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ASSOCIATES



Job Number
335

Document
Design & Access Statement Addendum

Project
Sunte House

Date
December 2025

Sunte House: Householder Planning Application DM/25/1705; DM/25/1706 Design and Access Statement Addendum December 2025

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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/25/1705 and DM/25/1706) to continue the restoration and conversion of the The Grade II* listed Sunte House and associated buildings. The proposals include sensitively rearranging the arrival sequence of Sunte House, with new extensions to the Northern extents, improved circulation and alteration to the accommodation space internally and proposals for fabric performance improvement. To the West, the existing leisure area is proposed to adopt landscaping and a new poolhouse within the existing garden extents.

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, with key dates summarised below;

- 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;

- Revised poolhouse design seeking to reduce scale, increase the perception of a lightweight, glazed approach and adjust the plan to reinstate reference to the historic curved footprint of the walled garden. The oriel window to the brick wall has also been removed to the introspective character of the walled garden.
- Clarifications on the roof insulation strategy to Sunte House and the Dairy, using a sympathetic, conservation based approach to achieve sustainable fabric upgrades whilst ensuring a retention and legibility of historic timber fabric
- Revised internal adjustments to the Dairy to retain legibility of historic plan form

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

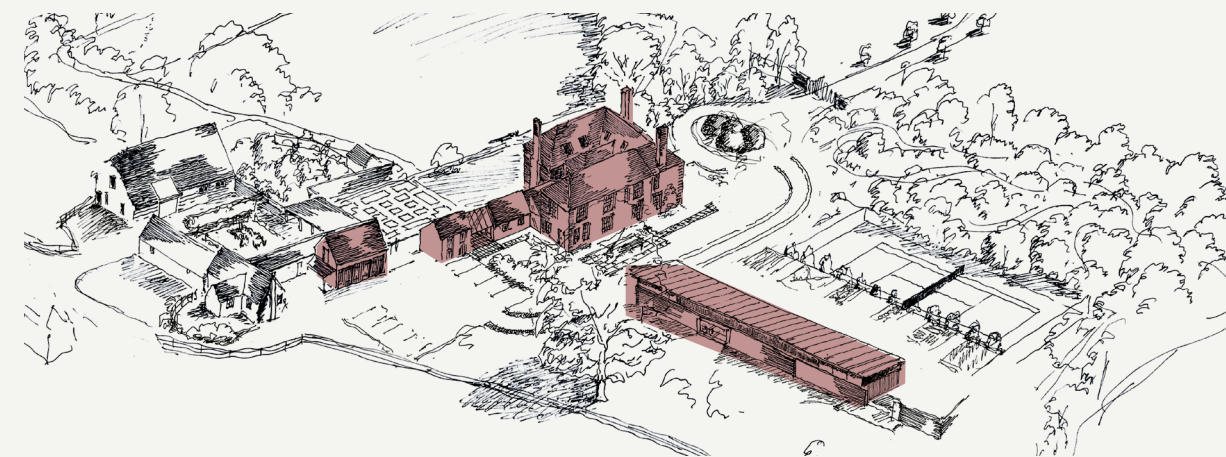


Fig 01. Extents of 'Sunte House' & 'The Poolhouse' in context of the grounds at Sunte House

1.0 Design Refinements & Clarifications

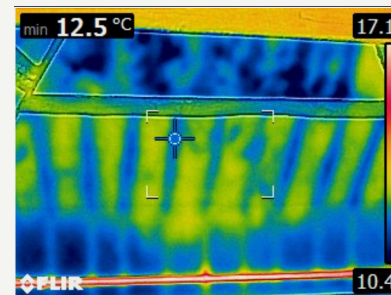


1.1

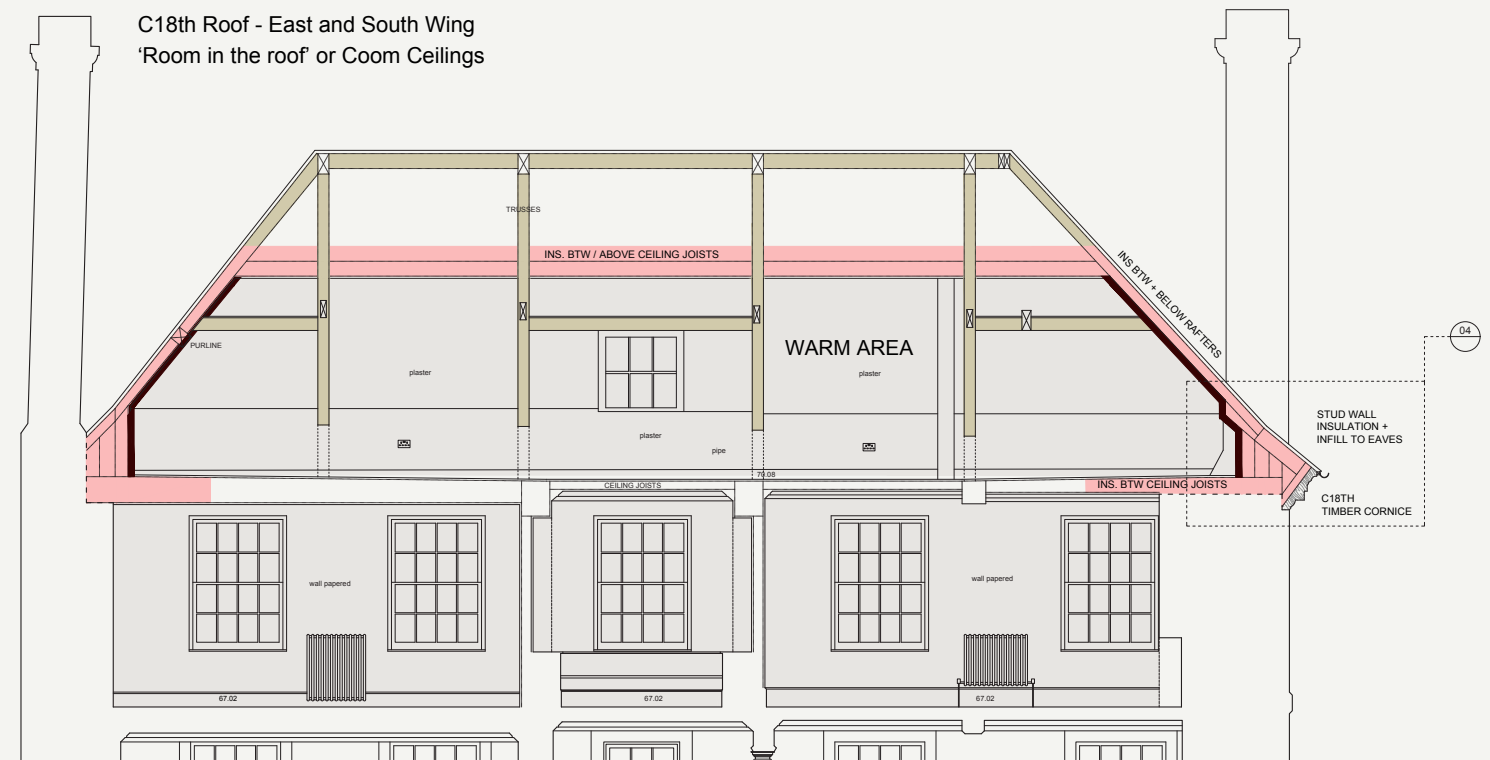
Sunte House Roof Insulation Strategy

Our proposal outlines a considered and conservation-led strategy for upgrading the thermal performance of the roof structure at Sunte House while preserving the historic integrity of the Grade II* listed fabric.

The thermal imaging survey carried out at Sunte House indicates that the poor thermal performance of the roof results not only from inadequate insulation installation but also from a lack of ventilation. Our proposals seek to protect the historic fabric from further decay caused by condensation and poorly installed, unsympathetic additions.



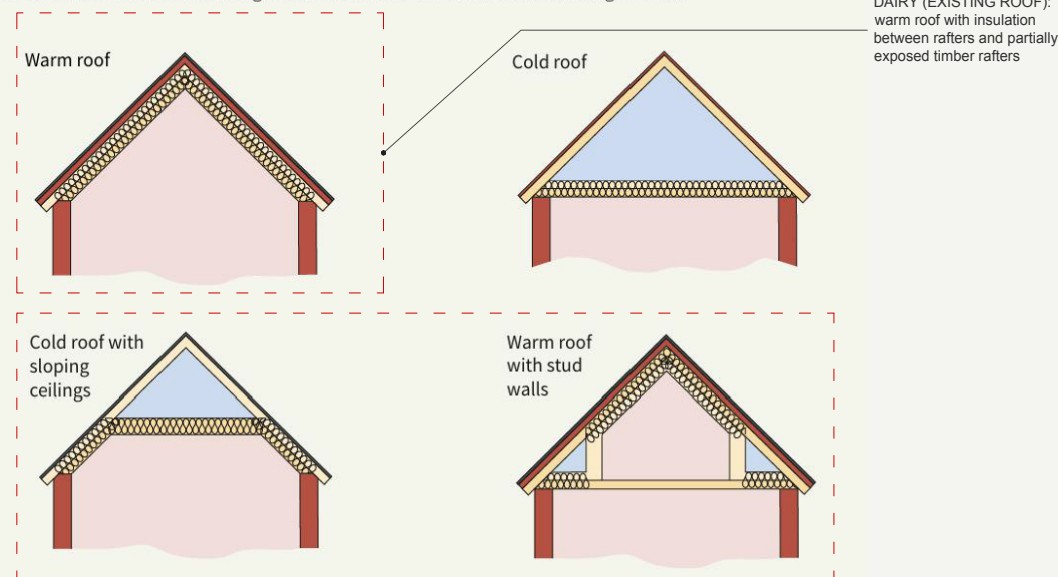
THERMAL IMAGING ANALYSIS EXTRACT



MAIN HOUSE - SECTION A-A - C18TH ROOF INSULATION STRATEGY

Warm Roofs and Cold Roofs

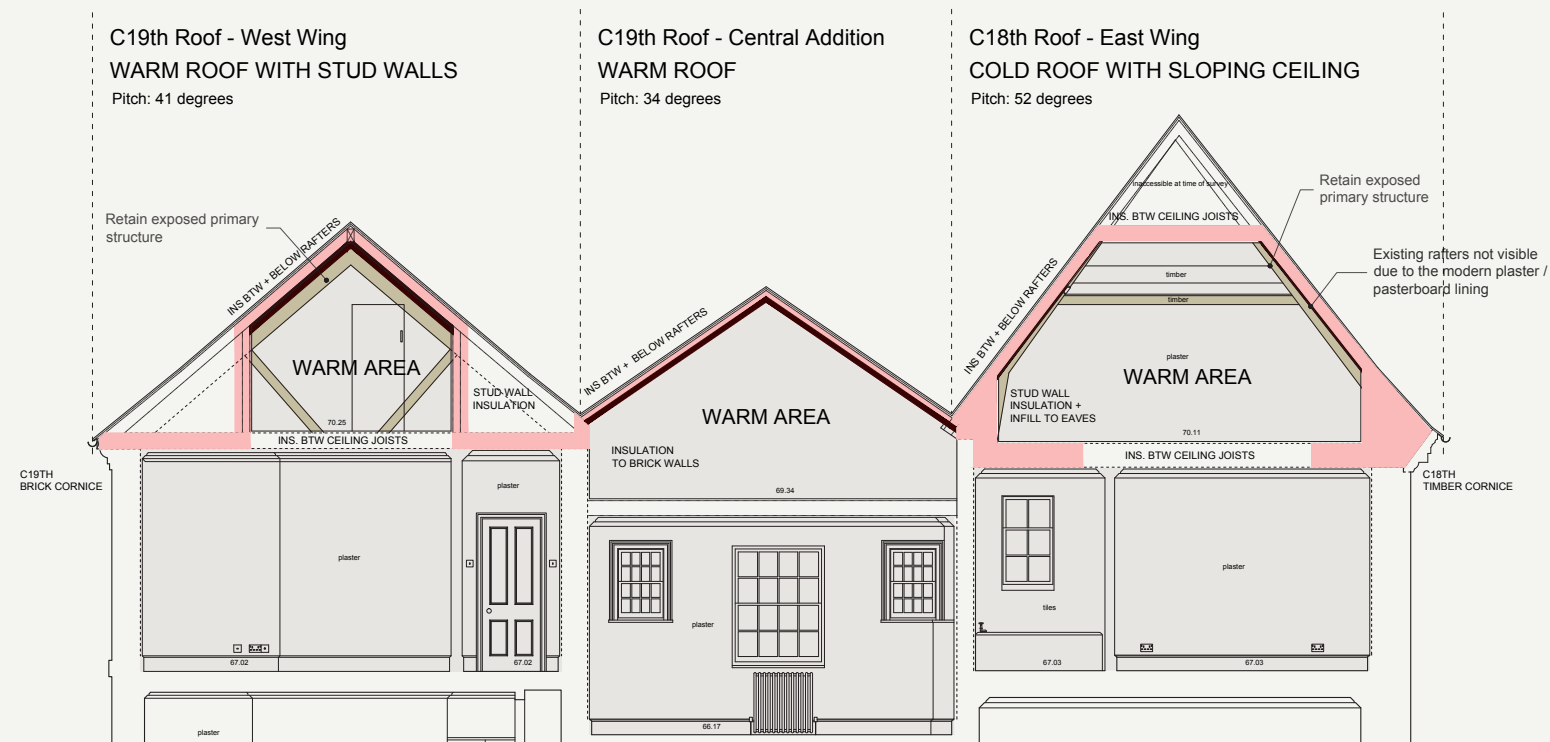
In this guidance the term 'cold roof space' or 'cold roof' is used to describe a pitched roof with insulation at the level of the horizontal ceiling of the uppermost floor, leaving an unheated roof space (attic or loft) above the insulation. In contrast a 'warm roof space' or 'warm roof' has insulation 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.



THE PITCHED ROOF INSULATION STRATEGIES
HYBRID STRATEGY BETWEEN WARM AND COLD ROOF

MAIN HOUSE : insulation strategy is a hybrid between Cold Roof and Warm Roof approach

This drawing is not for construction.
This drawing is a copy of the original drawing.
Checked by: JM
Drawn by: MP
Date: 18.12.25
Rev: Description Planning



MAIN HOUSE - SECTION C-C - C19TH AND C18TH ROOF

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 between and below rafters





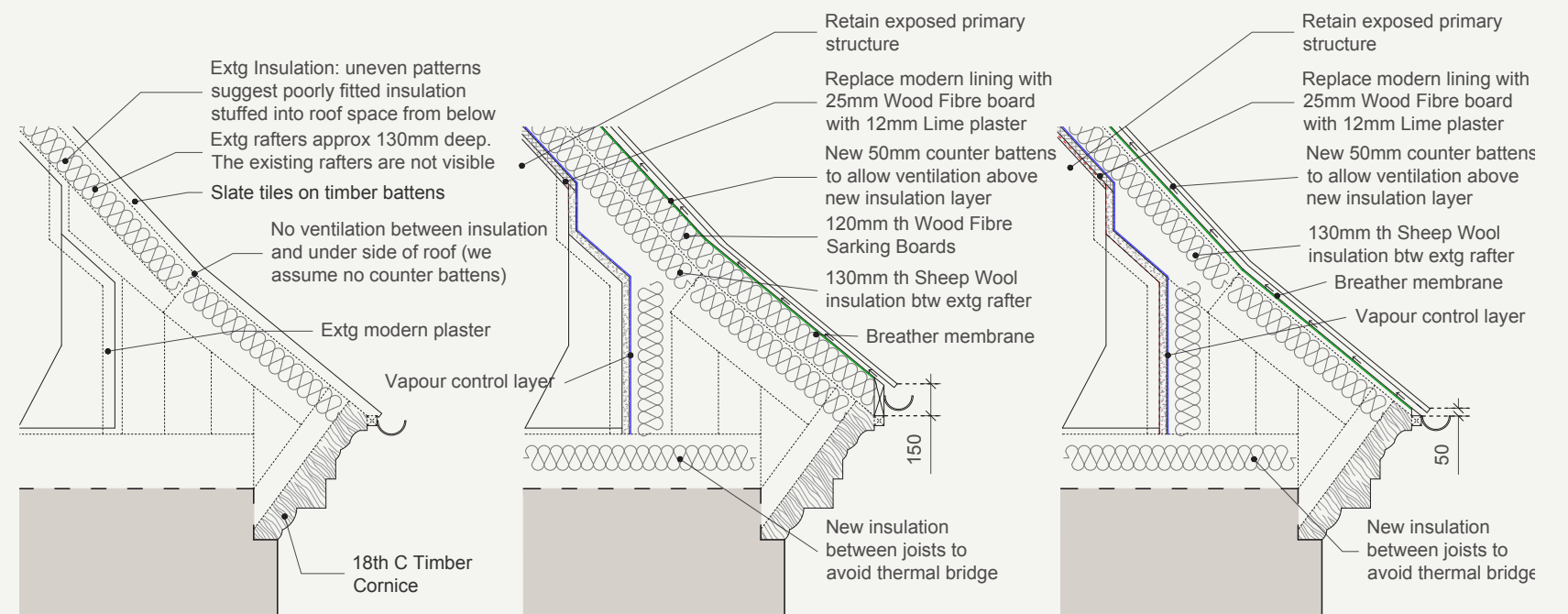
1.2 Sunte House Roof Insulation Details

The approach is tailored to align with heritage best practices, proposing a ventilated warm roof upgrade that introduces insulation both between and below existing rafters. The selected materials—including sheep wool insulation and wood fibre boards—promote breathability and support moisture regulation, thereby safeguarding the historic timber elements.

A new counter batten system is incorporated above the rafters to create a ventilated zone beneath the roof covering, ensuring compliance with conservation principles for breathable construction. This design addresses previous issues caused by poor, non-ventilated modern insulation, which contributed to suboptimal energy performance and damp ingress.

To minimise visual impact, the proposed buildup would result in only a 50mm increase in roof height. This marginal addition will not be perceptible from ground level or in elevation, thus preserving the external appearance of the historic roofline.

This carefully detailed proposal demonstrates that a substantial improvement in energy efficiency can be achieved without compromising the building's historic character and supports the case for listed building consent. The proposals would not incur any negative impact on the internal reading of roof structure, given the modern existing linings within the roof space and concealment of rafters. All existing primary trusswork will be retained and visibly legible.



EXTG ROOF STRUCTURE
EAVES

POOR MODERN INTERVENTIONS
WITH INSULATION STAFFED UNEVENLY
BETWEEN RAFTERS WITH NO CLEAR 50MM
VENTILATION ZONE ABOVE INSULATION
GENERATED POOR ENERGY PERFORMANCES
AND DAMP ISSUES.
WE PROPOSE TO REMOVE THE MODERN
ROOF INSULATION AND LINING.

VENTED ROOF WITH INSULATION
BETWEEN, ABOVE AND BELOW RAFTERS

U-VALUE: 0.16 W/M2/K

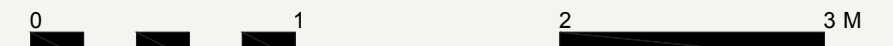
THE ROOF WOULD MEET PART L
REQUIREMENTS BUT WITH AN IMPACT ON
THE APPEARANCE OF THE C18TH FACADE,
WITH THE ADDITION OF A 150MM BORDER
ABOVE THE ORIGINAL TIMBER CORNICE.

PROPOSED OPTION: VENTED ROOF WITH
INSULATION BETWEEN AND BELOW RAFTERS

U-VALUE: 0.30 W/M2/K

GENERAL IMPROVEMENT OF ENERGY
PERFORMANCES AND VENTILATION, WOULD ALLOW
TO INCREASE THE ROOF LEVEL OF ONLY 50MM.
THIS OPTION HAS A LOWER IMPACT ON HERITAGE.

INSULATION OPTIONS - HERITAGE IMPACT ANALYSIS



EXISTING ATTIC SPACE WITH MODERN LININGS & VISIBLE PRIMARY STRUCTURE



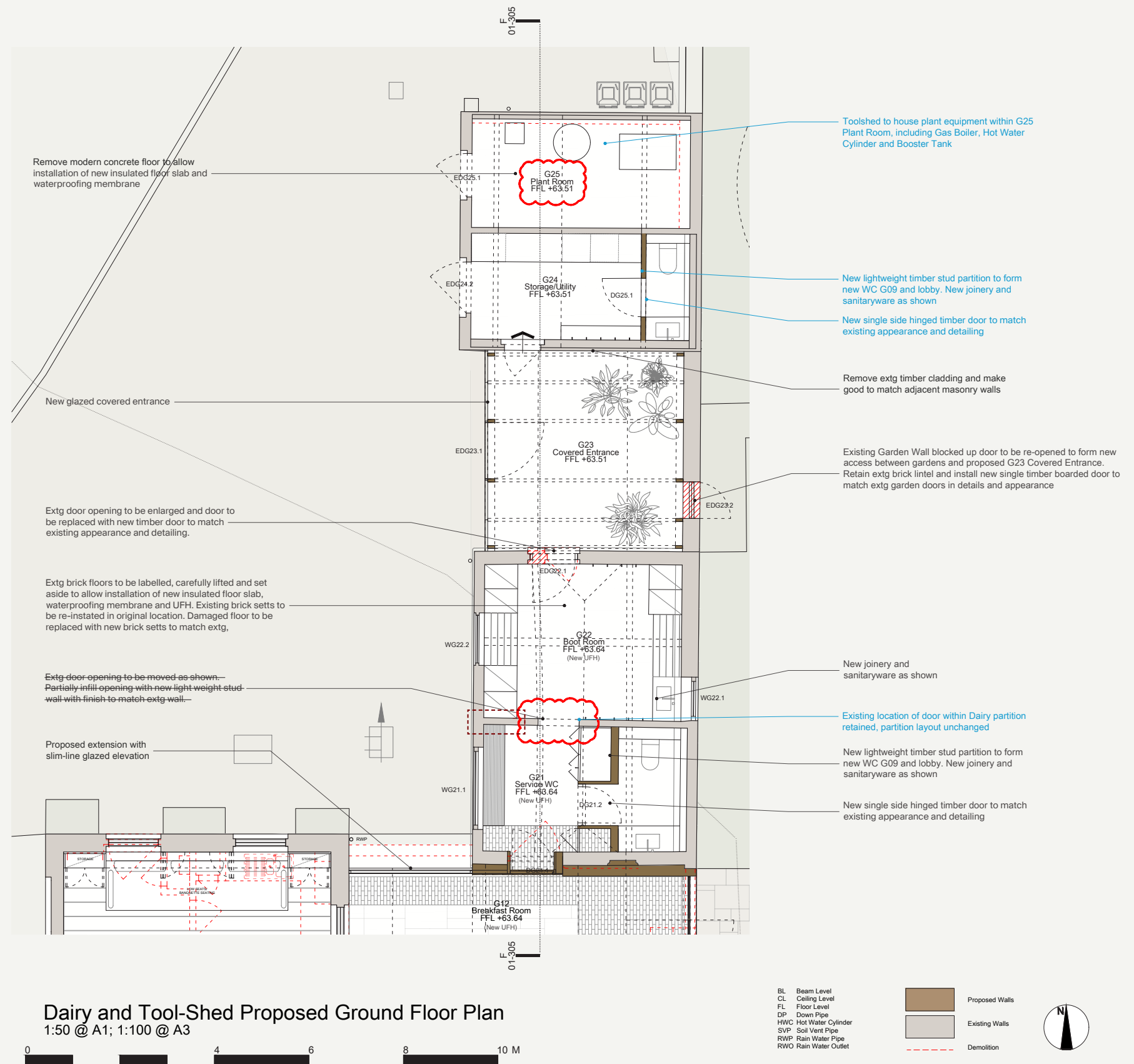
1.3 The Dairy Plan Adjustments

Officer Concerns

- Retain existing internal door and wall
- Reduce extent of new subdivision.
- Keep original plan form legible

Design Review

- The design has been refined to maintain the door at its original location in the partition wall.
- Proposed cabinetry and new partition will not be full height to ensure the spatial volume and plan form is legible

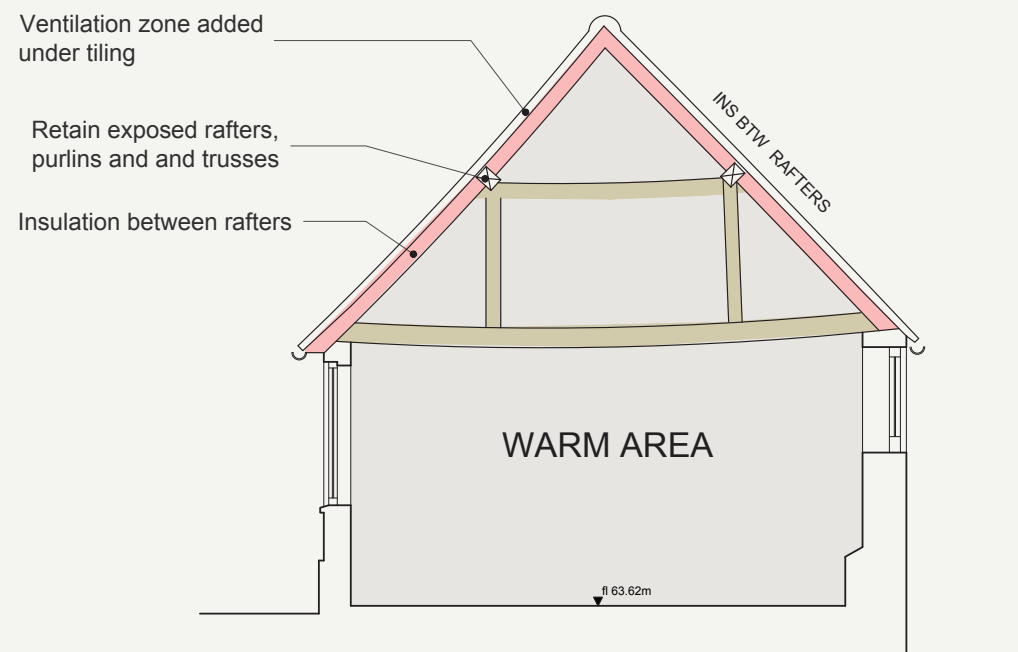




1.4 The Dairy Roof Details

A conservation-led strategy also guides the thermal upgrade of the existing dairy roof.

The proposed insulation respects the retained historic fabric, improving performance while keeping primary internal timber elements visible. A warm-roof build-up is proposed, with insulation set between the rafters and breathable, moisture-regulating materials used where appropriate.

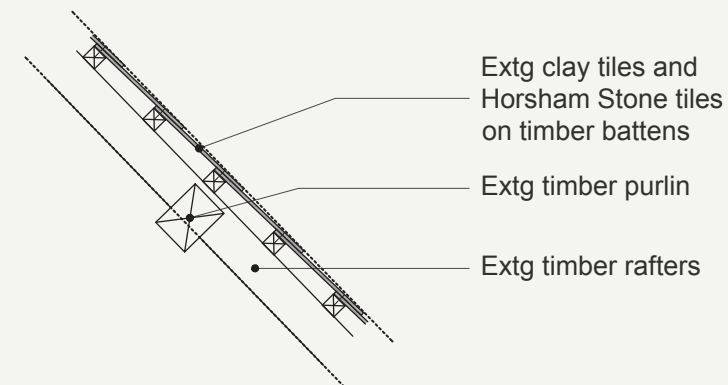


DAIRY INSULATION STRATEGY

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 between and below rafters

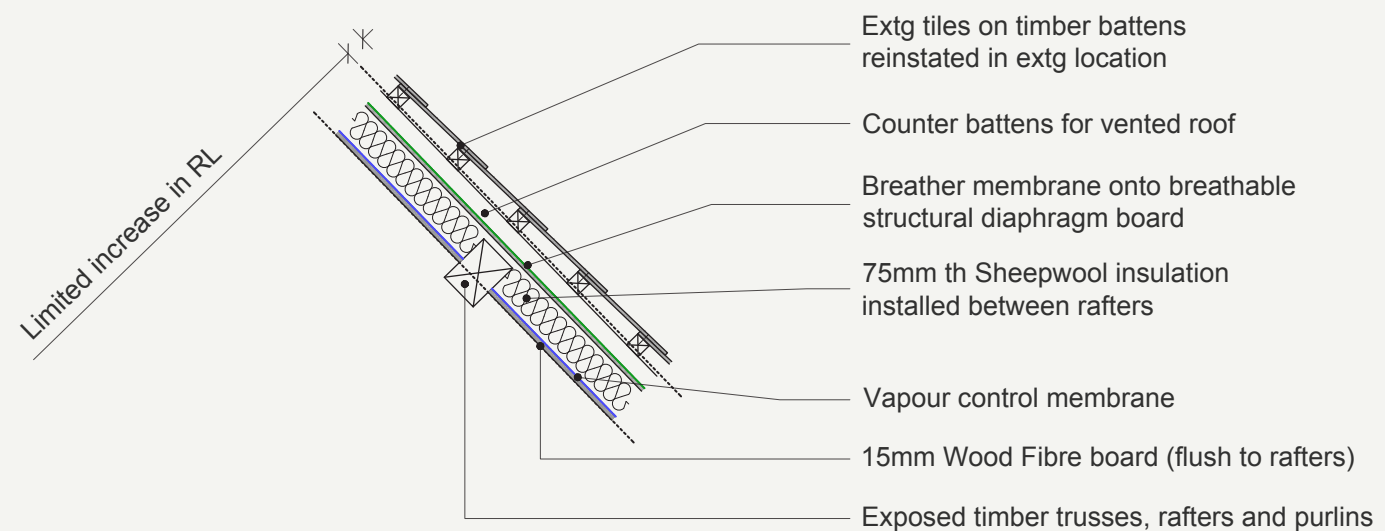


EXTG ROOF DETAIL

CLAY TILES AND HORSHAM STONE TILES ON BATTENS ABOVE EXPOSED TIMBER RAFTERS.

EXTG TILES TO BE DOCUMENTED WITH PHOTOGRAPHIC SURVEY, CAREFULLY DISMANTLED AND SET ASIDE TO PROTECTED LOCATION FOR LATER REINSTATEMENT.

ANY DAMAGED TILE TO BE REPLACED WITH RECLAIMED CLAY TILES TO MATCH EXTG AS CLOSELY AS POSSIBLE.



PROPOSED ROOF DETAIL

EXTG ROOF THERMAL UPGRADE

U-VALUE: 0.48 W/M2/K

TILES ON BATTENS REINSTATED ABOVE VENTED AREA WITH INSULATION BETWEEN RAFTERS.

LIMITED ROOF LEVEL INCREASE TO ALLOW UNDER ROOF VENTILATION.

EXTENSION RL TO ALIGN TO EXISTING RL.

THE LIMITED INCREASE IN ROOF LEVEL, WITH NO INSULATION ABOVE RAFTERS, WILL ENSURE NO DISTURBANCE TO THE MAIN HOUSE WINDOWS AT THE JUNCTION WITH THE NEW EXTENSION.

INSULATION BETWEEN RAFTERS TO BE INSTALLED FLUSH, SO THAT EXISTING RAFTERS ARE STILL VISIBLE.

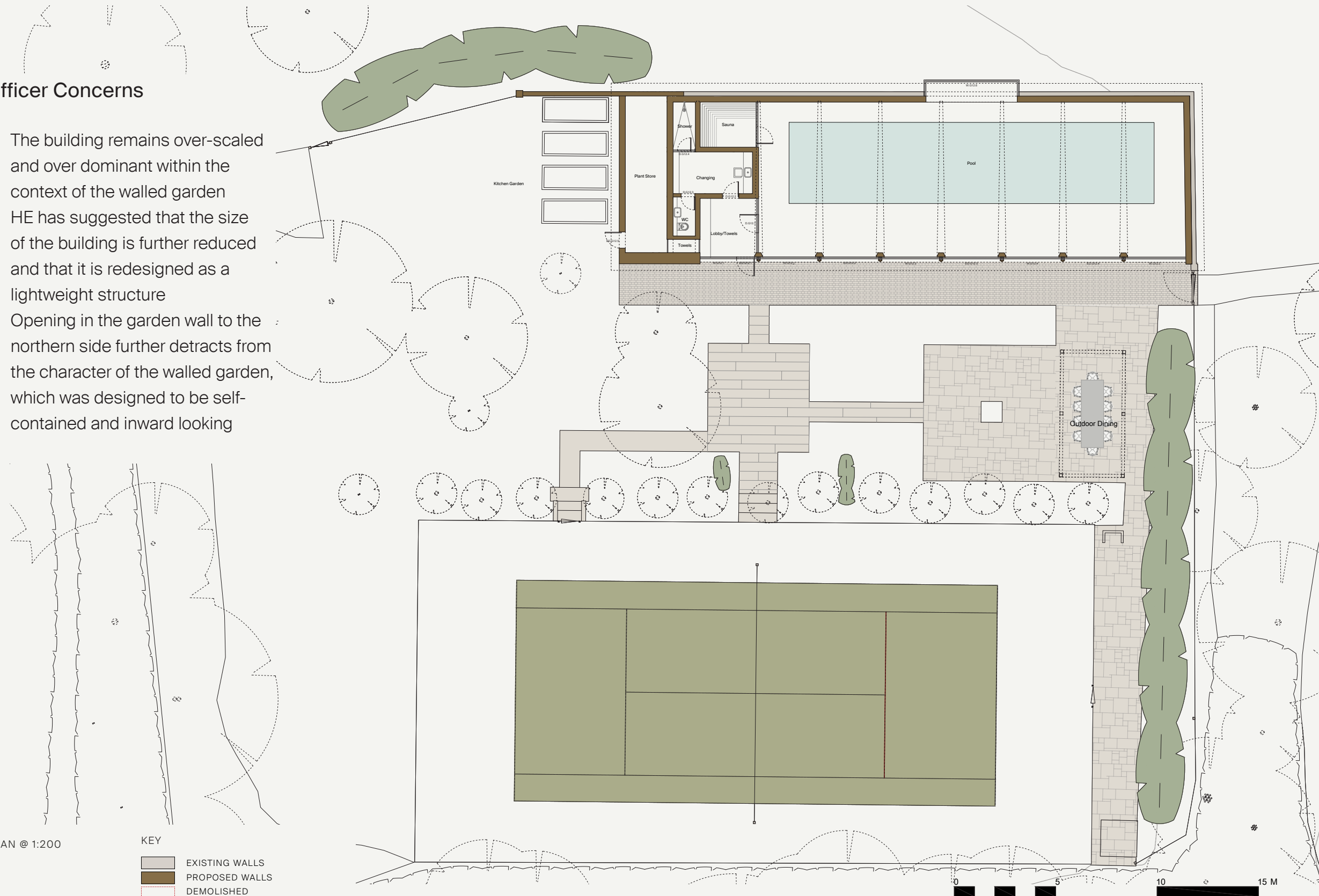




1.5 Pool House: Planning Submitted Design (June '25)

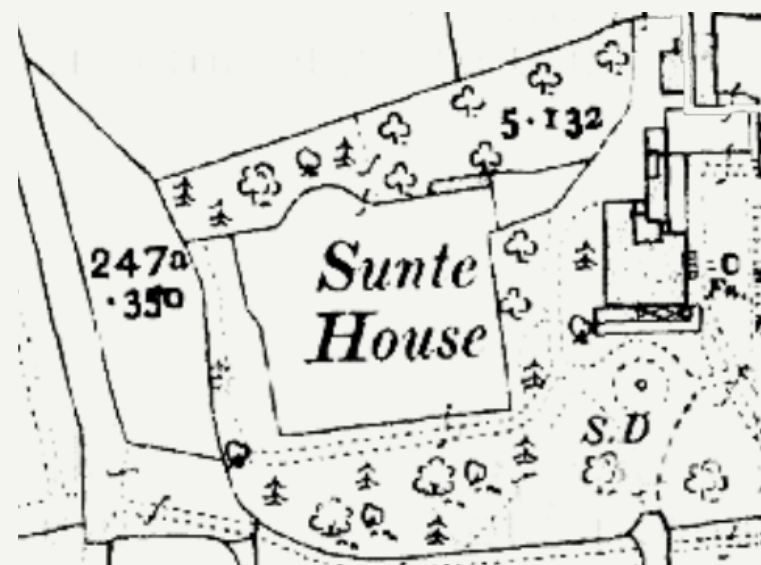
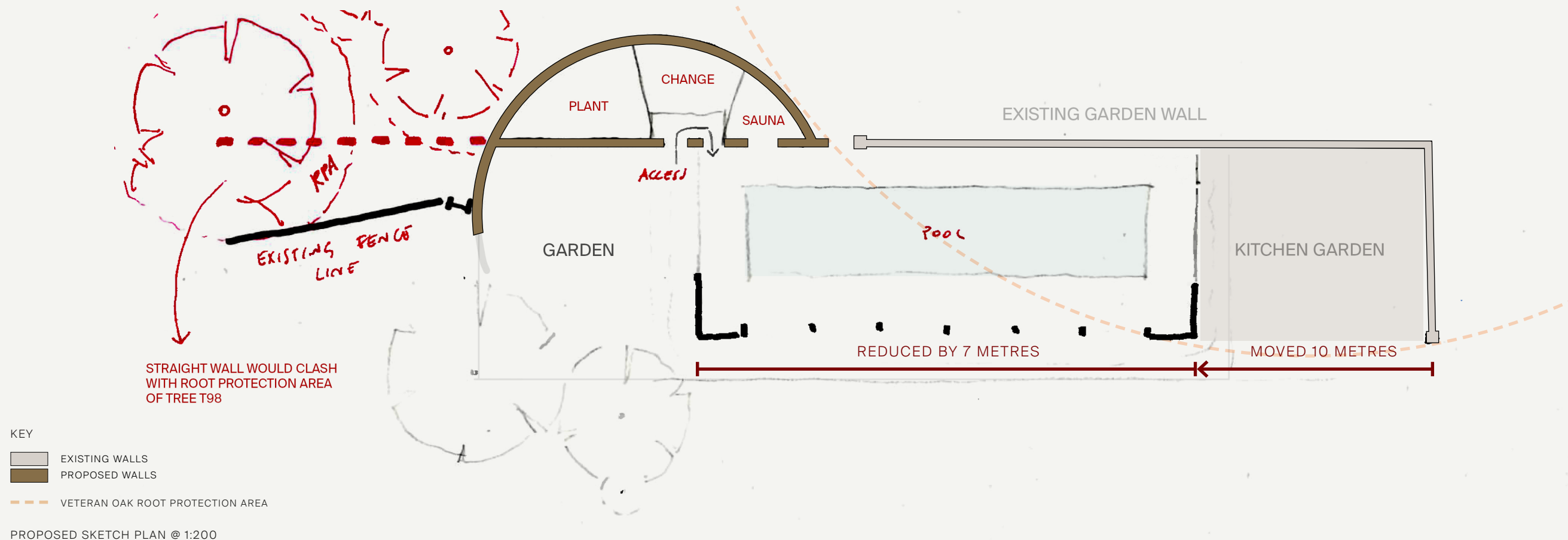
Officer Concerns

- The building remains over-scaled and over dominant within the context of the walled garden
- HE has suggested that the size of the building is further reduced and that it is redesigned as a lightweight structure
- Opening in the garden wall to the northern side further detracts from the character of the walled garden, which was designed to be self-contained and inward looking





1.6 Pool House: Revised Sketch Intent



SUNTE HOUSE - EXTRACT FROM 1910S OS MAP

Key Principles

- The pool house length is reduced by 7 metres, resulting in a more appropriately scaled and contextually sensitive building
- We repositioned the structure westward to expose the existing garden wall to retain and reinforce its character and legibility
- The revised design adopts a refined conservatory-style form, enhancing lightness and visual transparency
- Increased glazing strengthens the relationship between the building and garden setting
- The existing garden wall is fully retained, preserving its form and integrity
- The oriel window has been omitted to maintain the wall's inward-looking nature
- Service areas are relocated to the north side of a new portion of garden wall to reduce visual impact
- These spaces are enclosed within a curved extension of the wall, echoing its original early 20th-century form (Refer to the historic map)
- The reintroduced curved wall provides an organic, contextually grounded element that screens services and increases the introspective character of the garden





1.7

Pool House: Revised Design

Revised Design

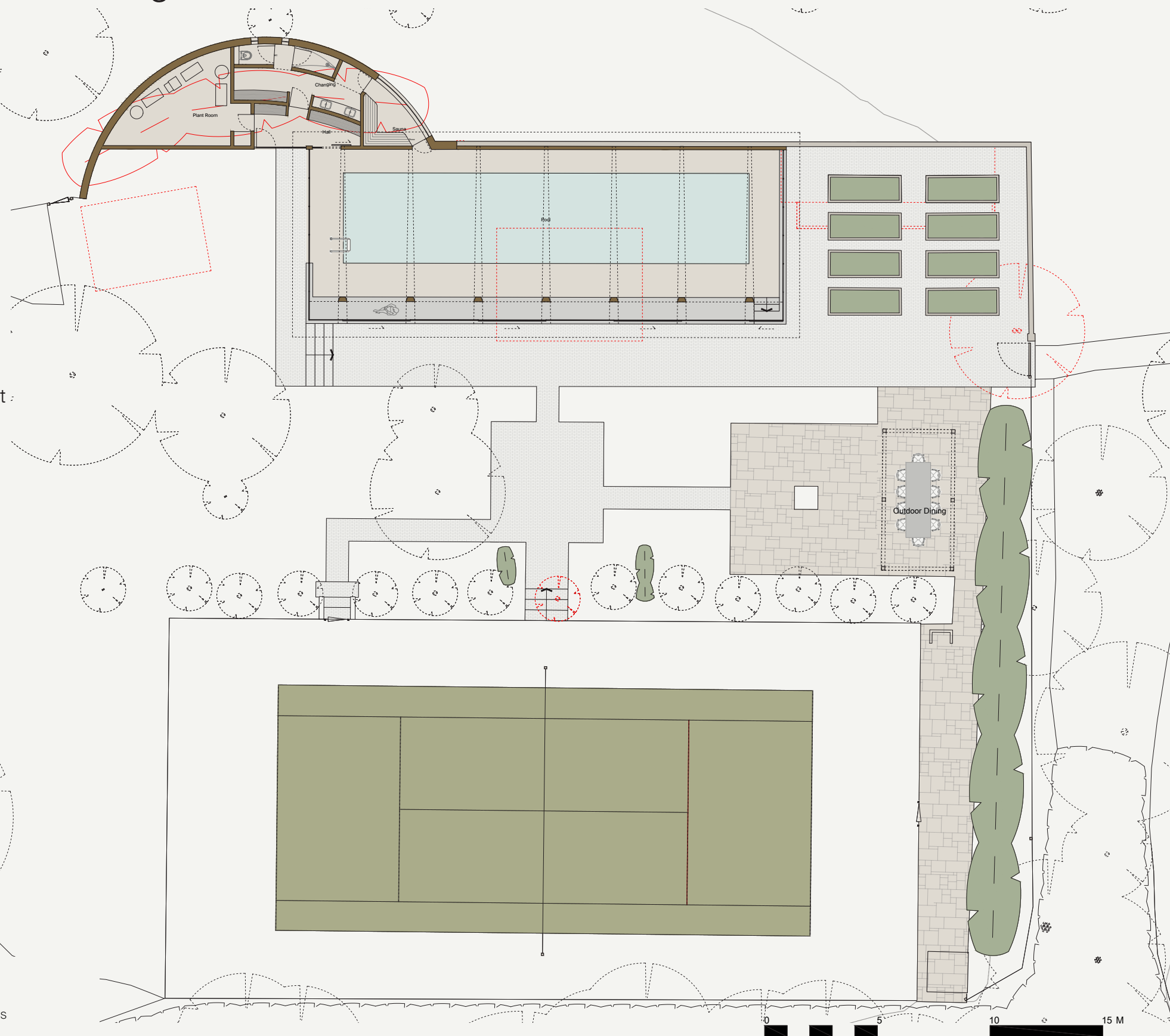
- The pool house is shortened and shifted west to reveal and preserve the garden wall, reinforcing its character and legibility
- A refined, conservatory-style design with increased glazing creates a lighter, more transparent relationship between building and garden
- The oriel window is removed to maintain the inward focus of the garden wall
- Service areas are discreetly enclosed behind a reintroduced curved garden wall that echoes its early 20th-century form and enhances privacy



PROPOSED PLAN @ 1:200

KEY

- EXISTING WALLS
- PROPOSED WALLS
- DEMOLISHED





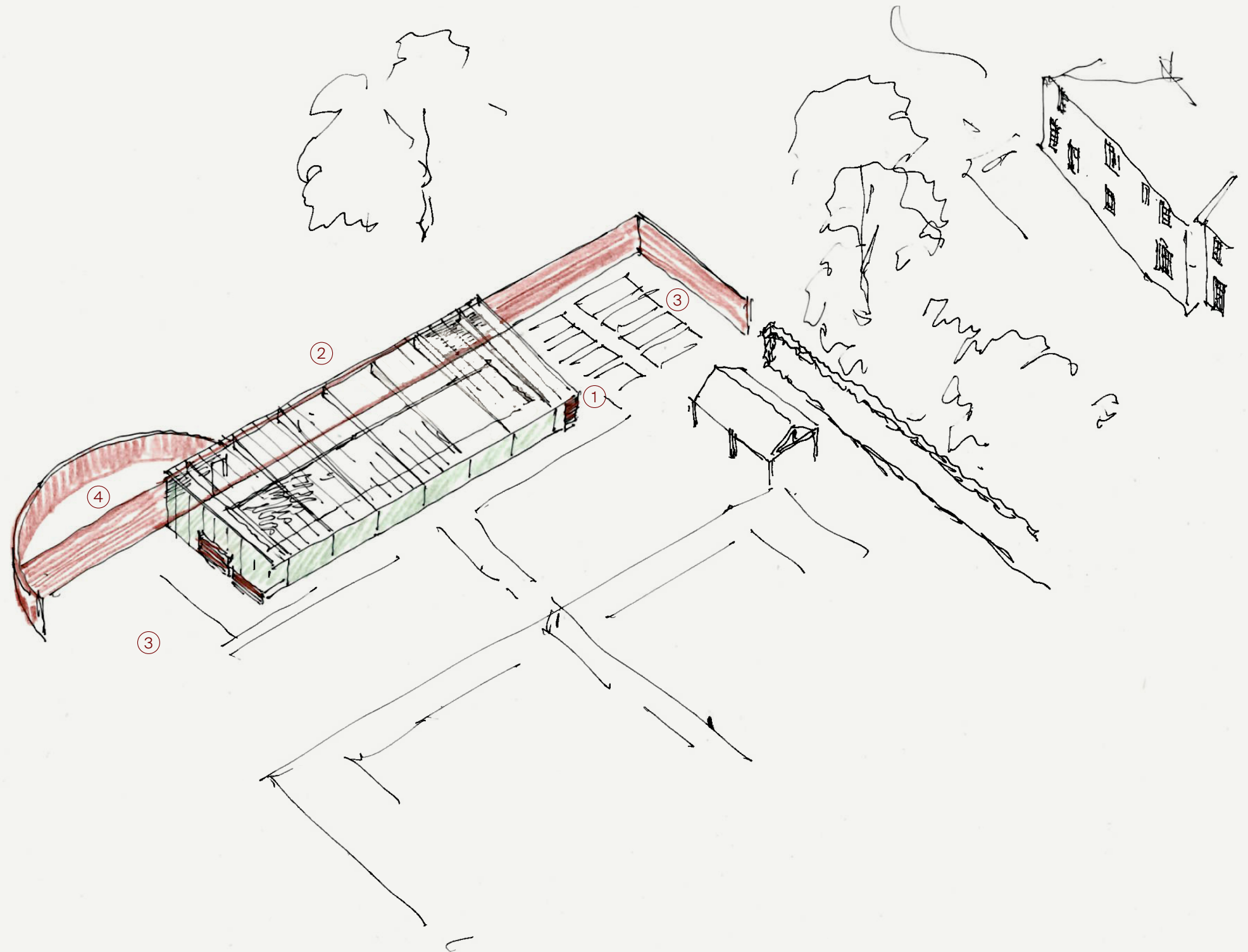
1.8 Pool House: Isometric Sketch

Key Principles

1. The roof height has been reduced at the eaves, with the building set below ground level to minimise visual impact and maintain a low, unobtrusive profile
2. The pool house sits low against the garden wall and is now glazed on three sides, adopting the light and transparent character of a conservatory
3. Kitchen garden areas are retained on both sides of the pool, preserving the established garden structure
4. Service spaces are discreetly accommodated within a new wall derived from the original curved garden wall, ensuring a harmonious and contextually sensitive integration



HISTORIC REFERENCE TO CURVED GARDEN WALL



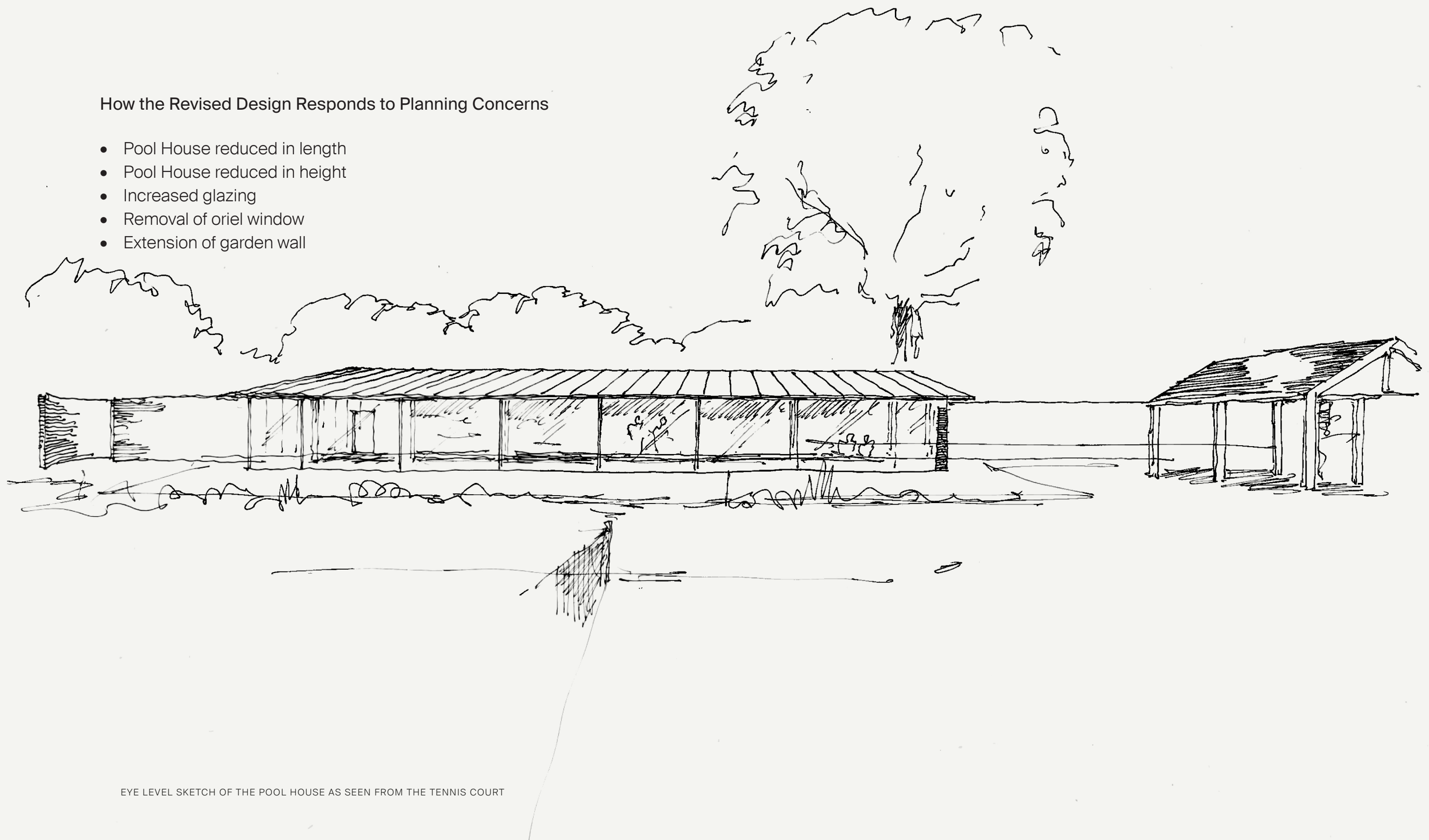
ISOMETRIC SKETCH ILLUSTRATING THE TRANSPARENCY OF THE REDESIGNED POOL HOUSE, SITTING LOW IN FRONT OF THE GARDEN WALL AS A GLAZED CONSERVATORY



1.9 Pool House: Summary

How the Revised Design Responds to Planning Concerns

- Pool House reduced in length
- Pool House reduced in height
- Increased glazing
- Removal of oriel window
- Extension of garden wall



EYE LEVEL SKETCH OF THE POOL HOUSE AS SEEN FROM THE TENNIS COURT

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Thank You

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