42 Hurst Road, Hurstpierpoint, BN6 9NL

LANDÍVAR ARCHITECTS

Full Planning Application

Design & Access Statement

Project No.1684
Revision B

Project address:	42 Hurst Road, Hurstpierpoint, BN6 9NL
Proposal:	Proposed new garden house dwelling within the approved pool house envelope (as described in consent DM/23/3044 & DM/24/1748)
Submission:	Local Authority Full Planning
Date:	July 2025
Client:	Mr C Brace
Prepared by:	D Elliott / H Mort Landivar Architects Limited The Workshop, Unit 3, 29-42 Windsor Street, Brighton, BN1 1RJ 01273 739590 info@landivar-architects.com landivar-architects.com

Preface

This Design and Access statement has been prepared on behalf of the applicant, Mr C Brace, in support of the Full Planning Application for the consented pool house into a new family dwelling.

This document should be read in conjunction with the following Drawings:

1684_3.001_RevA_As Proposed OS

1684_3.002_RevB_As Proposed Site Plan

1684_3.003_RevB_As Proposed Garden House

1684_3.004_RevA_As Proposed Sections

1684_3.005_RevA_As Proposed Garden House Sections

1684_3.006_RevA_As Proposed Context Sections

1684_3.007_RevA_As Proposed DAS References

1684_3.008_RevB_As Proposed Entry Pavilion

1684_3.009_RevB_As Proposed Views

1684_3.010_RevA_As Proposed AXO

1.0 The Site

The Site

1.01 The site is located on the norther side of Hurst Road, a wide residential Road connecting Hassocks and Hurstpierpoint. Hurst Road is characterised by a mixture of traditional and contemporary dwellings with a variety of designs and materials.

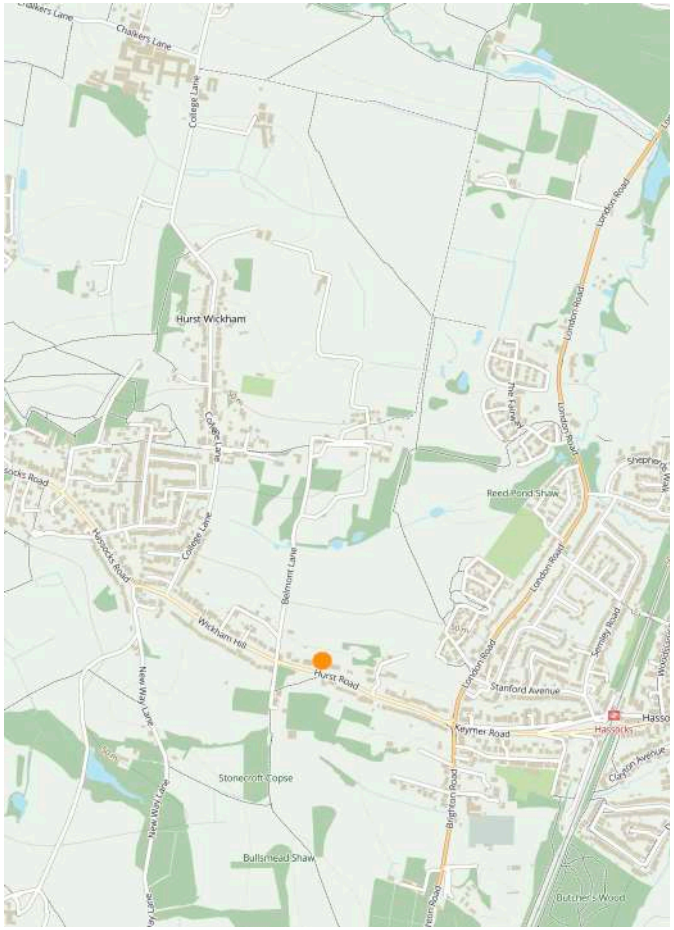
1.02 The site is a rectangular plot of 4,350m2 occupied by a detached Edwardian Villa, circa 1900s, with a substantial large rear garden, pool, garage and hardstanding dual access driveway, with access track to pool house + garden.

The existing building comprises of three storey, 8 bed property, with reception rooms, utility and and associated storage. The Net internal area of the house + garage is 379m2.

1.03 The location of the site provides convenient transport links to Brighton, and London from the Hassocks train station, a 10 minute walk away. The site is within a predominantly residential area with many local amenities such cafes, restaurants and shops all within walking distance from either Hassocks or Hurstpierpoint.

1.04 The site is bound by Hurst Road to the south, agricultural fields to the north and residential properties to the west and east.

1.05 The topography of the site falls away from the road, from south to north to form a constant fall to the site that is structured with a series of east / west landscaped terraces. At the lower end of the garden, the site has a number of mature hedgerows and a few mature trees lining the north boundary.



OS map: 42 Hurst Road, Hurstpierpoint, BN6 9NL

Aerial view

The Site

2.1 Double fronted bay facade to street frontage

2.2 Ad-hoc single storey, none original side extension

2.3 Rear extensions and terracing to rear.

2.0 Use

Use

2.00 The existing use of the site is C3 planning use which is categorised as the following:

- C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child
- C3(b) covers up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems
- C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious

2.01 The proposed development intends to maintain the current C3 planning designation while introducing one additional residential unit along Hurst Road thereby contributing to the residential character of there area.

3.0 Flood risk

Flood risk

3.00 The site is within Flood Zone 1, an area with low probability of flooding.

Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)

EA Flood risk map: 42 Hurst Road, Hurstpierpoint, BN6 9NL

EA Surface water map: 42 Hurst Road, Hurstpierpoint, BN6 9NL

4.00 Site and Architectural layout

Site and Architectural layout

4.00 The site is located within a primarily residential context characterised by a varied roof scape. The proposal seeks to integrate one additional residential unit into the existing architectural rhythm of Hurst Road, ensuring harmonious existence with the mixed roof forms prevalent in the area.

4.01 Due to the generous nature of the existing gardens and the situation of the consented pool house there would be no impact on the predominant linear development fronting Hurst Road or would it harm the character of the countryside or the local gap between Hassocks and Hurstpierpoint.

4.02 The As Proposed OS map illustrates the position of the single storey entry pavilion and open car port in relation to Hurst Road.

4.03 The proposals sit within the consented pool house envelope (DM/24/1748) & with its green roof and extensive landscaping will be well concealed within the surrounding densely planted garden.

As Proposed OS Map

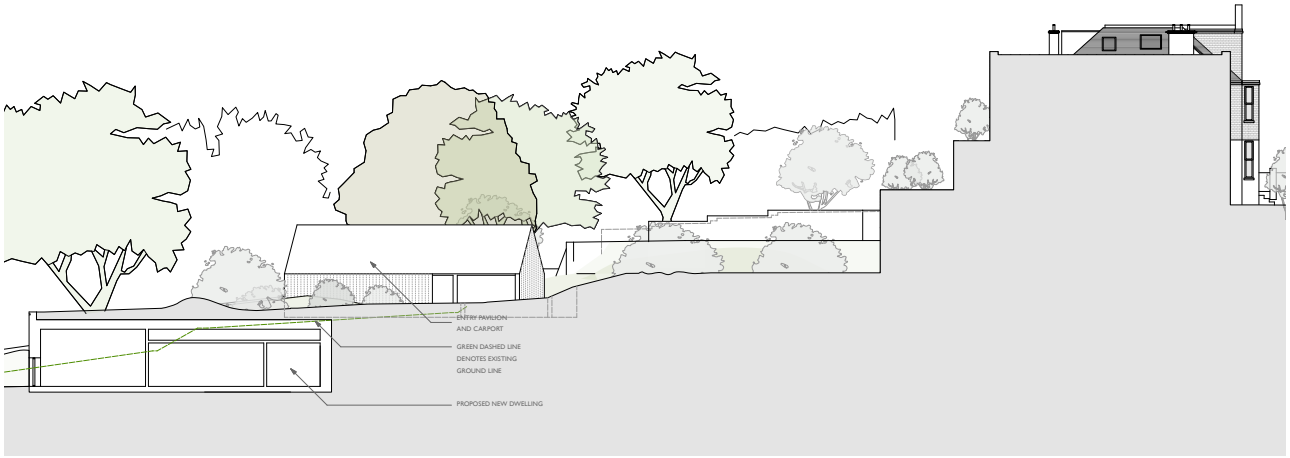
5.00 Scale

Scale

5.00 The site has a sloping topography descending North from Hurst road. The proposed design aims to harness this natural gradient by incorporating a subterranean level accommodating one storey below the current garden ground level, minimising visual impact ensuring it remains concealed from both the road and the adjacent properties.

5.01 The single storey entry pavilion sits within the consented envelope of the gardeners shed and has been lengthened to include an open fronted car port for 2No. Cars ensuring that the cars will not be visible from surrounding properties.

5.02 The proposed fenestration and elevational treatment remains the same as consented with two additional windows to serve Bedrooms 3 and 4. These windows will not contribute to any overlooking issues.



As Proposed Section through Garden House, refer to drawing 1684_3.004_RevA_Proposed Sections

Scale

As Consented Axonometric (DM/24/1748)

As Proposed Axonometric

6.00 Landscape & Ecology

Landscape & Ecology

6.01 The current garden contains a number of banks and man made interventions to terrace out the natural slope to the north, the terrace to closest to the house contains a pool, with the next terrace containing a mown lawn. Towards the northern boundary the site has been left to go wild under the canopies of the existing established trees. Both East & West boundaries contain established trees and borders.

6.02 The soft landscaping and biodiversity measures will be complimentary and will consist of:

6.03 Swift + Bat boxes are to be placed in surrounding mature trees and bee bricks are to be incorporated within southern facing brick walls to encourage biodiversity on site.

6.04 The planting scheme to the proposed bank of the site would consist of densely planted native shrubs to broaden and extend the existing hedgerow habitat. Hard landscaping has been minimised in order to allow for more planting and a net biodiversity gain.

6.06 The perimeter entrance paths to the houses and entrances will be finished with non-slip (free draining) pavers, to provide wheelchair access.

6.07 The access road will be finished with a permeable surface such as hoggin.

Upper Diagram, 1. Bat boxes, 2. Bird box, 3. Bee Bricks Native Shrubs, Perennials & Wildflowers.

7.00 Sustainability

Sustainability

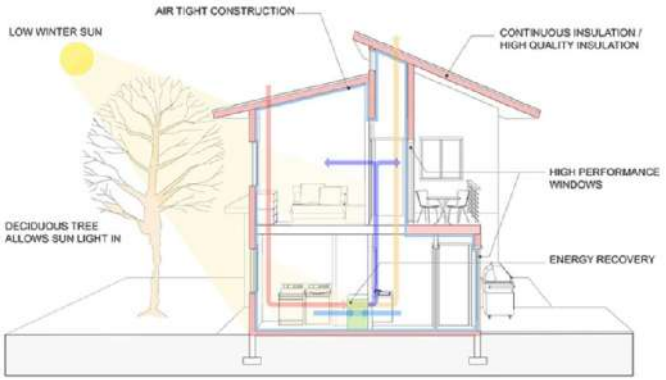
7.01 The proposal seeks to incorporate key sustainable aspects to provide a zero carbon development:

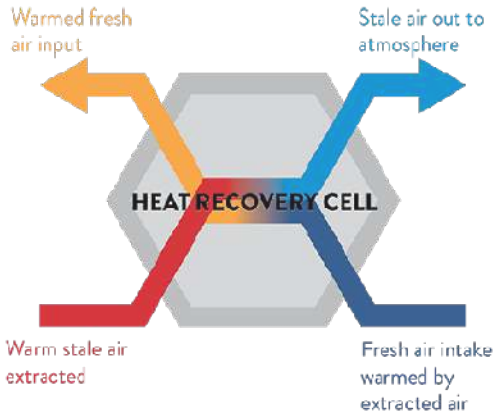
- Possibility for Passivhaus standards - Energy required to heat passive home is 90% lower than that of other buildings.
- Zero Carbon Sustainable technologies: Ground Source Heat Pump or ASHP with Solar Panels and MVHR (Ventilation).
- Improved Ecology and Biodiversity Net Gain of at least 16.41%.
- Native Planting and Landscaping

7.02 The 5 Passivhaus principles would be applied to the scheme :

1. Air tight construction
2. High quality insulation
3. Low U value windows
4. No thermal bridging
5. Mechanical ventilation with heat recovery.

The above principles ensure minimum energy use, stable temperatures and comfortable conditions.





Upper image, Passive house principles
Bottom Left, whole house ventilation & heat recovery system.

Sustainability

7.03 The primary energy strategy would then be to install energy efficient Ground Source Heat Pump (GSHP) or Air Source Heat Pump (ASHP) powered by on site renewables (solar power).

ASHP / GSHP are renewable heating system that extracts low-temperature solar energy stored in the ground or air and compresses this energy into a higher temperature.

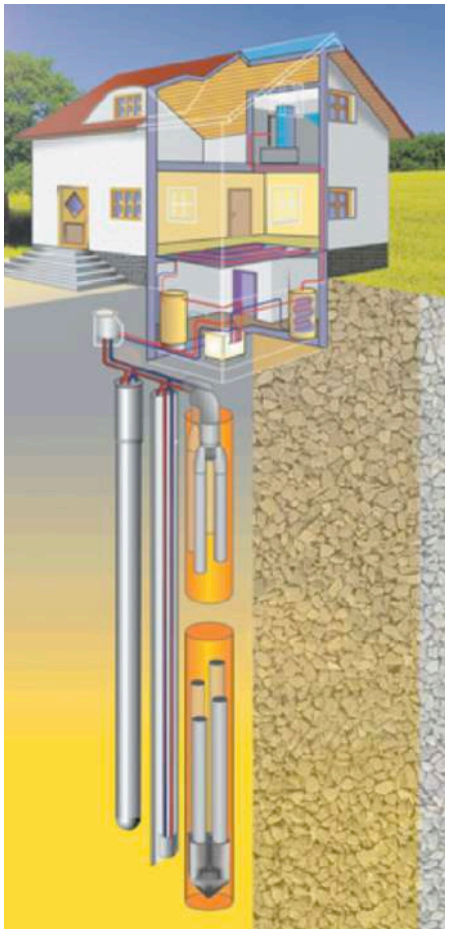
The development is well situated to utilise both GSHP + ASHP technology; with access to the site suitable for the heavy machinery required for piling and the boreholes able to sit within the new building footprint, and in the case of ASHP the large nature of the site and garden provides the ability to hide the ASHP units out of sight.

7.04 The plans show space for 16 Solar Panels, with additional space over the pool roof to upgrade the system if required. The pool house roof doubles as a green roof creating a bio solar roof. The 16 panels will be accompanied by a battery system that will provide electricity throughout the day for both dwellings and the pool house. Solar panels are intentionally kept off the street facing main roof.

7.05 The site is in a sustainable location with direct transport links to Brighton and London.There is a regular bus service to and from Brighton with route 270 operating a very regular timetable throughout the week. The train station is a five minute walk, with connections to Brighton, Eastbourne, London and Gatwick.

There is provision for cycle storage - 4 cycle spaces - allowing the residents and their visitors to make use of local cycle paths. There is also plenty of space within the private gardens for further secure covered cycle storage if necessary.

Upper Left - EV charging point.
Middle - Improved ecology and Biodiversity Net Gain
Bottom Left - Solar Panels
Right - Ground Source Heat Pump



Sustainability

7.06 The properties will be primarily served by a renewable electricity supply that will be provided by the on site PVs & supplemented by energy providers offering 100% renewable electricity.

6.07 Each parking space will be fitted with an electric vehicle charger to encourage residents or visitors to use EV's

6.08 Alongside all of the above, the house has been designed with regard to conserving energy, water and materials in a sustainable way to reduce fuel use and eliminate greenhouse gas emissions in the following areas:

- The installation of triple glazed windows throughout the scheme.

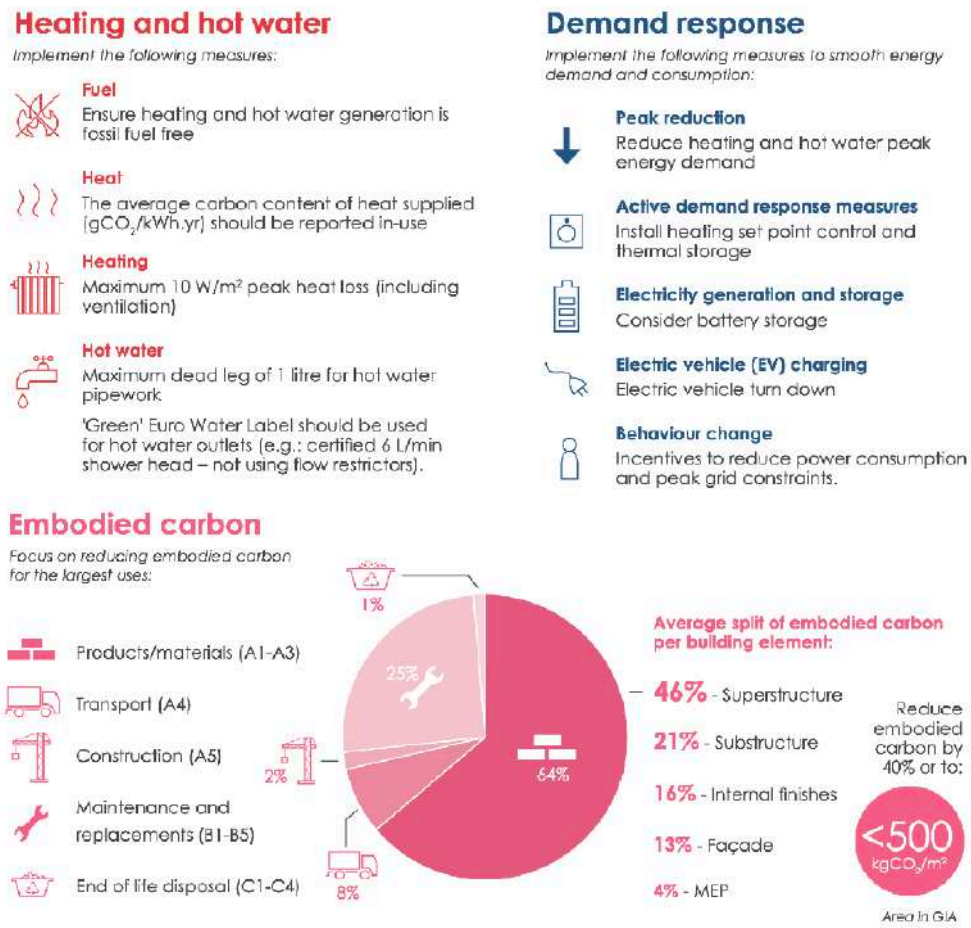
- The installation of energy efficient lighting, 'A++' appliances and fixtures. Car charging points will be installed.

- Natural + Mechanical ventilation depending on seasonal preference.

- Permeable landscaping to reduce water run off to main sewer.

- Measures such as dual flushes, water meters and the harvesting of rainwater in harvesting tanks will be incorporated to reduce consumption, with low water usage sanitary ware items

- LETI design guide principles to be followed where ever possible.



8.00 Appearance

Appearance

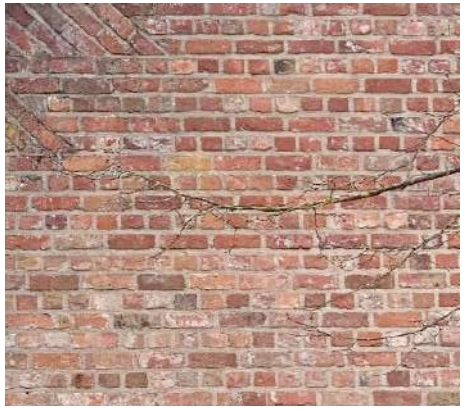
8.01: 3D Visual towards landscaped light well

8.02: 3D Visual looking towards the entry pavilion and landscaped light well

Appearance




Examples of green roof and integrated subterranean building


Examples of contemporary brick in a rural setting

9.00 Access, Refuse & Security

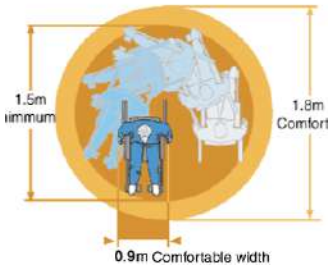
Access, Refuse & Security

9.01 The proposed application accommodates Part M and Lifetime homes requirements throughout the design. Primary access is gained via a gentle slope up to the generous front entrance door, with level access via lift to a open lobby and Part M domestic stair case. The proposal also complies with Lifetime homes criteria.

9.02 Recycling will be encouraged within the house with segregated bin storage facilities to be provided under the sink or within kitchen units to provide easy storage within the dwelling.

9.03 Secure, cycle storage is provided within the the rear garden. Additional visitor and short stay cycle storage is provided.

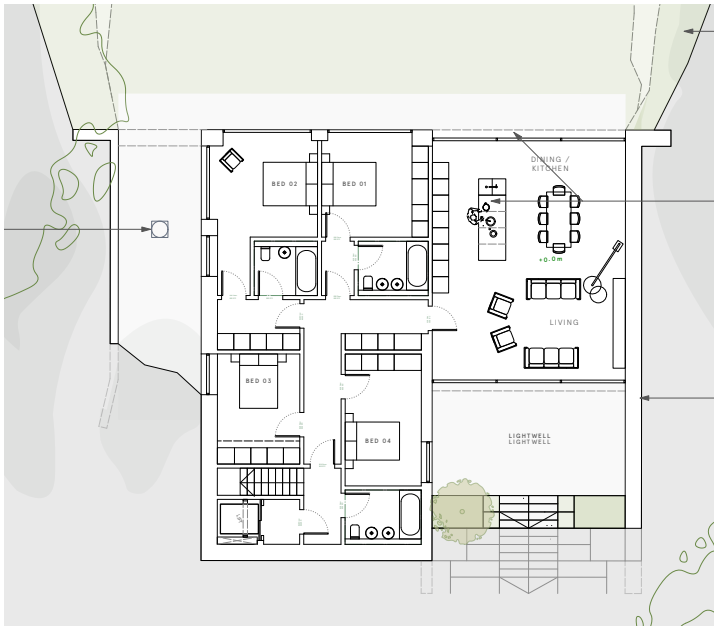
9.04 Refuse and recycling area located within a screened enclosure adjacent to the pavement within easy reach for collection.



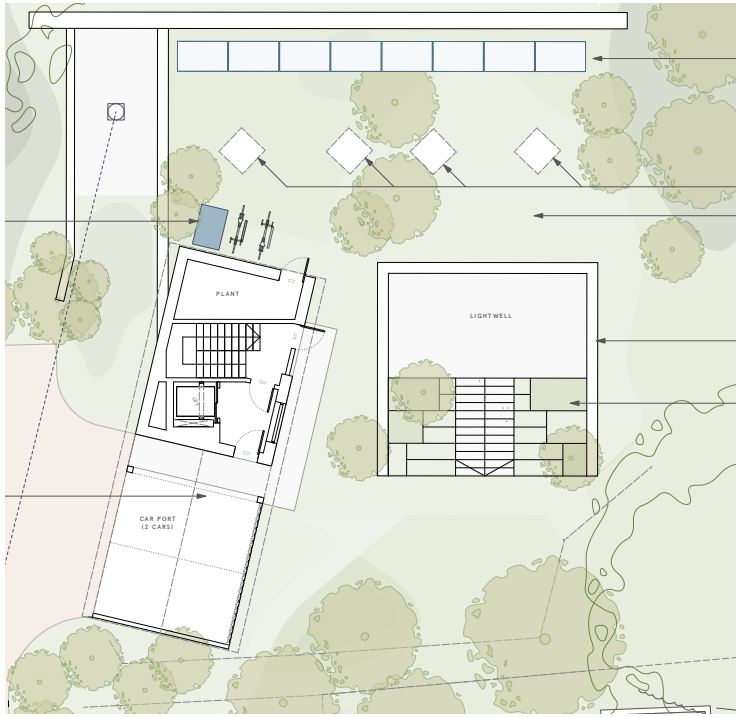
- Suitable dwelling entrance opening width of 775 mm clear.
- A 1500mm clear turning circle in main living space
- Suitable internal door opening clear widths of 850mm.
- All units to have the principal living room at entry level.
- Glazing to principal rooms starting at a maximum of 850mm above door level and complying with the requirements of AD K for guarding.
- Principal bedrooms with a clear access zone of 1,000mm around both sides and the foot of the bed. Other bedrooms with a clear zone of

  1,000mm to one side and the foot of the bed.
- Step free access to WC and bathroom facilities at entry level.
- Ability for adaptation, including reinforced walls for grab rails in the bathrooms.
- Accessible detailed elements such as lever ironmongery and positioning of switches and controls.

Access, Refuse & Security



As Proposed Lower Ground Floor



As Proposed Ground Floor

Access, Refuse & Security

9.06 The design supports the principles of Secured by Design which aims to achieve a good overall standard of security for buildings and for the private and public spaces around them.

9.07 Through the introduction of appropriate design features that facilitate natural surveillance and create a sense of ownership and responsibility for every part of the development, criminal and anti-social behaviour within the curtilage or grounds of an estate can be deterred. These design features include secure vehicle parking, adequate lighting of communal areas, fostering a sense of ownership of the local environment, control of access to individual and common curtilages, defensible space, and landscape design supporting natural surveillance and safety.

9.08 SECURED BY DESIGN GUIDELINES FOR DEVELOPMENT LAYOUT:

1. Communal areas to allow natural supervision.

2. Boundary fences to be balanced between security, surveillance and private property.

3. Frontages to be defined to demarcate between public and private property - full width gate to hoggin path defines threshold and excludes casual access to properties.

4. Clear name and numbering of roads and properties.

9.09 Front Door & External Doors.

- All door sets shall be successfully tested to BS PA24-1:1999

- Door sets must be secured to the fabric of the building in accordance with the manufacturers installation specification.

- Glazed panels, in or adjacent to doors must be laminated. Door chain or limiter fitted.

9.10 Windows.

- Ground floor windows easily accessible above or below ground floor level and windows designated as emergency egress routes must be certified to BS7950.

- Windows must be secured to the fabric of the building in accordance with the
manufacturers installation specification.

- Windows adjacent to doors or designated as emergency egress routes must be laminated.

9.11 Security Lighting.

- Lighting to all external doors and vulnerable areas, operated by photo-electric cell or passive infrared detectors.

9.12 Intruder alarms.

- Suitable power provisions for installation to comply with BS4737 or BS6799

Secured by Design

SBD

Official Police Security Initiative

10.00 Amount

Amount

10.01 The proposed application is for a single detached three bedroom dwelling with associated gardens, driveway and storage.

Total site area: 4297 m2

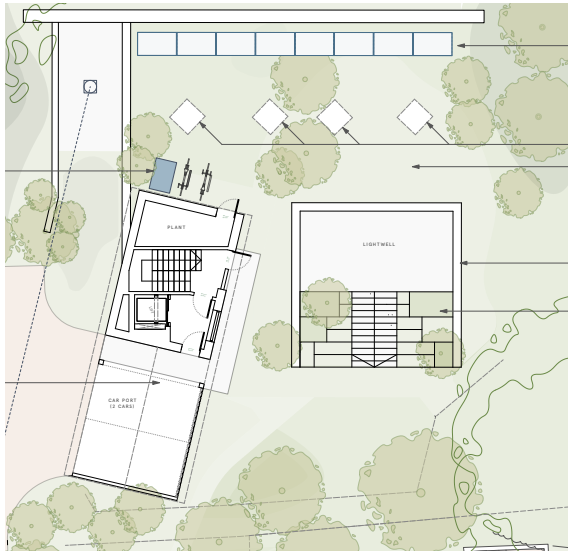
Total Net internal area: 192 m2

10.02 Technical housing standards – nationally described space standards (March 2015) have been met and exceeded, to ensure that the the accommodation provides for a generous and spacious internal environment (4 bed - 8 person).

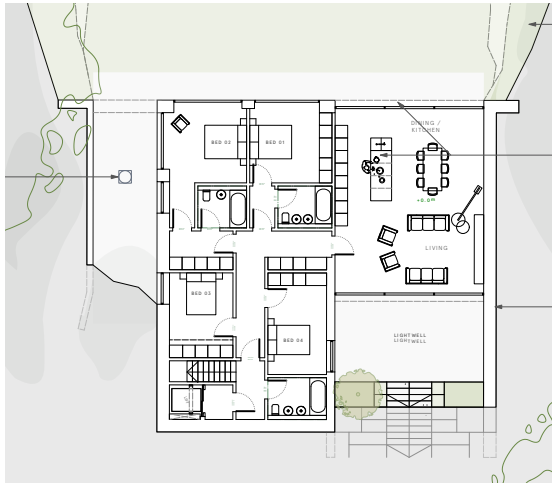
10.03 The dwelling has ample storage areas to accommodate the ASHP, coats and shoes, as well as long term storage areas.

Table 1 - Minimum gross internal floor areas and storage (m^2)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	



As Proposed Ground Floor



As Proposed Lower Ground Floor

11.00 Summary

Summary

11.00 The proposal seeks to make optimum use of a brownfield site with a sensitively considered development that would respect the vernacular architectural language of the semi rural area whilst offering state of the art Passivhaus as well as improving the biodiversity and ecological value of the current site.

The key elements of the design are :

1. Contemporary / vernacular aesthetic and typology to proposal.
2. Low visual impact to proposal, whilst respecting the street plot proportions and scale.
3. Efficient subterranean construction minimising fabric heat loss/gain.
4. Site layout provides both amenity and privacy with landscaped areas and a private garden.
5. Biodiversity net gain with increase of green and planted areas and reduction of hardstanding.
6. Improvement of surface water management with increase of SUDS areas with permeable pavers
7. Low carbon compliant with ASHP, electric car charging, passive solar and ventilation design.
8. Increase in green space with less hard landscaped areas.
9. Incorporated design approach to respect the Hurstpierpoint Architectural vernacular.

11.01 The proposed drawings, along with the supporting documents, clearly demonstrate the provision of a high quality design that complies with LPA and National Planning policies. Through studied use of material, consideration of form and typology and application of passive design principles , this house will provide low carbon, high-quality accommodation on a site that is currently underused.

11.02 The proposed design would be a valuable and beneficial addition to the immediate vicinity, promoting the principles of sustainable, locally generated quality architecture that exemplifies a responsible approach to development in this age.

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