

Design & access statement - DO.02

57 The Broadway, Haywards Heath



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Contents

Contents

1.0 Introduction	5
1.1 Project Summary	6
1.2 Project Aims	6
1.3 National Planning Policy Framework	6
2.0 Site	7
2.1 Site Location	8
2.2 Site Photos	9
2.3 Scale and Local Uses	12
2.4 Opportunities and Constraints	13
2.5 Existing Floor Plans – Lower Ground & Ground Floor	14
2.6 Existing Floor Plans – First & Second Floor	15
2.7 Existing Elevations	16
3.0 Layout, Amount and Scale	17
3.1 Layout	18
3.2 Proposed Floor Plans	19
3.3 Proposed Floor Plans and Amount	20
3.4 Scale	21
4.0 Appearance and Access	23
4.1 Appearance – Rear Extension	24
4.2 Appearance – Front Elevation	25
4.3 3D Visuals	26
4.4 3D Visuals	27
4.5 3D Visuals	28
4.6 Access	29
5.0 Sustainability and Conclusion	31
5.1 Sustainability Framework	32
5.2 Conclusion	33





Introduction 1.0



1.0 Introduction

1.1 Project Summary

This Design and Access Statement has been prepared in support of proposals for the redevelopment and extension of 57 The Broadway, Haywards Heath.

The site currently comprises a 2.5-storey mixed-use building, with a former restaurant/takeaway at ground floor level and vacant residential accommodation above, occupying a prominent position on The Broadway.

The proposals seek to make more efficient use of this sustainably located brownfield site through a carefully considered programme of extension and refurbishment. This includes a rear extension to provide additional residential accommodation, together with the replacement of the existing roof form to create an additional upper storey at the frontage. The development will retain an active commercial presence at ground floor level while delivering new homes above and to the rear.

The site is located within a highly accessible town centre setting, close to shops, services, schools, public transport links, and areas of open space. The proposals therefore represent an opportunity to deliver high-quality accommodation in a sustainable location, while also enhancing the appearance and functionality of the existing building.

Overall, the development has been designed to respond positively to its context, improve the visual quality of the site, and contribute to local housing delivery in a manner that is sympathetic to the character and evolving townscape of The Broadway.

1.2 Project Aims

The key aims of the proposals are as follows:

- To deliver a high-quality mixed-use development that retains an active and flexible commercial use at ground floor level while introducing much-needed residential accommodation.
- To provide well-designed new homes that support modern living standards, with a strong emphasis on internal quality, natural light, outlook, and amenity.
- To make efficient use of a brownfield site in a highly sustainable and accessible town centre location.
- To enhance the contribution the site makes to The Broadway street

scene, including improvements to the building frontage and overall architectural coherence.

- To optimise the site's development potential through the sensitive extension of the existing building, including the reconfiguration of the roof level to provide additional homes.
- To ensure the proposed development sits comfortably within its surroundings and responds positively to the scale, form, and character of neighbouring buildings.
- To support the ongoing regeneration and vitality of Haywards Heath town centre through an appropriate and sustainable form of development.
- To deliver sustainable, high-quality homes aligned with the client's aspirations and with current best practice in residential design.

1.3 National Planning Policy Framework

The proposals have been developed having regard to the National Planning Policy Framework (NPPF) and are considered to represent a sustainable form of development.

The scheme accords with the NPPF's presumption in favour of sustainable development by delivering a mixed-use scheme that supports economic, social, and environmental objectives. It retains active commercial use at ground floor level, provides new homes in a highly accessible town centre location, and incorporates sustainability and biodiversity enhancements.

The proposals are particularly consistent with:

- Section 7, by supporting the vitality and adaptation of the town centre;
- Section 9, by locating development in a highly accessible area with good public transport links and cycle provision;
- Section 11, by making effective use of a suitable brownfield site within the settlement;
- Section 12, by delivering a well-designed scheme that improves the appearance of the site and provides a high standard of amenity; and

- Sections 14 and 15, by incorporating sustainable drainage, green infrastructure, and biodiversity improvements in a low flood risk location.

Overall, the proposals represent an efficient use of previously developed land and deliver a contextually responsive and sustainable form of development.





The Site 2.0

2.1 Site Location

The application site at 57 The Broadway, Haywards Heath, RH16 3AS occupies a central and highly accessible location within the town centre. The site benefits from excellent public transport connections, with Haywards Heath railway station located to the north-east, providing direct services to London and other regional destinations. A number of nearby bus stops further support strong local connectivity.

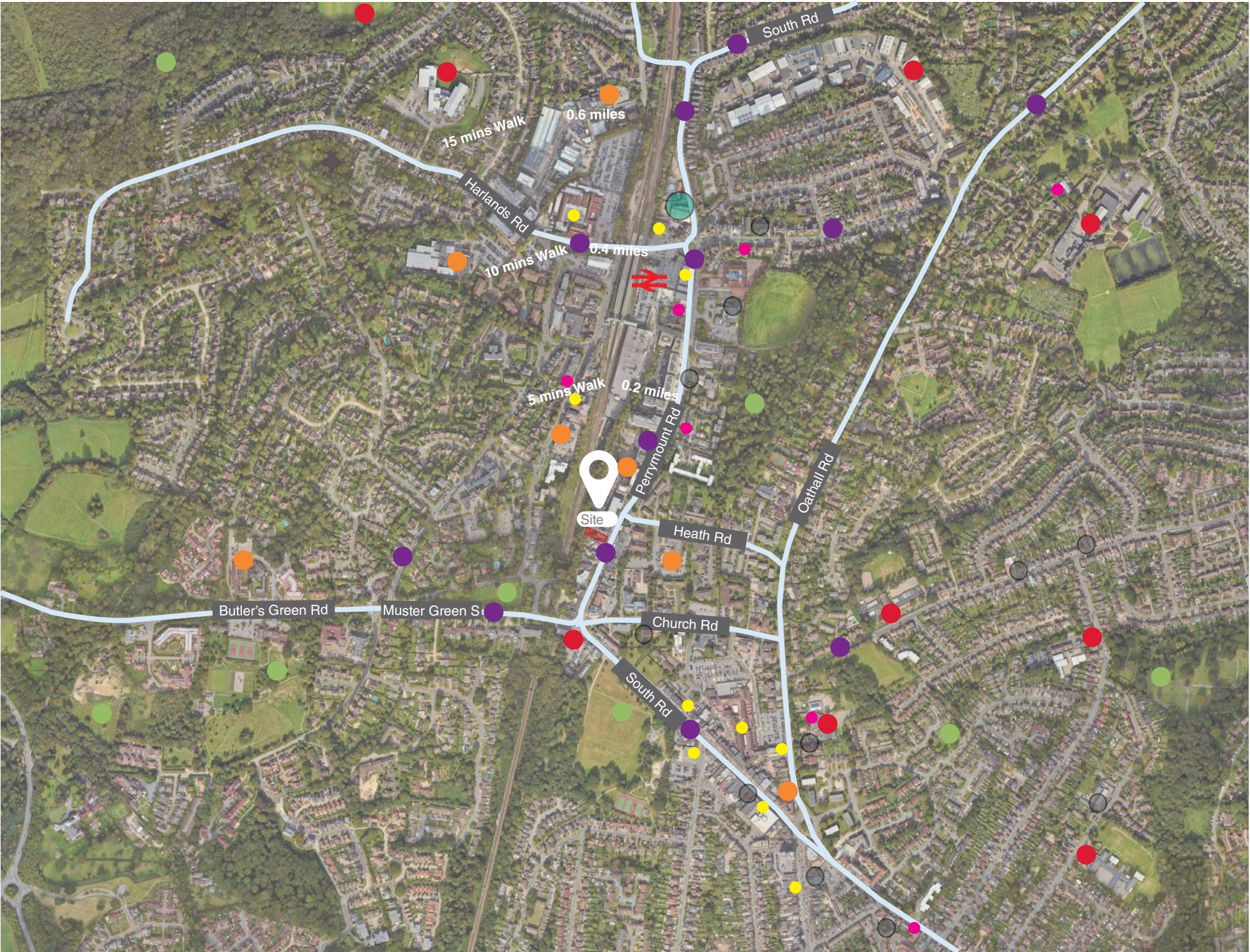
The surrounding area offers a wide range of day-to-day services and facilities, including shops, healthcare provision, schools, cafés, and other town centre amenities, making the site well suited to residential and mixed-use development. Nearby parks and areas of open space also contribute positively to local environmental quality and residential amenity.

The Broadway forms one of Haywards Heath’s principal commercial streets and is characterised by a lively mix of shops, cafés, restaurants, and other local businesses. The site therefore occupies a sustainable and well-integrated position within the urban area, with convenient access to employment, services, and public transport.

Overall, the site’s accessible town centre location, together with its proximity to local amenities and green spaces, makes it a highly suitable location for redevelopment and intensification.

Key

- Train Station
- Bus stops
- Convenience stores
- Doctors Surgery
- Schools/ College
- Children Nurseries
- Churches
- Fire Station
- Parks



Aerial Site Location





2.2 Site Photos

The property is an existing 2.5-storey building comprising a lower ground floor, ground floor, first floor, and accommodation within the roof space. At ground floor level, the frontage is in commercial use, with a shopfront and associated signage addressing The Broadway.

At first-floor level, the front elevation is principally brick, featuring a bay window with an additional smaller side window. At roof level, the building incorporates a dormer window and is set lower than the neighbouring building to the north.

The building is not located within a Conservation Area and is neither statutorily nor locally listed.

At ground floor level, the property is arranged as commercial accommodation with separate access points. The building is set back slightly from the pavement in a manner consistent with the established building line along The Broadway. To the rear, the site includes a substantial garden area which is currently overgrown and enclosed by mature vegetation, helping to provide screening from neighbouring properties.

According to the Environment Agency Flood Map, the site lies within Flood Zone 1, indicating a low probability of fluvial flooding.



Photograph Key





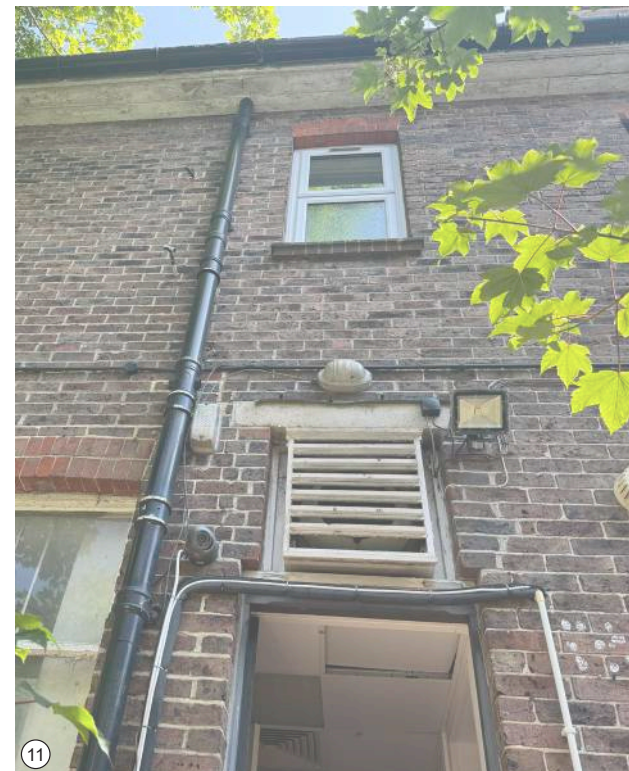
2.2 Site Photos

The northern boundary of the site is enclosed by dense vegetation and is also influenced by the built form of the adjoining properties, including a rear extension and the three-storey frontage building at 59–61 The Broadway.

To the west, the site backs onto the railway embankment, which is lined with substantial vegetation and forms a strong physical boundary.

To the south, the site adjoins Nos. 53–57 The Broadway, a mixed-use development comprising Class E accommodation at ground floor level with residential uses above.

The surrounding section of The Broadway is characterised by a varied mix of commercial uses, including retail units, cafés, restaurants, and office space. Many properties have been extended to the rear, contributing to a layered and evolved urban grain.





2.2 Site Photos

The images opposite provide a snapshot of the prevailing character along The Broadway, which is defined by a varied mix of traditional and contemporary architecture.

Buildings within the street are constructed in a range of materials, including brick, render, and glazed elements, contributing to a diverse and visually active townscape. Roofscapes are similarly varied, with both traditional pitched roofs and more modern flat-roofed forms evident along the street.

The architectural language of the area ranges from smaller-scale historic buildings with decorative detailing to more contemporary forms with simpler massing, clean lines, and larger areas of glazing. This diversity reflects the gradual evolution of The Broadway over time.

Taken together, this mix of building forms, materials, and architectural styles contributes to the distinctive and dynamic character of The Broadway as an active and changing town centre environment.



27 The Broadway



31 The Broadway



47 The Broadway



Photograph Key



61 The Broadway



63 The Broadway



67 The Broadway

2.3 Scale and Local Uses



Building Use - The existing building within the application site is in mixed use, comprising commercial accommodation at ground floor level and residential accommodation above. The surrounding area along The Broadway is also characterised by a broad mix of commercial and residential uses, which together contribute to the active mixed-use character of the street.

The proposed development will maintain this established pattern of development by retaining commercial activity at ground floor level while providing additional residential accommodation above and to the rear.

KEY

- Offices
- Commercial/ Retail
- Residential



Building Heights - The existing building is approximately 2.5 storeys in height. The surrounding townscape includes buildings of varying heights, with a number of three- and four-storey buildings present nearby, particularly at key points along The Broadway.

The proposed increase in height has been informed by this wider context and is intended to sit comfortably within the established scale of surrounding development. The additional accommodation has therefore been designed to integrate with the broader street scene and reflect the evolving character of the area.

KEY

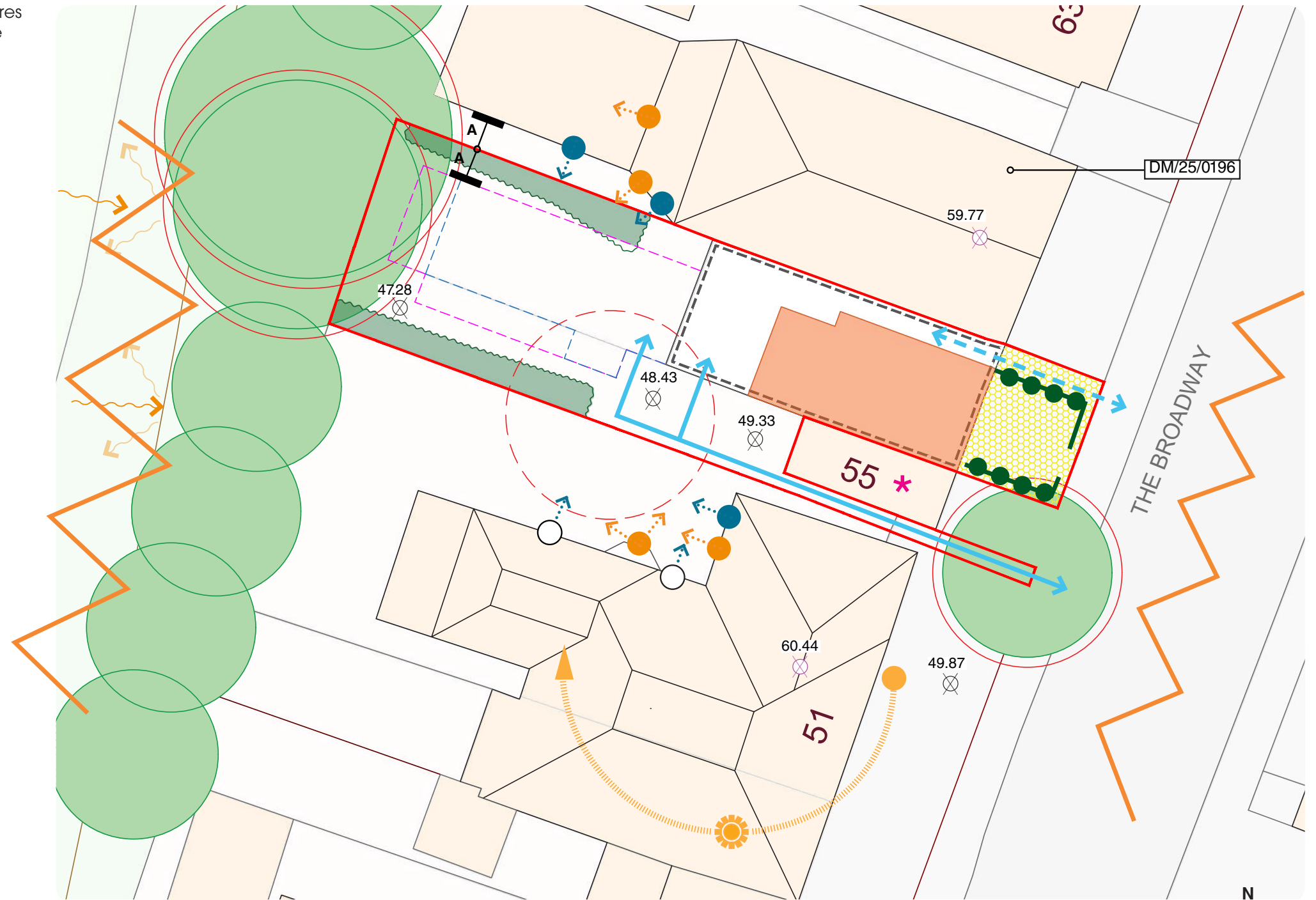
- 1 Storey
- 2 Storey
- 2.5 Storey
- 3 Storey
- 4 Storey

2.4 Opportunities and Constraints

The opportunities and constraints plan identifies the principal site features and contextual considerations that have informed the evolution of the design.

Key

- Access to Site
- Alternative Access to Site
- Indicative RPAs (subject to tree inputs)
- Existing Tree Canopy
- Tree to be removed
- Overgrown Vegetation to be Trimmed for Screening
- GF Commercial Windows
- FF Residential Windows
- Lower Ground Floor Proposed Extension
- Ground Floor Proposed Extension
- Second Floor Proposed Extension
- Ground Floor Commercial Unit (Retained)
- Potential Noise Source
- Noise Buffer
- Distance of Adjacent Building
- Topo Levels
- Ridge Levels
- Windows Overlooking
- Land Under Separate Ownership
- Site Boundary
- Commercial frontage planters/screening



Opportunities and Constraints Plan

These factors have been carefully assessed and have directly shaped the form, layout, and massing of the proposed development.



2.5 Existing Floor Plans

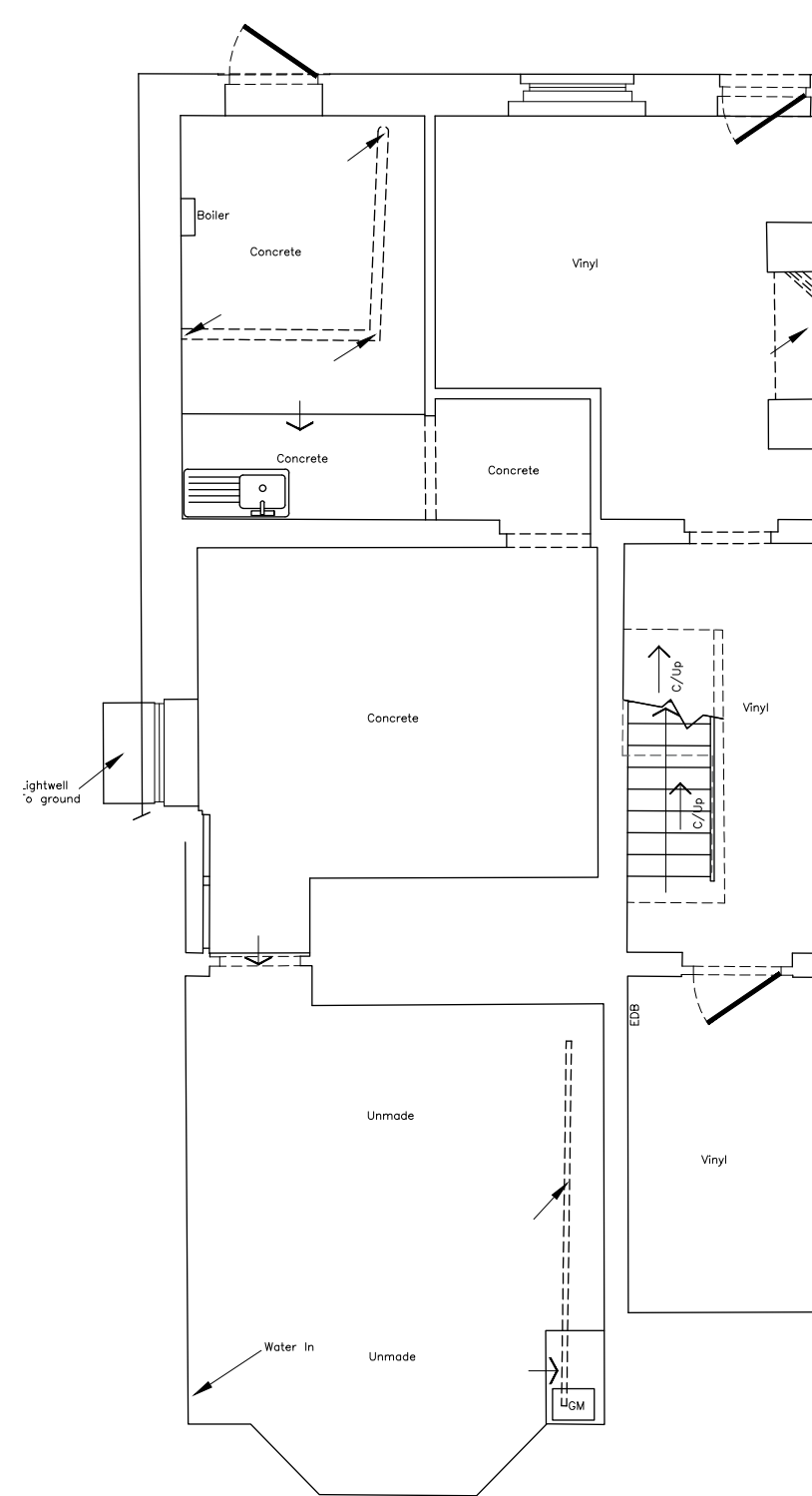
The drawings on this page and the following page illustrate the existing layout of the building across its four levels.

Lower Ground Floor

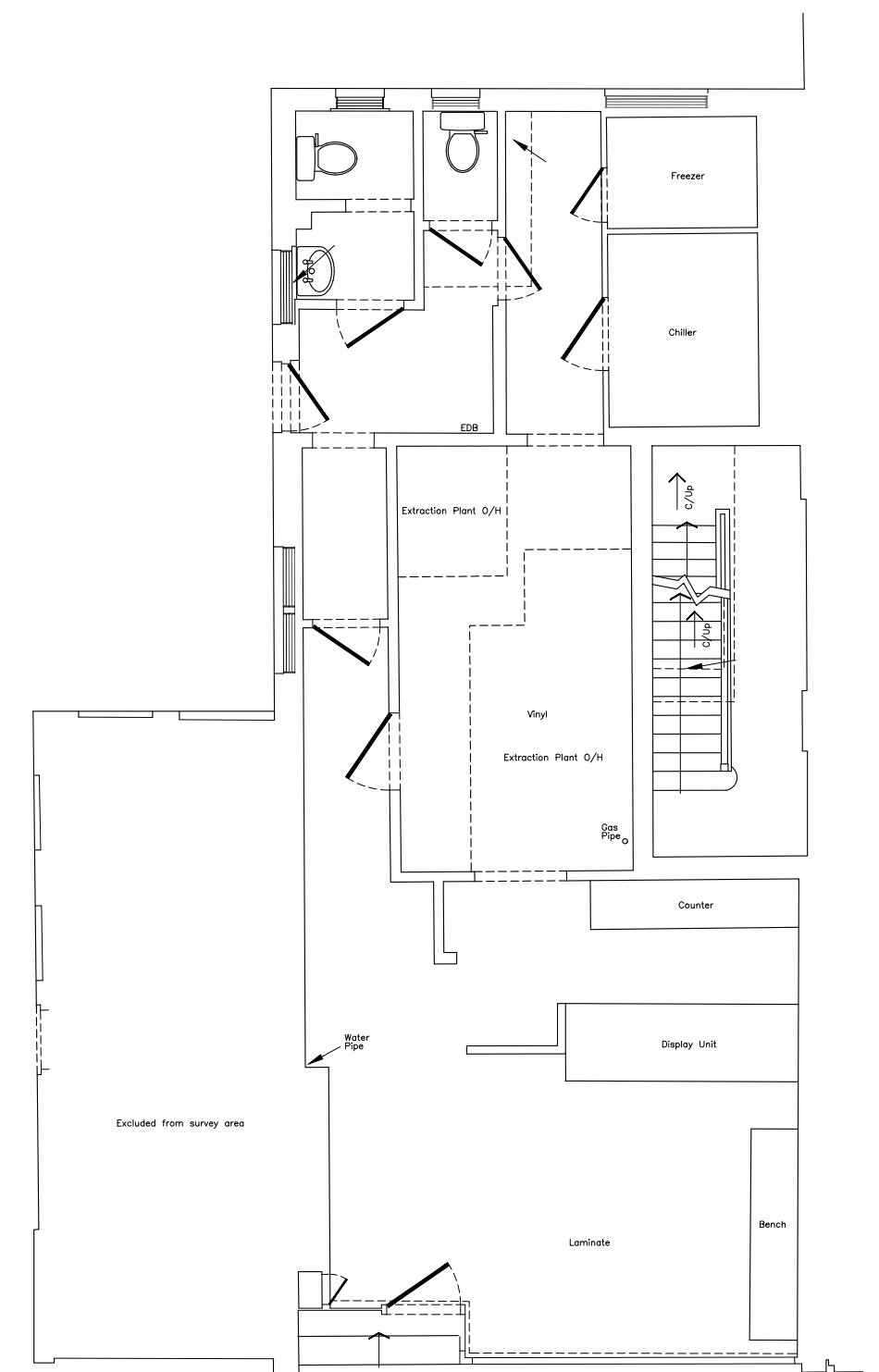
The lower ground floor comprises a large internal space, likely used as ancillary living, storage, or service accommodation, together with stairs connecting to the ground floor. Additional smaller rooms are located to the rear, including utility, storage, and bathroom/service spaces.

Ground Floor

The ground floor provides the principal commercial accommodation fronting The Broadway, together with circulation space and stair access to the upper floors. The arrangement also includes secondary access via the site's side alleyway, with a stepped approach leading towards the rear of the property.



Existing Lower Ground Floor Plan



Existing Ground Floor Plan





2.6 Existing Floor Plans

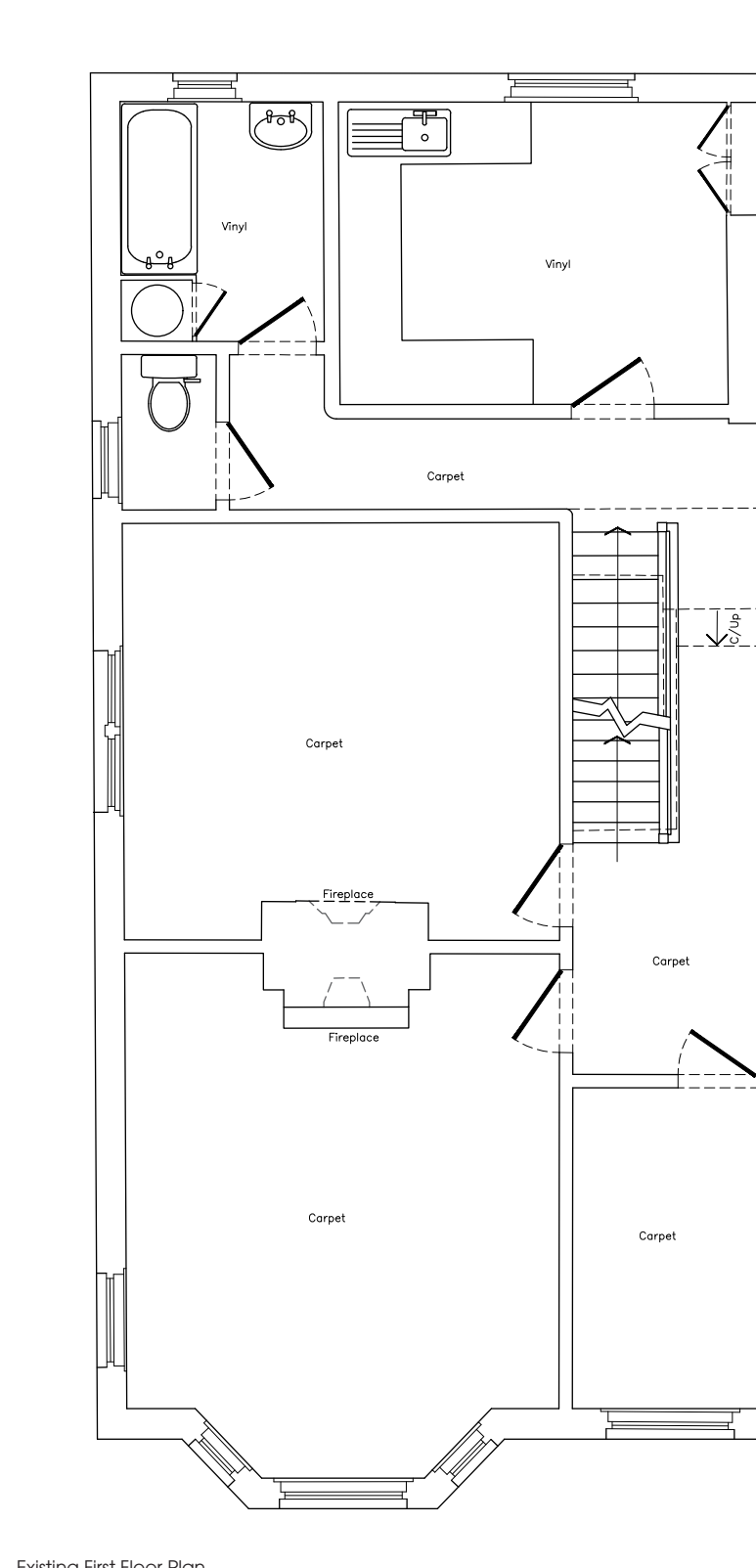
First Floor

The first floor comprises a residential unit containing two bedrooms, a living room, separate kitchen, bathroom/WC, and a front lounge area.

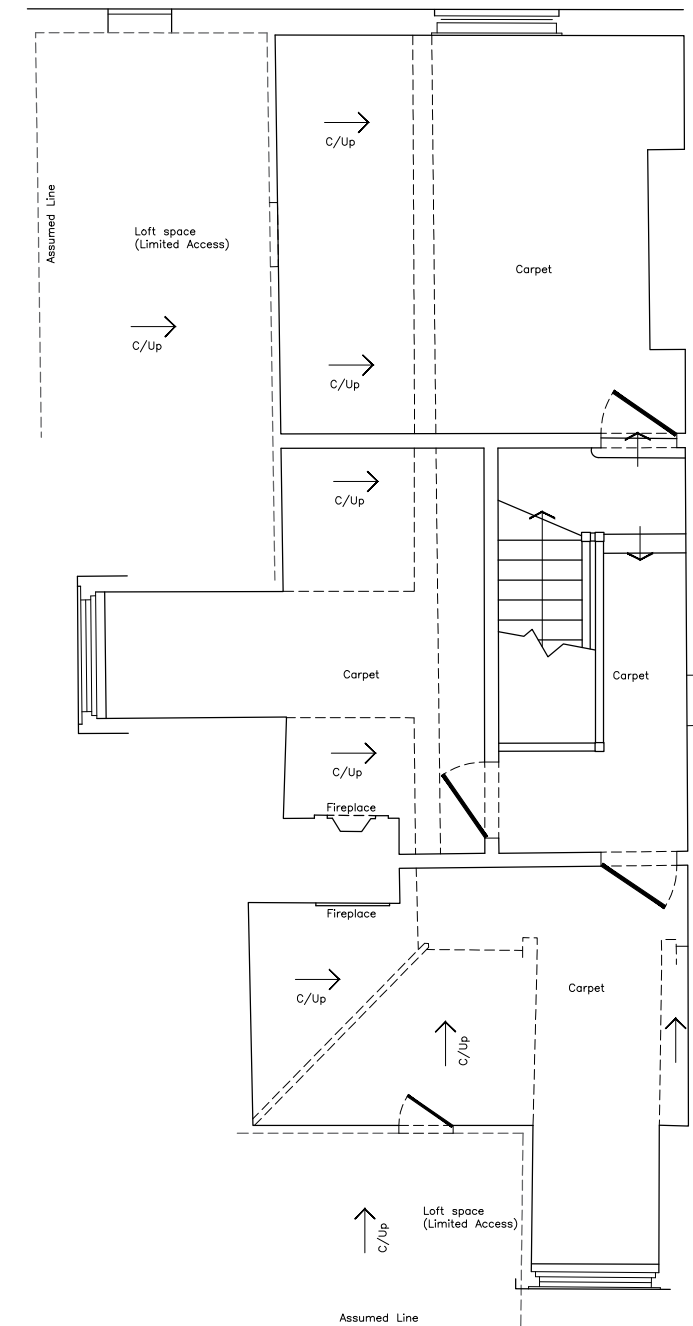
Second Floor

The second floor is arranged within the roof space and contains a number of underused rooms currently used for storage and potentially small-scale ancillary accommodation.

The existing residential accommodation is currently vacant.



Existing First Floor Plan



Existing Second Floor Plan





2.7 Existing Elevations

The existing building incorporates a number of traditional features, including a bay window and dormer, but its overall architectural composition is modest and lacks coherence. The front elevation is visually unbalanced, with an off-centre bay and a mixture of façade treatments, as well as exposed external services and drainage, all of which contribute to a disjointed appearance.

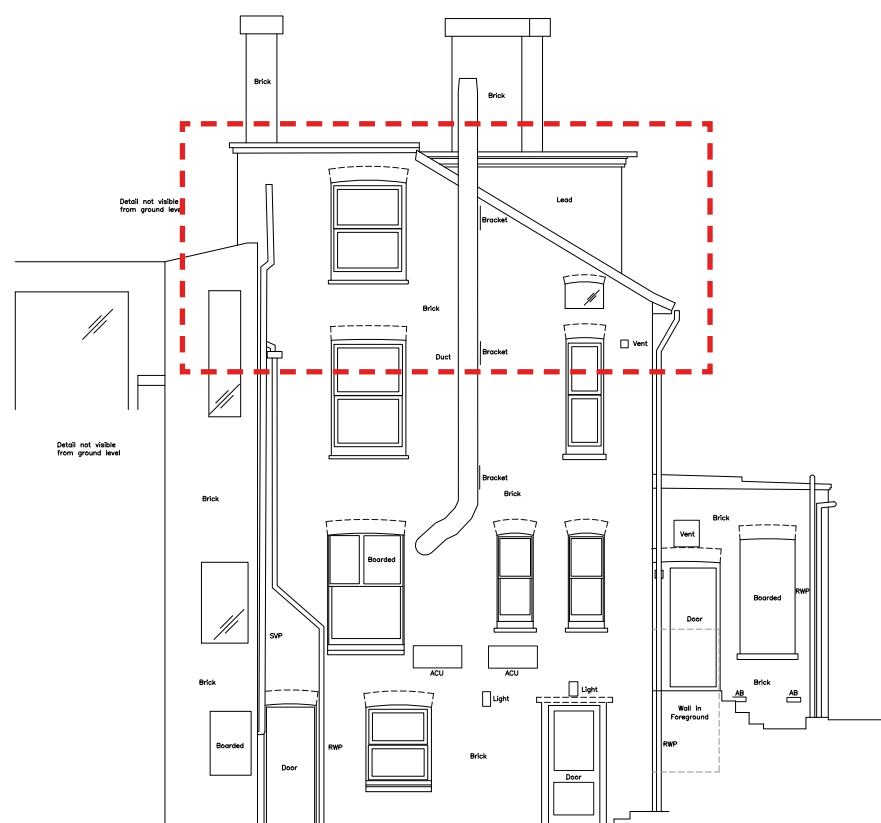
In addition, the building does not respond particularly well to the scale and massing of adjacent properties, resulting in an underdeveloped roof form and inefficient use of the site's development potential.

The red outline indicates the extent of the proposed extension, which has been designed to address these architectural and functional shortcomings. The proposal introduces a more coherent and contextually responsive form of development that enhances the building's presence within the street while delivering well-designed new residential accommodation.

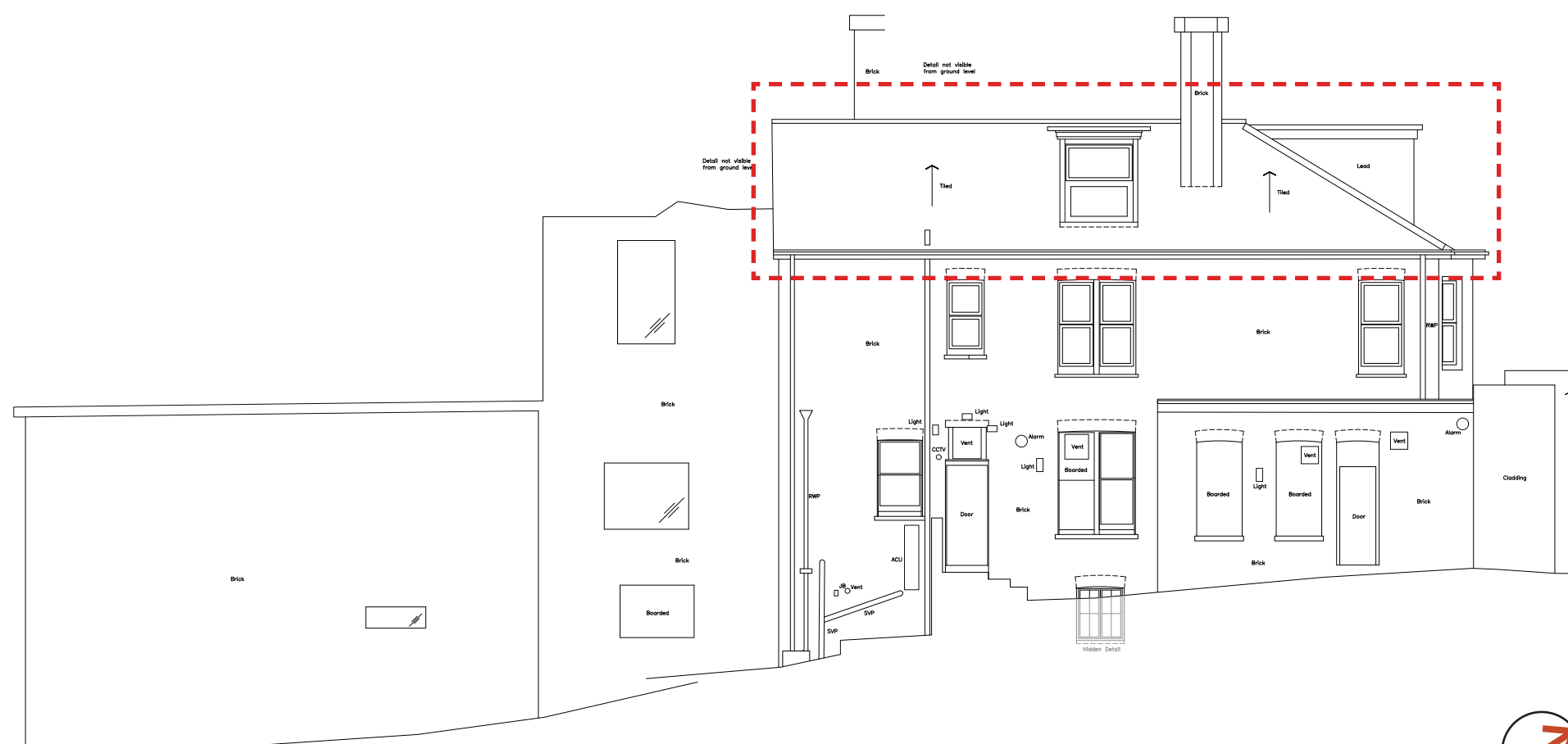
The upper-level extension has been designed to align more closely with the scale of the neighbouring building, while incorporating an appropriate setback to ensure that the adjoining property retains visual prominence and that the relationship within the street scene remains balanced.



Existing Front Elevation



Existing Rear Elevation



Existing Side Elevation





3.0 Layout



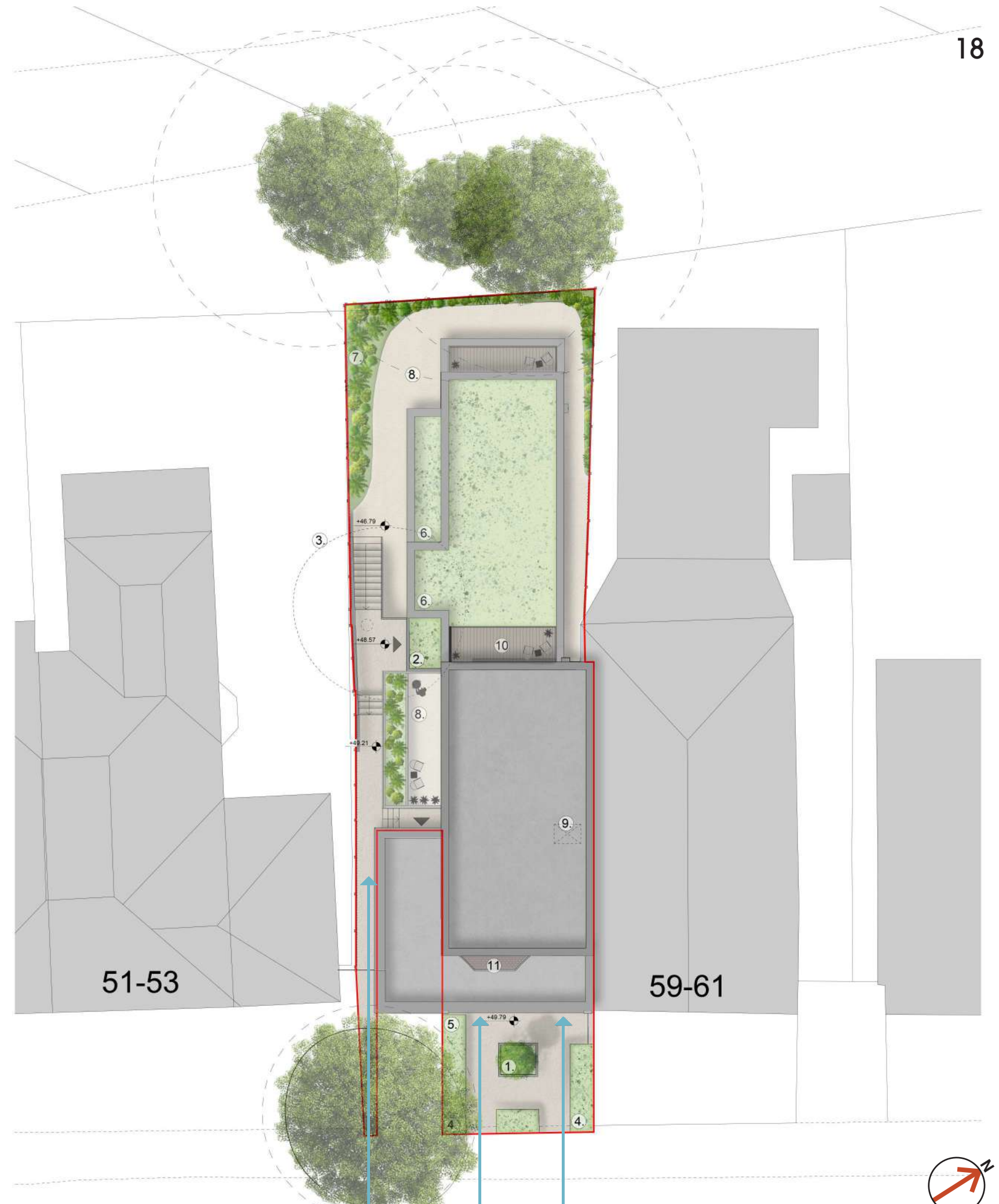
3.1 Layout

The proposed site layout has been developed in response to the opportunities and constraints of the site and seeks to establish an appropriate relationship with the surrounding townscape. The scheme adopts forms, scale, roof profiles, and materiality that are intended to integrate successfully with both the immediate context and the wider character of The Broadway.

The key principles that have informed the proposed layout are as follows:

- Provision of 5 new residential dwellings alongside retained Class E commercial accommodation at ground floor level.
- Delivery of 5 open market apartments
- A building arrangement across four levels, with apartments benefiting from private amenity space and outlook over communal external areas where applicable.
- Extension of the existing built form to the rear, together with an additional upper-level extension that responds to the scale of the adjoining building.
- Retention and enhancement of clear and legible pedestrian routes through the site.
- Provision of level access to the main residential core, with stepped access to lower-level apartments and amenity areas reflecting the site's level changes.

Proposed Site Layout



3.2 Proposed Floor Plans

The proposed floor plans illustrate the arrangement of the development across all levels of the building. The layout of each floor is summarised below.

Lower Ground Floor

This level accommodates a studio apartment within part of the existing building, allowing previously underused space to be brought back into productive residential use. The studio benefits from a private lightwell/amenity area to the south, which assists in providing daylight and external amenity to the open-plan accommodation.

Also at lower ground floor level, within the rear part of the site, a 2-bedroom, 4-person apartment is proposed with generous external amenity space. This apartment can be accessed either from the new internal staircase or externally via the site's side alleyway.

Ground Floor

At ground floor level, a 1-bedroom, 2-person apartment is proposed above part of the lower ground floor accommodation. This unit benefits from private external amenity space. Its design has been carefully considered to manage privacy and minimise overlooking, with the principal windows orientated to face west.

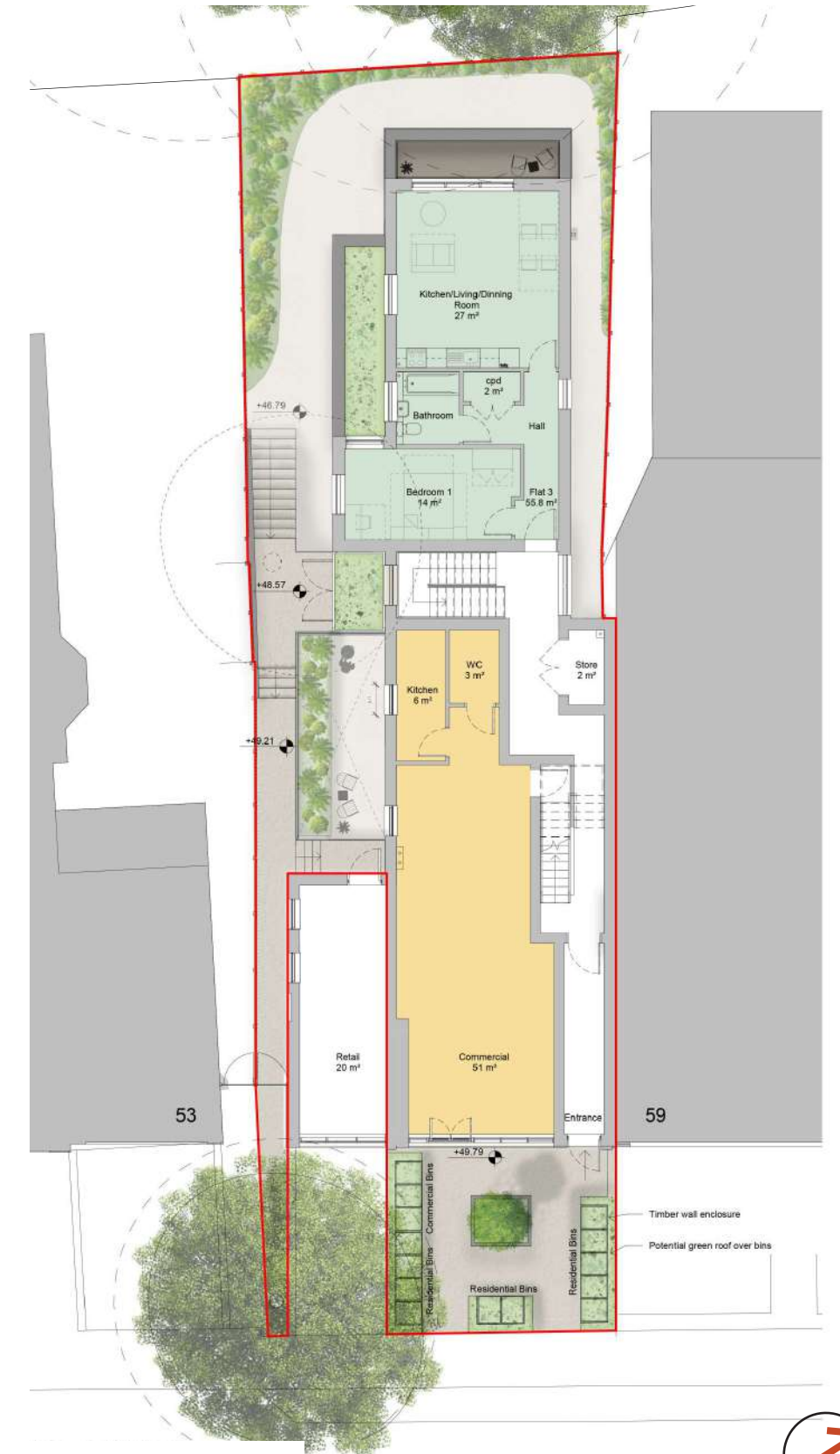
Access is provided via the new internal staircase, which connects with the existing circulation route, leading to the bin storage enclosures to the front of the building

Cycle storage for all of the flats is provided within a new areas incorporated into the elevational treatment and access via the site of the building.

The commercial accommodation at ground floor level has been altered but retained, with additional ancillary storage space provided on the lower ground floor.



Proposed Lower Ground Floor Plan



Proposed Ground Floor Plan



3.3 Proposed Floor Plans and amount

First Floor

The existing stair core is to be upgraded to provide improved access for residents and an appropriate protected escape route serving the apartments.

The first-floor apartment is a generously proportioned 2-bedroom, 3-person dwelling, with a terrace to the rear providing outlook over the green roof.

Second Floor

The second-floor apartment broadly follows the arrangement of the first floor, with some minor internal variations. This dwelling is accommodated within the proposed upper-level extension replacing the existing roof structure.

Accommodation Schedule

Lower Ground Floor – 2-bedroom, 4-person apartment = 72.6 sq.m

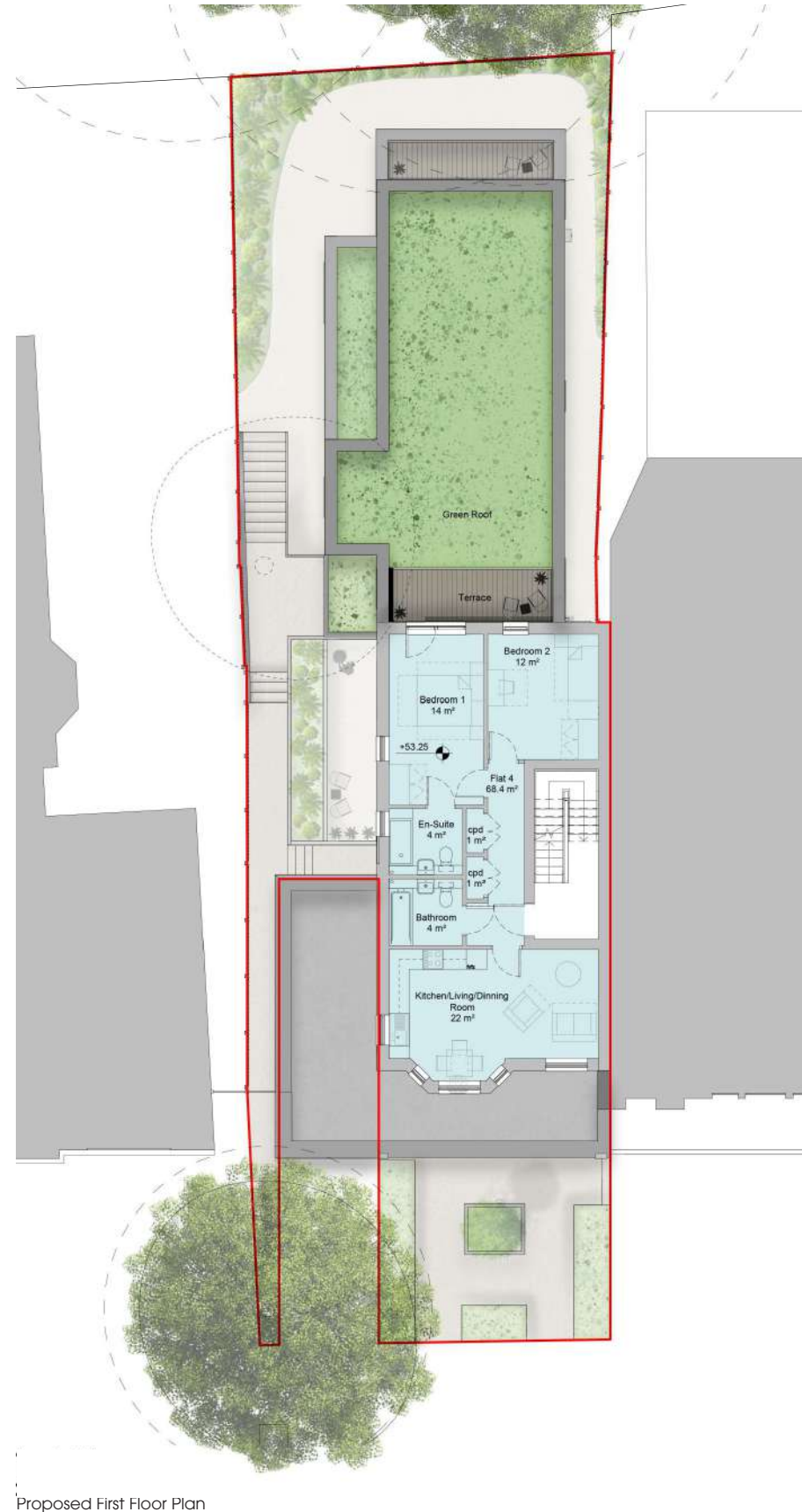
Lower Ground Floor – Studio apartment = 40.9 sq.m

Ground Floor – 1-bedroom, 2-person apartment = 55.8 sq.m

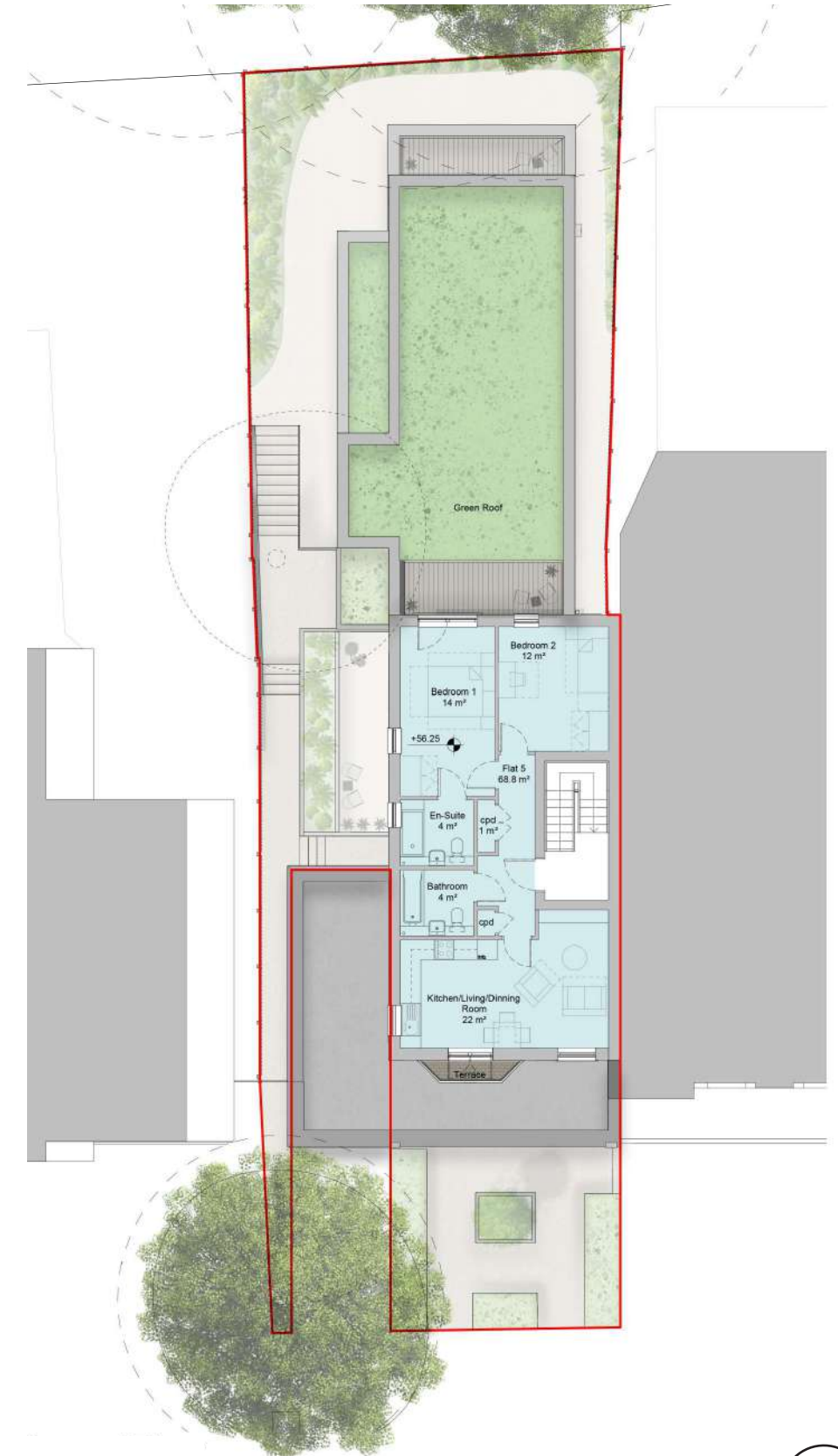
First Floor – 2-bedroom, 3-person apartment = 66.7 sq.m

Second Floor – 2-bedroom, 3-person apartment = 68.2 sq.m

Total residential floorspace = 304.2 sq.m



Proposed First Floor Plan



Proposed Second Floor Plan

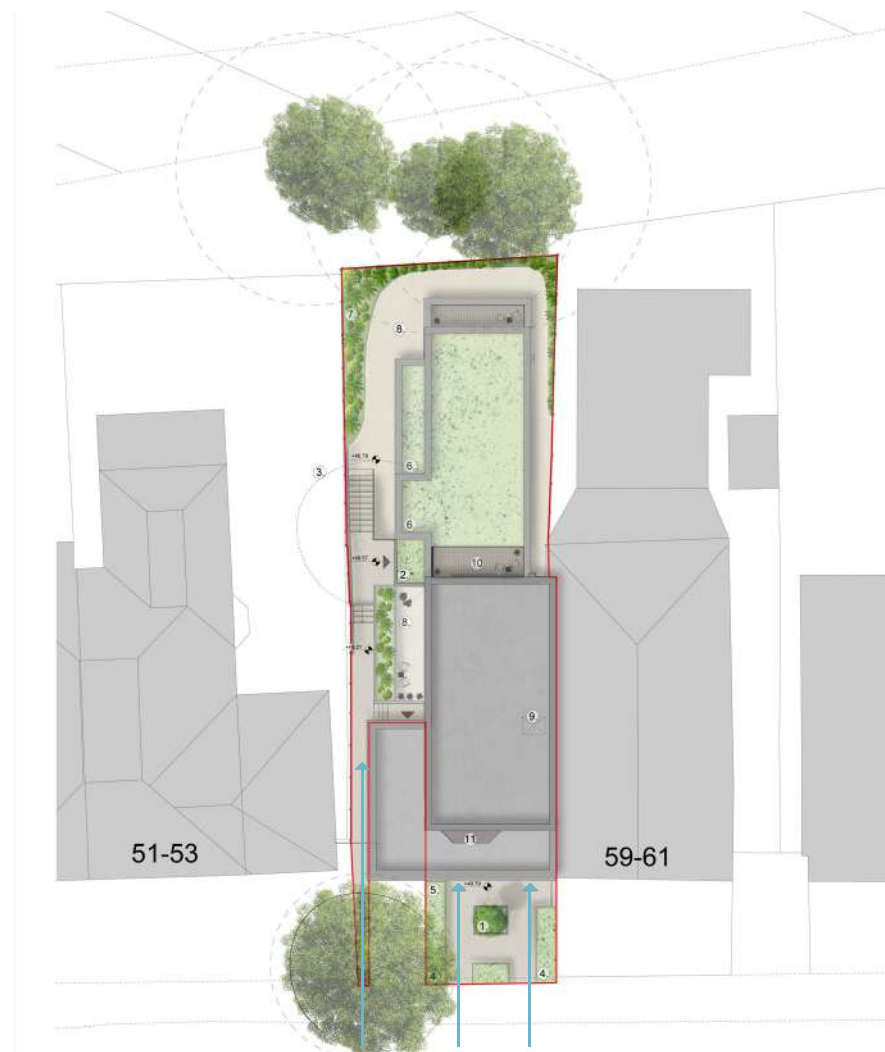




3.4 Scale

The proposed development includes an additional upper storey to the existing building, resulting in a three-storey form when viewed from The Broadway. This approach has been informed by the established pattern of development in the surrounding area, where a number of nearby buildings already reach three and four storeys.

The proposed extension has been designed to relate positively to the adjoining built form and to sit comfortably within the wider townscape. Its height, massing, and articulation have been carefully considered to ensure that the development appears proportionate and contextually appropriate.







Appearance and Access 4.0

4.1 Appearance

To the rear, the building adopts a more contemporary architectural language that clearly distinguishes the new extension from the existing structure while remaining sympathetic to the overall composition of the site.

The extension is proposed to be clad in vertical timber, with darker cladding used at lower ground floor level and to parts of the ground floor, and lighter cladding used at the upper levels. This tonal variation helps visually anchor the extension at its base, giving the lower floors a more robust expression, while reducing the perceived mass of the upper parts of the addition.

A green roof is proposed above the rear extension, which will help soften views from neighbouring properties and contribute positively to the environmental performance and visual quality of the scheme. A small section of this roof will be accessible from the first-floor flat, providing a limited area of private amenity space rather than full roof terrace access. The ground floor rear flat will also benefit from a balcony.

The rear accommodation has been designed to maximise outlook and natural light. The first-floor and second-floor flats, together with the lower ground and ground floor flats within the rear extension, are all dual aspect, improving the quality of residential accommodation.

The lower ground floor studio within the existing building benefits from a private lightwell/amenity space, which provides valuable outdoor amenity while also significantly improving daylight to the accommodation. The design has been carefully developed to ensure good levels of natural light, and the studio is intended to comply with relevant daylight assessment criteria, including internal illuminance across the floor area.

In combination with openings to more than one elevation where provided, this creates a well-lit and attractive living environment at lower ground floor level.

The section drawing illustrates how the rear extension integrates with the existing building and responds to the level changes across the site. It also demonstrates the internal stair arrangement serving the ground and lower ground floor flats, allowing the extension to function clearly and efficiently as part of the wider building.



4.2 Appearance

The front elevation has been carefully redesigned to create a more coherent and balanced composition within the street scene. The proposed upper-level addition replaces the existing roof form with a design that better reflects the scale and alignment of neighbouring properties while remaining subordinate through careful detailing and proportion.

The architectural treatment seeks to improve the visual quality of the building as viewed from The Broadway, rationalising the existing composition and creating a clearer relationship between the commercial base and the residential accommodation above.

The proposal adopts a material palette and façade rhythm that respond to the varied character of the street, while ensuring that the building reads as a unified and well-resolved composition. The result is an enhanced frontage that contributes positively to the townscape and strengthens the continuity of development along The Broadway.





4.3 3D Visual





4.4 3D Visual





4.5 3D Visual





4.6 Access

Refuse and recycling storage for the residential units will be provided within an enclosed store located to the front of the building. The store is accessed directly from the main residential entrance, enabling a short and convenient route from the residential core. This arrangement reflects the established pattern seen elsewhere along The Broadway, where refuse storage is commonly located to the front of properties, and ensures that waste storage is contained within an appropriate and accessible location.

The existing side access along the left-hand side of the property will be retained. This will continue to provide access to the rear amenity space and to an external rear entrance serving the lower ground floor 2-bedroom, 4-person apartment.

The retained commercial unit at ground floor level is self-contained and benefits from its own dedicated entrance from The Broadway, together with internal stair access to the associated basement storage. The neighbouring commercial unit, Fine Baps, which lies outside the application red line boundary, will retain its existing access arrangements unchanged.

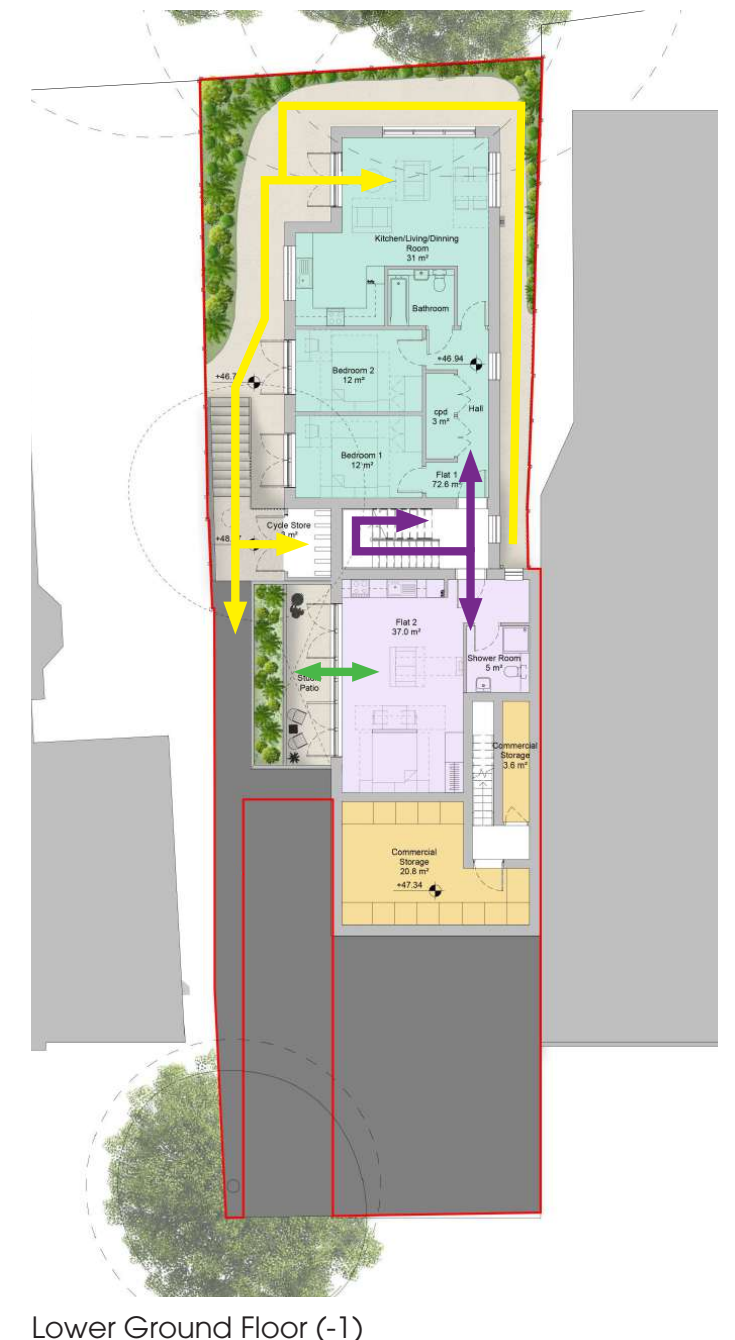
Access to the cycle store is also taken from the side alleyway. The cycle store is located at an intermediate level between ground and lower ground floor, with cycle channels incorporated alongside the steps to facilitate the convenient movement of bicycles to and from the store.

Key

- Residential Entrance
- Commercial Entrance
- Rear Access
- Private Amenity Access
- Fine Baps Existing Access
- Cycle Wheeling Channels



Roof Plan



Lower Ground Floor (-1)

4.6 Access



The bin enclosure to the front of the property provides an attractive and defensible boundary to the site, while allowing convenient access for residents and staff associated with the commercial unit.

The purpose-designed City Box modules provide space for 14 individual bins, as set out below, to serve 5 flats and 1 commercial unit:

5 × 240L general waste bins

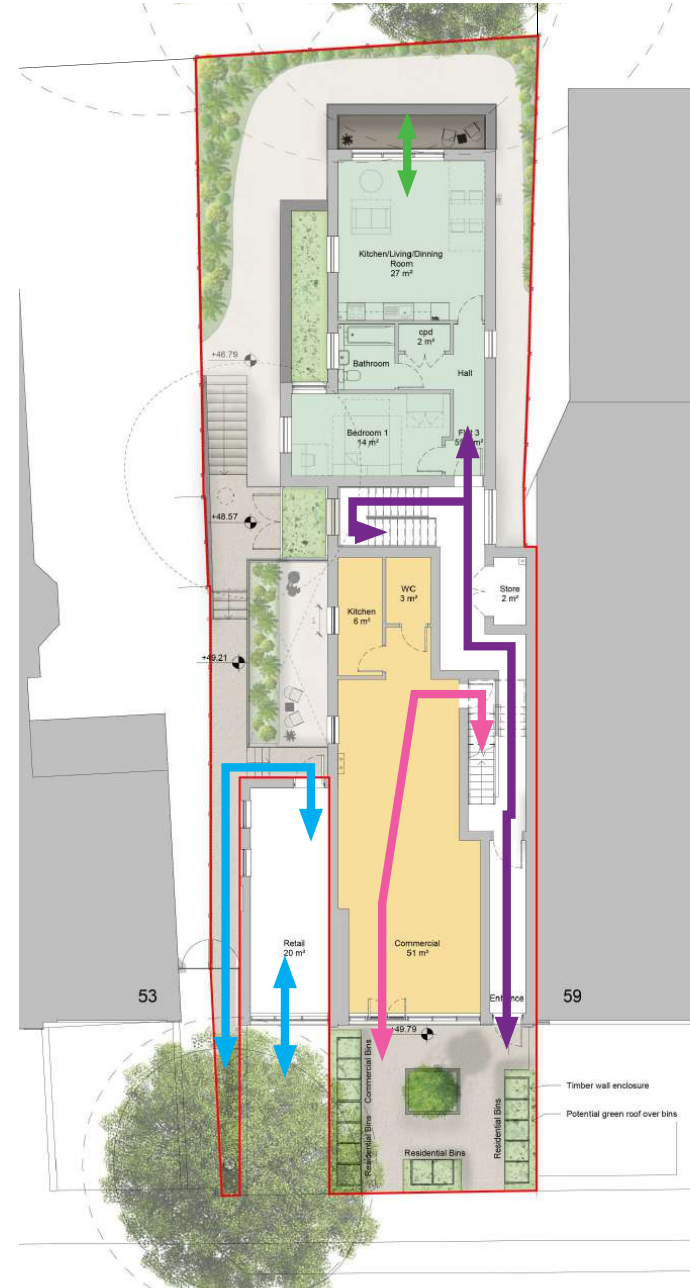
5 × 240L recycling bins

1 × 240L food waste bin

1 × 240L cardboard and paper bin

2 × 240L commercial waste bins

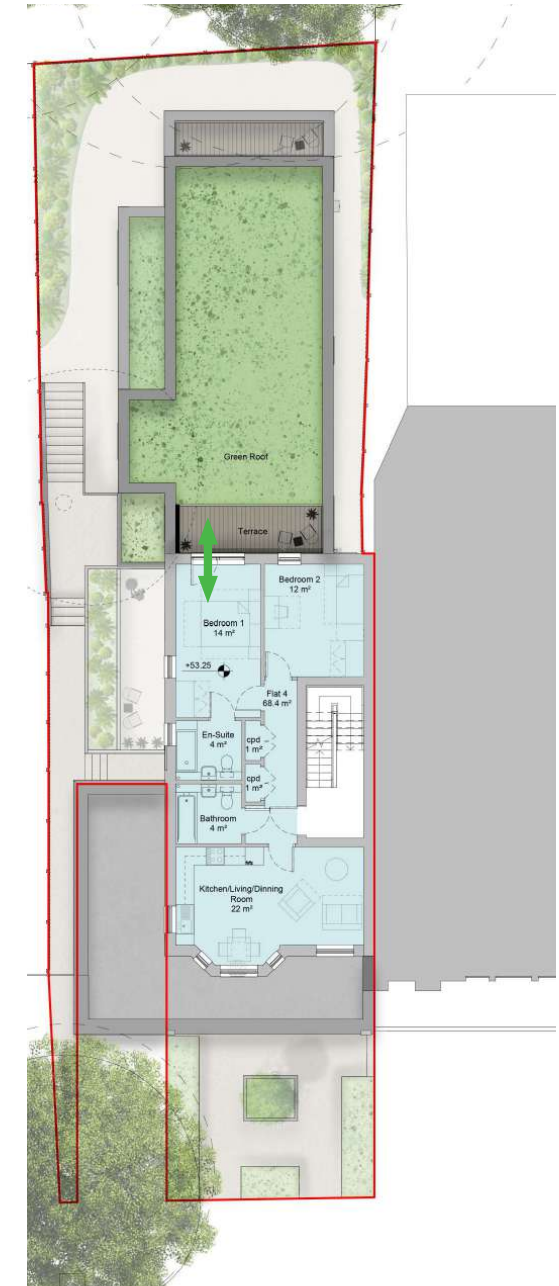
The bin storage area will be enclosed by a timber sleeper structure with a flat roof above, creating an opportunity for planting at roof level. Together with the introduction of a feature tree within the entrance courtyard, this will form a well-designed addition to the street scene, reflecting the varied character of front courtyard treatments along The Broadway.



Ground Floor (-0)

Key

- Residential Entrance
- Commercial Entrance
- Rear Access



First Floor (+1)

- Private Amenity Access
- Fine Baps Existing Access



Sustainability & Conclusion^{5.0}



5.1 Sustainability Framework

The sustainability strategy for the proposed development has been informed by the wider need to respond positively to the climate emergency and seeks to align, where appropriate, with the principles set out in the RIBA 2030 Climate Challenge and relevant LETI guidance.

The proposal aims to reduce environmental impact through a combination of efficient design, careful material selection, and sustainable building operation.

Reduce

The development seeks to reduce:

- operational energy demand over the lifetime of the building;
- potable water consumption;
- the need to travel by private car, given the site's highly accessible location;
- embodied carbon associated with construction;
- construction-related disturbance to neighbours;
- energy use during the construction process; and
- waste and carbon emissions through the use of efficient construction methods where appropriate.

Reuse

The development will seek opportunities for reuse, including:

- rainwater harvesting for irrigation, where feasible;
- energy recovery through appropriate building services systems; and
- the reuse of water for suitable non-potable purposes, where practical and viable.

Recycle

The development will seek to support recycling through:

- the responsible specification of construction materials;
- the reuse or recycling of materials arising from demolition and strip-out, where feasible; and
- the incorporation of appropriate on-site waste and recycling facilities for future occupants.

In addition, the development aims to:

- create energy-efficient building layouts and fabric;
- assess material choices in accordance with low-carbon design principles and overall design quality;
- create a safe, attractive, and durable place to live; and
- support a sense of community within a sustainable urban setting.

Be Lean: Fabric First

The specification of the building fabric and thermal envelope — including insulation, glazing, and airtightness — will be designed to minimise heat loss, reduce energy demand, and help lower residents' running costs.

Be Clean: Efficient All-Electric Systems

The proposals are intended to incorporate high-efficiency all-electric systems, including air source heat pumps for space heating and hot water, together with energy-efficient lighting and appliances.

Be Green: Renewable Energy

To support the sustainable objectives of the scheme, the development will seek to generate a proportion of its electricity demand through roof-mounted photovoltaic panels, subject to detailed design and technical coordination.





5.2 Conclusion

The proposed redevelopment and extension of 57 The Broadway, Haywards Heath presents a clear opportunity to secure a high-quality and sustainable enhancement to a prominent town centre site. The scheme has been carefully developed to respond positively to the site's context, to optimise the use of previously developed land, and to deliver an appropriate form of mixed-use development in a highly accessible location.

The proposals retain an active Class E commercial use at ground floor level, thereby preserving the established commercial function of this part of The Broadway and supporting the continued vitality and attractiveness of Haywards Heath town centre. At the same time, the scheme will deliver five new residential dwellings, making an effective contribution towards local housing supply in a location that is particularly well suited to higher-density development, with convenient access to shops, services, public transport, and employment opportunities.

In design terms, the scheme offers a clear improvement over the existing building. The current property makes a limited contribution to the street scene and does not fully reflect the scale or coherence of surrounding development. The proposed works rationalise and enhance the front elevation, introduce a more balanced roof form, and provide a more considered and visually coherent architectural composition. The rear extension adopts a contemporary but sympathetic approach, helping to clearly distinguish new development from the original building while remaining respectful of the site and its surroundings.

The development has also been designed with a strong focus on residential quality. The proposed homes will provide appropriate internal accommodation, natural light, outlook, and private amenity space, together with practical arrangements for access, cycle parking, and refuse storage. The scheme therefore not only makes efficient use of the site, but does so in a way that will provide a good standard of accommodation for future occupiers.

Importantly, the proposals respond appropriately to the site's planning context. The development is located outside a conservation area, affects no designated heritage assets, and lies within Flood Zone 1, where the principle of residential development is acceptable. The scheme has been informed by the surrounding pattern of development, including the varied scale and character of buildings along The Broadway, and has been shaped to ensure that it sits comfortably within the evolving townscape.

From a sustainability perspective, the proposal supports the reuse and adaptation of an existing brownfield site and seeks to reduce environmental impact through improved building performance, efficient all-electric systems, biodiversity enhancements, and sustainable drainage and landscaping measures. In this respect, the development aligns with the wider objectives of both national and local planning policy in promoting sustainable growth, well-designed places, and the effective use of urban land.

Overall, the application represents a well-considered and policy-compliant form of development that will deliver tangible benefits to the site and the wider area. It will enhance the appearance of the building, support town centre vitality, provide much-needed new homes, and make more effective use of a sustainable site within Haywards Heath. For these reasons, the proposals are considered to represent sustainable development and should be supported by Mid Sussex District Council.





Creativity. Quality. Commerciality.
Reimagine what's possible.