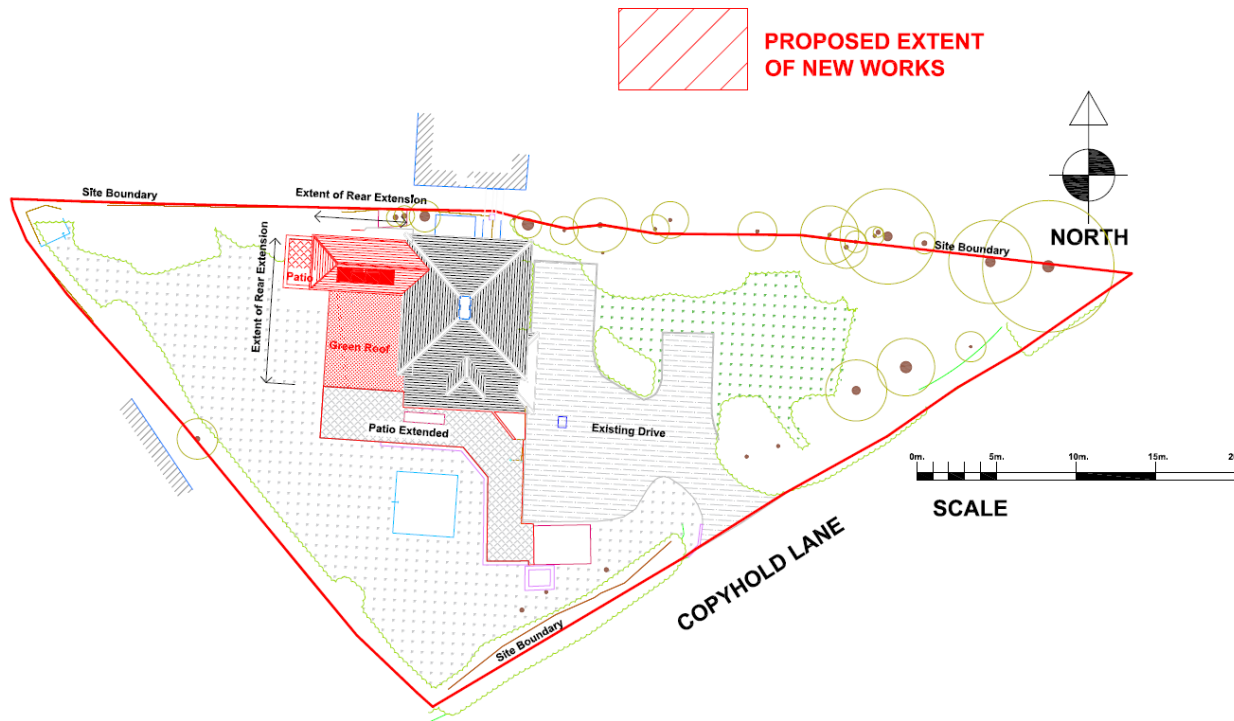
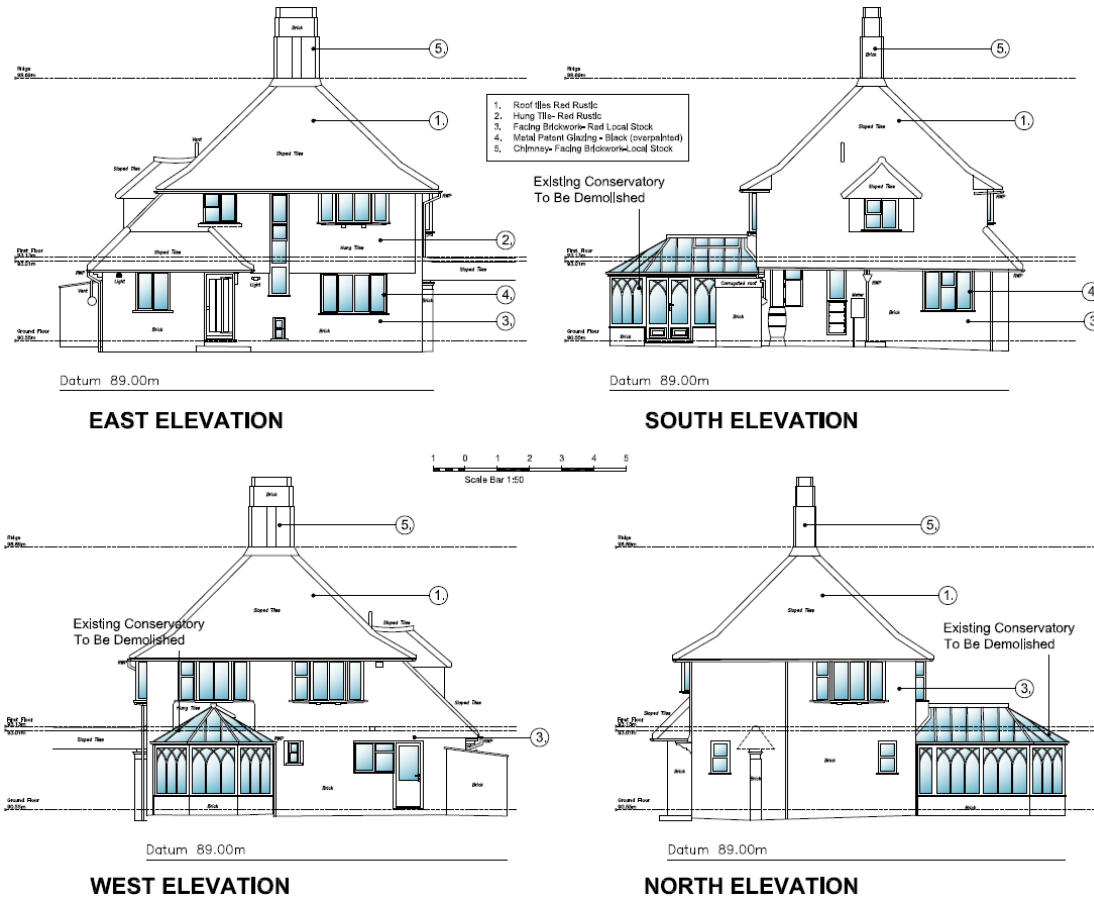


Fig. 4 Site Block Plan

DESIGN PROPOSALS



FIRST FLOOR AREA
53.45m²

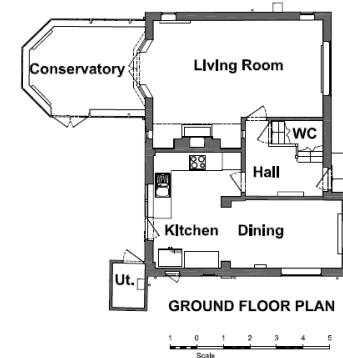
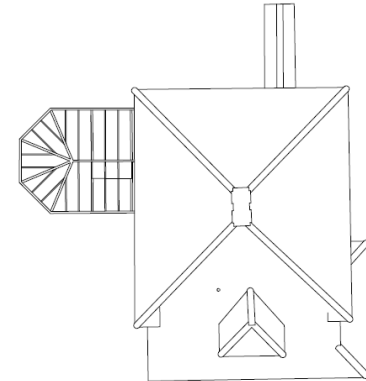
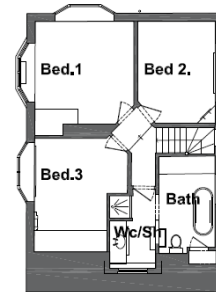


Fig. 5 Existing House Plans /Elevations

ARCHITECT'S DESIGN STATEMENT AND DRAWINGS

DESIGN PROPOSALS CONT'D

The attached site plan shows the location of the new extensions in relation to the site boundaries. A new patio area will be formed outside the new ground floor dining room and the existing patio to the rear of the building will be extended around the south side of the house.

All existing trees and hedges on the site will be retained as part of the proposals.

The intention is that the new extensions will have minimal impact on the existing house, hence the roof structure is largely unaltered from the existing situation.

A green roof will be provided to the kitchen extension to enhance and encourage bio-diversity on the site. Photovoltaic panels are to be provided to the roof to provide sustainable energy and work towards a carbon neutral scheme overall.

In order to further improve the thermal performance of the existing house, the existing ill-fitting single glazed windows are to be replaced with double glazed thermally broken, black leaded windows under Permitted Development Rules (2015).

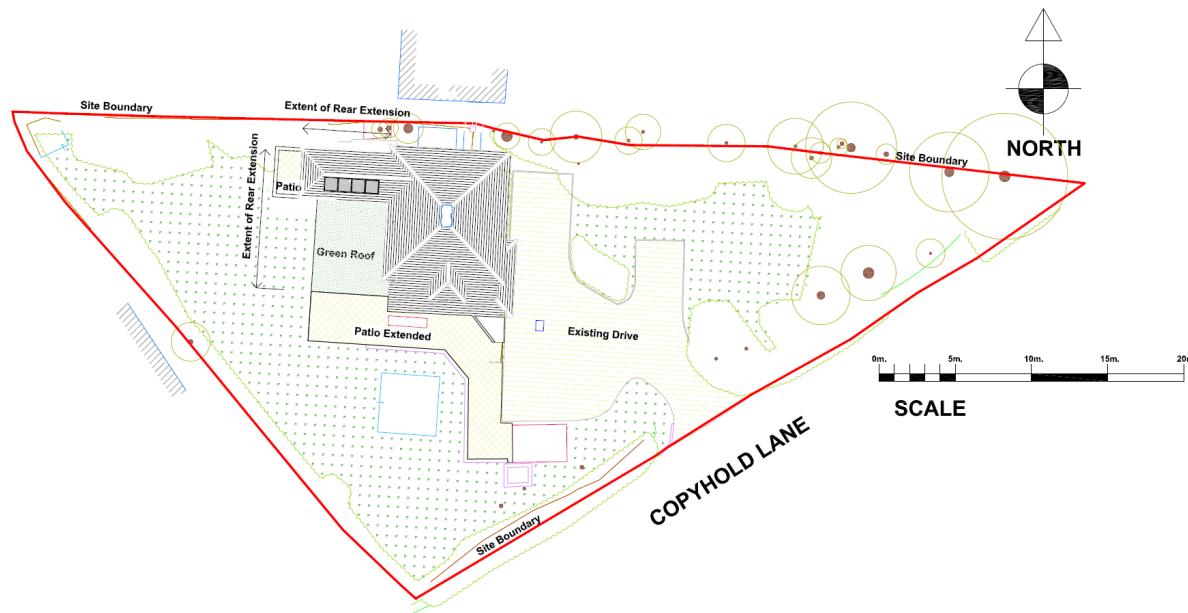
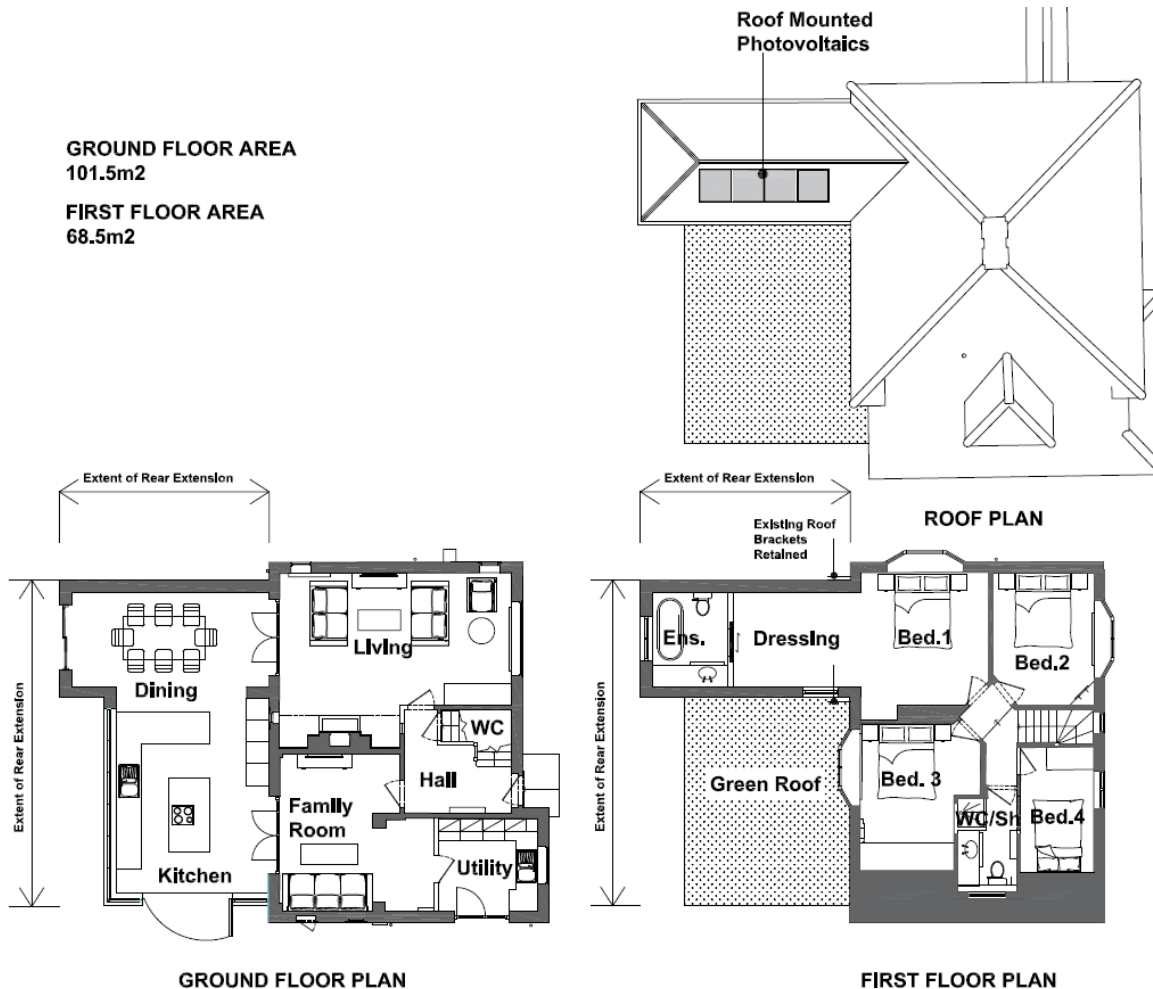


Fig. 6 Proposed Site Plan

DESIGN PROPOSALS CONT'D



The plans adjacent indicate our proposals in detail.

At the Ground Floor the existing conservatory is replaced with a new dining room with a brick faced SIP Panel construction. Adjoining this, a new single-storey kitchen block extends across the rear of the house.

To the First Floor, the master bedroom is extended out over the dining room to provide new dressing and ensuite bathroom areas.

In architectural terms, the building extension comprises two blocks, a solid brick box housing the dining and bedrooms and a glass box to the front containing the kitchen.

Materials used will reflect those used on the existing house to create a contextual solution.

Fig. 7 Proposed plans

ARCHITECT'S DESIGN STATEMENT AND DRAWINGS

DESIGN PROPOSALS CONT'D.

The new extension is designed to have a Minimal effect on the existing house. The new building links into the existing house roof well below the ridge level hence has minimal effect on the existing.

The dining room sits where the old Conservatory was and the kitchen is an extension of the existing kitchen at ground floor.

To the first floor only one small projecting oriel window is lost. A new door and window is provided to the south elevation for the utility room.

The new extension is designed as two linked Building forms- a solid brick rear section serves as a backdrop to the glazed transparent lower box which is the kitchen.

The contrast between solid and void in the Two parts of the extension are key to the architectural language of the building form.

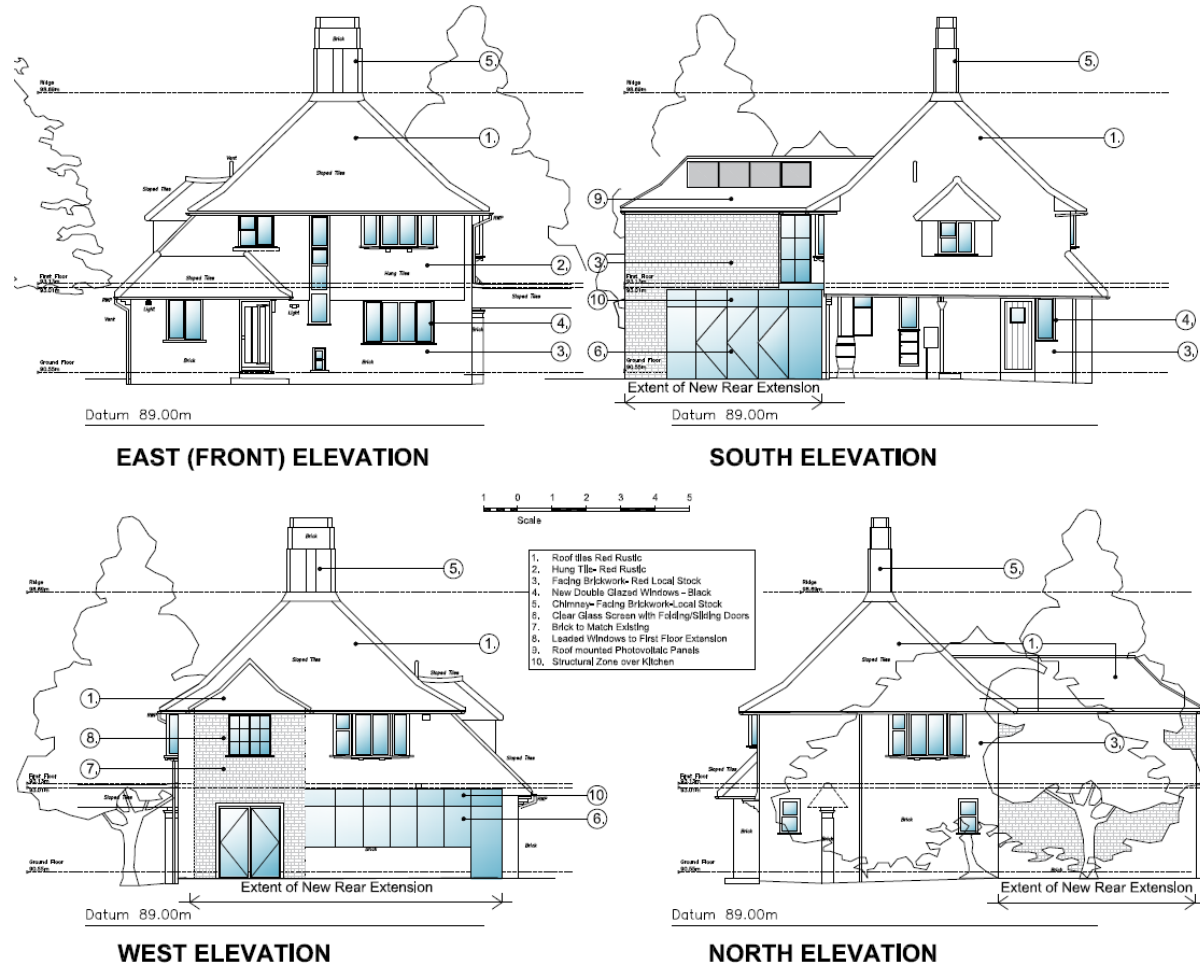


Fig. 8 Proposed elevations

ARCHITECT'S DESIGN STATEMENT AND DRAWINGS



MATERIALS AND REFERENCES

Although the new extension differs in shape and form the materials used will match the existing house and will seek to maintain the original Turner Design with black leaded windows to the existing house. The windows to the house are being replaced under Permitted Development (2015) rules and guidance. The windows replace existing leaky black windows which had been overpainted white and now comply to Building Regs. Part L Standards.

Fig. 11 Dormers with Black leaded windows

Fig. 12 Local Stock Brickwork

-Extension to match



Fig. 9. (top) Turner House- Gables- Courtmead Road

Fig.10 (Below) Turner House- Garth Cottage Broad St.

ARCHITECT'S DESIGN STATEMENT AND DRAWINGS





Fig. 14 View of
More House
Showing South Facing
Garden



Fig.15 View of More
House south
elevation

TECHNICAL COMPLIANCE

ACCESS

The new extension will be compliant with Approved Document M(1) of the Building Regulations 'Designing for The Disabled'. Level access is provided to the front ground floor entrance to the building.

DAYLIGHTING/SUNLIGHTING

The new scheme will have little impact on More House or the surrounding buildings. The impact will only be in the morning due to the aspect of the buildings. As the impacted rooms is the kitchen and this should have minimal impact. The gardens will be largely unaffected by the extension and of a good size.

OVERLOOKING

The development has minimal impact on any surrounding residential properties. The side wall to the north side is blank and there is already tree screening along this side.



END