

Design & Access Statement and Heritage Statement

Property:

22 Lister Avenue
East Grinstead
West Sussex
RH19

Prepared by:

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Dated: **25th Nov 2025**

Ref: **GDS2344D – 22 Lister Avenue**



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1.0 EXECUTIVE SUMMARY

This statement supports the planning application for the installation of external wall insulation at 22 Lister Avenue. The proposal aims to improve the thermal performance of the property while maintaining the character of the surrounding area. The design has been informed by national and local planning policies, including the Mid Sussex District Plan and the High Weald AONB Housing Design Guide.

2.0 SITE OVERVIEW



The property is a two-storey semi-detached residential dwelling located in a quiet cul-de-sac within a suburban area of East Grinstead. The surrounding properties are of similar scale and character. The site is not within a conservation area, nor is it a listed building. The property is of non-traditional construction being a Reema Hallow panel type and benefits from front and rear gardens.

3.0 PLANNING HISTORY

The following planning applications, although not directly linked to this property, have been submitted for works in the locale.

Reference no.	Description of development	Year Determined	Decision
DM/24/1039	Proposed brick slips with insulated behind all external facing walls. (amended plans and description 31/07)	2024	Approved

DM/24/1040	Proposed brick slips with insulated behind all external facing walls. (amended plans and description 31/07)	2024	Approved
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4.0 ASSESSMENT OF IMPACT

The works at 22 Lister Avenue are part of a Retrofit package and will improve the property in terms of:

EWI applied to all external walls, finished with render to all walls, accept reinstatement of hung tiles to front 1st floor, to complement existing character.

No changes to openings or footprint; insulation follows existing wall lines.

Thickness of insulation (typically 90–120 mm) will not significantly alter building proportions.

High-performance insulation boards with weather-resistant render, complying with INCA best practice.

No changes to vehicular or pedestrian access. Works will not affect entrances or pathways

The works will be compliant with the latest Building Regulations Part L - Conservation of Fuel and Power.

Installation follows PAS2035 retrofit guidance for thermal upgrades.

5.0 PLANNING CONSIDERATIONS

The proposal aligns with the following planning policies:

Mid Sussex District Plan:

DP26: Character and Design – Finish respects local character.

DP39: Sustainable Design and Construction – Improves energy efficiency and reduces carbon emissions.

East Grinstead Neighbourhood Plan: Supports sustainable upgrades to existing housing stock.

NPPF: Encourages energy efficiency and climate resilience.

While EWI is often considered permitted development, this application is submitted to ensure compliance

6.0 EXTERNAL

Aluminium starter track above damp-proof course. Insulation boards fixed using adhesive and mechanical anchors. Reinforcing mesh embedded in base coat for stability. Render applied for weather resistance and aesthetic finish.

7.0 SUMMARY AND PLANNING CONSIDERATIONS

The proposed installation of external wall insulation at 22 Lister Av is a sustainable and visually appropriate enhancement. It will improve the energy efficiency of the property, reduce carbon emissions, and contribute positively to the appearance of the building. The proposal is consistent with local and national planning policies and will have no adverse impact on the character of the area or neighbouring properties.

The works will also be compliant with the latest Building Regulations Part L Conservation of Fuel and Power.

APPENDIX A – PHOTOGRAPHS



1. Existing Front Elevation



2. Existing Side Elevation



3. Existing Rear Elevation