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Desin & Access Statement

Project
Sunte House

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Sunte House

Householder Planning Application

Design and Access Statement

June 2025

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Revision	Issue Date	Purpose of Issue
P01	18.06.25	First Issue - Householder Application Submission

1.0 Introduction



Introduction

1.1

Clarifications: Application Extents

The following report relates to the proposed works at;

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

Two concurrent applications are being submitted for the property with the respective boundary extents reflected on the adjacent site plans. This report outlines the proposals to Sunte House, the outbuildings named the Dairy, Tool Shed and Garage, and associative gardens & access (fig 01)

For all information relating to 'The Farmyard' (fig 02) please refer to the corresponding application material

note: this report makes reference to, and includes information on the farmyard for benefits of clarity and full appreciation of the site and its context.

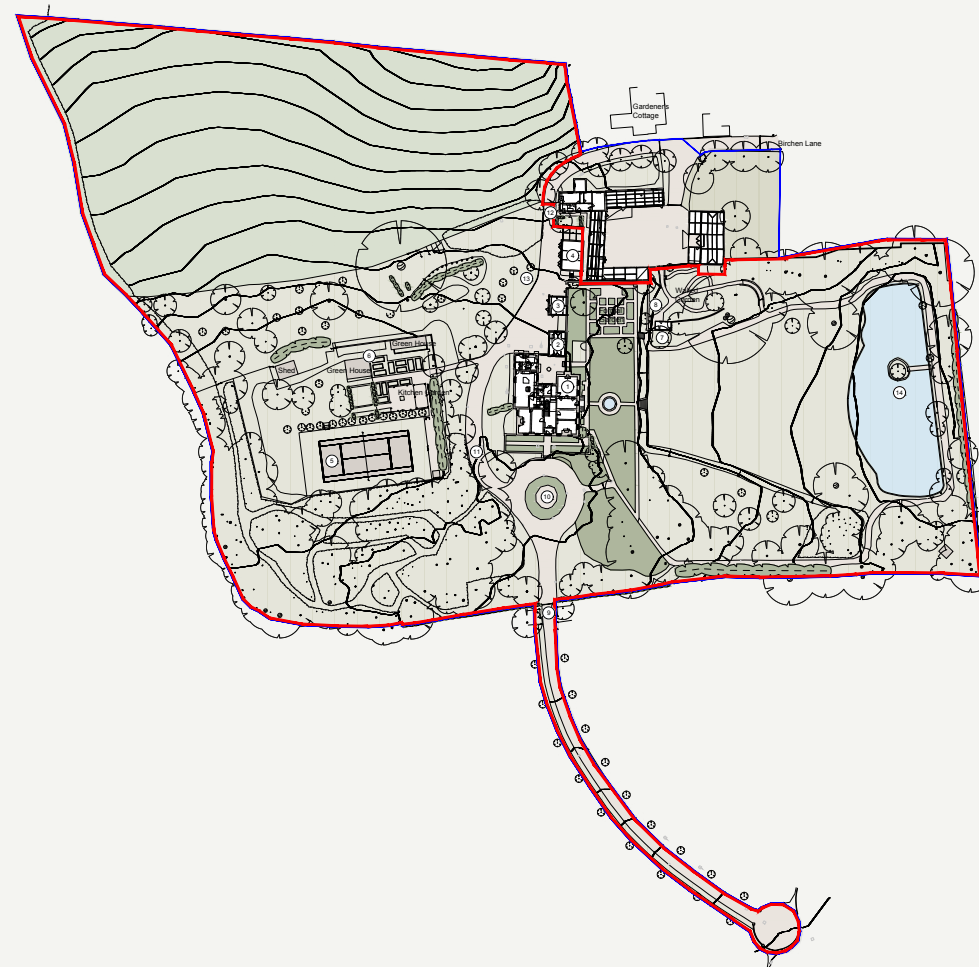


Fig 01. Householder Application Boundary for Sunte House, outbuildings and associated grounds

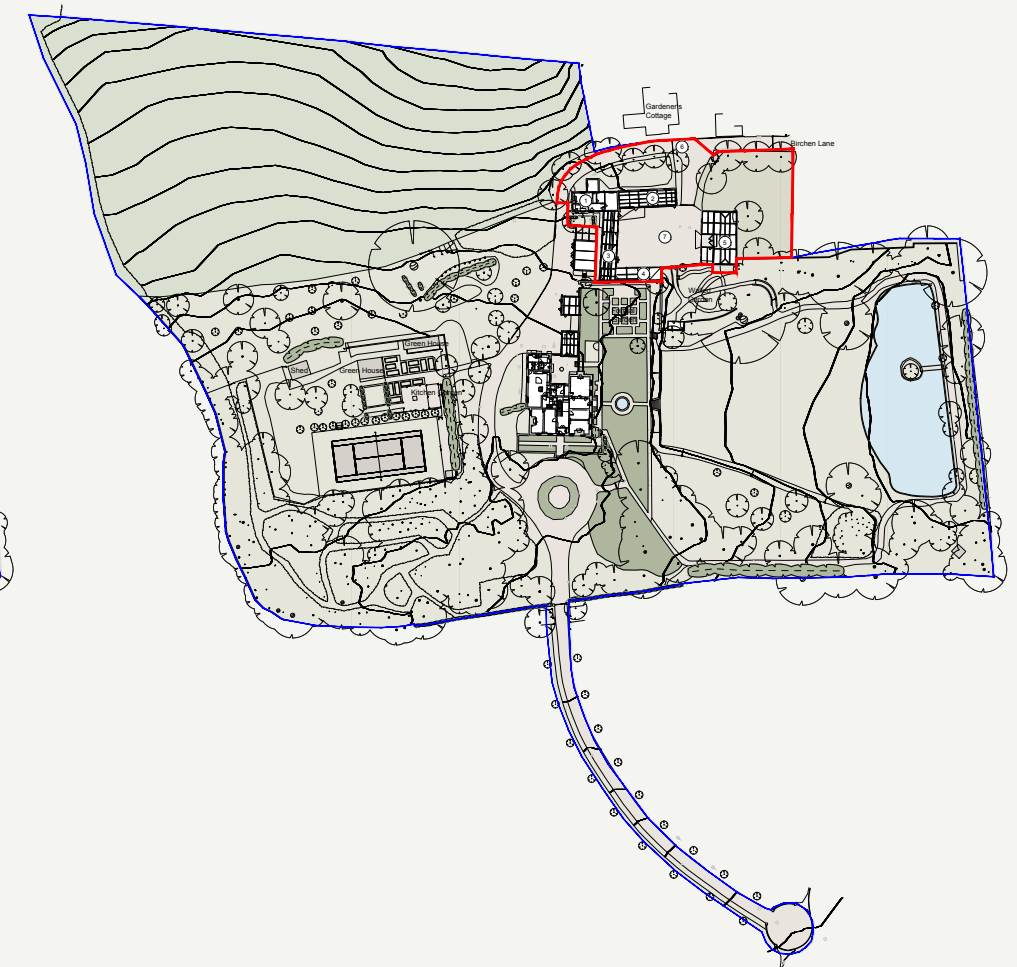


Fig 02. Application Boundary for corresponding submission and the proposed works relating to 'The Farmyard' & 'The Barn'



Introduction

1.2 Executive Summary & Planning History

This design and access statement has been prepared by Richard Parr Associates on behalf of the owners of Sunte House as part of the information submitted to Mid-Sussex Council in relation to the application. 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 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.

Further North, the collection of curtilage listed buildings forming the Farmyard and The Barn are proposed for dwelling conversion with the details for this set out in a concurrent application.

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.

This report identifies the planning and design considerations which have informed the proposed development to date, to provide a scheme that meets the aspirations of the Client and the requirements of planning policy both at local and national levels. This includes incorporation of feedback received as part of two pre-application engagement enquiries and two site visits to date from Mid Sussex and Historic England, as summarised below;

- Pre-Application Engagement 01: August 2024
- Site Visit: Mid Sussex with Hamish Evans & Emily Wade October 2024
- Site Visit: Historic England with Alma Howells & Luciana Gallo November 2024
- Pre-Application Engagement 02: March 2025

Notable design development following officers' engagement has included, but not limited to;

- Revised roof design of glazed courtyard extension to reduce height & complexity
- Revised design of glazed link between dairy and tool shed to reduce height and retain reading of existing dairy and tool shed roof forms
- Revised alterations to kitchen circulation to retain and reinstate reading of C19 fabric to chimney breast
- Retention of secondary staircase and landing internally within C17th plan form
- Reduction of proposed internal alterations to first floor

- Reduction in scale of proposed pool house and revised architectural language

The document should be read in conjunction with the supporting information provided by the project team, notably. the Planning Statement prepared by Whaleback (June 2025) and the Heritage Impact Assessment by Robinson Wild Consulting (June 2025). This document is intended to be printed at A3 for the plan scales and scale bars to be accurate.

Summary of key considerations below;

1. The Site, is located on the edge of Hayward's Heath with the land ownership totalling 2.87 hectares (or 7.5 acres), of which this application entails 0.27.
2. The house is Grade II* listed with associated curtilage listing to the outbuildings, hereon referred to as The Dairy, The Tool Shed & The Garage. The walled garden and gardener's tool shed are independently Grade II listed. The wider gardens including the walled kitchen garden (west of the house) are determined not to be listed.
3. The Barn & The Farmyard, which are submitted within a concurrent application, are also curtilage listed and include the outbuildings named; The Cow Shed, The Stables, The Cottage & The Byre.



Introduction

1.3 Executive Summary & Planning History

4. The existing house has been updated, adapted, and extended many times in its history. Key to this was the C19th extensions to the northern C17th footprint, and notably in the 1980's following permission for works which has not only altered the original footprint of the building (which the proposals look to reinstate, in part), but also introduced wholesale modern alterations internally across the whole house that has substantially altered the reading / presence of historic fabric. This includes, but not limited to; internal partitions, modern studwork & insulation to external walls, steel beams / columns internally, modern boxing to fireplaces and full replacement of sash windows. This is set out further in the document and in full, within the Heritage Impact Appraisal.

5. The proposals will seek to resolve issues relating to access and circulation, unsympathetic past interventions, and the loss of plan forms. The proposed glazed courtyard to the north seeks to reinstate the lost portion of the historic Dairy, removed as part of the 1987 permission. The glazed link between the dairy and tool shed seeks to reinstate removed historical footprint. The north gable composition is to be reinstated by removal of the modern entrance door formed from the 1987 permission and the symmetrical elevation reinstated.

6. The architectural approach to the proposed

glazed extensions seek to provide a language of its time, independent to the existing to benefit the legibility of historic fabric.

7. All proposed openings to the house are located where modern alterations have already taken place as part of the 1987 works and altered the plan form / reading of historical fabric.

8. A thermal imaging survey has been commissioned to better understand the historic phasing of the fabric and where modern additions have occurred.

9. The existing roof will be repaired at areas of weather ingress and upgraded with thermal insulation to improve U-value and weatherproofing, retaining the original primary structure. The existing slate roof tiles will be retained where suitable.

10. The existing poorly detailed sash windows which are determined to be all modern replacements as part of the 1987 works, are proposed for full replacement in favour of, slimline double-glazed windows to increase U-value, air tightness and thermal performance. These will all be historically accurate to retain feature detailing to horns, frames and furniture.

11. New waterproofing is proposed to the basement level of the house along with new slab and insulation to remedy damp and air tightness

issues, to provide more comfortable habitable spaces.

12. The works proposed to the garage are localised to a replacement external stair to improve access to the upper level.

13. To the West a new pool house is proposed. Originally, this area formed in part, a walled garden, however, has faced substantial plan and fabric alteration in recent history given the garden wall is of modern fabric and does not follow the original extents. Further, the 1987 works introduced a tennis court here, as well as approved permission for a new pool that was never implemented. The proposals seek to retain the presence and legibility of the existing wall, with a low-slung form that references historical glasshouses in its architectural treatment. The existing open oak dining area, permitted in 2010 is retained.

14. All new buildings will be designed with high quality materials and will be integrated seamlessly into an existing verdant landscape.

15. Domestic Hot Water and Heating is proposed via Air Source Heat Pump (ASHP) installation, with localised units installed to the rear of the garage. Solar PVs are also proposed to the roof of the pool house to meet Part-L requirements.



Introduction

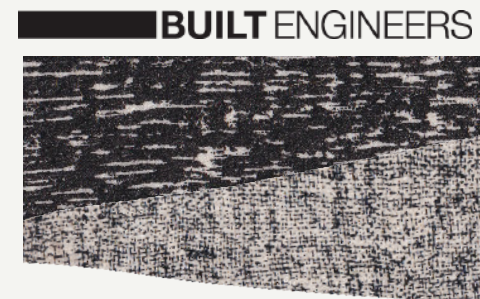
1.4

Applicant & Project Team

The client has assembled a professional team to realise the opportunity of development for Sunte House. Richard Parr Associates has been appointed as Architect for the project with Whaleback as the Planning Consultant.

We have also collaborated with the following team to develop the proposals and supporting material for the application. All parties are seeking to inform a contextual, sympathetic, yet ambitious response that is rooted in an understanding of the estate and its history:

- Planning Consultant, Whaleback
- Heritage Consultant, Robinson Wild Consulting
- Ecologist, Urban Edge
- Arboriculturist, Urban Edge
- Structural Engineer: Built Engineers
- Civils Engineer: Built Engineers
- Mechanical & Electrical Engineer: Mesh Energy
- Flood Risk & Foul Drainage Assessment: UNDA
- Thermal Imaging Surveyor: Clifford Design
- Quantity Surveyor: PT Projects



WHALEBACK



RICHARD PARR
ASSOCIATES



Introduction

1.5

Brief & Aspirations

The project seeks to deliver a long term vision for Sunte House, to celebrate the building's heritage and its relationship to the surrounding landscape. The ambition is to allow the enjoyment of the whole site through considerate architectural interventions.

To achieve this, existing building fabric will be woven together with sympathetic interventions to improve the circulation and establish an improved flow across the currently, fragmented areas of the house and wider site.

Drawing on the site's character and reinstating historic connections, the proposal is designed to suit present-day use while remaining sensitive to the historic fabric.

Sustainable retrofit measures will bring significant improvements to the fabric performance and help sustain a legacy project for the client and their family to enjoy for generations to come.



2.0 The Site



2.1

The Site

Context

Sunte House is situated on the northern outskirts of Haywards Heath, west of Lindfield, and lies at the southern edge of the High Weald, a landscape characterised by winding ridges and steep river valleys.

Land immediately to the north of the Site is designated as an Archaeological Notification Area defining an area of Iron Age and Roman Industrial Activity.

Designations

- ✗ AONB
- ✓ ANA
- ✗ National Park
- ✗ Conservation Area
- ✗ Ramsar
- ✗ SSSI
- ✗ SPA
- ✗ Greenbelt
- ✗ RSPB Reserve
- ✗ Ancient Woodland
- ✓ Grade II* Listed House
- ✓ Grade II Listed Garden Wall and Building
- 1 Flood Risk Area

- Site Boundary
- Site Structures
- Road
- Water





2.2

The Site

Existing Aerial

1: Sunte House: The main house sits centrally to the site and dates to c.1700, with additions in the 18th and 19th centuries, and is Grade II* Listed.

2: Gardens: An 18th century red brick and stone garden wall located to the north-east of the house forms a walled garden and along with the C18th garden store, is independently Grade II Listed.

3 Leisure: The existing tennis court is located to the west of the house. It has an east-west orientation and is in poor condition.

4: Access: Entrance driveway and turning circle to the south from Gander Green.

5: Farmyard: Located to the North-East of Sunte House and is part of an independent application. It comprises of a central yard enclosed on four sides by agricultural buildings, a gap in the north-east corner providing access from Birchen Lane.





2.3

The Site

Existing Aerial Sketch

