
Combined Planning, Design & Access Statement
at
127 Lower Church Road, Burgess Hill RH15 9AA
for the
Provision of the New Extension t





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The Design and Access Statement is made up of several sections - including the following:

1. Introduction
2. Existing Site and Surroundings
3. Planning History,
4. Policy and Strategic Approach
5. Burgess Hill Rural Neighbourhood Plan
6. Design Solution
7. Sustainability
8. Access
9. Summary

1.0 - INTRODUCTION

We are seeking consent for a single storey, flat roof extension to the dwelling at 127 Lower Church Road, Burgess Hill. RH15 9AA

The Combined Planning, Design & Access Statement is to be read in conjunction with the planning application drawings submitted in support of this application.

2.0 - THE EXISTING SITE AND SURROUNDINGS

The application site, which is some 350m² in size and located on Lower Church, Burgess Hill, contains an existing semi-detached 3 bedroom house with a conservatory to the South East

There is on-site car parking for 2 car spaces.

The site lies within the town of Burgess Hill and the Burgess Hill Victoria Ward. To the north lies the St John Park and to the south, east and west are residential properties.

3.0 - PLANNING HISTORY

Previous planning applications awarded to this site;

BH/282/86 | Demolition and Re-Erection of Rear Extension.

Permission Granted

4.0 - POLICY AND STRATEGIC APPROACH

Policy DP 26 - Character and Design

of the Mid Sussex District Plan states in part that:

All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that the development:

- is of high-quality design and layout and includes appropriate landscaping and greenspace;



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The proposed extension is to be of matching brick construction with a GRP roof, black uPVC gutters and white uPVC window and door frames.

- *positively addresses sustainability considerations in the layout and the building design;*

The following sustainable guidelines were adhered to during the formulation of the design proposals that form part of this submission.

- i. The building meets with, or exceeded, current Codes of Practice and Building Regulations thermal efficiency requirements.
- ii. The new building will incorporate sustainable materials in its construction where possible.
- iii. Minimise maintenance through use of durable materials.
- iv. Incorporate renewable energy measures – Due to the location of the development and the height of the single storey extension, it is not feasible to install Photovoltaic Panels on the roof.
- v. Energy efficient lighting will be incorporated, both internally and externally.
- vi. Various water conservation measures will be incorporated to restrict water usage and waste - where practical.
- vii. Air tightness through careful detailing and site construction will be embodied in the scheme to reduce air leakage.
- viii. Waste recycling facilities are existing in the refuse storage areas.
- ix. The scheme encourages cycling by providing ample cycle parking.
- x. Where practical, factory produced components will be used - thus reducing site waste.

Policy DP 28: Accessibility

of the Mid Sussex District Plan states in part that:

“...To create environments that are accessible to all members of the community”.

The proposed development provides new external access to the rear garden.

Policy DP 29 - Noise, Air and Light Pollution

of the Mid Sussex District Plan states in part that:

“...to protect valued landscapes for their visual, historical and biodiversity qualities; and to support sustainable communities which are safe, healthy and inclusive.”

The environment, including nationally designated environmental sites, nationally protected landscapes, areas of nature conservation or geological interest, wildlife habitats, and the quality of people's life will be protected from unacceptable levels of noise, light and air pollution by only permitting development where:

1. Noise pollution: The extension is to be utilises as a dining area ang may generate some noise.
2. Light pollution: The existing lighting out the rear of the premise is to be retained
3. Air Pollution: The development will not have any adverse effect during construction nor after.

Policy DP 39 - Sustainable Design and Construction



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of the Mid Sussex District Plan states in part that:

“All development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:”

1. Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation.
 - A large south facing opening and roof light will provide natural light and ventilation.
2. Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;
 - No communal heating system is available in the area.
3. Use renewable sources of energy;
 - all heating is by electrical storage heaters.
4. Maximise efficient use of resources, including minimising waste and maximising recycling;
 - It is proposed to use recycled materials where possible and to have all construction waste noted and recycled at a licensed waste facility.
5. Re-use of materials through both construction and occupation;
 - This is a new build, and no re-use of existing material is considered.
6. Limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment;
 - The extension does not increase the water use.
7. Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience;
 - Part L of the Building Regulations for England and Wales (Conservation of fuel and power) set the levels of thermal insulation required when carrying out building work, either for new build or refurbishment projects. These are expressed as a U-value which needs to be achieved. The required U-value will depend on the location of the project (England, Scotland or Wales), type of building (domestic or non-domestic) and the application (floor, wall or roof).
 - For the roof, a U-value of 0.13 W/m²K is required.
 - For the walls, a U-value of 0.18 W/m²K is required.
 - For the Windows, a U-value of 1.4 W/m²K is required.
 - For the doors, a U-value of 1.0 to 1.4 W/m²K is required.

We aim to achieve this through the following forms of construction.

Roof - a warm room construction with a suitable PIR insulation material and 3 Ply felt roof covering,

Walls - 300mm thick cavity walls with insulation

Doors and window – All new external doors and windows are double glaze with a thermally broken frame to prevent and cold bridging.

Policy DP 41 – Flood Risk and Drainage

of the Mid Sussex District Plan states in part that:

“Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere.”



Fig – 1. Ufmfsw Extent 100 Year

As can be seen in Fig 1 above, the 1000 Surface and Ground Water Flooding map indicates a low risk of surface water flooding to the proposed development.



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5.0 – Burgess Hill Rural Neighbourhood Plan

The development conforms to the Burgess Hill Neighbourhood Plan as outline in the following policies;

The Town Centre;

Policy TC 1 to TC 6 are not applicable to this development.

Sustainable Neighbourhoods for Communities

Policy S1 - New Residential and Community Neighbourhood on Victoria Road Industrial Area,

The development is located on Lower Church Road and is an extension to an existing dwelling. Therefore, Policy S1 is not Applicable.

Policy S2 - Policy S2 Wivelsfield Station and Worlds End

Policy S2 is not applicable to this development.

Policy S3 - Protect and Enhance Existing Community and Medical/Health Facilities

Policy S3 is not applicable to this development

Policy S4 - Parking Standards for New Developments

Policy S4 is not applicable to this development.

Leisure and Recreation

Policy LR1 - Improved Recreational Facilities and new Community/Sports Hall at Leylands Park.

Policy LR1 is not applicable to this development.

Policy LR2 - A New Park and Nature Reserve for east Burgess Hill at Keymer Tile Works

Policy LR2 is not applicable to this development.

Policy LR3 - Protect and Improve Existing Leisure and Recreational Facilities

Policy LR3 is not applicable to this development.

Green Infrastructure

Policy G1 - Areas of Open Space

Policy G1 is not applicable to this development.

Policy G2 - The Green Circle Network

Policy G2 is not applicable to this

Policy G3 - Nature Conservation and Biodiversity



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Policy G3 is not applicable to this development in that the development does not affect any nature conservation areas.

Policy G4 - Local Green Space

Policy G4 is not applicable to this development in that the site is an existing brownfield site located to the rear of an existing building.

Policy G5 - Allotment Sites

Policy G5 is not applicable to this development in that the site does not result in the loss of existing allotments.

Policy G6 - Footpath and Cycle Links

As per Policy G2, Policy G6 is not applicable to this development.

Heritage and Character

Policy H1 - Protecting and Enhancing Heritage Assets and Conservation Areas

States in part that;

“The community wishes to retain these as part of the heritage of the town. New development needs to respect the character of the town. There are a number of historic buildings that are not listed and these are identified in this policy. These are local buildings of merit and their loss through redevelopment and/or demolition will not be supported.”

The new development is located in the St John’s Conservation Area and to the south of St John’s park. However, the site is behind the existing dwelling at No 127 Lower Church Road and does not affect the street scape.

Policy H2 Back Garden Development

States in part that;

“Development in back gardens in residential areas of Burgess Hill will generally not be supported. Exceptionally, proposals to intensify existing residential areas will only be supported where this can be achieved through good design and without harming local amenities. Any attractive prevailing character and appearance of the area must be protected.

Where back garden development is proposed; special regard must be paid to:

- (i) The density and height of the proposal;*
 - a. The new extension sits on the existing footings of the demolished conservatory and have a new height of only 3m.
- (ii) The privacy and outlook from existing dwellings and, in particular, gardens;*
 - a. The property is surrounded by St John’s Park to the north and residential properties to east, south and west. The property to the east is the other half of the semi detach



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while the properties to the south are +- 36m away. The property to the west is 8m away

- (iii) *Any proposed demolition of existing dwellings or parts of dwellings to form access. If this would create an unattractive breach in a consistent street frontage then this will not be permitted;*
 - a. The demolition proposed is to the rear of existing dwelling.
- (iv) *Access arrangements that would cause significant nuisance to neighbouring properties will not be permitted*
 - a. The access is via the existing dwelling
- (v) *Sufficient garden depth and area should be retained by existing dwellings commensurate with their size and character;*
 - a. The existing gardens are not affected by this development.
- (vi) *The layout, scale and form of housing visible from the street should be compatible with the predominant scale of housing on the street; and,*
 - a. The development does not affect the dwelling street front.
- (vii) *The effect and cumulative impact of the development on the loss of garden habitat/biodiversity.*
 - a. The development does take up 12m² of the existing rear garden.

Policy H3 - Protect Areas of Townscape Value

States in part that;

Proposals for development and redevelopment within Areas of Townscape Value will require special attention to be paid to preserving and enhancing the existing character of the area in terms of spaciousness, building heights, building size and site coverage, building lines, boundary treatments, trees and landscaping."

The development does not fall in the areas of townscape value as identified on the Proposals Map and list provided.

4.1 The Design.

A feasibility study and several design solutions were undertaken before the final choice was made of the flat roof extension

The following factors influence the design proposal;

1. USE: The existing recreational use of the conservatory is being retained as a dining area with the new facilities simply being improved to accord with current building standards and enhanced to accommodate the increase use.
2. LAYOUT: The layout matches that of the existing conservatory with access to the rear garden.
3. Scale - The scale matches that of the demolished conservatory.
4. Appearance – The faced is constructed from match clay faced brickwork with matching white uPVC windows and doors.
5. Landscaping – The existing garden is to be retained as is.
- 6.



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5.0 - Sustainability

As per Policy DP 39 - Sustainable Design and Construction methods are to be used throughout the development where possible.

Policies relevant to sustainability include:

Policy G1 Sustainable Development

Development will not be permitted where it would:

- a) Cause irretrievable or irreplaceable loss of significant natural, created or social assets;
- c) cause unacceptable environmental damage;
- d) cause unacceptable disturbance or nuisance; and
- e) be inefficient in its use of resources, including water and energy.

The development meets all of the above criteria.

Policy G2 Sustainable Development

Development will be expected to:

- a) make efficient use of derelict or vacant land or buildings within built-up areas before using greenfield sites;
- b) be efficient in the use of land in terms of density (to comply with PPG3 requirements);
- c) meet high standards of design, construction and layout;
- d) include provision, where appropriate for adequate open space;
- e) be accessible by a choice of means of transport and not rely solely for access on the private car; and
- f) create high quality landscape settings including, where appropriate, wildlife habitats.

The development meets all of the above criteria.

6.0 - Access

The other aspect of access that has been carefully considered is that required by disabled or less ambulant users. The access from Lower Church Road will accord with Part M of the Building Regulations with a level 'landing' outside the entrance doors with a maximum threshold of 15mm.

8.0 - Summary

The proposal embodied in this submission seeks to provide a new dining room to the existing dwellinghouse. The rationale behind the submission is to provide a new extension that is in line with the current building regulation.