

Design & Access Statement and Heritage Statement

Property:

11 Penn Crescent
Haywards Heath
RH16 3HW

Prepared by:

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Dated: **31st Oct 2025**

Ref: **GDS2344D – 11 Penn Crescent**



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1.0 EXECUTIVE SUMMARY

This statement supports the planning application for the installation of external wall insulation at 11 Penn Crescent. The proposal aims to improve the thermal performance of the property while maintaining the character of the surrounding area. The design has been informed by national and local planning policies, including the Mid Sussex District Plan and the High Weald AONB Housing Design Guide.

2.0 SITE OVERVIEW



The property is located in Penn Crescent, within the Haywards Heath Bentswood & Heath ward, under the jurisdiction of Mid Sussex District Council. A semi-detached bungalow built between 1950–1966.

The area is residential, with a consistent architectural style of semi-detached homes. The property is not listed and lies outside a conservation area, but is within the High Weald AONB, which requires sensitive design consideration.

3.0 PLANNING HISTORY

The following planning applications, although not directly linked to this property, have been submitted for works in the locale.

Reference no.	Description of development	Year Determined	Decision
DM/20/4290	Replace existing polycarbonate roof over dining room with a sloping opaque roof (constructed from felt to match existing flat roof over kitchen) and skylight with maximum height not more than 4m from ground level.	2020	Approved
DM/20/1988	Replace existing polycarbonate roof over dining room with a sloping opaque GRP roof and skylight.	2020	Approved
HH/079/87	LOFT CONVERSION TO EXISTING BUNGALOW.	1987	Approved

4.0 ASSESMENT OF IMPACT

The works at 11 Penn Crescent are part of a Retrofit package and will improve the property in terms of

EWI applied to all external walls, finished with brick slips to complement existing character.

No changes to openings or footprint; insulation follows existing wall lines.

Thickness of insulation (typically 90–120 mm) will not significantly alter building proportions.

High-performance insulation boards with weather-resistant brick slips, complying with INCA best practice.

No changes to vehicular or pedestrian access. Works will not affect entrances or pathways

The works will be compliant with the latest Building Regulations Part L - Conservation of Fuel and Power.

Installation follows PAS2035 retrofit guidance for thermal upgrades.

5.0 PLANNING CONSIDERATIONS

Mid Sussex District Plan (2014–2031) – particularly Policy DP39: Sustainable Design and Construction, which supports energy efficiency improvements.

National Planning Policy Framework (NPPF) – which encourages sustainable development and the transition to a low-carbon future.

Permitted Development Rights – While EWI can sometimes fall under permitted development, this application is submitted to ensure compliance due to potential changes in external appearance.

6.0 EXTERNAL

Aluminium starter track above damp-proof course. Insulation boards fixed using adhesive and mechanical anchors. Reinforcing mesh embedded in base coat for stability. Brick slips applied for weather resistance and aesthetic finish.

7.0 SUMMARY AND PLANNING CONSIDERATIONS

The proposed installation of external wall insulation at 11 Penn Crescent is a sustainable and visually appropriate enhancement. It will improve the energy efficiency of the property, reduce carbon emissions, and contribute positively to the appearance of the building. The proposal is consistent with local and national planning policies and will have no adverse impact on the character of the area or neighbouring properties.

The works will also be compliant with the latest Building Regulations Part L Conservation of Fuel and Power.

APPENDIX A – PHOTOGRAPHS



1. Existing Front Elevation



2. Existing Side Elevation



3. Existing Rear Elevation