

DM/25/1107 - Central Education Ltd Barclay Court Market Place Haywards Heath West Sussex RH16

Discharge of planning conditions 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 16, 17, and 18 relating to planning reference DM/23/3230.

DM/25/1108 - Central Education Ltd Barclay Court Market Place Haywards Heath West Sussex RH16

Variation of condition nos 2 and 8 - To replace approved drawings with new drawings, to amend the materials, layout of staircores and fenestration detail at third floor.

Hi Rachel

Please see my reply addressing relevant conditions below:

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading 'Plans Referred to in Consideration of this Application'.

The original design was a well-thought-through scheme that had addressed most of the concerns raised at the previous consultations and it especially benefitted from the attractive design which elements echoed pattern of the original building.

The approved finishes and patterns for the add-on elements on the second and third floors, combined with the carefully resolved roof forms and finishes, have given the building its distinctive character and identity.

Design and Access Statement (LRA-R Architects) forming part of the approved submission described the proposed materials palette very clearly: *"The second floor elevation, which is an infill between the three feature gables, has a diagonal pattern that follows the angle of the gables. These are vertical elevations and will be finished in a standing seam zinc or similar, with a dark grey tone similar to slate. This metal cladding is horizontally consistent as it 'wraps' around the elevations, to clearly define the second floor of the building. The second and third floor are subtly connected by virtue of the diagonal pattern and scale of materials. At third floor this pattern is disrupted to allow openings within the glazing for access to the terraces. The third floor facade is a similar metal cladding system with variations in solid, opaque and clear sections, allowing for light, views and privacy where necessary. A glass balustrade projects above the parapet and the third floor has a projecting canopy providing solar shading during the summer months whilst allowing solar gain during the winter.*

Also "the stair cores have a vertical metal cladding finish, to clearly define a different purpose and separate old from new."

As much as some variations are not as intrusive – such as some changes to the layout; to go against the details previously agreed would create a situation in which suggested changes remove all points of interest and strip the scheme of its already achieved architectural integrity and sense of place.

Generally presented changes are not in line with the previously approved scheme, and the overall look of the buildings would change too much.

As presented the scheme does not currently accord with design principle DG38 of the Design Guide nor with District Plan policy DP26.

6. No development shall be carried out unless and until samples of materials and finishes to be used for external walls and roofs of the proposed building(s)/extension(s) have been submitted to and approved by the Local Planning Authority.

Not received.

7. No development shall be carried out unless and until there has been submitted to and approved in writing by the Local Planning Authority a schedule of existing and replacement windows and doors. (schedule to include style, material, colour and finish, opening type of direction). The detail shall include 1:50 sections to show the new and replaced windows/reveals and all building entrances.

The submitted schedule is vague and lacks sufficient detail. Any revised submission should include information on retained doors, a clear description of the frame types, RAL colour specifications, and detailed technical specifications from the selected supplier.

Design and Access Statement (LRA-R Architects) forming part of the approved submission described windows to be as following: *all new windows and doors will be powder coated aluminium (colour to be confirmed) with the exception of the three front entrances which will be retained as existing (timber).*

Use of standard uPVC windows would weaken the front elevation and it would undermine approved crisp contemporary detailing that worked well with a traditional building shape and proposed roof form.

Should any UPVC be suggested: the right type should be specified at this stage to secure the crisp, modern look presented for the application.

Suitable replacements would include Flush Casement uPVC Windows or similar, slimline heritage profile uPVC sash window with integrated sash horns (and not 'stuck on' horns as currently presented).

8. No development shall be carried out unless and until there has been submitted to and approved in writing by the Local Planning Authority 1:20 scale sections and elevations (vignettes) of the following shown in context:

(a) new stair cores

(b) the proposed second floor facade that sits 400mm lower than the existing ridge,

(c) a perimeter upstand to the terraces at third floor with projecting glass balustrade,

(d) the proposed third floor metal cladding plus screening and windows/doors that include diagonal etching,

(e) series of details of all 4 elevations set-backs where new roof meets the existing fabric.

As per reply to condition 2.

9. No development shall be carried out unless and until there has been submitted to and approved in writing by the Local Planning Authority details of the rainwater discharge arrangements. This is in relation to drainage plans for the flats and the rainwater collections strategies from roofs and balconies. The works shall be carried out in accordance with the approved details.

As per reply to condition 2.

11. No development shall be carried out unless and until there has been submitted to and approved in writing by the Local Planning Authority full details of a hard and soft landscaping scheme, including details of boundary treatments and landscape lighting solutions.

Not received.

12. No development shall be carried out above ground slab level unless and until there has been submitted to and approved in writing by the Local Planning Authority the detailed design of the bin storage including details of materials and finishes to be used for external walls and roofs. The works shall be carried out in accordance with the approved details.

Bin enclosure is acceptable.

18. The development permitted shall not be occupied until a scheme has been submitted to the LPA demonstrating that the noise rating level (LAr, Tr) of plant and machinery within the build shall be at least 5dB below the background noise level (LA90, T) at the nearest residential facades. All measurements shall be defined and derived in accordance with BS4142: 2014+A1:2019. The approved measures shall be implemented before the development is occupied and thereafter be maintained in accordance with the approved details.

Reason: To protect the amenity of local residents.

Installing heat pumps on the rear elevation would alter its approved appearance.

I would like to draw the officers' attention to the noise data presented in the submitted Noise Impact Assessment dated March 2025; APPENDIX B: TABLES. I am not convinced if it is accurately reflecting real-world conditions.

Noise Levels during the night seem to be nearly the same as those during the day? Typically, vehicle and human activity drop significantly at night, so you'd expect much lower maximum noise levels unless there's an unusual source. Please explain.

AKD 29/05/25