

Rossmead, Orchard Lane

Hassocks, West Sussex BN6 8QF



Design & Access Statement

March 2025

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Client: Ali and Patrick Awty

Rossmead, Orchard Lane Hassocks, BN6 8QF

Design & Access Statement

March 2025 – P0

1. __Introduction
2. __Site Opportunities
3. __Site Location and Context
4. __Use
- 5-7a. __Conceptual Design Development
8. __Amount
9. __Layout, Form and Scale
10. __Appearance
11. __Landscaping
12. __Access
- __Sustainability and Environment
- __Conclusion
13. __Visuals

1. Introduction

This Design and Access Statement has been prepared by Crowther Associates Architects on behalf of Ali and Patrick Awty to support an application for alterations and an extension at Rossmead Orchard Lane, Hassocks, West Sussex.

The applications site is approximately 1572 sqm.

This Design and Access Statement should be read in conjunction with drawings prepared by Crowther Associates Architects and submitted to Mid Sussex District Council for this application.

The statement aims to explain the design principles and concepts of the scheme and to address how the proposal responds to the site and its wider context.

Key Project Information:

Site Address: Rossmead Orchard Lane, Hassocks, West Sussex, BN6 8QF

Site Area: 1572 sqm

Location: Hassocks

Planning History: See section 3 of the D&A statement

Heritage: The site is not within a conservation area

Flood Risk: None

Project Team:

Client: Ali and Patrick Awty

Architect: Crowther Associates Architects LLP

This statement is to be read in conjunction with reports and information prepared by;

Architectural Drawings: Crowther Associates Architects LLP

List of Architectural Drawing Submitted:

- C-2503 (08)-11_Location & Block Plans
- C-2503 (08)-12_Existing Plans & Elevations
- C-2503 (08)-13_Proposed Plans & Elevations

Full Planning Application

This full planning application proposes alterations to the existing floor plans and the construction of a single-storey side extension to the north of the dwelling. The proposal includes modifications to the rear elevation, replacing existing openings with Crittall-style windows and doors, alongside potential cladding or render to enhance the façade. Additionally, the scheme seeks to introduce a connecting hallway between the main dwelling and the annex on the south side, providing a seamless transition between the two structures. The side extension and the proposed connection between the main house and the annex will feature zinc cladding and a zinc roof with a shallow pitch of 10 degrees. The site is located in Rossmead Orchard Land, Hassocks, West Sussex.

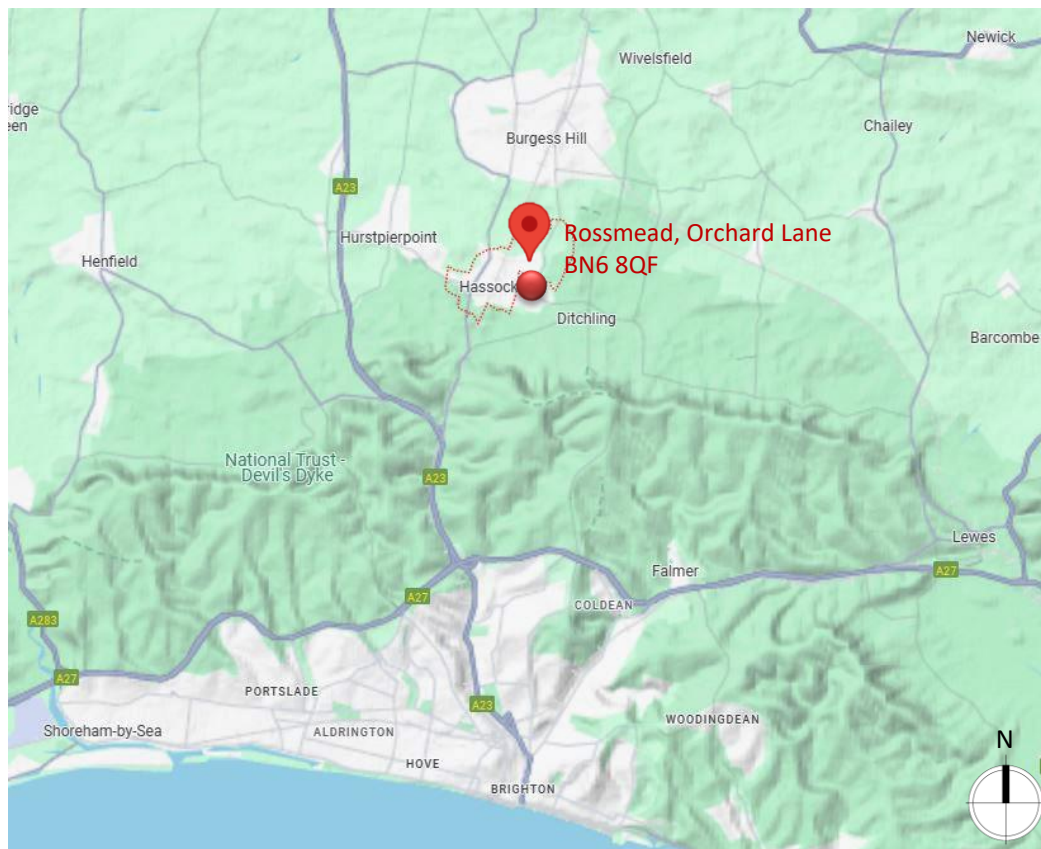
The proposed side extension will add 22.5 sqm. to the existing dwelling, contributing to an overall proposed ground floor area of 129.7 sqm. Additionally, the connection between the main house and the annex is proposed at 9.7 sqm.



Front of existing dwelling



Rear of existing dwelling



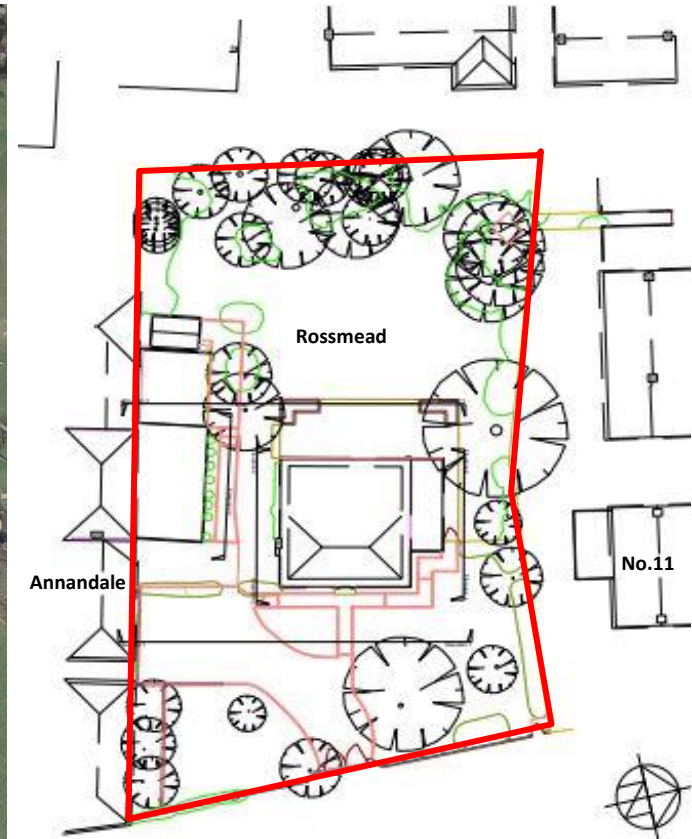
Site Location (image @ google maps, 2025)

2. Site Location and Context

Rossmead is situated within a leafy suburban residential area in Hassocks, along the quiet and well-established Orchard Lane, approximately half a mile from the village centre. The property benefits from a generously sized plot with a spacious front and rear garden, surrounded by a mix of detached homes. The site is not located within a designated conservation area, though the surrounding area features a blend of traditional and contemporary residential properties.



Ariel view of site area in wider context (image @ google earth, 2025)



Site area showing existing building in immediate context

3. Use and Planning history

The property, a detached dwelling sits on a generous and fairly regular plot within, Orchard Lane, Hassocks, West Sussex. The site features a hard landscaped front garden with side access and a well-maintained, part-hard and soft-landscaped rear garden. The rear garden is flat and includes an existing garden shed. The existing extensions are located at the rear and sides of the property. The use of the building is to remain within its current residential classification.

The neighbouring property to the north (no. 11) has no visible site restrictions as it is obstructed by the trees to the boundary. Although further down the garden (no.10) shows some windows visible through the trees. While the property to the south (Annandale) had received planning permission in 2012 for a first-floor extension to the east side of the property and alteration to include reconstruction of existing lean-to roofed porch.

Planning history for Rossmead, Orchard Lane is as follows:

Reference	Proposal	Status	Issued Date
KY/015/86	GROUND FLOOR EXTENSION AND ADDITION OF NEW PORTICO TO FRONT ENTRANCE.	Approved	13 Jun 1986
KY/035/86	NEW PITCHED ROOF INCORPORATING TWO DORMERS.	Approved	23 Jul 1986
KY/034/86	TWO STOREY EXTENSION TO NORTH SIDE OF PROPERTY, NEW ROOF INCORPORATING TWO DORMERS	Withdrawn	06 Aug 1986
KY/035/86/AP1	NEW PITCHED ROOF INCORPORATING TWO DORMERS. AMENDED PLANS SHOWING : Chimney taller, new dormer to north side, three Velux's added.	Approved	04 Nov 1986

4. Site Opportunities

The large site along with the existing building presents an excellent opportunity not only for the expansion of the building footprint to create better living spaces keeping in mind the future needs of a growing family, but also to develop the rear garden into a space which can be used by the whole family for relaxation, bonding and entertainment, as well as connecting access to the annex but while maintain separate spaces.



A – Rear garden view north looking to no.10.



B – View looking south to the annex and Annandale.



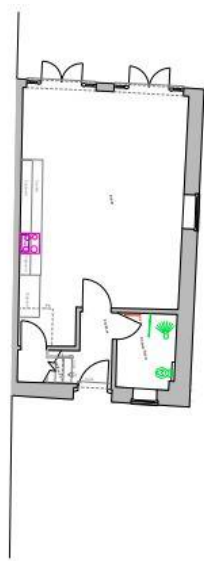
C – Views of trees surrounding boundary of site.

5. Conceptual Design Development

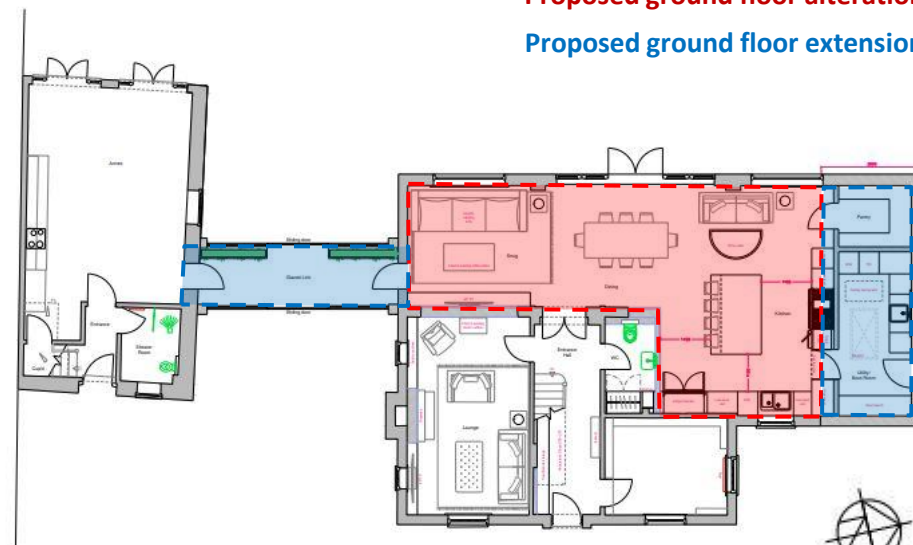
The client approached the design team with a vision to transform their existing home into a more dynamic living space that accommodates their growing family. The primary goal was to enhance the dining and living areas while incorporating a snug lounge for more intimate family time. Additionally, the client sought to introduce functional side access to a generously sized utility and boot room, as well as to create a convenient off-kitchen pantry space.

A key aspiration for the project was to foster a better connection between the main dwelling and the annex, allowing for easier access between the two spaces. To achieve this, the design team proposed the creation of a glazed corridor, a hallway space that links the two buildings. This new corridor, which features planting elements, provides a seamless connection between the family areas of both dwellings, allowing family members to move freely without the need to go outside and navigate separate entrances.

In order to deliver the desired spaces and maintain a sense of openness, it became clear that additional floor area would be necessary. The design strategy centres on opening up the kitchen and living areas into a large, flowing open-plan space. The lounge is positioned adjacent to the kitchen, creating a snug yet integrated space for better family interaction. This layout allows for a cohesive living experience, where the boundaries between cooking, dining, and relaxation are fluid and interconnected. The design also incorporates practicality and convenience by enclosing the pantry off the kitchen, ensuring that the cooking area remains functional and organized. The utility and boot room are accessed via a side entrance, linking directly to the kitchen, enhancing the overall flow of the home and making it easier to manage daily tasks. Through these design interventions, the proposed alterations create a more dynamic, accessible, and connected living environment that serves the needs of the growing family while maintaining a strong relationship between the main dwelling and the annex.



Existing Ground Floor Plan



Proposed Ground Floor Plan

Proposed ground floor alterations

Proposed ground floor extension



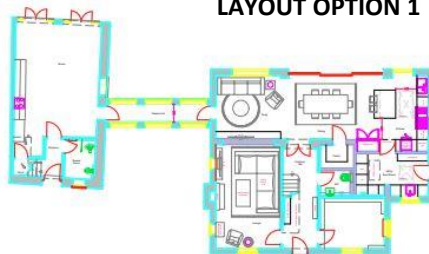
Not to Scale

Conceptual Design Development

The proposed plan layouts went through multiple iterations following meetings and discussions with the client until they were happy with the final outcome and could see the vision of their home taking shape.

Besides reconfiguring the existing internal spaces for better utilization of space, the client's additional requirements were – exclusive family area and larger kitchen/dining area on ground floor, and an additional pantry, utility / boot room. At a later stage, it was agreed that more space would be required to meet the family's future needs and extending into the side would be a logical decision.

LAYOUT OPTION 1



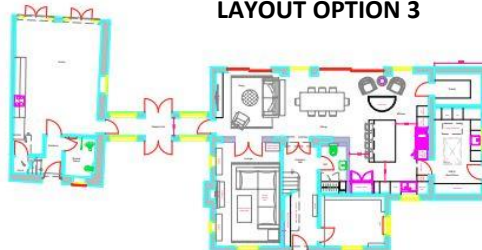
Proposal with internal alterations and small hallway connecting the existing dwelling with the annex.

LAYOUT OPTION 2



Proposed slightly wider hallway between the existing dwelling with the annex and some added planting space. Additional boot and pantry room extended onto the side.

LAYOUT OPTION 3



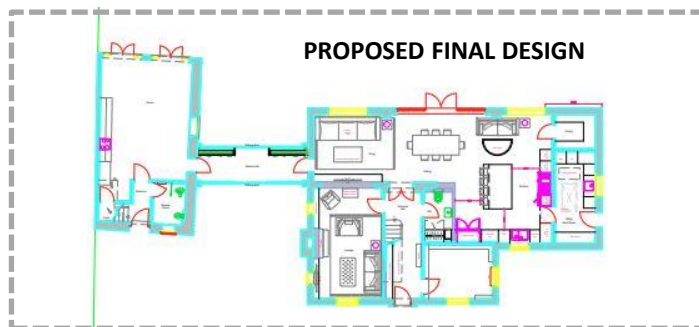
Proposed double doors either side of the hallway connection between both dwellings. Alterations to the living spaces with sliding doors into the garden.

LAYOUT OPTION 4



Proposed wider connecting hallway. With alterations to the floor plan given a hidden utility through the kitchen units. Also one double door into the garden.

PROPOSED FINAL DESIGN



Proposed final plan wide connecting hallway with sliding doors into the garden and planting space either side. Open plan alterations to the main dwelling as per option 4.



Not to Scale

Conceptual Design Development

The proposal underwent several revisions during the design stage to refine and enhance its overall composition. Following in-depth discussions with the client to fully understand their vision for their home, the designer focused on achieving symmetry and balance in the rear elevation. Various design strategies were explored to create a harmonious and visually appealing façade that aligned with the client's aspirations. To enhance the aesthetic quality of the design, careful consideration was given to the selection of materials, textures, and architectural details. The interplay of different materials and façade treatments was strategically used to introduce depth, contrast, and a sense of cohesion. Additionally, proportions and alignments were meticulously adjusted to ensure a balanced composition that seamlessly integrates with the surrounding environment.

OPTION 1



This design shows the materiality contrast between the use of zinc or timber cladding and brick to match the existing. As well as full height glazed windows.

OPTION 2



This design incorporates the use of a rendered facade in the proposed areas to contrast with the existing brick work.

OPTION 3



This design focuses on a full bricked façade to match the existing. However, a proposal of tall thin Crittall glazing spread out along the rear façade.

OPTION 4



This design shows the proposal all vertical timber cladding with vertical tall windows and doors spread equally along the rear façade.

OPTION 5



This design focuses on the connection between the proposed roof and façade looking into a zinc cladding that adjoins as one through the façade of the extension and the roof.

6. Amount

Existing dwelling:

Ground floor GIA:	109.5 sq.m
Annex GIA:	40.8 sq.m
Total GIA:	150.3 sq.m

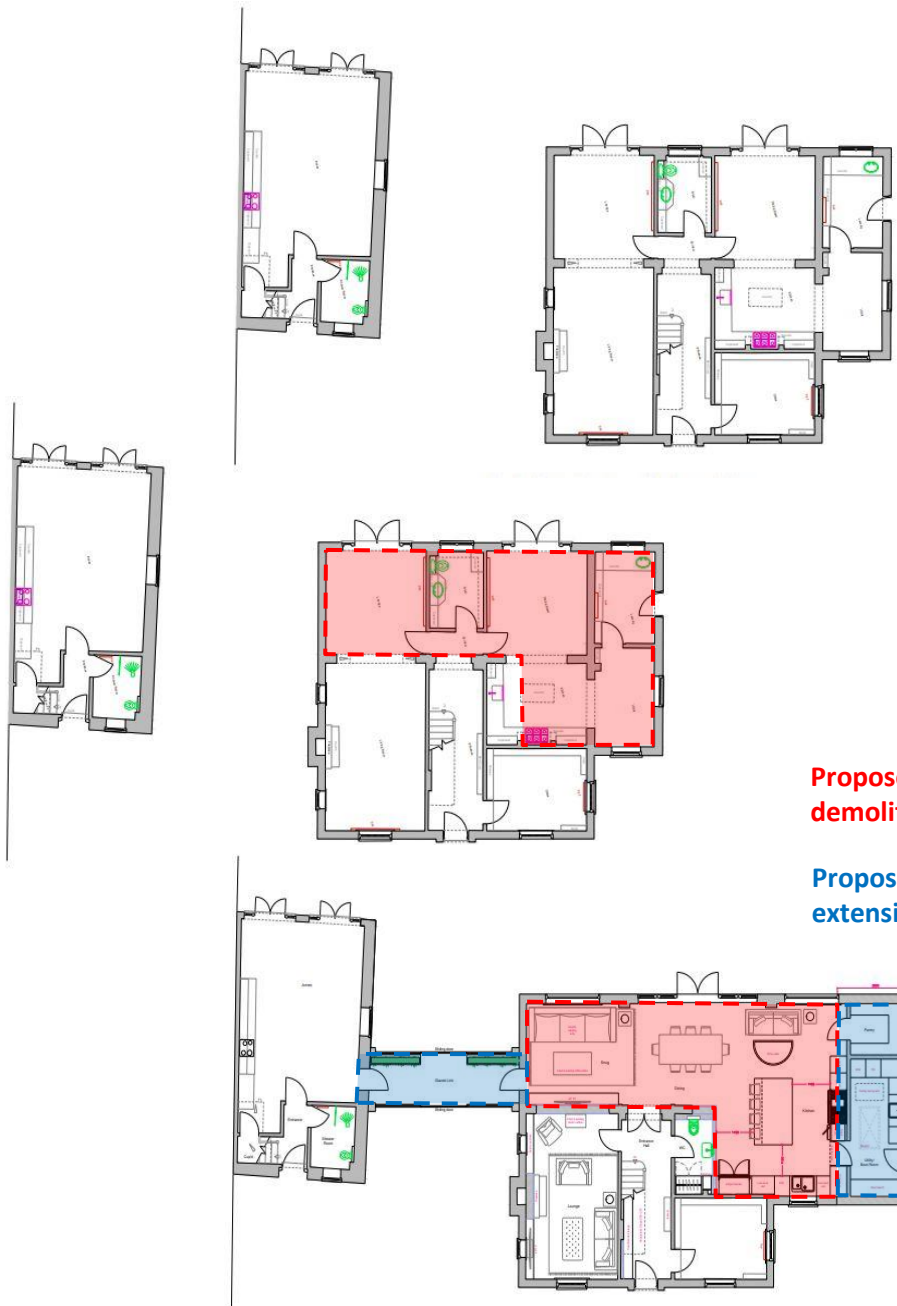
Proposed demolition area:

Single storey rear:	58.5 sq.m
Total:	58.5 sq.m

Proposed extension area:

Single storey extension	
Ground floor GIA:	22.5 sq.m
Connection to Annex GIA:	9.7 sq.m
Total GIA:	90.7 sq.m

GIA: Gross internal area

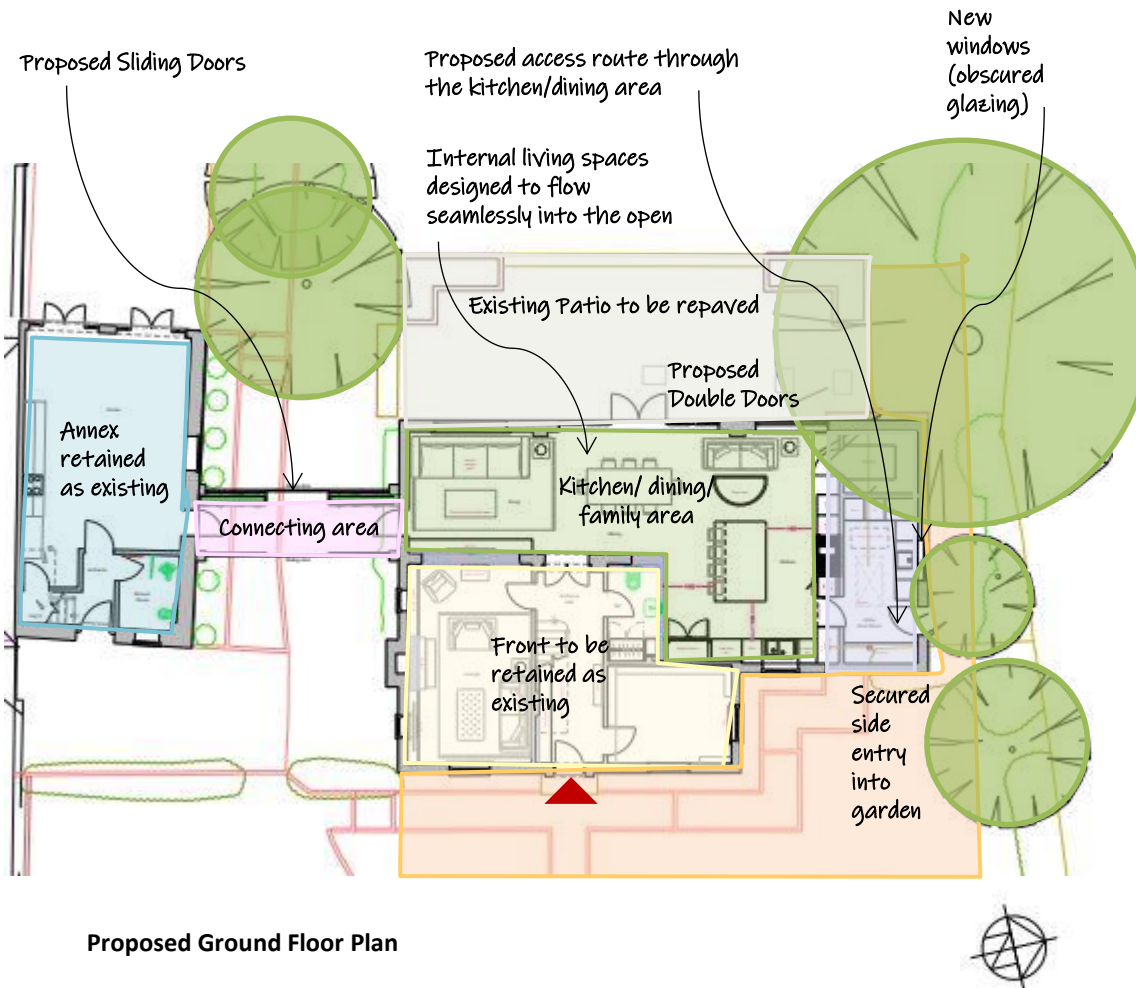


Proposed ground floor
demolition: 58.5 sq.m.

Proposed ground floor
extension GIA: 32.2 sq.m.

Not to Scale

7. Layout, Form and Scale



- The proposal includes the internal fit out of the rear of the dwelling with single story extension to allow for and easy access open plan family space. The total area to be refitted at the rear would be 58.5 sq.m. while the proposed side extension would be 22.5 sq.m.
- The existing roof on the side would be replaced with a new roof due to the poor and perilous condition of the existing roof structure and the extension added. The eaves of the new roof would match the existing eaves at 2.5 m from ground level, however a 400 mm increase in the ridge height has been proposed to include roof build up and possible parapet detail. The new ridge height proposed is 3.5 m to match the existing ridge height.
- The shape of the roof will be modified such that it brings the whole building together and not fragmented due to additions made to the building. It would be interlinked with the façade and have a pitch of 10 degrees.
- The new ground floor extension presented with an opportunity to reconfigure the internal layout of rooms and spaces, hence for better utilization and ease of flow, the kitchen would be moved to the north of the property in the new extension and a family area on the far end (south side) to form a snug area but still be open plan.
- New (obscured glass) window to be added to the side of the dwelling from the utility room. And further double-glazed windows to be altered to the rear facade has been proposed to the family area on the ground floor which are positioned on the west elevation.
- New double doors have been proposed from the dining and family spaces opening out into the patio and garden for a seamless link with nature.
- An added link connection between the existing building and the annex has been proposed with glazed sliding doors to the west side with access into the garden.

9. Appearance

Over the years, the property has changed ownership multiple times and underwent a ground floor extension in 1986. During the same year, additional internal and external modifications were made, as documented in the planning history of the property.

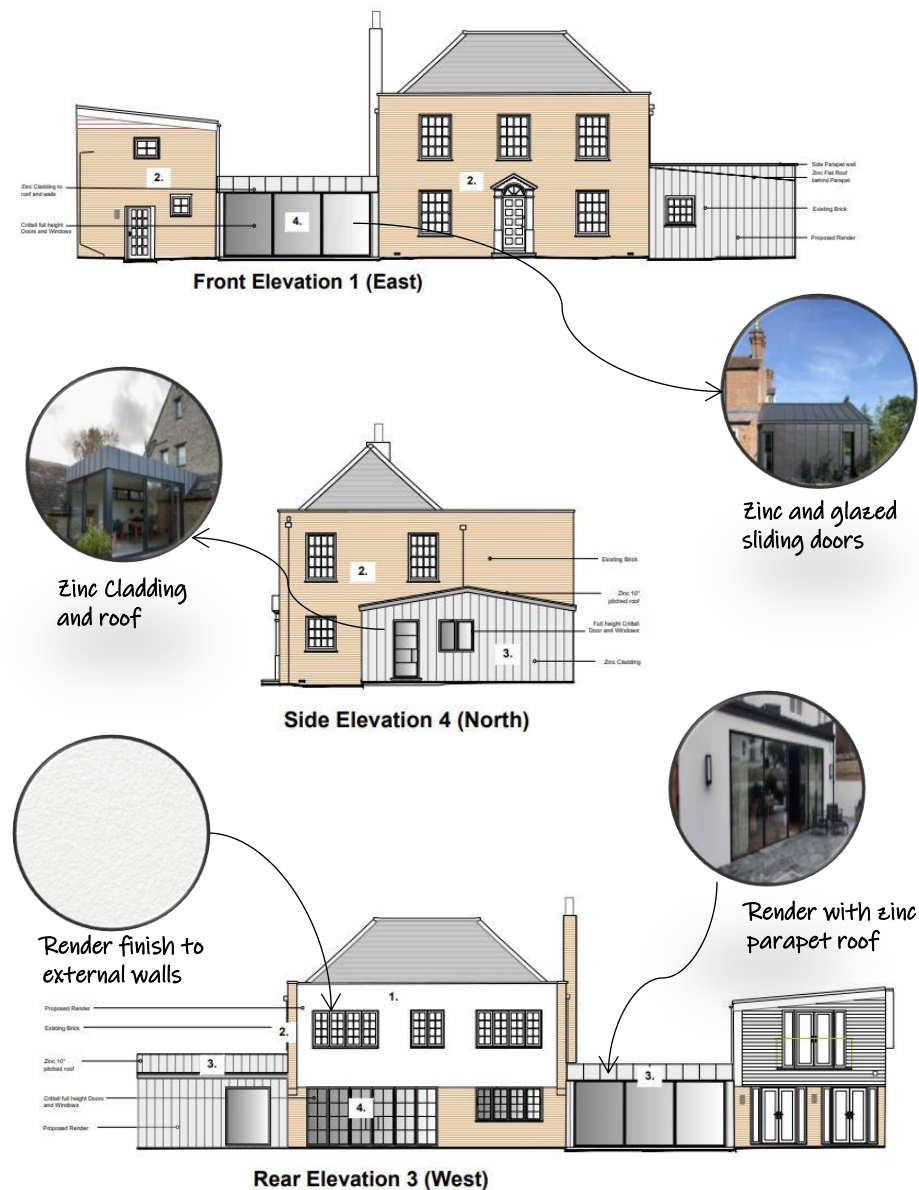
The key design challenge was to integrate these various elements cohesively, ensuring the dwelling maintained a unified and harmonious appearance rather than appearing fragmented. The design approach focused on incorporating the side extension and the link between the existing structure and the annex using similar materials and architectural forms. Additionally, the redesign of the ground-floor doors and windows aimed to achieve a sense of near symmetry on the rear façade, blending contemporary design elements with the existing architecture. The proposed minimal change in ridge height ensures that the extension does not add excessive bulk to the building's overall volume.

For the front elevation, a carefully balanced composition of glazed units, rendered surfaces, and zinc cladding has been proposed. The application of coloured render and zinc cladding to both the existing red brick walls and the new extensions enhances visual cohesion, creating a more unified aesthetic. Zinc has also been selected for the roof finish to complement the rendered and zinc-clad external walls.

To further enhance the character of the dwelling, decorative elements such as Crittall-style windows have been incorporated into the design. These windows not only add a distinctive architectural feature but also establish continuity with the existing first-floor fenestration, reinforcing the overall design coherence.

External Finishes:

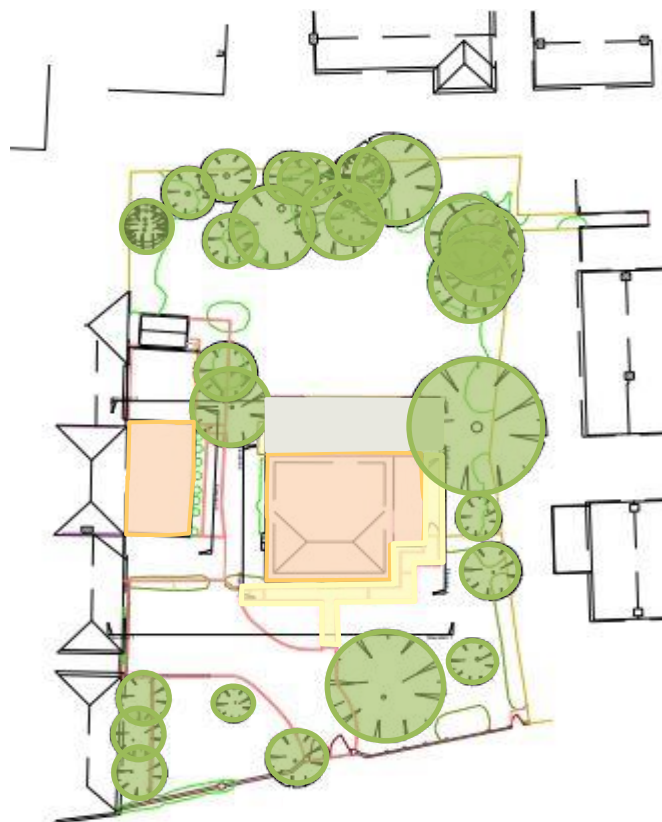
- 1.External wall finish: render
- 2.Existing Brick work
- 3.Cladding / Roof: Zinc
- 4.Crittall full height doors and windows: Double glazed aluminium/Upvc
- 5.Patio doors: Bifold double glazed aluminium/Upvc
- 6.Balustrade: Metal
- 7.Solar Panels



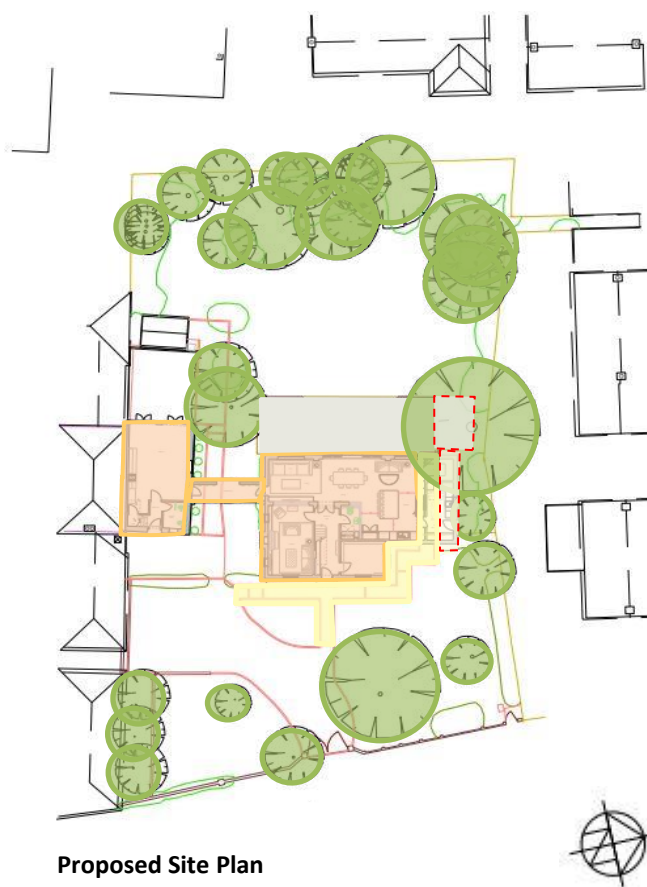
9. Landscaping



The existing front yard features a combination of lawn and a paved footpath leading towards the rear garden, which has a slight gradient. The proposed design aims to preserve the existing soft landscaping at the front while introducing additional soft landscaping elements within the rear garden.



Existing Site Plan



Proposed Site Plan

As part of the improvements, the existing patio will be extended to connect seamlessly with the proposed side extension, and the footpath will be repaved and reconfigured to wrap around the new extension for improved accessibility. The existing levels, and mature plants and trees will remain unchanged to maintain the garden's natural character.

Additionally, the existing paved areas will be re-paved, and the lawn at the first level will be retained, complemented by new flower beds along the perimeter to enhance the overall aesthetic and biodiversity of the space.

10. Access

The dwelling is accessed via a road (Orchard Lane) off Keymer Road. The proposal will not affect any access routes.

The dwelling has its own parking, and its main access is off a front yard that supplies the surrounding houses.

11. Sustainability and Environment

The proposal will meet all regulations regarding insulation and u values to ensure the loss of heat is minimal.

The proposed addition will use the existing water drainage.

12. Conclusion

This Design and Access Statement has been prepared by Crowther Associates Architects LLP and is to be read in conjunction with the submitted planning drawings.

The application is being made on behalf of Ali and Patrick Awty and is for a full planning application.

The aim of this Statement is to provide a detailed description of the evolution and thought process undertaken during the design of the extension, and the reasoning behind the design decisions taken.

We consider that the proposed scheme is an appropriate response to the site in terms of use, amount, layout, landscaping, access, and strives to integrate the previously approved extension on the dwelling with the new proposed extension and alterations. It would result in a high-quality addition that better suits the needs of the owners and one that blends seamlessly with the existing building and existing extensions.



Proposed design: View from font



Proposed design: View from rear

13. Visuals



Proposed design: View from front



Proposed design: View from rear