

ARCHITECTURAL DESIGN & ACCESS STATEMENT

***Hollyrood House
Ardingly Road
Lindfield
West Sussex
RH16 2QY***



Architect: Sherwood Architects
Davey House
31 St Neots Road
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Job No: 3404
Date: November 2024



INTRODUCTION:

Background:

This Design & Access Statement contains information in support of a Full Planning application submission to Mid Sussex Council and is intended to assist the Council and its consultees in their consideration of the development.

The application seeks full planning permission:

- Demolition of outbuildings.
- Change of use to Residential C3.
- Conversion of Hollyrood House including construction of a two-storey infill extension; first floor extension over a flat roof single storey building; flat roof changed to pitched and internal alterations to provide 17 no. apartments (13 two-bed and 4 one-bed),
- Conversion and refurbishment of Oakwood Building into 2 three-bedroom semi-detached dwellings with window and doors aperture amendments
- Refurbishment of Hollyrood Cottage into 3 Bedroom detached dwelling.
- Provision of refuse bin areas and bike stores
- Amended access road, car parking layout and landscaping.

APPLICATION SITE:

Site Analysis:

The generally rectilinear site is located between Ardingly Road and Park Lane to the North-eastern edge of Lindfield. The site contains a two and three storey building complex with part basement in a linear stepped arrangement; two storey 'L' shaped building; standalone two storey residential unit and a series of single storey out buildings.

Site Location:

The site is close to the Mid Sussex parish of Lindfield. It is to the north-east of the village, just off the B2028, sitting on the gentle sloping valley side of the river Ouse between Court Wood to the East and Bridge Wood to the west.

Site Access:

The site is served by two vehicular accesses. To the west is the main entrance off Ardingly Road. The secondary access is off Park Lane on the east of the site. Vehicles currently can enter the site, turn around and leave the site in a forward gear onto the public highway.

Topography and Landform:

The site slopes as confirmed by the topographical survey from the northern boundary down to south boundary. The south-eastern corner is lower than the south-western corner.

Existing Buildings:

The site contains three major building groups known as Hollyrood House, Oakwood and Hollyrood Cottage.

Hollyrood House:

Hollyrood House is a “L” shaped building consisting of an original building mass with a later eastern extension. The original building has a two and a half storey primary southern aspect block with a two-storey sub servient block on the northern side. The later extension is two-storey, with a single storey extension on its northern side which drops to a single story as it extends to the east.

The original building has cream stone base with tiling hanging upper floors, south facing ground floor bay windows and gable projections under duo pitched roofs. The main block is clad in orange fish tail tiles. The northern two storey blocks have tile hanging with alternating horizontal tile banding using orange fish tail and dark brown plain hanging tiles.

The later extension is in buff brickwork with duo pitched roof on the two-storey mass and flat roofed single storey elements.





Oakwood:

Oakwood is a two storey 'L' shaped building with a single storey projection on both its southern and western side. The southern single storey projection has a lean to roof and the western single storey projection has a fully hipped roof. The main building is gable ended with a hipped corner as the junction of the two building wings. External walls are of a red/brown brick at ground and first floor level with vertically tiled gable end. The roof has brown plain tiles.

**Hollyrood Cottage:**

Hollyrood Cottage is a rectilinear two storey building with duo pitched roof, gable ended on its southern aspect and fully hipped on its northern end. External walls are purple/brown brickwork at ground floor level and vertically tiled on upper levels. Entrance is centrally located on the western elevation.



Existing Landscaping:

A full evaluation of the existing landscaping has been undertaken and conclusion reached within the arboricultural and ecology reports that accompany the application. Within the grounds surrounding the buildings there is a series of trees, hedgerows, various shrubs and planting beds with grassed areas. The site boundaries have timber panelled concrete posted fences; timber post and stock fencing in various states of repair.

Application Proposals and layout:

The application seeks full planning permission:

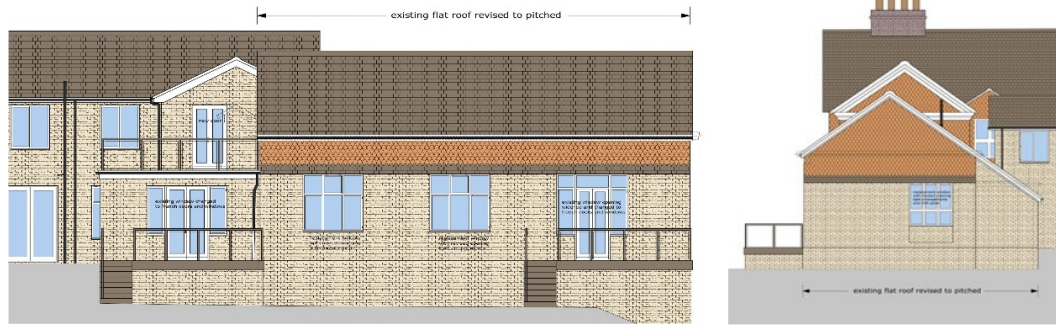
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The application considers the characteristics and internal layouts of the three buildings and looks to incorporate internal alterations, provision of additional windows and modest extensions, to enable the complex to be subdivided and converted into residential apartments and dwellings.

The proposed scheme has been developed in the light of the pre-application response and meeting with the Local Authority Planners.

HOLLYROOD HOUSE:

Hollyrood House main entrance is on the western side of the building, accessed via a porch style lobby, into one of three staircases. On the ground floor from this staircase a corridor winds itself in an easterly direction pass a dedicated staircase to the basement, a second staircase serving first and second floor, and a third staircase serving the first floor and to the end of the building. At first floor a corridor largely mirroring the floor below corridor extends from staircase one pass staircase two and three to the end of the first-floor accommodation. At second floor the staircase serves the loft space. As you pass along the corridors either side are a series of rooms with corridor doors and external windows.



The building has two flat roof areas. To architecturally improve the building and provide additional accommodation the flat roofs are modified. The eastern flat roof is changed to a duo pitched roof with vertical tile hung gables. A section is retained to provide dedicated amenity space.



On the northern flat roof additional first floor accommodation is provided with a series of duo pitched gables and valleys running into the existing duo pitched roof. The extension ridge height is kept below the intersected roof ridge line. The walls are vertically tile hung to tie the architectural styling of the extension into the existing building vernacular. At first floor level windows are provided with modified arrangements to the ground floor apertures to mirror the architectural language of the existing buildings.

To enable the internal subdivision to provide a ground floor M4(3) compliant apartment with dedicated external entrance and an apartment to wrap around the substantial lift shaft a two-storey extension is created on the north side.

Using the proposed modest extensions at ground and first floor levels; allocating corridor space with side rooms; reconfiguring the access arrangements by providing individual apartment front doors where possible; extending the bay window down to the basement and using existing raised amenity areas and using existing staircase the building is converted into 17 apartments.

OAKWOOD:

Oakwood's main entrance is removed and the building divided into two separate dwellings with individual entrances. The eastern unit has been reorientated to face east overlooking its newly created garden from the current tarmacked car park with new doors and window openings at ground floor level. The original staircase is retained. The western unit has a new staircase introduced with internal wall removed and existing external door

and window openings reconfigured to orientate the unit towards its garden and entrance area. Two windows at ground floor on the northern side are blocked up.

HOLLYROOD COTTAGE:

Hollyrood Cottage is internally modified, removing two ensembles, ground floor internal wall removed and upgrading and refurbishing of the mechanical and electrical systems. External doors and window apertures are unaffected.

Site Layout:

The proposal utilises the existing building formats with minor extensions to the main building footprints. The ancillary accommodation used as workshops, teaching rooms and storage buildings is to be demolished. With the change of use and level of residential accommodation the amount of car parking, cycle parking and refuse storage required to ensure Local Authority technical compliance has been assessed and located to ensure occupiers can easily access the facilities. The main feature brickwall running to the south of the internal access road has been retained with an existing opening enlarged and additional wall created. Large areas of former car parking between Oakwood and Hollyrood Cottage have been changed to green garden spaces. Additional planting areas have been created for shrubs, hedgerows and trees.

Housing Mix and Standard of Accommodation for Future Occupiers:

All the dwellings and apartments are designed to meet Technical Housing Standards, National Housing Standards and have been designed to Building Regulation M4(2). One unit has been designed to meet Building Regulation M4(3) with level access from the Highway and car parking area.

See the application drawing for the schedule of accommodation confirming the mix of units and their design exceeds the minimum floor areas required.

To ensure good levels of daylight and sunlight within the apartment, good levels of glazed areas with shallow room depths, generally 4.0 to 5.0 m are provided. Natural ventilation through opening lights add to the wellbeing of the occupants. Where possible dedicated private external amenity space is provided.

Transport and Parking

A Transport Statement has been prepared and included within the application. There will be thirty-nine car parking spaces and electric vehicle charging points for cars and cycles, each located adjacent to parking spaces. See Site Plan for details.

Cycle parking provision is required to meet Sussex Design Code. The provisions have been exceeded as concluded within the Transport Statement. See Refuse Calculation and Bins and Bike structure details for further information.

Vehicle Access:

Vehicle access to the site remains as existing through access points onto Ardingly Road and Park Lane.

Refuse and Waste Management:

Refuse provision has been calculated to comply in accordance with Mid Sussex District Council Waste Storage and Collection Guidance for new Developments. See Refuse Calculation and Bins and Bike structure details for further information.

All collections for individual houses take place at the front of the premises directly from their own refuse bin storage areas adjacent to the accessway. The apartments have a centralised refuse storage area with direct access on to the accessway. Appropriate access for collection crews is provided along the accessway with no steps leading to and from the bin store.

Hard & Soft Landscaping:

A comprehensive hard and soft landscaping schemes have been produced There are no trees to be removed from the site. Additional tree planting positions and soft landscaping has been indicated on the site plan including defensible planting around the ground floor fronting onto the accessway. Around the sub divided Oakwood Building and towards Hollyrood Cottage a large area of hardstanding has been replaced with soft landscaped green spaces. The southern side of the accessway solid boundary brick wall that creates a solid boundary has been retained with a wider opening created for access to a new car park. This permeable paved and cell web area covers the site of previous outbuildings to be demolished.

Sustainability & Energy Conservation:

A Sustainability & Energy Conservation report has been included within the application. It shows the fullest contribution to minimise carbon dioxide emission and limit water consumption target of 110 litre or less per head per day.

A fabric first approach to energy efficiency has been taken to create an efficient building which minimises energy demand. Energy efficiency measures incorporated into the design include enhanced levels of insulation and U-values above Building Regulation requirements, low energy lighting, omission of gas heating source and heat recovery.

The building will look to achieve a 35% carbon reduction over Building Regulations Part L1A 2013 compliant scheme.

Emergency Vehicle Access and Fire Strategy:

Under Building Regulations Part B1 fire engine access is duly required. Vehicle access is within 45 m of every point of the projected plan area. Under Section 16 Vehicle Access

for Fire and Rescue Service, the vehicle access to buildings not fitted with fire main is complied with. Each dwelling has a protected single staircase access and corridors at first and second floor area. Apartments are served by a series of staircase with protection lobby and applicable smoke and fire detection systems. Travel distance within the dwelling and corridors into the stairwell comply with the current Building Regulations requirements. See Fire Strategy Drawing for details.

SUMMARY & CONCLUSION:

The design of the extended apartment building and new build dwellings was agreed in principle, with siting and design approach generally agreed subject to minor design development as per the DM/24/0665 dates May 2024.

The proposed development responds positively regarding the mass and bulk of the retained buildings, the way it fits within its context and its influence and effect on the site. Parking, amenity, refuse and landscaping technical requirements have been positively addressed.