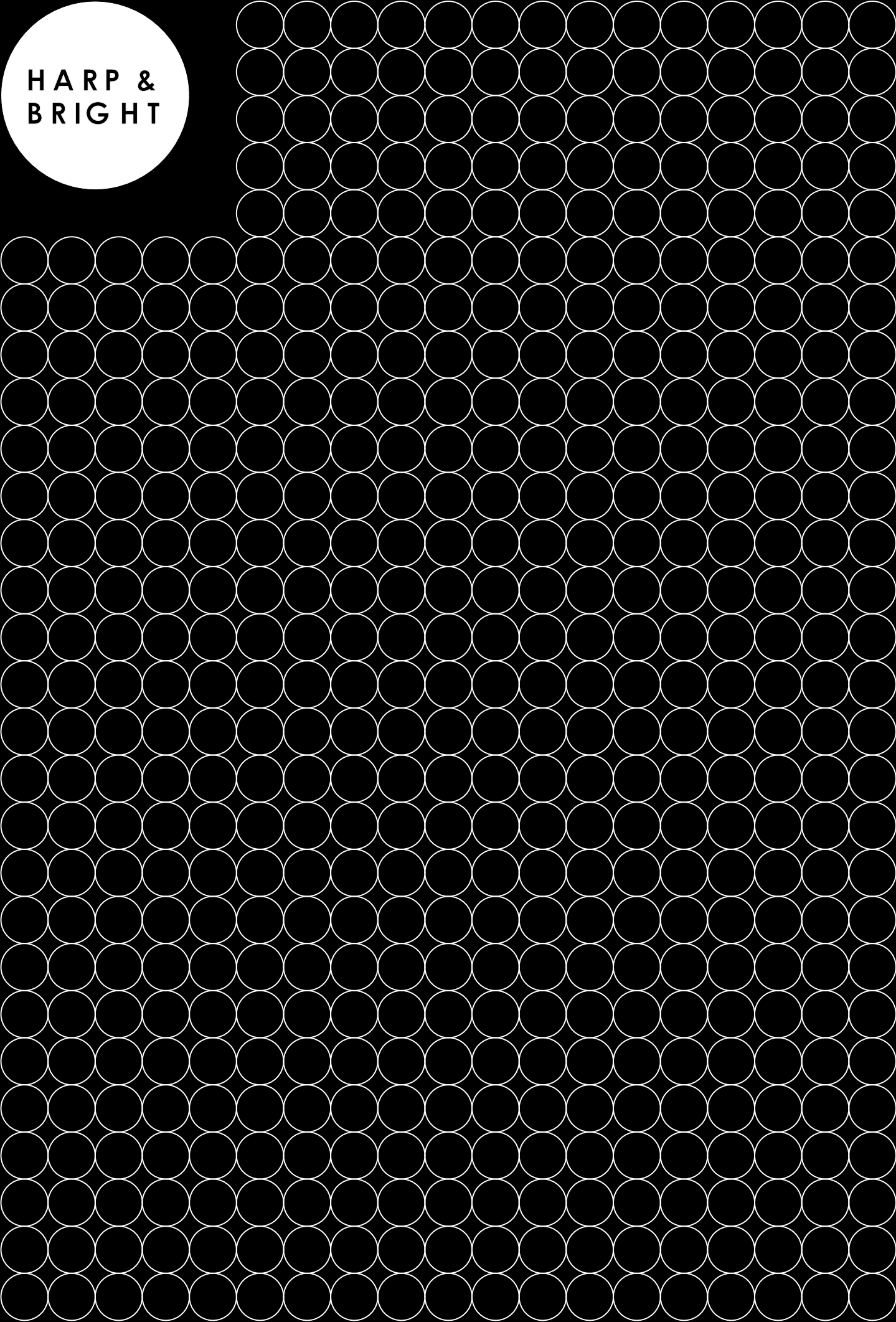


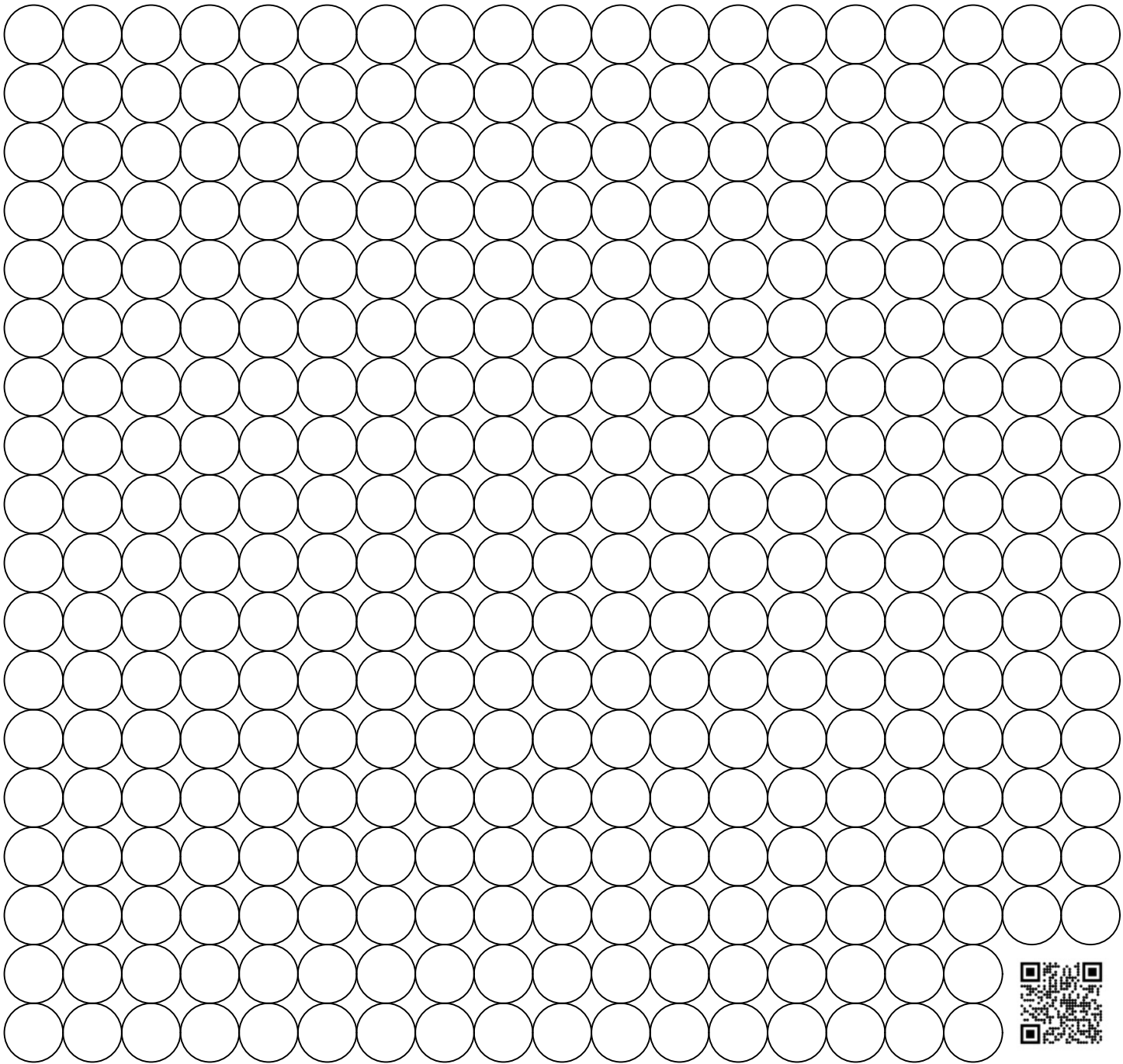




Design & Access Statement

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Design & Access Statement

Project Name: Fairhaven
Address: Fairhaven, Abberton Field,
Hurstpierpoint, West Sussex, BN6 9QD

Issued by: Harp & Bright
Address: 64 Byron Street, Hove, BN3 5BB

Reference: 1106

Employer: Richard McBrayne
Address: Fairhaven, Abberton Field,
Hurstpierpoint, West Sussex, BN6 9QD

Date of Issue: 10th June 2025

Revision: ...

Introduction

This Design and Access Statement is submitted on behalf of the applicant, Mr Richard McBrayne, in support of a full planning application for works at *Fairhaven*, Abberton Field, Hurstpierpoint.

The proposals comprise ground and first floor extensions to the existing dwelling, alongside a comprehensive internal reconfiguration aimed at improving functionality and adapting the property for modern family living. The scheme also includes a package of thermal and energy efficiency enhancements to improve the building's environmental performance in line with current sustainability objectives.

Complementary landscaping works are proposed to enhance the amenity value and visual quality of the site, including revised boundary treatments and the installation of gabion baskets to assist with garden structuring and stability. These proposals have been developed with full regard to the site's location within the Hurstpierpoint Conservation Area and its proximity to a Grade II listed building.

This document should be read in conjunction with the following -

- 1106 - 1.001
- 1106 - 1.002
- 1106 - 1.003
- 1106 - 1.004
- 1106 - 1.005
- 1106 - 2.001
- 1106 - 2.002
- 1106 - 2.003
- 1106 - 2.004
- 1106 - 2.005
- 1106 - Design & Access Statement

Location:



Block Plan Not To Scale

Fairhaven is situated within Abberton Field, a quiet residential area located to the south of Hassocks Road and approximately 200 metres east of Hurstpierpoint High Street. The property benefits from close proximity to a range of local amenities including shops, cafés, schools, and community facilities located in the heart of Hurstpierpoint village.

The nearby village of Hassocks, located approximately 2 kilometres to the east, offers further amenities and is served by a mainline railway station providing regular services to London and the south coast.

Burgess Hill, a larger town approximately 4 kilometres to the north, provides access to supermarkets, leisure centres, healthcare facilities, and a broader range of retail and employment opportunities.

The area enjoys a semi-rural character while remaining well connected, with access to the South Downs National Park and excellent transport links by road and rail.



Fairhaven, south elevation

Site:

The application site, Fairhaven, is a detached house situated approximately 200 metres east of Hurstpierpoint High Street, within a quiet residential cul-de-sac. The surrounding houses are detached dwellings of mid-to-late 20th-century construction, some of which have been extended or updated in recent years.

To the north of the application site lies Abberton House, a Grade II listed building, which shares a boundary with Fairhaven. The two properties are approximately 50 metres apart, with the boundary between them well screened by a belt of mature trees located within the grounds of Abberton House. These trees provide substantial visual separation, ensuring there are no direct views between the properties.

The property benefits from a generous garden plot with open views to the south, providing amenity space that currently lacks privacy. The garden is predominantly laid to lawn, interspersed with areas of established shrubs and soft landscaping. There are two mature trees located within the site boundary, which are to be retained and protected as part of the proposed works. These natural features contribute positively to the character and biodiversity of the site.

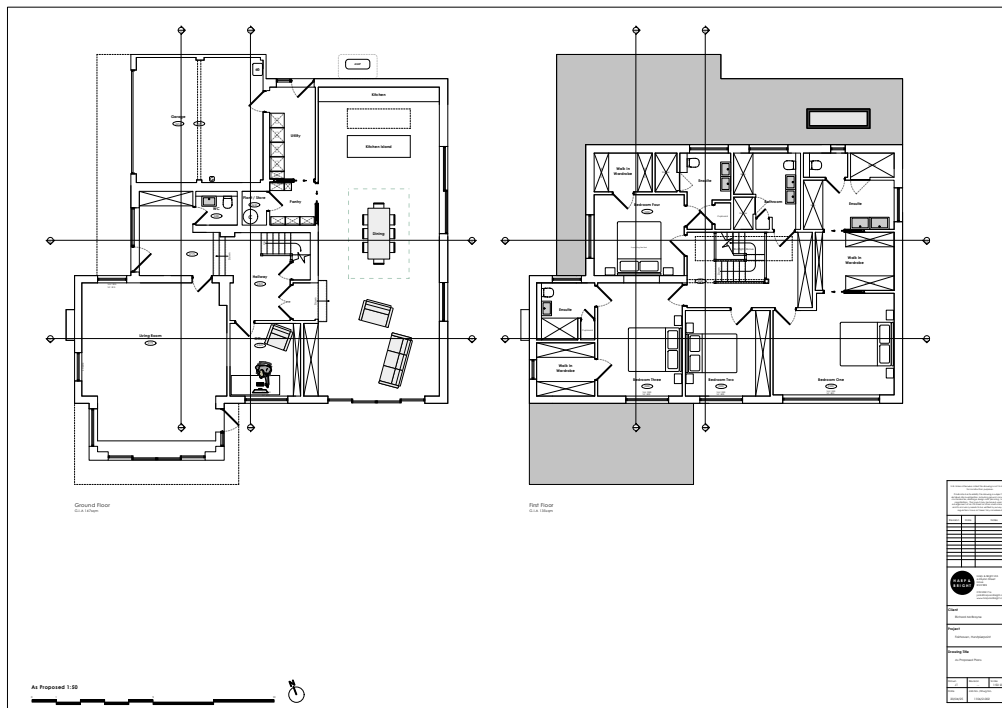
Within the curtilage of Abberton House, closer to the shared boundary, is a swimming pool and a contemporary pool house. The pool house has been extended in recent years with a modern addition featuring zinc roofing and cedar cladding, introducing a clearly contemporary architectural element to the historic setting.



-  Archeological Notification Area
-  South Downs National Park
-  Conservation Area
-  Listed Building

Use

The current use class of the building is 'Class C3 Dwellinghouses' and there is no proposed change of use.



Proposed floor plans - Not to scale

Design, Layout & Appearance:

The proposal retains the existing structure while reconfiguring the internal layout to provide enhanced living accommodation suitable for modern households. The design carefully balances scale, materiality, and quality introducing complementary new materials while enhancing the character of the existing property.

The material palette has been selected to respond sensitively to both the building and its surrounding residential context. Brick is retained at lower levels to create a solid and durable base. Timber cladding is introduced to soften the façade and add warmth, while zinc cladding and roofing elements provide a contemporary contrast. This combination also allows for improved thermal performance through the potential use of external wall insulation.

At first floor level, new windows to habitable rooms have been kept to a minimum to ensure privacy and reduce overlooking. South-facing windows have been retained for bedroom spaces, providing ample natural light. North-facing windows will be fitted with obscure glazing and will be non-opening below 1.7 metres from the internal finished floor level to meet privacy and planning requirements.

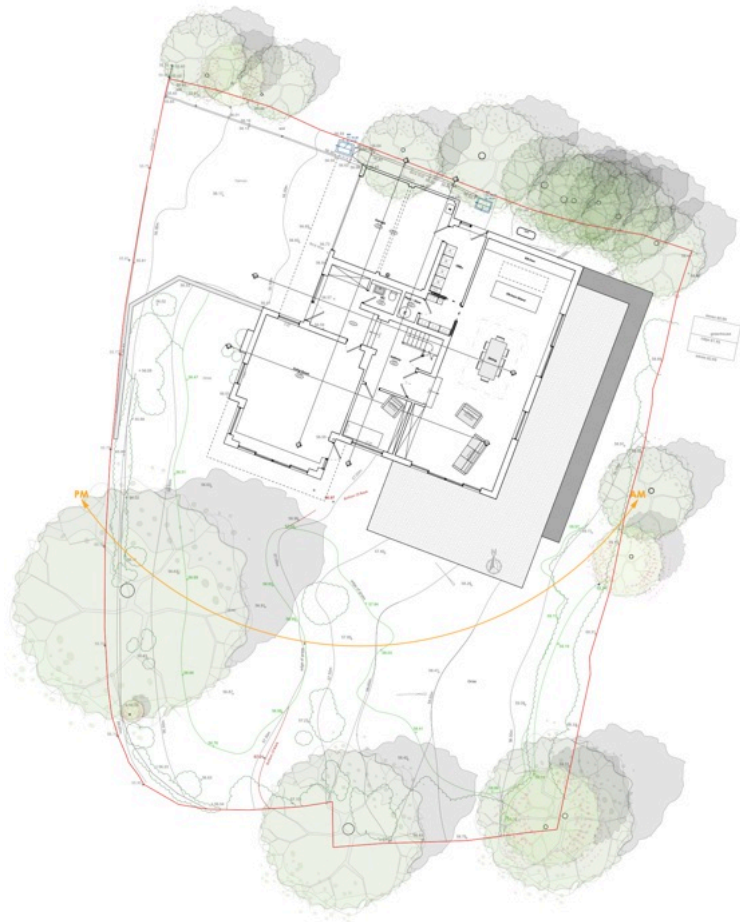
A single-storey timber-clad extension is proposed on the south elevation to increase internal living space and strengthen the connection with the garden. The overhanging roof is designed to mitigate solar gain, helping to prevent overheating in the living area during warmer months.

New windows and doors are proposed throughout. The use of triple glazing and thermally efficient, high-performance units will enhance both the building's visual appearance and its energy efficiency.

In support of sustainability objectives, solar panels are proposed on the internal south-facing roof slope. This positioning minimises their visual impact without compromising performance. An air source heat pump will be installed in combination with the solar PV system, significantly improving the building's overall energy performance.

A rooflight is proposed above the landing/stairwell to introduce natural daylight into the circulation core. This will be fitted with an electrically operated blackout blind incorporating dusk-to-dawn control, ensuring compliance with dark sky policies.

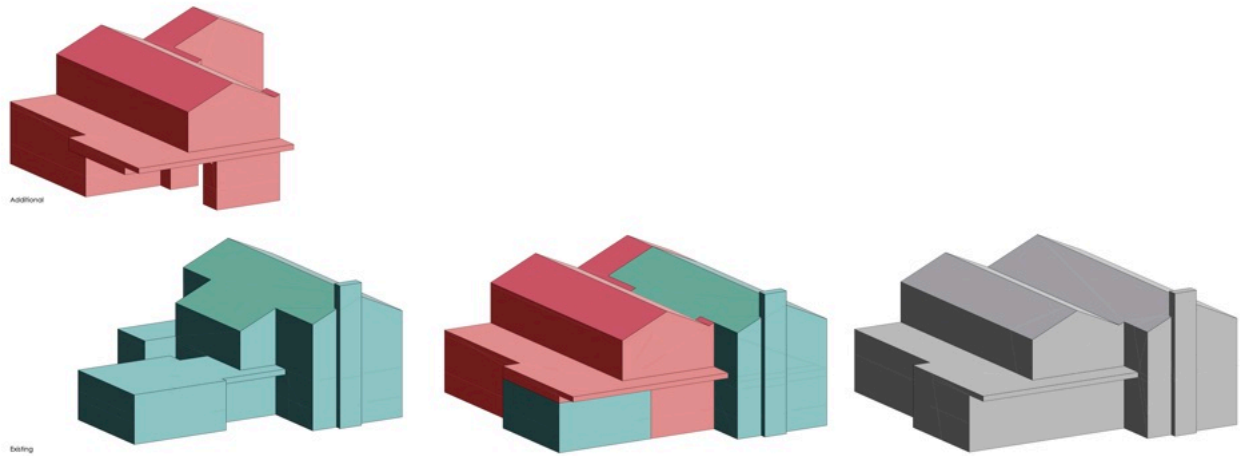
To contribute to local biodiversity, three swift boxes are proposed at soffit level on the north elevation. According to Hurst ReThink, the swift population in the area has declined by 60% over the past 25 years. These nesting boxes aim to support and encourage swift populations in Hurstpierpoint.



Proposed site plan - Not to scale



Proposed elevations - Not to scale



Scale:

The proposed development has been designed to respond sensitively to the scale and form of the existing dwelling while delivering enhanced internal accommodation suited to modern living. As illustrated in the accompanying massing diagrams, the scheme retains the core structure and proportions of the original building, with carefully integrated additions that respect both the immediate context and the broader character of the surrounding residential area.

The increase in massing arises from a combination of rear and side extensions, along with a roof-level addition. These elements have been designed to sit comfortably within the existing built form, avoiding excessive height or visual dominance. The ridge height remains consistent with the original roofline, ensuring the overall composition remains subordinate and visually coherent.

To reduce any sense of visual bulk, the extensions are articulated as distinct yet harmonious components, with varied rooflines and a thoughtful use of materials. The single-storey rear extension is modest in scale and set back appropriately from site boundaries, while the two-storey elements align with the gable forms of the original house, preserving the established rhythm of the street scene.

The selected material palette comprising brick, timber, and zinc has been chosen for its compatibility with the existing structure and surrounding townscape. Rather than drawing a distinction between old and new, the materials are used consistently to create a unified and balanced architectural composition.

The development results in an approximate 45% increase in built volume compared to the existing dwelling. This uplift has been carefully considered to remain proportionate to the plot size and appropriate to the surrounding built context, avoiding any perception of overdevelopment.

Crucially, the site lies within the Hurstpierpoint Conservation Area and directly adjoins a Grade II listed building. The proposals have therefore been designed with a high level of sensitivity to their heritage context. The mature trees along the shared boundary provide natural screening that preserves key views and significantly mitigates any impact on the setting of the listed building. As such, the proposals are considered to result in no harm to the significance of nearby heritage assets.

The design has been guided by national and local planning policy, including Policies DP26 and DP35 of the Mid Sussex District Plan, and paragraph 206 of the NPPF, which encourages development that preserves or enhances the setting of designated heritage assets. The scheme also remains visually unobtrusive from the nearby South Downs National Park boundary, thereby maintaining the special landscape qualities of the wider setting.

Access:

Access to the premises remains unchanged, with the principal entrance retained on the west elevation. This entrance is to be improved by increasing its structural width to enhance accessibility and by introducing a covered entrance with a level threshold, ensuring ease of access for all users, including those with reduced mobility.

Access to the rear garden has also been improved through the inclusion of sliding doors on the east elevation and a new entrance via the timber extension on the south elevation. These doors will incorporate level thresholds leading onto areas of hard landscaping, with the remainder of the garden comprising soft landscaping.

Emergency vehicle access remains unhindered, and all refuse and recycling collections will continue to be serviced from Abberton Field, as per the existing arrangement.

The existing double garage is to be retained and continues to provide secure internal parking for vehicles and bicycles. Provision for electric vehicle (EV) charging will be made adjacent to the garage entrance.

The proposed development incorporates several design measures aligned with Secured by Design principles to reduce the potential for crime and anti-social behaviour. These include:

- Secure parking and defensible space, fostering a sense of ownership and natural surveillance.
- External lighting to all entrance points and vulnerable areas, operated via photo-electric cells or passive infrared detectors.
- All door sets to meet BS PAS 24-1:1999 standards and be installed in accordance with manufacturers' specifications.
- Glazing adjacent to or within doors to be laminated, with door chains or limiters fitted where appropriate.
- Ground floor windows, or those easily accessible from outside, as well as designated emergency egress windows, to be certified to BS7950 and fitted with laminated glazing.
- Windows and doors to be secured to the building structure in accordance with the manufacturer's certified installation instructions.
- Provision for intruder alarm systems in compliance with BS4737 or BS6799.

These measures ensure the development remains safe, secure, and accessible to all users while responding positively to its setting within a residential and conservation context.

Heritage Impact Summary:

The site lies within the Hurstpierpoint Conservation Area and immediately adjacent to a Grade II listed building. As such, the proposal has been carefully developed to ensure that it preserves the character and appearance of the Conservation Area and does not result in harm to the setting or significance of the listed heritage asset.

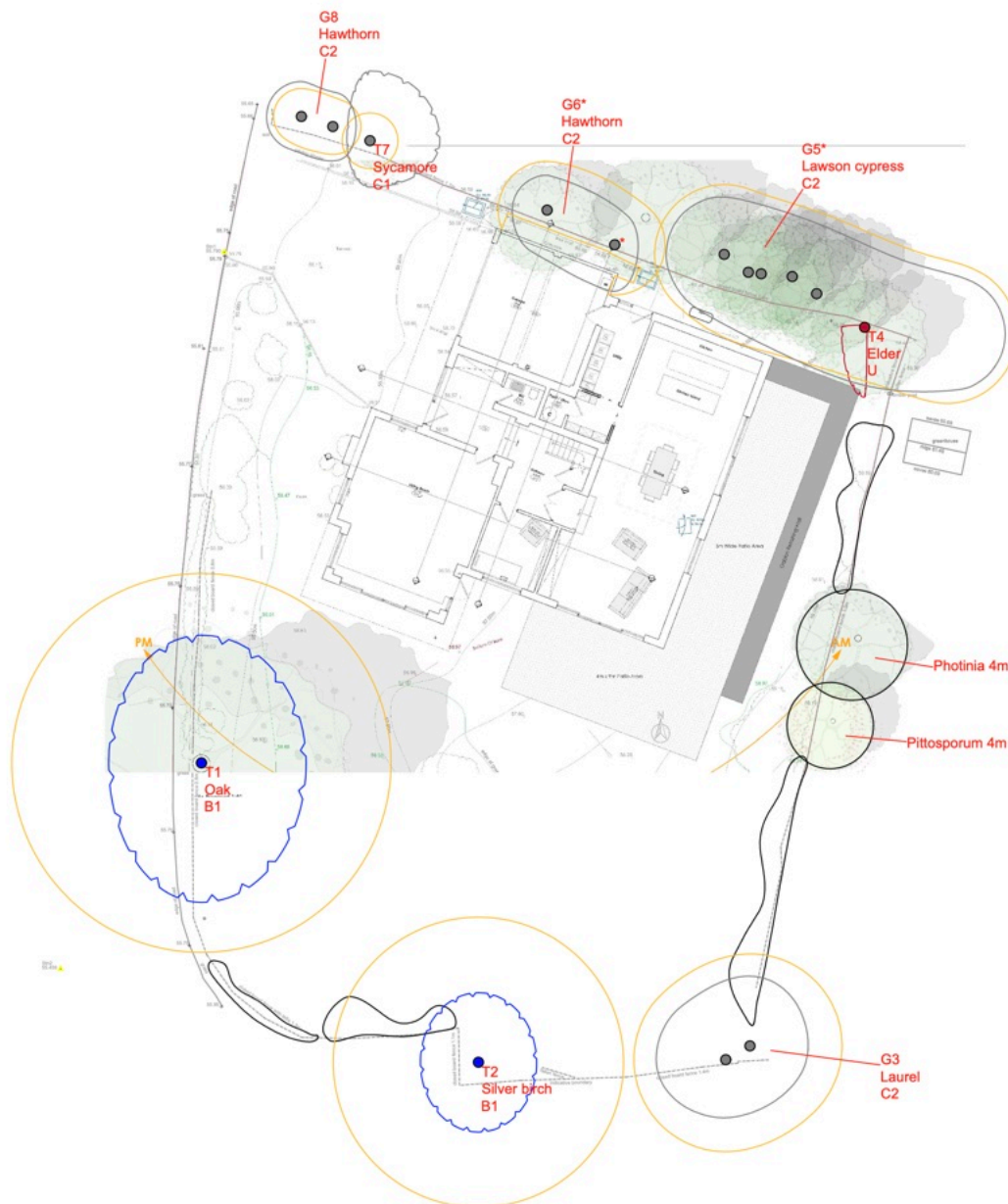
The proposed works involve a modest increase in built volume, designed to remain subordinate to the original dwelling and in keeping with the prevailing scale and form of surrounding properties. The use of high-quality, sympathetic materials brick, timber, and zinc ensures visual coherence with the existing building and surrounding townscape, without creating a false historicism.

Importantly, mature trees located along the boundary between the application site and the neighbouring listed building provide a natural and effective visual screen. This existing landscape buffer mitigates any potential impact on the setting of the heritage asset and ensures that the proposal does not intrude upon important views or cause visual harm.

The contemporary pool house within Abberton House itself creates a precedent for high-quality, modern additions in a heritage setting.

The development has been assessed against the requirements of the National Planning Policy Framework (NPPF), in particular paragraph 206, which requires local planning authorities to look for opportunities for new development to enhance or better reveal the significance of heritage assets. In this case, the proposal achieves that through a restrained and contextually appropriate design that respects local character while improving the building's performance and functionality for modern living.

Overall, the proposal is considered to result in no harm to the significance of the nearby listed building or the Conservation Area, and it complies with Mid Sussex District Plan Policy DP35, the Hurstpierpoint Conservation Area Appraisal, and the statutory duties set out under Section 72(1) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.



GHA Tree Plan - Not to scale

Conclusion:

The proposed development represents a carefully considered response to the site's constraints and opportunities. It delivers improved living accommodation, sustainable performance, and enhanced garden use while preserving the site's heritage context and character. The proposal is policy-compliant, appropriately scaled, and supports both local and national planning objectives for sustainable, contextually responsive development.