

RICHARD PARR
ASSOCIATES



Job Number
335

Document
Design & Access Statement Addendum

Project
Sunte House The Farmyard & The Barn

Date
December 2025

Sunte House: Full Planning Application DM/25/1708; DM/25/1709 Design and Access Statement Addendum December 2025

Richard Parr Associates
studio@richardparr.com
+44 (0)1453 860200
richardparr.com
@richardparrassociates

+
COUNTRY
Easter Park
Nympsfield, Stonehouse
Gloucestershire GL10 3UL

TOWN
The People's Hall
Studio 5, 2 Olaf Street
London W11 4BE



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Revision	Issue Date	Purpose of Issue
P01	18.12.2025	First Issue - Design & Access Statement Addendum



Executive Summary

The following addendum report relates to the proposed works at;

**Sunte House
Birchen Lane,
Haywards Heath,
West Sussex RH16 1RZ**

This document relates to the applications for planning permission and listed building consent (refs. DM/25/1708 and DM/25/1709) for alterations and extensions to the residential outbuilding associated with Sunte House (Barn); external and internal alterations to the remaining outbuildings (Stables, Cowshed and Byre); and external and internal alterations to the separate dwelling, The Cottage, at Sunte House, Birchen Lane, Haywards Heath, West Sussex, RH16 1RZ.

This report has been prepared by Richard Parr Associates on behalf of the owners of Sunte House and provides an addendum to the previously issued design and access statement, capturing specific revisions to the application that have been established during the determination period in response to officers' comments from Mid-Sussex Council and Historic England received;

- Historic England Feedback received; 28th November & 15th September 2025
- Mid-Sussex Conservation Officer Feedback; 18th December & 10th October 2025

A summary of key design refinements are listed below and set out across the following pages;

- Removal of roof lights from the farmyard buildings located at inward facing elevations to the courtyard
- Revised elevation design to the farmyard buildings to introduce additional timber shutters and reduce glazing

- Revised design to the barn, seeking to reduce scale of the southerly extension, retain the existing roof form and adjust the treatment of fenestration to the West facing elevations

- Clarifications on insulation strategy and the detail approach to timber roof build ups, ensuring retention and legibility of existing historic fabric

The proposals shall be seeking planning permission and listed building consent (where required). The proposals set out within this report seek to continue the restoration and conversion of the The Grade II* listed Sunte House and associated buildings. The proposals set out herein are focussed on the collection of curtilage listed buildings forming the Farmyard and The Barn to the North of the house, which are proposed for dwelling conversion and fabric improvements. All of the design proposals seek to retain as much of the existing architectural fabric as feasible and to complement the historic significance of the house and grounds.

The document should be read in conjunction the supporting information provided by the project team, notably Whaleback and Robinson Wild Consulting, and the originally submitted application material. This document is intended to be printed at A3.

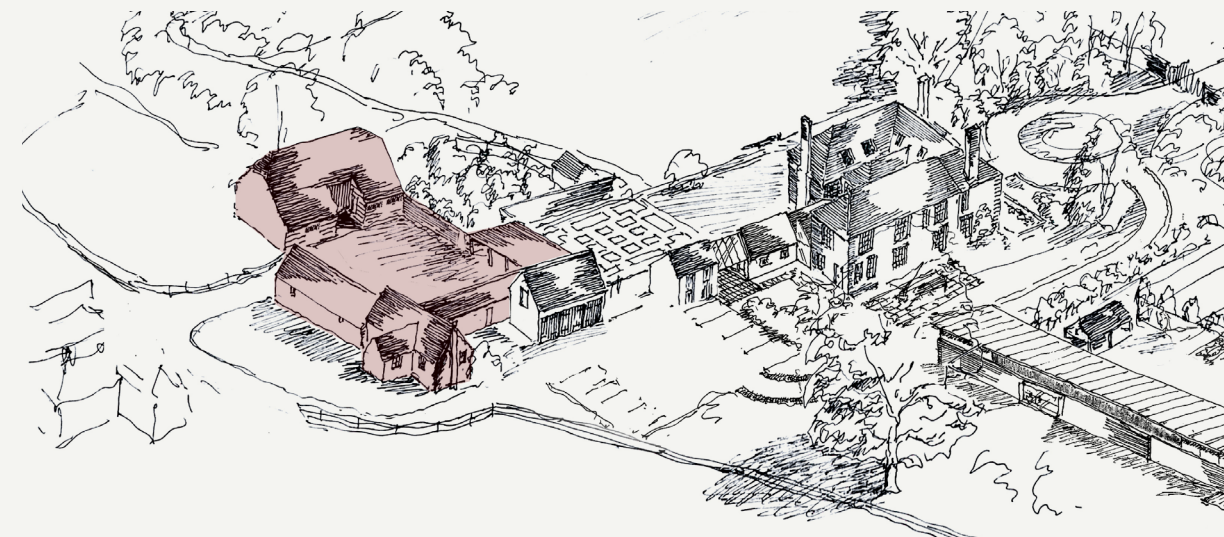


Fig 01. Extents of 'The Farmyard' & 'The Barn' in context of the grounds at Sunte House

1.0 Design Refinements & Clarifications



1.1

Farmyard Revised Elevations

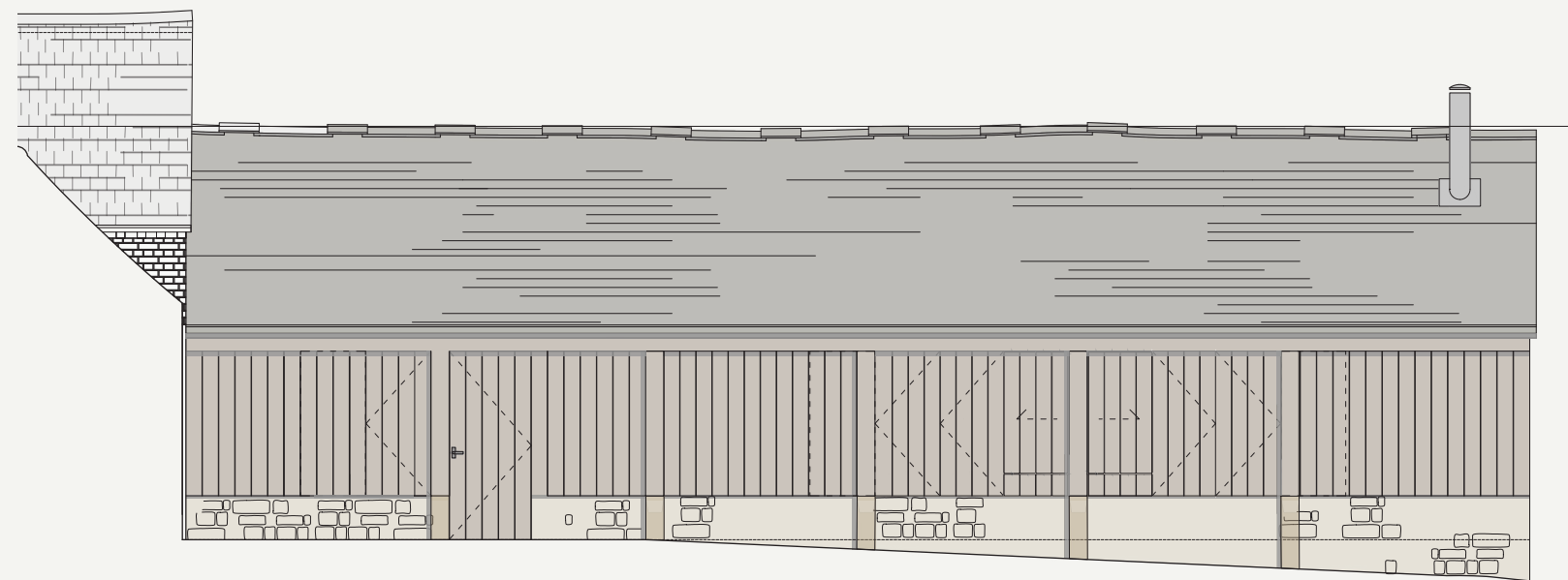
To preserve the agricultural character of the buildings and reflect their former uses, the design incorporates foldable shutters and hit-and-miss shading as part of the fenestration strategy.

These elements are intended to mitigate any visual impact of glazed openings required to make the buildings habitable.

The adjacent elevations of the Stables illustrates how the shading and shutter system—capable of being partially or fully closed—provides an agricultural character in keeping with the historic use of the buildings. The same approach is applied to the Cow Shed and Byre, as shown in the elevations submitted with this application.



STABLES PROPOSED SOUTH ELEVATION - OPEN SHUTTERS



STABLES PROPOSED SOUTH ELEVATION - CLOSED SHUTTERS





1.2

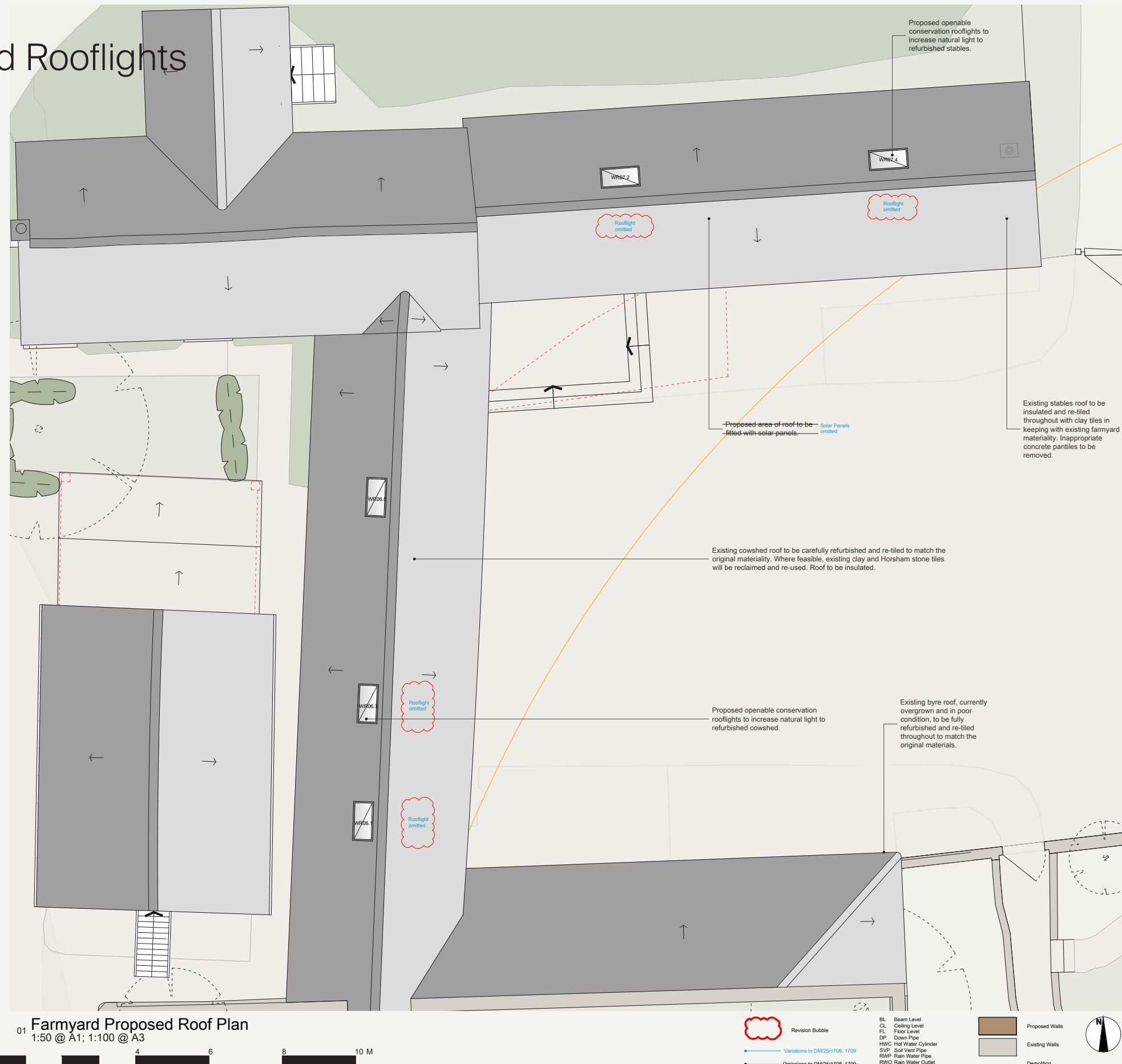
Farmyard Revised Rooflights

Officer Concerns

- Remove rooflights to reduce “harm” to agricultural character of farmyard roofs where possible

Design Review

- The roof lights proposed to the southern roof slope of the stables and eastern roof slope of the cowshed (visible from the farmyard) WR06.2, WR06.4, WR07.1, WR07.3 have been removed from the proposals



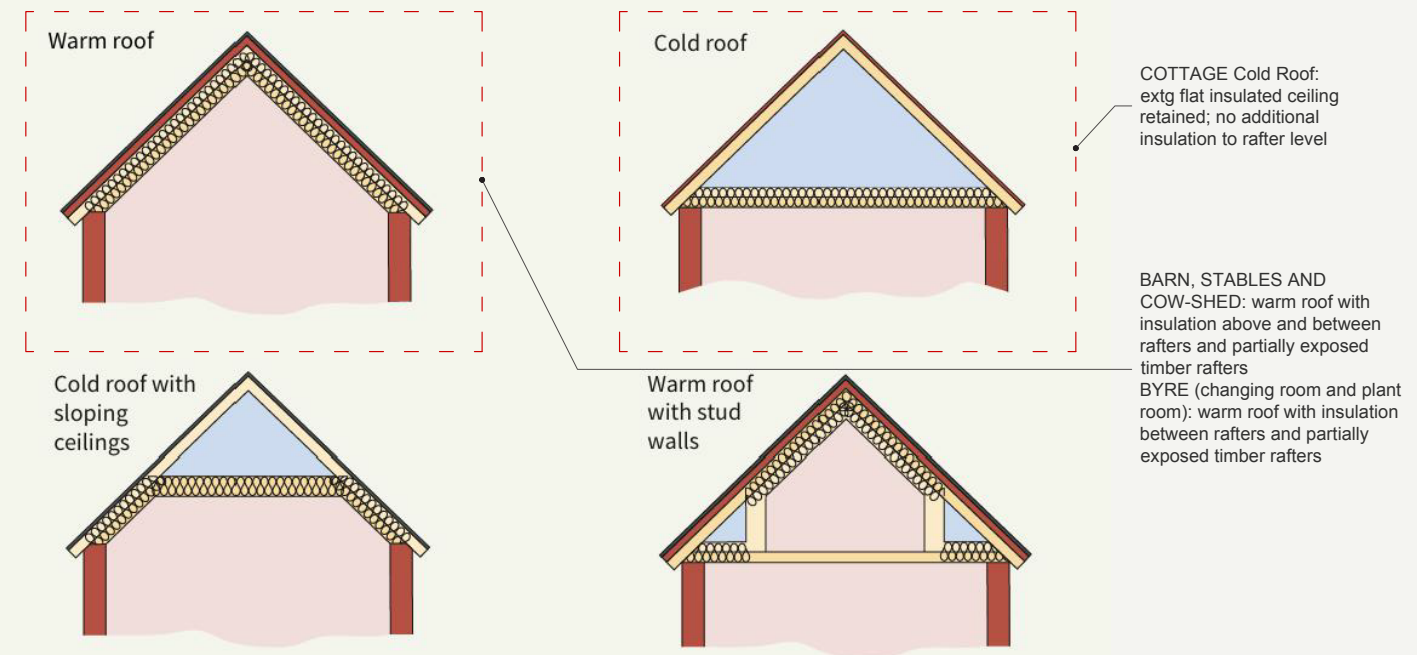


1.3 Roof Insulation Strategy

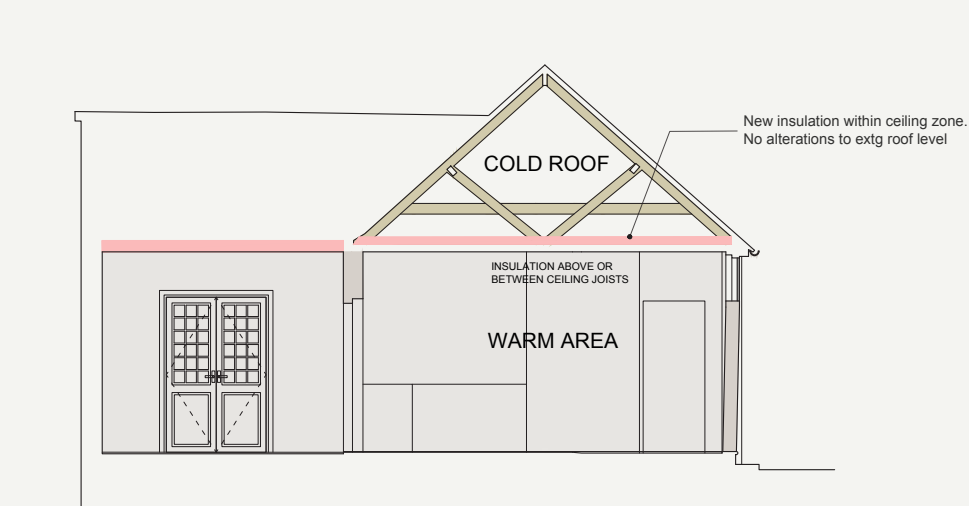
A careful and conservation-minded approach has been adopted for enhancing the thermal performance of the Barn, Cottage, Stables, Cowshed, and Byre roofs. While these buildings are not listed in their own right, they form part of the historic curtilage of Sunte House and contain retained elements of traditional timber structures, including trusses and rafters.

Warm Roofs and Cold Roofs

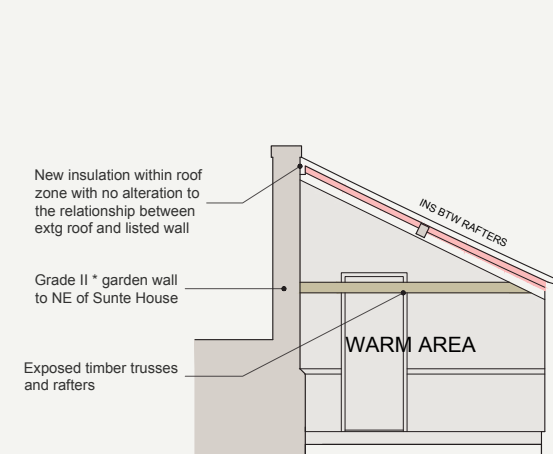
In this guidance the term 'cold roof space' or 'cold roof' is used to describe a pitched roof with insulation at the level of the horizontal ceiling of the uppermost floor, leaving an unheated roof space (attic or loft) above the insulation. In contrast a 'warm roof space' or 'warm roof' has insulation between or just under or over the sloping rafters, so that the whole of the volume under the roof can be heated and used. Some buildings have combinations of these two arrangements.



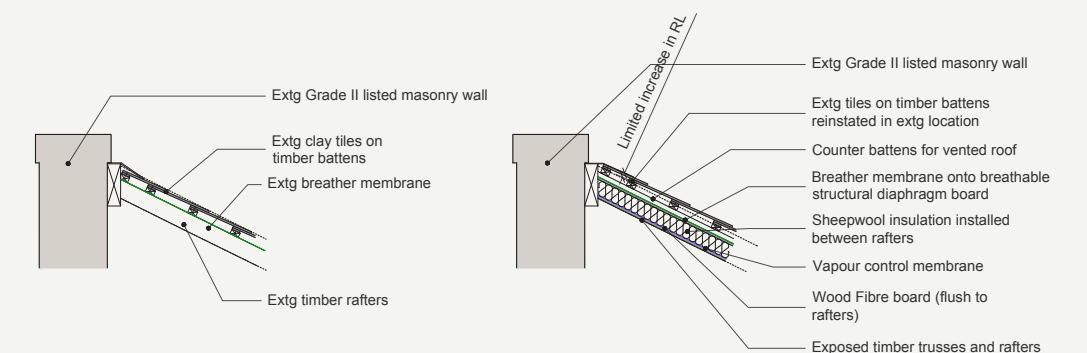
HISTORIC ENGLAND PITCHED ROOF INSULATION STRATEGIES
FROM "ENERGY EFFICIENCY AND HISTORIC BUILDINGS: INSULATING PITCHED ROOFS AT RAFTER LEVEL"



COTTAGE INSULATION STRATEGY



BYRE INSULATION STRATEGY 1



EXTG ROOF DETAIL
Clay tiles on battens above exposed timber rafters.

PROPOSED ROOF DETAIL (Garden Storage)
Retain existing un-insulated exposed timber roof

PROPOSED ROOF DETAIL (Changing Room and Plant Room)
U-Value: 0.48 W/m²K
Tiles on battens reinstated above vented area with insulation between rafters.
Limited roof level increase to allow under roof ventilation, retaining the relationship between the existing roof line and listed wall

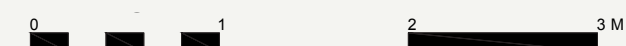
BYRE INSULATION PROPOSAL

GENERAL NOTE
Insulation and finishes selected to illustrate indicatively RPA's design intent and may be subject to variation

LEGEND

Exposed timber structure

Insulation layers above and between rafters

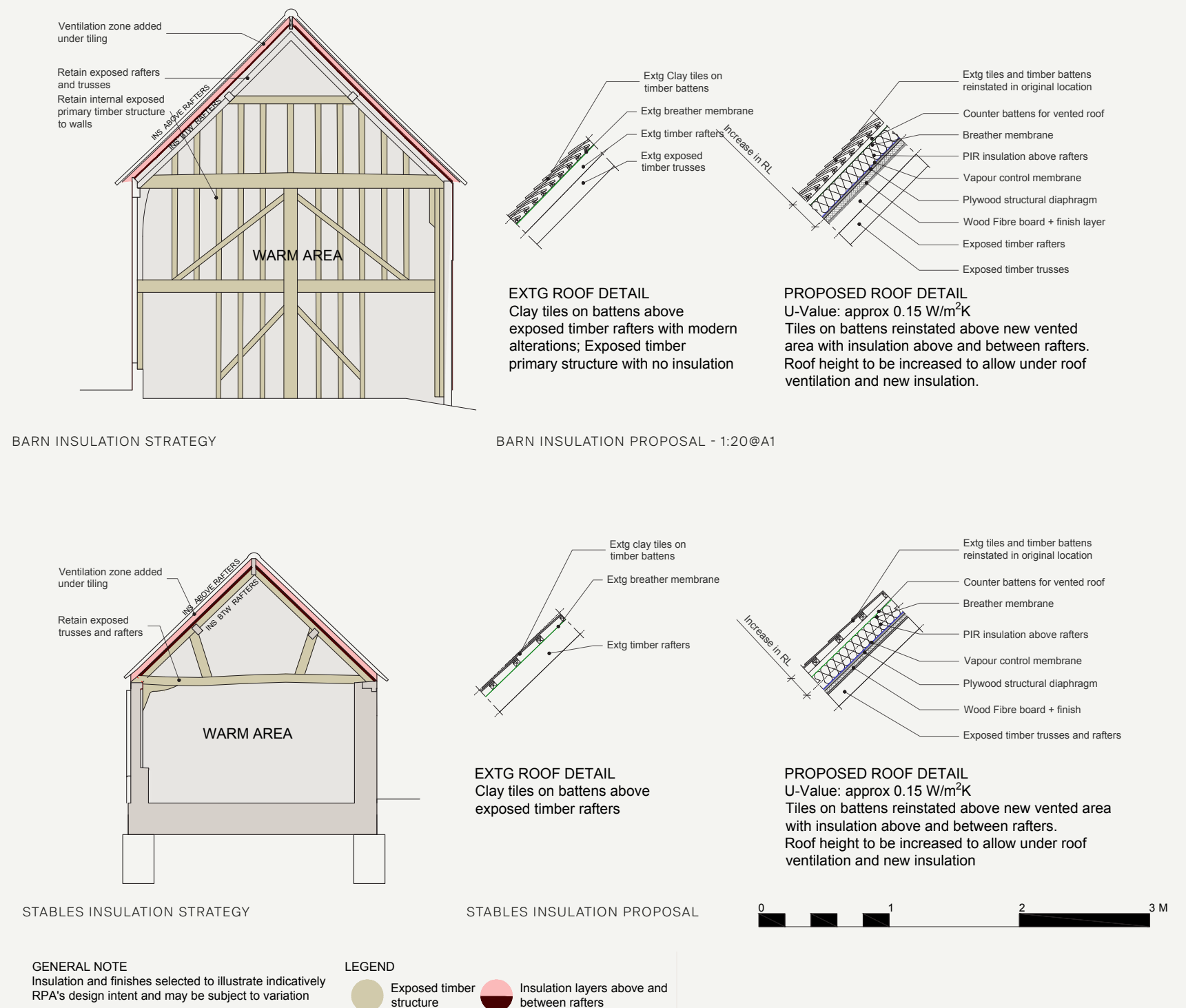




1.4 Thermal Performance and Breathability

The proposed insulation upgrades are tailored to respect the retained historic fabric, aiming to significantly improve thermal performance and advocate a sustainable, low carbon approach, while maintaining the visibility of primary internal timber elements. Warm roof strategies have been developed for each structure, combining insulation above and/or between rafters, using breathable and moisture-regulating materials where appropriate.

Roof ventilation zones are introduced beneath reinstated clay tile coverings to mitigate condensation risks and maintain breathability. To achieve this fabric upgrade, whilst maintaining the visible character of the structure internally, a minor increase of roof height is required. However, this has been minimised to ensure no perceptible change will be evident, nor effect the reading of architectural elements. Crucially, the fabric will be improved & preserved for the future.





1.5 Wall Insulation Strategy

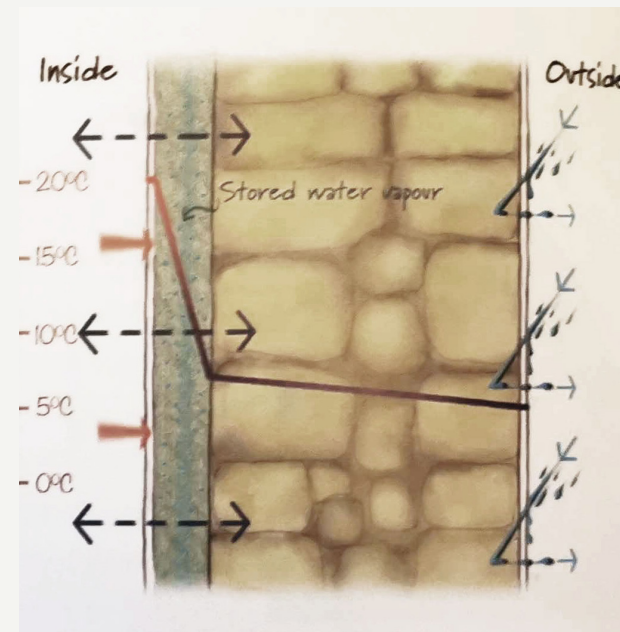
The proposed wall thermal upgrade introduces internal insulation to the solid masonry walls, leaving the external appearance of the buildings unchanged.

The strategy follows SPAB's recommendations for insulating solid walls from the inside.

SPAB advises against non-breathable materials, such as foam-based boards that depend heavily on vapour-control layers, and instead promotes breathable solutions like wood fibre. These allow moisture to migrate and evaporate in both directions, reducing the risk of condensation.

Any additional insulation proposal will be based on a case-by-case condensation risk analysis carried out by the specialist insulation supplier.

This approach improves internal thermal comfort while protecting the existing building fabric from long-term deterioration.



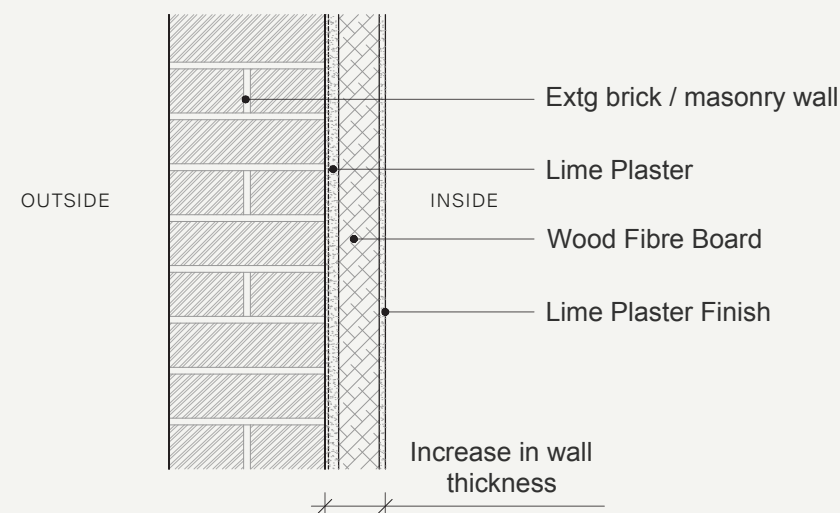
SPAB - MASONRY WALL INSULATION STRATEGY - FROM "OLD HOUSE ECO HANDBOOK"

A THIN LAYER OF BREATHABLE INSULATION, SUCH AS WOOD FIBRE, OFFERS SEVERAL KEY BENEFITS:

BUFFERING: IT CAN TEMPORARILY STORE MOISTURE VAPOUR, PREVENTING IT FROM REACHING THE COLD MASONRY.

BREATHABILITY: IT PERMITS MOISTURE TO MOVE IN BOTH DIRECTIONS, ALLOWING STORED VAPOUR TO EVAPORATE SAFELY BACK INTO THE ROOM.

HEAT FLOW: IT ALLOWS SOME HEAT TO PASS THROUGH THE WALL, RAISING THE MASONRY TEMPERATURE AND REDUCING MOISTURE BUILD-UP. THIS SHIFTS THE DEW POINT CLOSER TO THE EXTERNAL FACE, WHERE ANY INTERSTITIAL CONDENSATION CAN EVAPORATE HARMLESSLY.



MASONRY WALLS - INSULATION PROPOSAL - 1:20@A1

PROPOSED WALL DETAIL

U-VALUE: APPROX 0.45 W/M²/K (DEPENDING ON EXTG MASONRY WALL THICKNESS)

EXISTING MASONRY WALL AND PLINTHS TO BE THERMALLY UPGRADED WITH WOOD FIBRE INSULATION FIXED TO THE WALL INNER FACE, FINISHED WITH LIME PLASTER. THE NEW INTERNAL INSULATION WILL CAUSE NO ALTERATION TO THE BUILDINGS EXTERNAL APPEARANCE. THE BREATHABLE INSULATION ALLOWS ANY MOISTURE TO EVAPORATE TO ROOM SIDE, PREVENTING MOISTURE BUILD UPS IN THE WALL THICKNESS

SCALE 1:20 @ A1

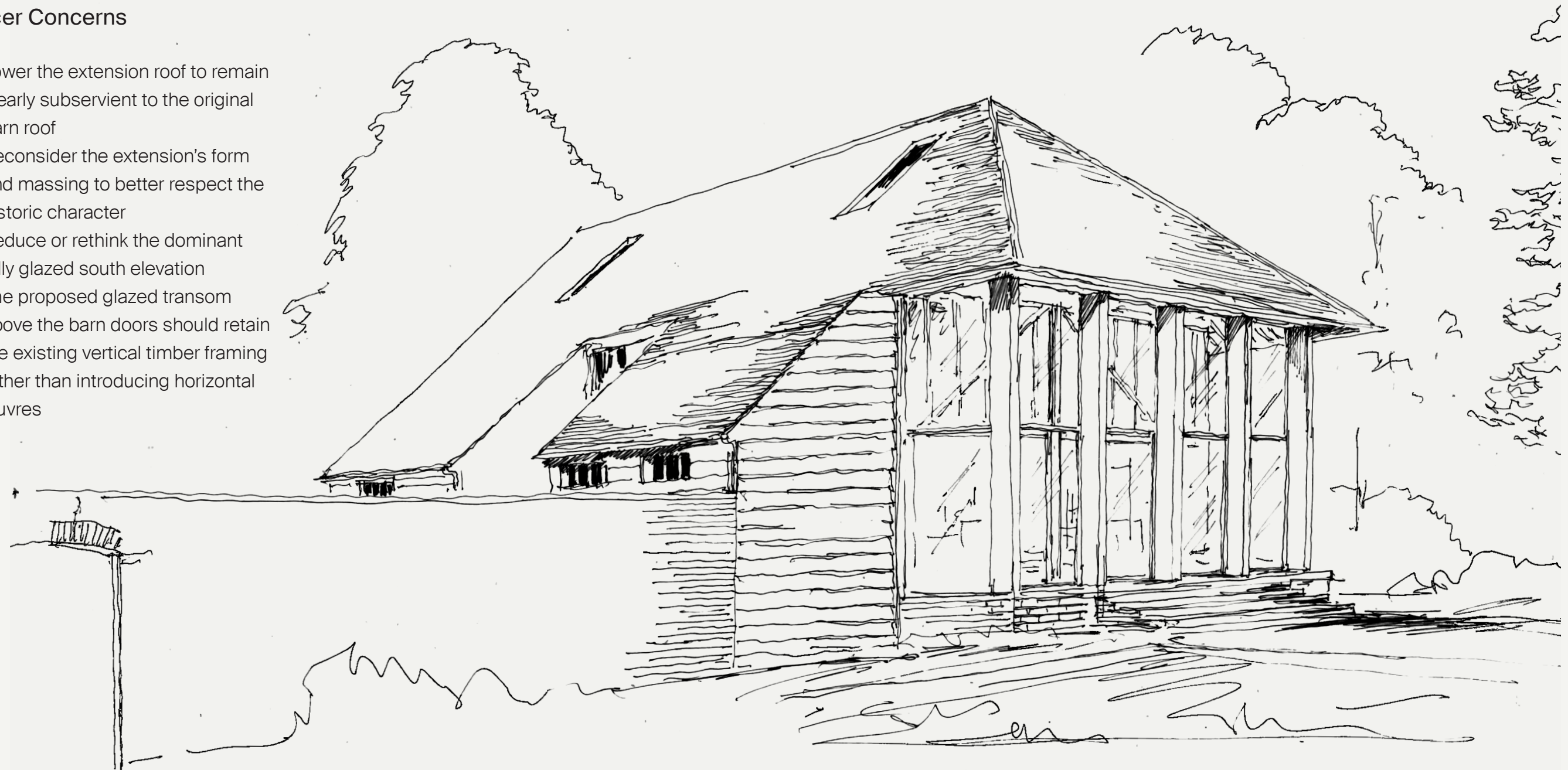




1.6 Barn Extension: Previous

Officer Concerns

- Lower the extension roof to remain clearly subservient to the original barn roof
- Reconsider the extension's form and massing to better respect the historic character
- Reduce or rethink the dominant fully glazed south elevation
- The proposed glazed transom above the barn doors should retain the existing vertical timber framing rather than introducing horizontal louvres



ORIGINAL SKETCH SUBMITTED WITH FULL PLANNING APPLICATION DM/25/1709

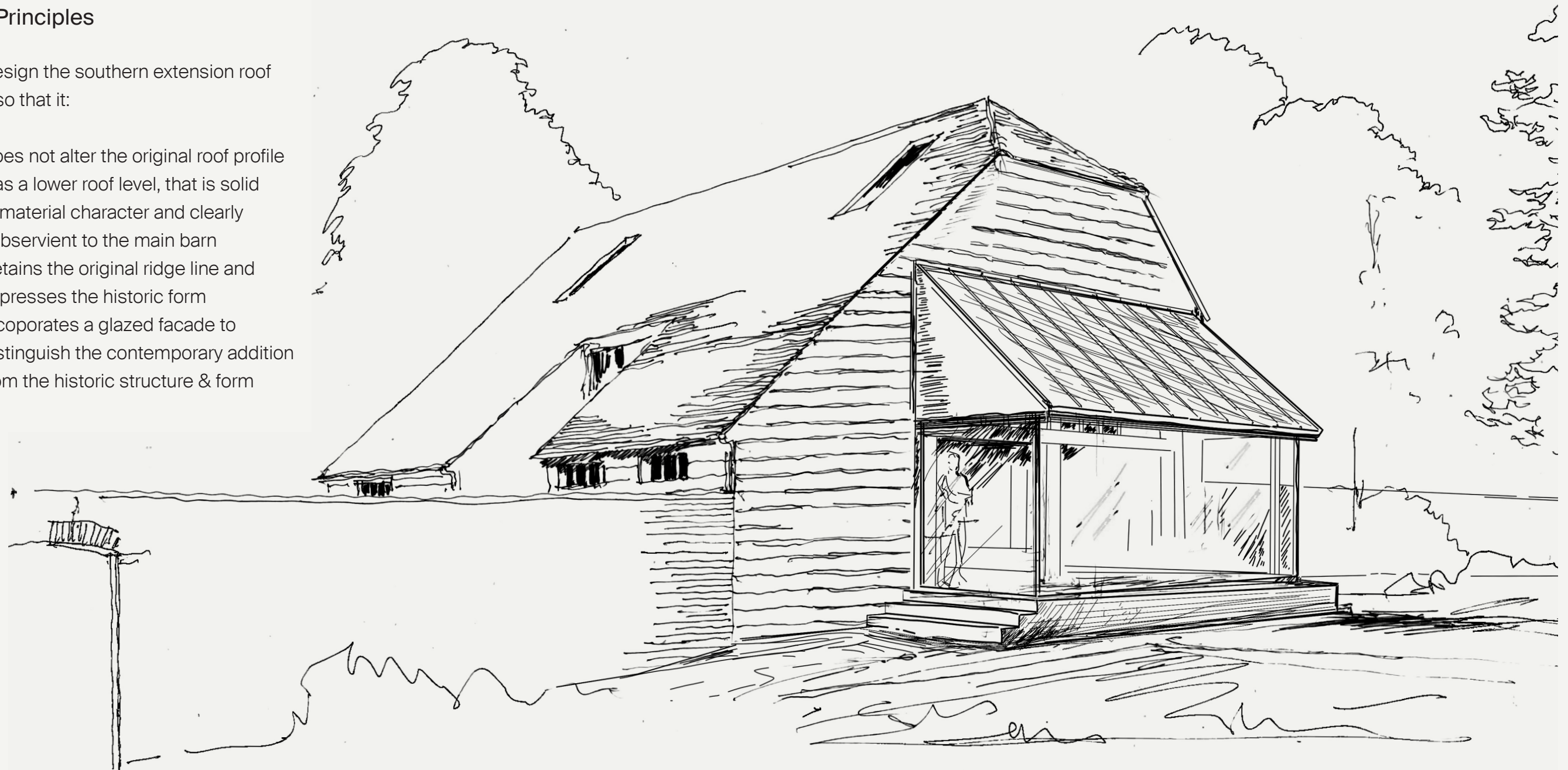


1.7 Barn Extension: Proposed South

Key Principles

Re-design the southern extension roof form so that it:

- Does not alter the original roof profile
- Has a lower roof level, that is solid in material character and clearly subservient to the main barn
- Retains the original ridge line and expresses the historic form
- Incorporates a glazed facade to distinguish the contemporary addition from the historic structure & form



AMENDED SKETCH ILLUSTRATING THE PROPOSED DESIGN REVISION



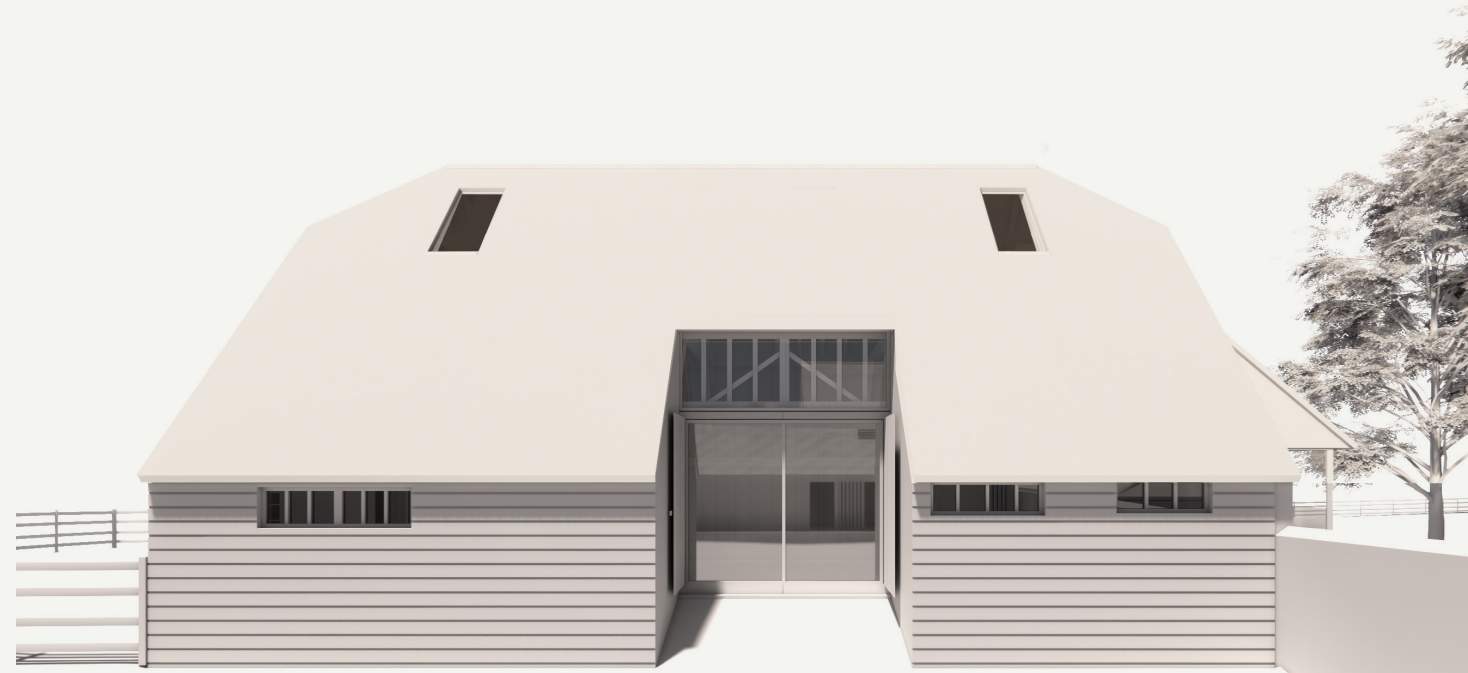
1.8 Barn: Proposed Clarifications

Officer Concerns

1. Avoid the proposed horizontal subdivision
2. Query of 2 instances of door openings to access under catslide

Key Principles

1. Remove horizontal louvres externally to expose existing timber structure visible through newly proposed glazing above transom
2. Visual clarification - internally existing blockwork fabric is present at the location of new openings to access under catslide



PROPOSED WEST ELEVATION WITH REVISED GLAZING APPROACH



EXISTING BLOCKWORK WALL TO PARTITION BETWEEN CATSLIDE AND MAIN VOLUME

Thank You

Richard Parr Associates
studio@richardparr.com
+44 (0)1453 860200
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@richardparrassociates

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London W11 4BE