



Wellhouse

Design & Access Statement

Introduction

This statement is written in support of the Householder Planning Application for the demolition of the existing annex accommodation to be replaced with a new two storey extension, internal alterations, conversion of the existing garage to a new annex, new garage and associated landscaping. This application has been developed with the client with due regard to the previous approval on the site (DM/21/0483). This application seeks to reduce the scope of the previously approved application, providing more modest alterations and extensions to the site. This submission also includes a series of drawings that should be read in conjunction with this application.

Site Context

The application site runs parallel with Wellhouse Lane, a private road accessed off Keymer Road. It is bordered to the north and south by agricultural fields and residential housing to the east and west. The site is located close to Burgess Hill, a town in Sussex with a host of amenities, schools and shops. Burgess Hill is also well served by transport links with direct trains to London and Brighton from Burgess Hill Station (4min drive away), along with an extensive bus network. The existing site currently hosts a single residential dwelling and a large garage. The site is well screened with extensive trees and dense vegetation along the boundary with Wellhouse Lane and the residential properties to the east and west.

- The site is within Flood Zone 01.
- The site is not located within a National Park.
- The site is not located within a Conservation Area.
- The site is not located within an AONB.
- The existing building is not a Listed Building and the site is not situated within the curtilage of a Listed Building.
- There are no Tree Preservation Orders on the site.
- There are no public rights of way across the site.

Character Study

The town of Burgess Hill has a mixed vernacular with the use of brick, render, wall hung tiles, with traditional tiled pitched roofs alongside much more modern architectural typologies with three to five storey apartments closer to the town centre. There are a wide range of typologies such as, Victorian, mid-century and contemporary styles. The town's development over the past century has seen a wide range of architectural typologies added to the more traditional styles of the original town. The immediate context of Wellhouse Lane is characterised by large detached two storey dwellings with traditional forms such as pitched roofs. There is a mixture of brick, render and timber details present on most houses in the Lane.

Key Features and details of Wellhouse Lane can be summarised as:

- Predominately red brick and render as the main facade materials.
- Timber detailing such as mock Tudor beams and features adorning gables and facades.
- 1.5-2 storey dwellings with rooms in the roof and dormers present on a number of properties.
- The roofs treatments are generally tiled, with details such as bonnet hips, exposed eaves and rafter feet, chimneys are also on most properties.

The area of Burgess Hill and the immediate context of Wellhouse Lane can be characterised as having no single dominating appearance with an varied mix of architectural styles.

National and Local Planning Policy

This section provides information on both the National and Local Planning Policies which are relevant to the consideration of the proposed development and the determination of the submitted planning application.

National Policy

National Planning Policy Framework

Planning Practice Guidance

Mid Sussex District Plan (Adopted March 2018)

DP4 - Housing

DP12 - Protection and Enhancement of Countryside

DP16 - High Weald Area of Outstanding Natural Beauty

DP26 - Character and Design

DP35 - Conservation Areas

Mid Sussex Design Guide

9.0 - Household Extentsions

Hassocks Neighbourhood Plan (adopted June 2020)

Policy 9: Character and Design

Policy 5: Enabling Zero Carbon

Mid Sussex District Plan (Adopted March 2018)

Policy DP26 - Character and Design

'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 development:

- is of high quality design and layout and includes appropriate landscaping and greenspace;*
- contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- protects open spaces, trees and gardens that contribute to the character of the area;*
- protects valued townscapes and the separate identity and character of towns and villages;*
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP27);*
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- positively addresses sustainability considerations in the layout and the building design;*
- take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- optimises the potential of the site to accommodate development.'*

The proposal, whilst seeking a large expansion and increase in roof form, clearly meets the above criteria. The scheme is sensitively designed so as not to unduly effect the neighbouring property and seeks to enhance biodiversity on the site by reducing the amount of driveway on the site creating more garden space and better integrating parking. The extension is a high quality design that contributes positively to the area by harmonising the elevations and refreshing the overall appearance of the site. Wellhouse Lane is an eclectic mix of large scale properties with other properties benefitting from similar scale extensions. The proposal maximises the potential of the site, improves the sustainability credentials of the existing house and embodies the characteristics of the local area.

Mid Sussex Design Guide

6.2 Principle DG37: Sustainable buildings

The proposal will be designed to a high level of sustainability, featuring a number of technical additions and fabric alterations to ensure it provides a sustainable new extension, improvements to the existing dwelling and upgraded fabric for. The building envelope will achieve high levels of insulation including materials such as stone to achieve high thermal mass, alongside solar panels on the converted annex providing energy to the site.

9.2 Principle DG49:

'Extensions should typically use simple, uncomplicated building forms to compliment and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach.'

The proposed designed clearly complies with the above principle by following a similar form, massing and character of the existing dwelling. Aspect like the windows do differ slightly from the existing building but this is to provide contrast and mark the extensions out as modern, enabling a future understanding of the buildings development. The extension proposes a high quality addition to the site that uses contemporary architecture to provide larger apertures creating expansive views across the surrounding area.

9.2 Principle DG50: Design Principles

'Extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling.'

The proposed extension follows the form of the existing dwelling utilising the same roof pitch by creating additional bedrooms in the roof. The proposal also crucially reduces the building footprint from the existing annex and consented scheme, creating a more efficient footprint that is better matched to the existing main dwelling. The proposal is well coordinated with the existing scale, form and massing of the original dwelling, meeting the criteria of the Mid Sussex Design Guide.

9.2 Principle DG51: Rear extensions

'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.'

The proposed extension is contemporary in nature and takes the opportunity to create a bold design differing from the existing building and thus showing the history of the property by dating the extension as modern. Whilst proposing different materials the extension clearly adheres to principle DG 49 by creating a form and mass consistent with the existing property and that of the surrounding area.

Hassocks Neighbourhood Plan (adopted June 2022)

Policy 5: Enabling Zero Carbon

'Residential development proposals that modify existing buildings (including extensions) should seek to maximise the inclusion of energy-saving measures and renewable energy generation.'

The existing annex is of poor quality construction and is poorly insulated, the proposed demolition and enlargement of the annex will provide for a much more efficient building. The existing building is largely retained elsewhere, with improvements to the fabric proposed to further enhance the sustainable credentials of the existing dwelling. The proposal will be designed to meet or exceed the latest building regulations.

Policy 9: Character and Design

'Development proposals will be supported where they have regard to the Hassocks Townscape Appraisal, and where their character and design takes account of the following design principles as appropriate to the nature, scale and location of the particular proposal:

1. *Is of high quality design and layout;*
2. *Contributes positively to the private and public realm to create a sense of place;*
3. *Respects the character and scale of the surrounding buildings and landscape;*
4. *Protects open spaces and gardens that contribute to the character of the area;*
5. *Protects valued townscapes and the separate identity and character of Hassocks, Keymer and Clayton;*
6. *Does not cause unacceptable harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight, sunlight and security;*

7. Creates safe, accessible and well connected environments;
8. Protects existing landscape features and contributes to the village's Green Infrastructure network;
9. Incorporates the use of local materials which are appropriate to the defined Local Townscape Character Area; and
10. Positively responds to the local vernacular character of the defined Local Townscape Character Area.'

As stated above in relation to the Mid Sussex District Plan the proposal is respectful of the surrounding area with all windows located significantly away from neighbouring properties, the design takes direct cues from the existing building and enhances the existing landscape to create a less parking dominated approach. The proposed conversion of the existing garage makes full use of the outbuildings on the site and crucially does not increase the footprint providing a low scale addition to the on site accommodation. The replacement garage is situated closer to the road with easy access from the driveway. It is designed in a more traditional style similar to many other styles in the area. The annex will be subservient to the main dwelling and is to be used by the main dwelling as additional accommodation.

National and Local Planning Policy: Summary

This section highlights how the proposal accords or exceeds the National and Local Design Policy and guidance. Below are some key summary points from this section:

- The proposal exceeds the criteria as set out within the National Design Guide, the Mid-Sussex District Plan, Mid-Sussex Design Guide SPD and the Hassocks Neighbourhood Plan. Therefore, the scheme is afforded significant weight as per the requirements of NPPF (December, 2024) paragraph 134.
- Furthermore, consideration has been given to the requirements of NPPF (December, 2024) paragraph 131, which sets out criteria for achieving well-designed buildings and places.
- The proposed extension seeks to replace an aging and inefficient annex with a modern efficient extension that reduces the house footprint and enhances the existing house.
- The conversion of the existing garage will upgrade the quality of the existing building and create further accommodation on the site all within the existing buildings.
- The proposed new garage will form a simpler and efficient parking arrangement, creating space for more garden areas away from the existing access road.
- The overall site proposal represents a well design visually attractive scheme that shows great sensitivity to the local area. It has materials sympathetic to the local vernacular, a low rise scale, appropriate form with pitched roofs, and sensitive detailing. All of these features comply with the aims of the above policies and ensure the proposed extension and other works will sit comfortably in the local setting.
- The site layout is enhanced through these proposal with the existing footprint reduced to create better relationships between buildings and provide more space for landscaping, ensuring biodiversity remains in the large garden and preserving the extensive trees and boundary planting.
- It is considered the scheme accords with multiple policies and guidance documents, demonstrating the benefits of the the proposal in enhancing the site and surrounding area, as such application should be approved.

Relevant Planning History

There are a number of previous applications which relate to the site:

- DM/21/0483: Two storey side extension and reconfiguration of front facade; Removal of existing rear annexe and replace with kitchen and family room; Conversion of extended loft space to create a master bedroom; Removal of existing outbuilding and replacement with a double garage with accommodation over. **Approved**
- DM/19/5061: Ground Floor side extension in place of two storey side extension previously granted. Freestanding double garage within curtilage of property. **Approved**
- DM/17/1380: Two storey rear and side extension. **Approved**.
- 13/00995/FUL: Demolition of existing garage. Erection of a single storey attached side extension, single storey attached double garage, front porch canopy and rear canopy. Removal of first floor front dormer style windows. Replacement external windows and doors. closure and removal of existing site entrance, driveway and parking area and formation of new site entrance, driveway and parking spaces. **Approved**.
- DM/15/4900: First floor extension over existing footprint. Amended plans received 04.04.2016 showing reduction in height of extension on western boundary. **Approved**,
- 04/00359/FUL: Rear single storey pitched roof extension with flat roof dormers. Flat roof dormer to second floor on the rear elevation. **Approved**.
- KY/012/89: Two storey rear extension. **Approved**.
- 03/03196/FUL: Proposed extensions and remodelling works. **Approved**.
- KY/052/99: Two storey side extension to side. **Approved**.

The most relevant is the previous application for much larger extensions of the existing dwelling on the site (**DM/21/0483**) which was approved. The application proposed a more extensive enlargement and redesign of the existing house. The application was approved in full and has influenced this design. The general scope of alterations has been reduced in this application but we have retained some of the successful principles such as balancing the Wellhouse Lane facing elevation and removing the poor quality existing annex. This proposal can be viewed as respectful to the previous approval and seeking far more modest changes to the scheme, with a smaller footprint and more conservative extension and refurbishments to the whole site.

Site Layout

The layout of the scheme follows the existing characteristics of the site carefully. The access remains in the same position but the driveway has been moved closer to the vehicle entrance, with a new detached garage to the front of the dwelling. This creates a clearer separation on the site between the vehicle routes and the garden providing a better route for cars and creating more dedicated garden space.

The existing garage would no longer be reachable with the driveway being moved, it is therefore proposed to turn the garage into habitable accommodation in the form of an annex. This would provide more accommodation on the site by making use of an existing building, refurbishing the building will provide a longer lease of life to the existing shell.

The existing extension is proposed to occupy the same position of the existing annex extension. However, the new extension will have a smaller footprint on the site, better linking with the existing building. The smaller footprint also helps to widen the gap between the existing garage and the dwelling providing a more open route to the rear of the site.

The design approach emphasises clearer separation between site areas, providing more breathing space around the existing buildings and stronger distinctions between vehicles and parking. This results in a more harmonious environment, defined by thoughtful landscaping and building placement, and enriched by a variety of well-articulated spaces.

Proposed Layout

The proposed layout seeks to rationalise existing areas of the dwelling and provide a higher quality extension. The existing annex extension is of a low quality with poor insulation making an uncomfortable internal environment. The proposal seeks to demolish this extension and create a new extension that better integrates with the existing dwelling internally and externally.

Internally a large kitchen/dining/living space will be created, extending the kitchen further north and creating a dedicated utility room, more suited to modern family needs. The footprint of this extension is smaller, reducing the impact on the site and creating more generous garden space around the dwelling. A first floor will be created to provide two additional bedrooms, an improved small single bedroom and enlarge bathroom. Externally the extension simplifies the building form by extending the main rear ridge, book ending this central ridge with an east and west running gabled extension, mirroring the front form.

Alongside the rear extension, a small front extension is proposed to balance the main elevation creating new projecting gabled bay windows on the ground and first floor, mirroring the existing bay windows on the east side of the dwelling. This will create better balance to the front elevation and will increase the size of the existing study and a bedroom on the first floor.

A host of other minor alterations will be undertaken, including, creating a new atrium entrance, adding a new ensuite to the existing front west bedroom and other minor changes to fenestration.

The extenstion seeks to refine the existing form providing a more uniform dwelling, with an improved layout, thermal upgrades and landscaping setting.

New Annex

The new annex is proposed to be created in the existing dilapidated garage. The garage is in a poor state of repair and requires a huge amount of upgrades to make it habitable. However, by retaining the existing walls and footprint we have prevented the demolition of the garage. A new standing seam roof will be fitted with a PV array. Internally the garage

spaces will be transformed into a two bedrooms, a living room, shower room, gym and pool room. This increases the accommodation on the site without the need for a larger extension to the main dwelling and provides additional living spaces.

New Garage

To replace the existing garage, a new pitched roof garage will be created in the south-east corner of the site. The garage will have four bays, with two having double doors to create lockable areas. The two central bays will act as open car ports. The garage will be constructed from timber frame providing a slightly more traditional feel to the structure, with exposed timber rafters visible.

Materiality

The material palette has been drawn from the existing building and the local area, as such it keeps a simple harmonious material palette matched to the surroundings.

Render

The existing dwelling is predominately render, the proposal will seek to match the existing with the whole dwelling being re-rendered to refresh the appearance and help the new extension blend in.

Vertical Cladding

To the rear of the extension a recessed gable end will be clad in vertical cladding to provide a break from the render and soften rear elevation, signifying this element as new to the existing dwelling. The refurbished annex and new garage will also be clad in vertical cladding to help differentiate between these ancillary buildings and the main dwelling.

Clay Tiles / Standing Seam

The existing dwelling has a clay tiled roof which will be matched on the new extension, the garage will also have a clay tile roof. The new annex will have a standing seam roof to provide a more contemporary finish to this ancillary building.

The material palette will be complemented by black framed glazing throughout the property.

The materials differ very little from the existing palette. The design intent was to create a modern upgrade to the dwelling with a contemporary internal layout but crucially through materials, form and detailing the proposal retains the character of the existing dwelling with a traditional style still at the core of the appearance.

Summary

Overall, the proposal is considered to be an effective, yet sensitive manner in which to develop the site. The development is of a high quality design that incorporates contemporary features, whilst respecting and integrating with the character of the surrounding area. The proposal therefore accords with both local planning policies and design guides - which have been useful documents in developing the proposals. We believe the proposed design is a sympathetic response to the applicants needs and responds well to the context, neighbouring properties and site constraints. We have tried to include as much information as possible within this application to ensure a smooth determination process. However, if you require any further information, then please don't hesitate to get in touch with us.