



Design and Access Statement
Including the Sustainability and Drainage Statements

23 Hurst Road, Hassocks

Demolition of the existing detached garage and studio building. Subdivision of the plot and construction of a two-storey detached dwelling with additional lower ground floor accommodation. Associated hard and soft landscaping works

at

23 Hurst Road, Hassocks

Design and Access Statement

on Behalf of

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June 2025

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1. Introduction

- 1.1 This is a Design and Access Statement prepared to accompany a Full planning application for the demolition of the existing detached garage building with accommodation over, subdivision of the plot from the existing garden and the construction of a detached dwelling with associated hard and soft landscaping works, at 23 Hurst Road, Hassocks.
- 1.2 23 Hurst Road is a large detached dwelling of traditional, vernacular design that occupies a larger than average plot to the south of Hurst Road. The property sits in line with its neighbours and is afforded a southerly aspect garden whose boundaries are screened predominantly by mature hedging and trees, providing mutual privacy.
- 1.3 The location of the site is designated as being within the countryside, some distance from the built-up area boundaries of Hurstpierpoint and Hassocks. It is positioned along a section of Hurst Road with consistent ribbon development on both sides of the highway, characterised by large, detached dwellings that generally fill much of the width of their large, deep plots.
- 1.4 The proposal seeks to replace the existing detached garage building with a new detached dwelling. The proposed dwelling will have a two-storey appearance to the front elevation, increasing to three storeys at the rear owing to the significant fall in the topography. The proposed dwelling will utilise the existing highway access onto Hurst Road to provide both vehicular and pedestrian access to the proposed dwelling.
- 1.5 A Planning Statement has been prepared by Tim Rodway of Rodway Planning Consultancy, which this document should be read in conjunction with. It references the relevant planning policies, as well as referencing the pre-application advice that was received.
- 1.6 The planning application is accompanied by a Tree Survey and Arboricultural Implications Assessment, prepared by Broad Oak Tree Consultants, which confirms that the proposals will not adversely affect the existing trees.
- 1.7 A Preliminary Ecological Assessment (PEA) has been undertaken by CT Ecology and their report has been submitted as part of this application. The PEA is supplemented by an emergence Bat Survey that has been undertaken by Batscan Limited, and this report also accompanies this application submission.
- 1.8 This application is further accompanied by an Archaeological Desk-Based Assessment report, prepared by Archaeological Services Lewes. A summary of its findings is contained within the Heritage section of this report.
- 1.9 This planning application demonstrates the following:
 - a) The traditional, cottage-style aesthetic of the proposed replacement dwelling is an appropriate design response to its rural, verdant setting;

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- b) The proposed dwelling is sensitive in its scale, adopting a modest, 1.5 storey design that reflects the character of the existing Garage building. The proposed dwelling remains subservient to the neighbouring properties;
 - c) The proposed dwelling will not affect the amenity of the neighbouring occupiers owing to its well-considered positioning within the site, and the proposed screening to supplement, and complement, the existing boundary treatments;
 - d) The proposed dwelling will be highly sustainable in both its construction and in its energy use, through the adoption of a 'fabric first' approach, combined with the provision of an air source heat pump for its space heating and hot water requirements;
 - e) The proposed hard and soft landscaping works, including works to the existing driveway and parking area, along with sensitive planting and new paved terracing, will greatly enhance its setting and protect the character and integrity of its setting;
 - f) The proposals, through their sensitive mitigation measures in respect of bat habitats, are able to demonstrate that they will not cause harm to protected species.

2. Use

- 2.1 The proposal will create a new residential dwelling in C3 use class. The existing garaging forms a part of the existing dwelling at No.23, and the land already falls within the C3 use class.

3. Amount

- 3.1 The proposals include:

- a) The demolition of the existing detached garaging;
- b) The construction of a new detached dwelling in a traditional Sussex vernacular, matching the width of the existing Garage;
- c) The retention of the existing driveway entrance, with the driveway and parking area remodelled to suit the location of the proposed dwelling;
- d) Associated hard and soft landscaping works, to include bat mitigation measures, and tree works with associated mitigation measures.

4. Layout

- 4.1 The layout of the existing garaging and its site context can be viewed on the accompanying existing plan and elevation drawings. The proposals allow for the demolition of the existing garaging.

- 4.2 The ground floor layout of the proposed dwelling provides well-proportioned accommodation, with a Study, a Bedroom with its own En Suite facility, a

guest WC, and a Lounge/Sitting Room to the rear, arranged as two distinct spaces with a double-sided wood burning stove. This living space provides access to a balcony via its bi-folding doors.

- 4.3 The Basement level incorporates the open-plan Kitchen/Dining Room with informal seating area, along with a Utility Room and WC. Bi-folding doors allow access onto the sunken paved terrace.
- 4.4 The first floor is arranged as four, well-proportioned Bedrooms, the largest of which is located to the rear and is served by an En Suite facility. The Main Bedroom also features a Juliette balcony, providing views across the garden towards the South Downs beyond.

5. Scale

5.1 **Character and Appearance**

The proposed dwelling will present a modest appearance to the front elevation, with the first floor accommodation being provided within the roof space to create a 1.5 storey appearance. The proposed dwelling presents a traditional, cottage-style vernacular with material selections to reflect this. The design and detailing of the roof form ensures the scale and massing of the dwelling remains subservient to its neighbours.

- 5.2 The design of the house is discussed in greater detail in Section 7, Appearance.

5.3 **Dwelling Space Standards**

The minimum space standards for a two-storey dwelling with four bedrooms (8 persons) is 128 sq.m. The proposed dwelling comfortably exceeds these minimum requirements.

5.4 **Neighbour Amenity**

The proposals will not have any impact upon the amenity of the neighbouring properties, owing to the existing substantial mature tree and hedge screening, and the position and orientation of the house on the site. The proposed close boarded timber fencing to the eastern boundary with the existing dwelling at No.23 will provide suitable screening, since the garden area immediately adjacent to the house is set at the lower ground floor level.

5.5 **Sustainability**

The proposed replacement dwelling has been designed to offer a high level of sustainability, doing so both actively and passively. The layout and form of the dwelling is key to harnessing solar gain to reduce the demands placed upon the space heating system, and reducing dependence on artificial lighting. In arranging the primary living rooms on the southern elevation, all are

afforded views to the garden and beyond, while enjoying light from the sun's path throughout the day.

The fabric of the dwelling will be highly insulated to reduce heat losses, which will lead to less demand being placed upon the space heating system, while renewable technologies will be incorporated to maximise the efficiency of the dwelling's operation in use.

This aspect is discussed in further detail in Section 10, Sustainability Statement.

Ecology

- 5.6 This application is accompanied by a Bat Survey report prepared by Batscan Ltd. As concluded in their report, the results of this survey confirm that the garage is not used by roosting bats at the present time. Therefore, no further bat surveys are required, unless works do not proceed within a period of one year from the date of the last survey. However, because bats are active in the area, appropriate precautions are required when demolishing the building. A written copy of a toolbox talk, in respect of bats, is included with their report. This gives advice on the care required when working in areas where bats might be found and on what to do, if a bat or evidence of bat use is encountered.
- 5.7 It is recommended in their report that provisions for roosting bats are incorporated into the proposed dwelling, as an aid to local biodiversity. The recommendation is for two or more bat access tile sets to be fitted into the roof slopes (so long as 1F felt or a certified 'bat-safe' roofing membrane is used beneath tiles or cladding in areas where bats might roost).

Waste and Recycling

- 5.8 The proposals include provision for bin storage, for both landfill waste and recycling, as well as green waste.

6. Landscaping

- 6.1 The proposals seek to largely retain the current appearance of the site from the front, which is characterised by the protected oak trees to the front boundary. The accompanying tree survey report from Broad Oak Tree Consultants explains how the proposed dwelling will not cause to harm to the Root Protection Areas of the retained trees, nor affect their health ongoing trees. existing front and rear gardens as they currently are, further helping the replacement dwelling to integrate with its setting.
- 6.2 The existing vehicular access point for No.23 will be retained, with the existing driveway and parking area modified to suit the proposed subdivision of the plot to form the proposed dwelling.

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- 6.3 It is proposed to lay paving to the rear of the proposed dwelling to provide areas for outdoor seating. The extent of this paving is modest, being finished in a sandstone-type material. The remainder of the garden will largely retain its existing landscaping features and characteristics.
- 6.4 The boundary treatments will comprise a variety of close boarded timber fencing and hedge planting, supplementing the existing boundary treatments.

7. Heritage Statement

- 7.1 The existing garage and its first floor accommodation are ancillary to the adjacent detached dwelling. The proposals seek permission to demolish the existing garage building and construct a replacement detached dwelling over three storeys. The site will remain in residential (C3) use.
- 7.2 **Scheduled Ancient Monument (SAM)** – The proposals do not affect a Scheduled Ancient Monument or its setting.
- 7.3 **Archaeologically Sensitive Area (ASA)** – The proposed development is situated within two Archaeological Notification Areas (ANAs), identified as grade RED, with a further ANA located immediately to the west of the site. These ANAs are as follows:
- ANA SDNPA 069 has been defined due to potential remains of use and occupation of the area from all periods of human activity;
 - ANA Horsham 078; Mid Sussex 044 has been defined due to the potential remains of the route of the Roman Road from Hardham to Barcombe Mills.
 - Additionally, the ANA immediately to the west of the site is ANA Mid Sussex 004 has been defined due to the potential remains of the route of the north-south Roman Road from Ham Farm, to New Close Farm, where it joins the main Roman Road through Mid Sussex (ANA Mid Sussex 036).

An Archaeological Desk-Based Assessment has been carried out by Archaeological Services Lewes, which includes within its Appendices the Historic Environment Record (HER) search data.

The aforementioned report summarises its findings as follows:

The assessment has concluded that the Site is considered to lie within an area of high archaeological potential for the Romano-British period; moderate to high potential for the Prehistoric period; low-moderate potential for the Anglo-Saxon period and low potential for the medieval and post-medieval periods.

Despite there being a low-high potential for discovery of archaeological features for all periods, the likelihood of discovery is fairly low overall, due to the excavation of a substantial, 19th century sand quarry. This has caused significant impact to any surviving archaeological deposits and the creation of a cut and fill platform for construction of the modern house has further eroded the landscape. There is certainly

potential for residual artefact recovery but it is considered less likely that in-situ archaeological features will remain intact. Consequently it is advised that an archaeological watching brief should be conducted during the excavation of the footings if permission is granted to ensure that any unstratified artefacts are fully recovered and recorded.

- 7.4 **Listed Building** – The dwelling is not listed.
- 7.5 **Conservation Area** – 23 Hurst Road is not situated within a Conservation Area.
- 7.6 **Registered Park or Garden of Special Historic Interest** - The site is not situated within any Registered Park or Garden of Special Historic Interest.

8. Appearance

- 8.1 The current appearance of the site can be reviewed from the existing plans supplied with this application. The proposed dwelling, by virtue of its sensitive design and detailing, is able to demonstrate an extremely high standard of design quality.
- 8.2 The proposed dwelling will be elevated to its ground and lower ground floor walls in facing brick, over plinth walls in the same facing brick. The first floor walls will be finished plain clay hanging tiles of a colour to complement the facing brickwork. These materials reflect its rural Sussex vernacular
- 8.3 The pitched roofs will receive plain clay tiles to compliment the facing brick and hanging tiles, with conservation roof windows to serve the first floor Family Bathroom. The roof windows will be detailed so as to sit flush with the proposed plain clay tiled roof finish. The proposed windows and doors elsewhere will be of painted timber construction, with the front entrance door being of oak timber construction.
- 8.4 The elevations will be further enhanced through the use of timber joinery to the barge boards and rafter feet, with these receiving a stained finish. The balconies to the rear elevation will be formed of a toughened glass sheets simply supported with galvanised fixings.

9. Access

- 9.1 The proposed dwelling has been designed to afford excellent access throughout each of its three levels, with all circulation spaces, door widths and sanitary accommodation complying with the requirements of Approved Document M. The well-proportioned ground floor accommodation includes a Bedroom with En Suite Shower Room, affording the potential for independent living over a single floor, if required.
- 9.2 The driveway and parking area will comprise a permeable crushed stone finish, complementing the brick and clay tile finishes of the proposed dwelling.

An area of solid paving adjacent to the front entrance will provide a suitable hard surface for ease of access for wheelchair users.

10. Foul and Surface Water Drainage Statement

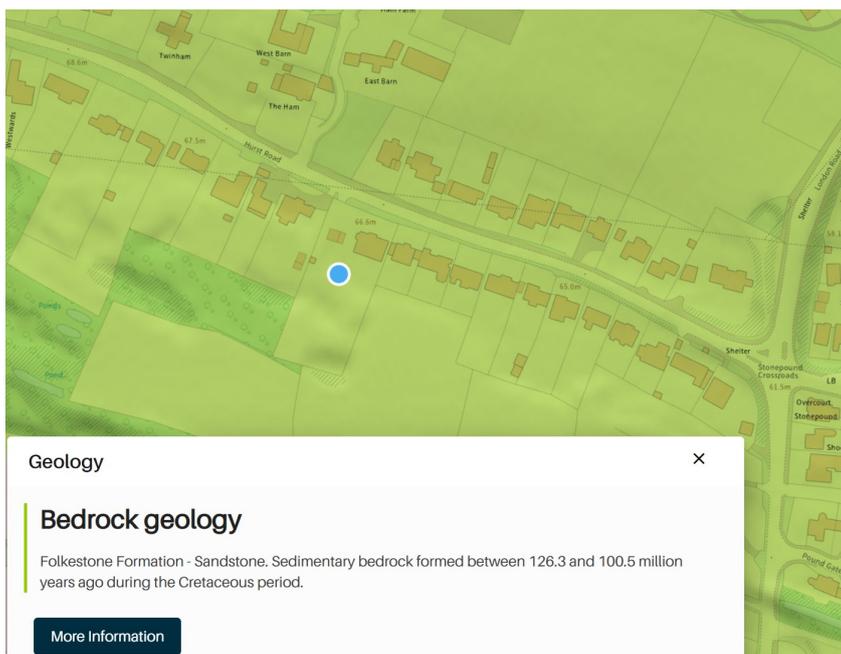
Foul Water Drainage

- 10.1 The existing Garage building is connected to the main foul sewer system via the system that serves No.23, and it is proposed to maintain a connection to the main foul sewer for the proposed replacement dwelling. The existing inspection chamber to the front north east corner of the building would be retained, and the new connections formed at this point.

The proposed Lower Ground Floor level will be served by a sump pump to allow the foul waste at this level to rise to ground level, before falling via gravity into the foul system.

Surface Water Drainage

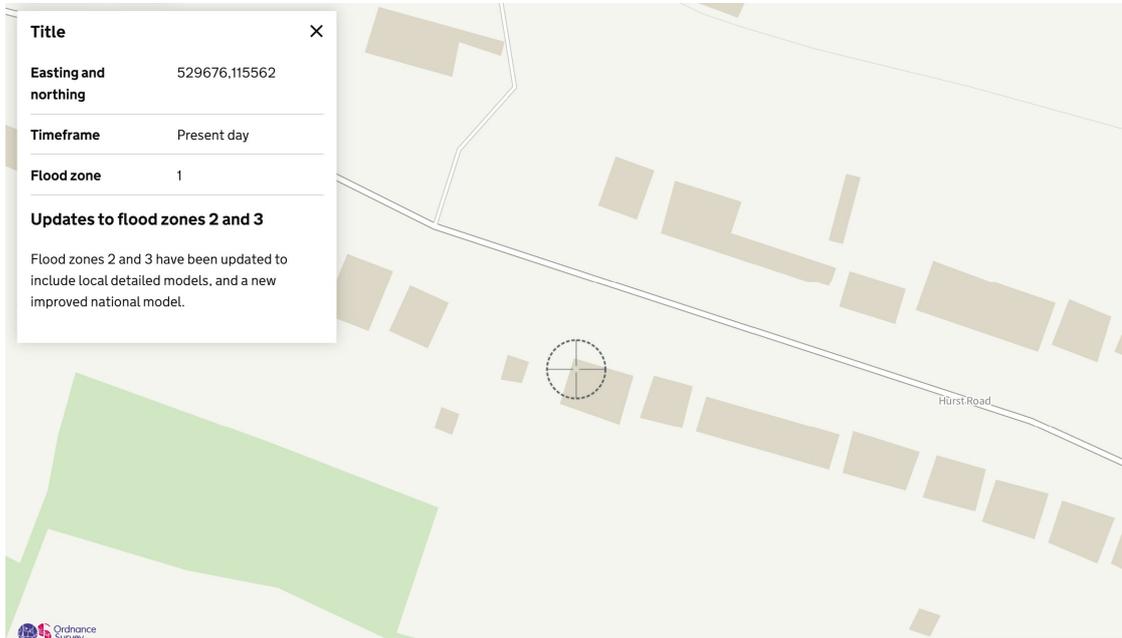
- 10.2 It is proposed that the surface water drainage system will comprise a large soakaway to the south of the terrace area to provide a combination of attenuation with gradual soakage into the ground. The strata is defined by the British Geological Survey as *'Folkestone Formation - Sandstone. Sedimentary bedrock formed between 126.3 and 100.5 million years ago during the Cretaceous period.'* Sandstone typically provides good permeability and the approach for utilising a combination of attenuation with gradual soakage is an established one. The soakaway is in excess of 5 metres from the dwelling, and 5 metres from each of the flanking boundaries.



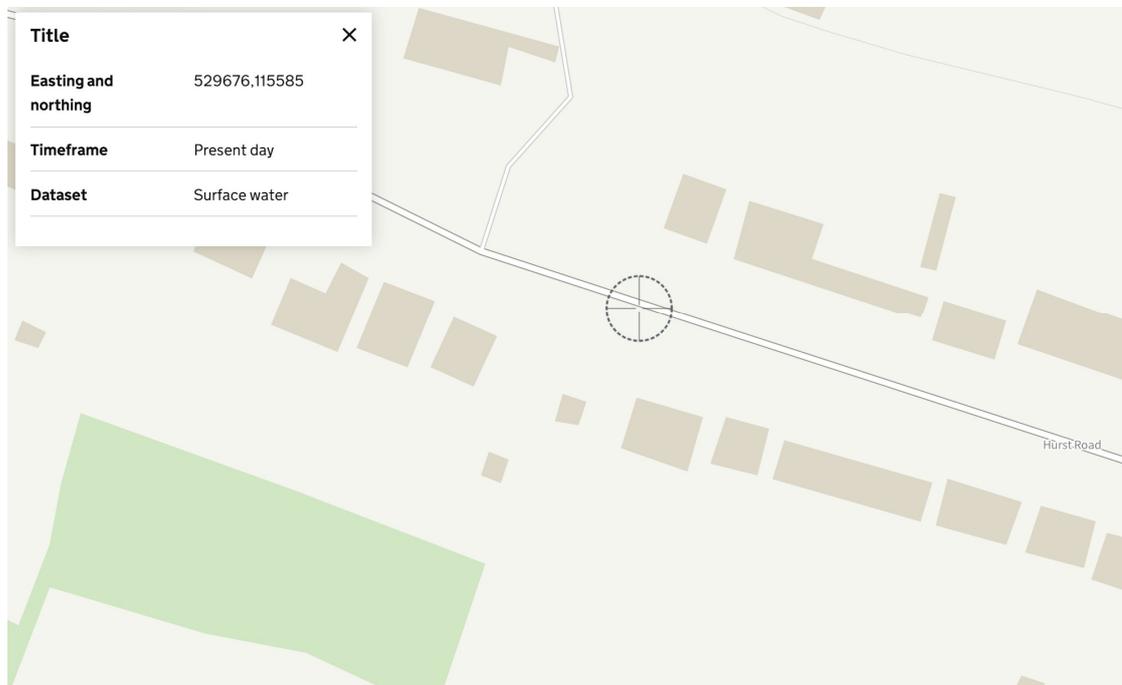
Left: The British Geological Survey mapping data confirms the bedrock of the site. The presence of a former small-scale sandstone quarry in the garden of No.23 confirms this to be accurate.

Flood Risk

10.3 The application site is in Flood Zone 1, meaning that there is little risk of flooding from rivers and the sea, as illustrated in the extract below:



The below map identifies that the site is not at risk of flooding from surface water:



11. Sustainability Statement

11.1 The proposals have been developed to ensure the proposed dwelling achieves a very high level of sustainability, primarily through its low energy use. It is envisaged the following will be incorporated:

- a) The thermal performance of the new building fabric will far exceed the standards determined by Building Regulations Part L. This will be achieved through high levels of thermal insulation to its walls, windows, roofs and floors. In addition, reductions in air permeability will be provided, as will reductions in thermal bridging, thanks to careful insulation and junction detailing;
- b) A high level of airtightness will be achieved throughout the new building fabric, in conjunction with a mechanical ventilation and heat recovery (MVHR) system to further reduce heat losses;
- c) High performance double-glazed windows and doors with gas-filled cavities, formed in sympathetic, painted timber frames;
- d) Water usage will be reduced through the installation of flow reducing / aerating taps, reduced capacity showers, and low-flush cisterns.
- e) The installation of low energy light fittings throughout the property, to reduce electricity consumption;
- f) The proposed replacement dwelling will use an Air Source Heat Pump to provide for its space heating and hot water requirements. The final number and size of the pump(s) is to be determined by the mechanical services engineer.
- g) The provision of an electric car charging point, to encourage the use of electric vehicles.

12. Conclusion

12.1 By virtue of its design and detailing, the proposed replacement dwelling demonstrates an exceptionally **high standard of design**. The proposals will result in a building of strong architectural merit.

12.2 The following can be concluded:

- g) The traditional, cottage-style aesthetic of the proposed replacement dwelling is an appropriate design response to its rural, verdant setting;
- h) The proposed dwelling is sensitive in its scale, adopting a modest, 1.5 storey design that reflects the character of the existing Garage building. The proposed dwelling remains subservient to the neighbouring properties;
- i) The proposed dwelling will not affect the amenity of the neighbouring occupiers owing to its well-considered positioning within the site, and the

proposed screening to supplement, and complement, the existing boundary treatments;

- j) The proposed dwelling will be highly sustainable in both its construction and in its energy use, through the adoption of a 'fabric first' approach, combined with the provision of an air source heat pump for its space heating and hot water requirements;
- k) The proposed hard and soft landscaping works, including works to the existing driveway and parking area, along with sensitive planting and new paved terracing, will greatly enhance its setting and protect the character and integrity of its setting;
- l) The proposals, through their sensitive mitigation measures in respect of bat habitats, are able to demonstrate that they will not cause harm to protected species.