

Design and Access Statement

845_Costells Stables

March 2026

Revision: -

The Applicant :
Tatiana Lancaster

Project Location:
Costells Stables,
Church Road,
Scaymes Hill,
RH17 7NH.

For Planning Permission

Conversion of an existing single store barn and stables into new 3 bed residential dwelling.

This document must be read in conjunction with the full plans associated to this application.

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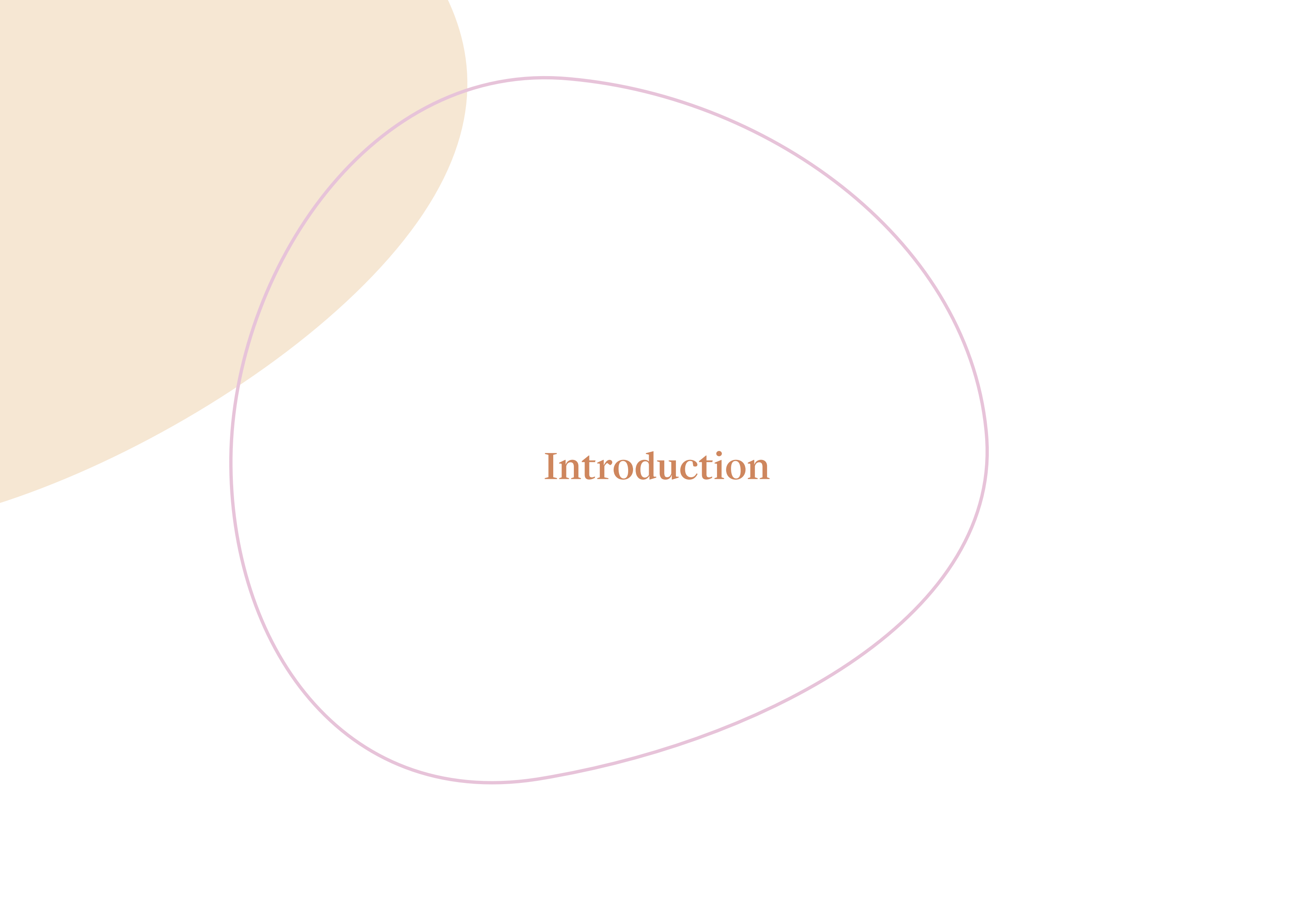
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BUILDING CONSERVATION



Contents

- 01. Introduction
- 02. Site History
- 03. Site In Context
- 04. Site Constraints
- 05. Our Proposal
- 06. Materials
- 07. Access
- 08. Sustainability



Introduction

1.1 Introduction

This Design and Access Statement supports a planning application to Mid Sussex District Council for the conversion of an existing single-storey barn and stables into a new three-bedroom residential dwelling at Costells Stables, Church Road, Scaynes Hill, RH17 7NH. The proposal involves the sensitive transformation of the existing structures, located on the edge of the property, into a single-storey home that responds to its rural context.

The statement has been prepared in accordance with the National Planning Policy Framework (NPPF) and relevant local planning policies.

The proposed dwelling represents an appropriate and efficient use of land and has been designed with careful regard to the character, scale, and appearance of its surroundings. The form and layout of the existing dwelling have been retained and thoughtfully considered to ensure a positive relationship with neighbouring properties and the wider landscape.

The proposal seeks to deliver a high-quality and sustainable residential dwelling that respects its setting. Sustainability principles have informed the design, including the use of energy-efficient construction methods and materials.

Overall, the development is considered to comply with national and local planning policy, representing a sensitive and sustainable form of development.

In October 2025, an appeal regarding the Five-Year Housing Land Supply (Appeal Ref. APP/D3830/W/25/3361729) confirmed that Mid Sussex District Council could only demonstrate a housing land supply of 3.38 years. The proposed change of use would contribute positively towards addressing the shortfall and support the Council's efforts to meet the five-year housing land supply target.



Existing Barn and Stable
Ecotecture

1.2 Ecotecture

Since starting Ecotecture, we've prioritised conscious and mindful practice, always considering and minimising our impact. This commitment is reflected in our name, Ecotecture.

At Ecotecture, we pride ourselves on being proactive designers specialising in energy-efficient architecture. We ensure we have early input from the council, structural engineers, heating engineers, and cost consultants, where possible.

This proactive design ethos allows us to develop solutions that are well-informed and tested by a myriad of experienced industry professionals, giving you confidence in our capabilities.

Our Values

We design buildings that enable people to lead better, more sustainable lives by combining our expertise in historic building conservation, energy efficiency, and retrofit.

We adhere to Quaker principles: Simplicity, Peace, Integrity, Community, Equality, and Stewardship of the Earth.

Our Design Approach

We follow the five Passivhaus principles:

- 1 – High quality insulation.
- 2 – Heat control and robust joinery
- 3 – Airtight construction
- 4 – Heat recovery ventilation.
- 5 – Thermal bridge free design.

Sustainability is our core ethos, not an afterthought. Our values are evident in our work and extends to our business operations and community activities.

We set annual objectives and measure our progress alongside our financial performance, reporting each New Year.

At Ecotecture, we think green, live green and design green.



Ecotecture Office
Ecotecture

1.3 Vision Statement

The vision for Costells Stables is to deliver a sensitive conversion of the existing barn and stable complex into a high-quality rural dwelling that celebrates the agricultural heritage of the site.

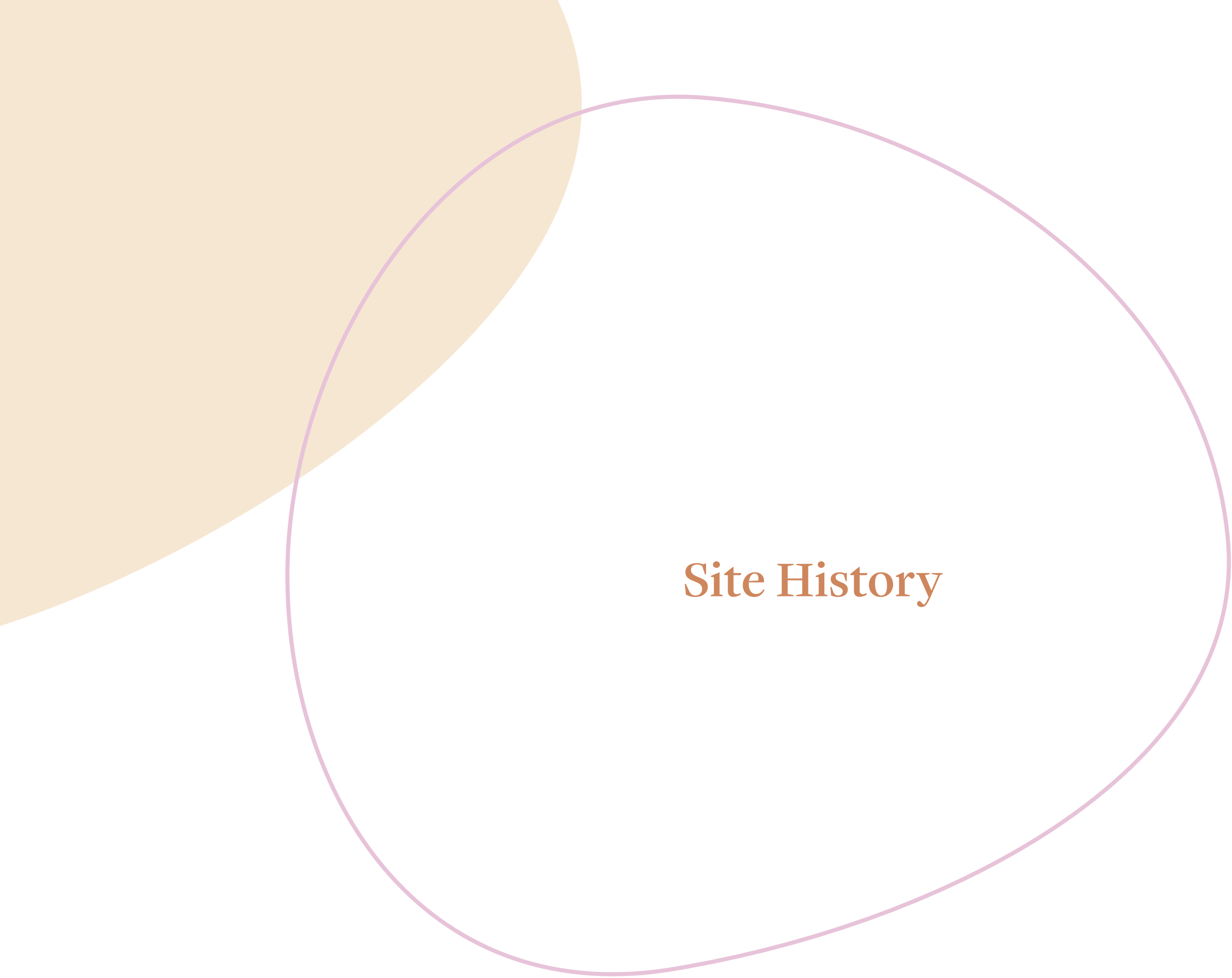
The proposal seeks to breathe new life into these characterful buildings, securing their long-term future whilst making a positive contribution to the rural landscape of Scaynes Hill.

The design approach has been guided by a deep respect for the existing structures, retaining as much of the original fabric as practicable and containing the scheme entirely within the existing footprint. A glazed link connecting the barn and stables unifies the two structures into a coherent and functional home, clearly expressing the relationship between old and new.

The material palette of black timber cladding, metal sheet roofing, and dark powder coated aluminium joinery reflects the honest character of traditional agricultural buildings, whilst sustainability is embedded throughout the proposal via a fabric-first energy strategy, photovoltaic array, and permeable pea shingle surfacing.

It is the ambition of this proposal that the completed conversion will stand as an exemplar of sensitive and sustainable rural design, preserving the heritage and character that makes Costells Stables such a distinctive place.





Site History

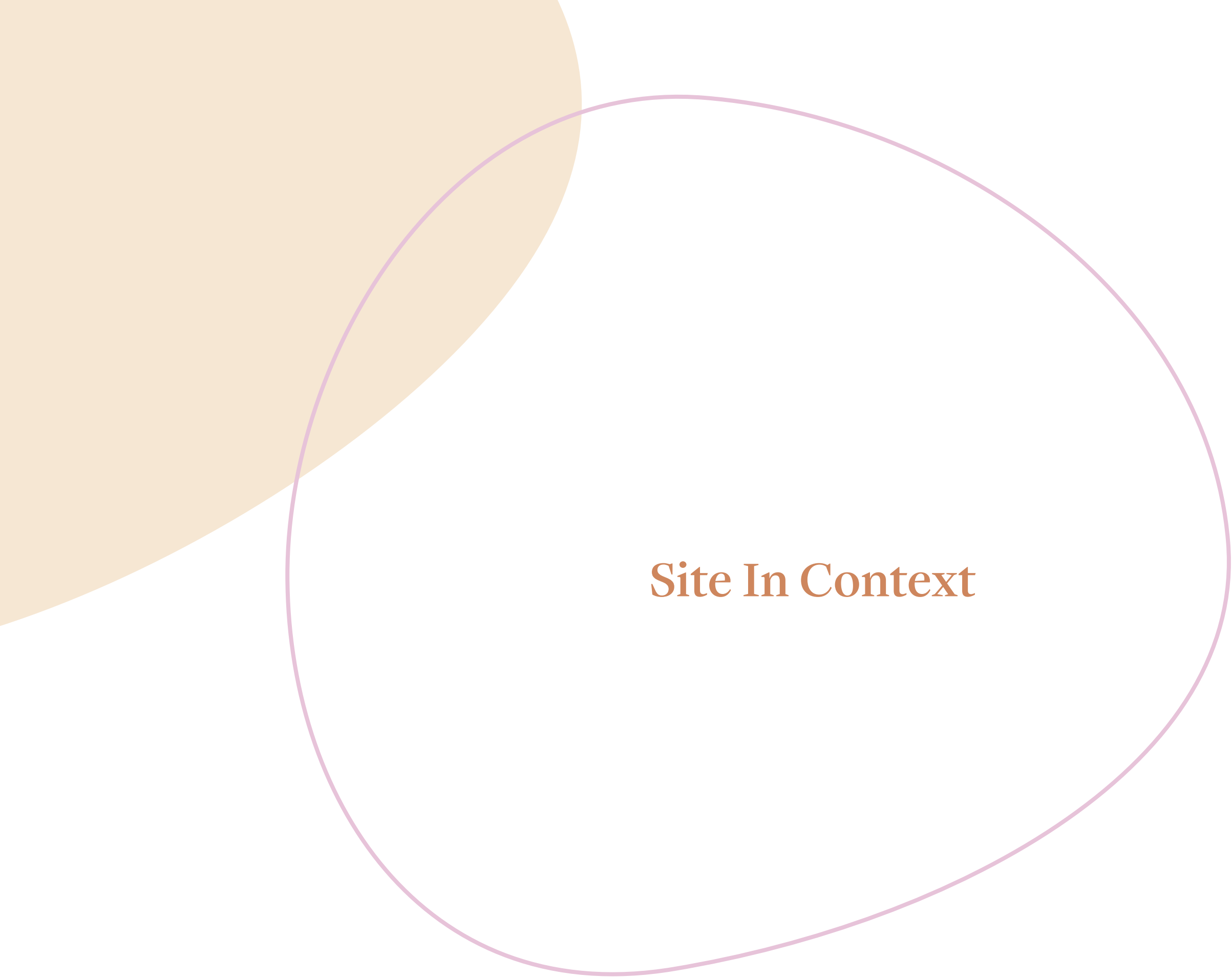
02 | Site History

Relevant Planning History

DM/22/0783
04 May 2022 - Approved
Single storey kitchen extension to rear, adaptation of existing windows and internal alterations.

11/02080/FUL
30 Aug 2011- Approved
New workshop, garden store and home office. Relocate home gym.

05/01394/FUL
21 Oct 2005 - Approved
Improvement to existing house comprising new entrance area and bedroom/kitchen extension to rear. Minor adjustments to roof and windows to enhance appearance and layout.



Site In Context

3.1 Site Location - Scaynes Hill

Scaynes Hill is a small rural village located within the Mid Sussex District of West Sussex, situated approximately two miles to the east of Haywards Heath and within close proximity to the larger settlements of Lindfield and Lewes. The village sits within a predominantly rural landscape, characterised by open countryside, farmland, and scattered agricultural buildings, forming part of the wider network of villages and hamlets that define this part of West Sussex.

The site benefits from reasonable connectivity to the wider road network. The village is served by the B2036, which provides a direct road connection northward to Haywards Heath and southward toward Lewes and the A275. Haywards Heath itself provides access to the strategic road network via the A272 and A23, connecting the area to Brighton to the south and the M23 motorway corridor to the north, facilitating onward travel toward London and Gatwick Airport.

In terms of public transport, Scaynes Hill is served by bus connections linking the village to Haywards Heath, Lewes, and surrounding settlements. The number 30 bus service operated by Compass Bus provides a regular connection between Scaynes Hill and Haywards Heath town centre, where further onward travel connections are available. Haywards Heath railway station, located approximately two miles from the site, provides frequent mainline rail services along the Brighton Main Line, offering direct connections to London Bridge, London Victoria, and Brighton, making the wider area well connected for those travelling by public transport.

Whilst the site is rural in character, its proximity to Haywards Heath ensures that occupants will have reasonable access to a full range of services, facilities, and transport connections, supporting the sustainable credentials of the proposed conversion.



3.2 Local Character

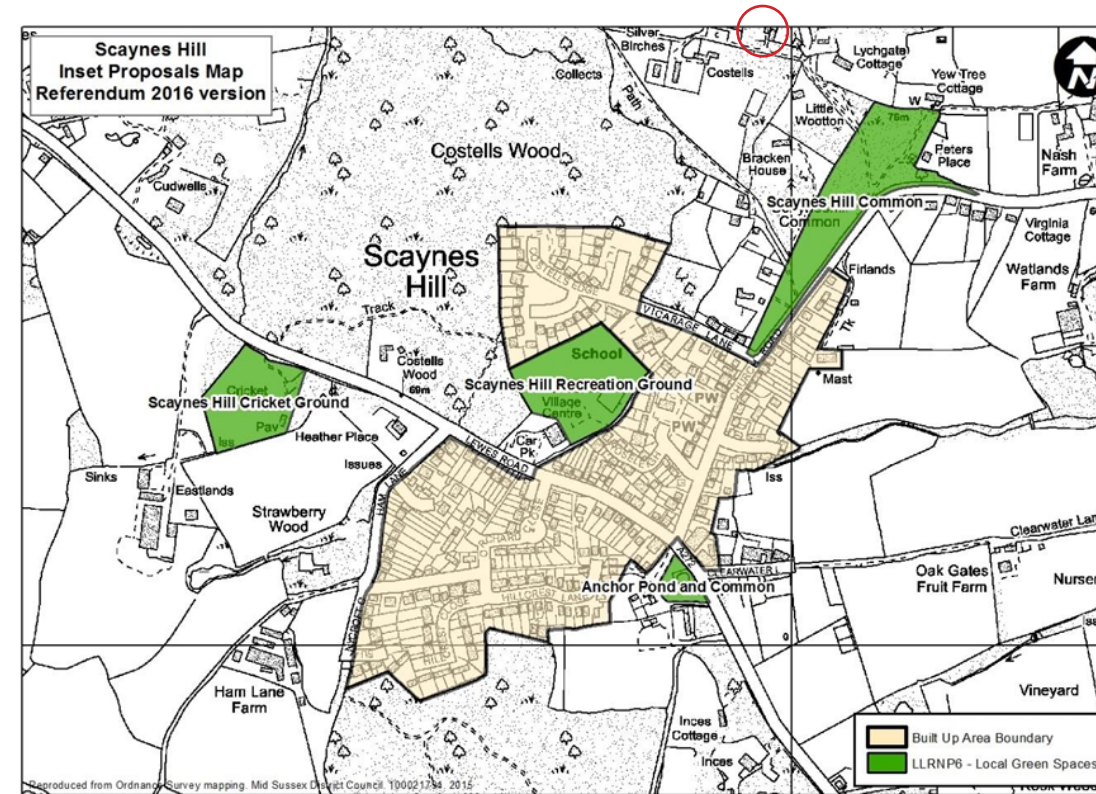
The site lies within the village of Scaynes Hill, a small rural settlement in the parish of Lindfield Rural approximately 3.5 km east of Haywards Heath.

The village developed primarily during the nineteenth and early twentieth centuries and retains a distinct semi-rural character, surrounded by open countryside and woodland typical of the Sussex Weald.

Church Road is a quiet residential lane located close to the historic core of the village and in proximity to St Augustine's Church, Scaynes Hill. The street is characterised by a mix of detached and semi-detached dwellings set within relatively generous plots, often with landscaped gardens and off-street parking.

Built form is generally two storeys in height and reflects a mixture of traditional Sussex vernacular and later twentieth-century housing, commonly featuring brick, painted render and tile-hung elevations beneath pitched, clay-tiled roofs.

The surrounding townscape is informal and verdant, with mature trees, hedgerows and soft landscaping contributing strongly to the rural village character. Development along Church Road is relatively low density and follows a linear pattern along the road, reinforcing the transition between the village centre and the wider countryside. Overall, the area exhibits a quiet residential character typical of a small Sussex village, with strong visual connections to the surrounding landscape.



Scaynes Hill BUAB (Beige Hatch) & Common Green Spaces (Green Hatch)
Mid Sussex Council



St Augustine's Church, Scaynes Hill.
Google Maps

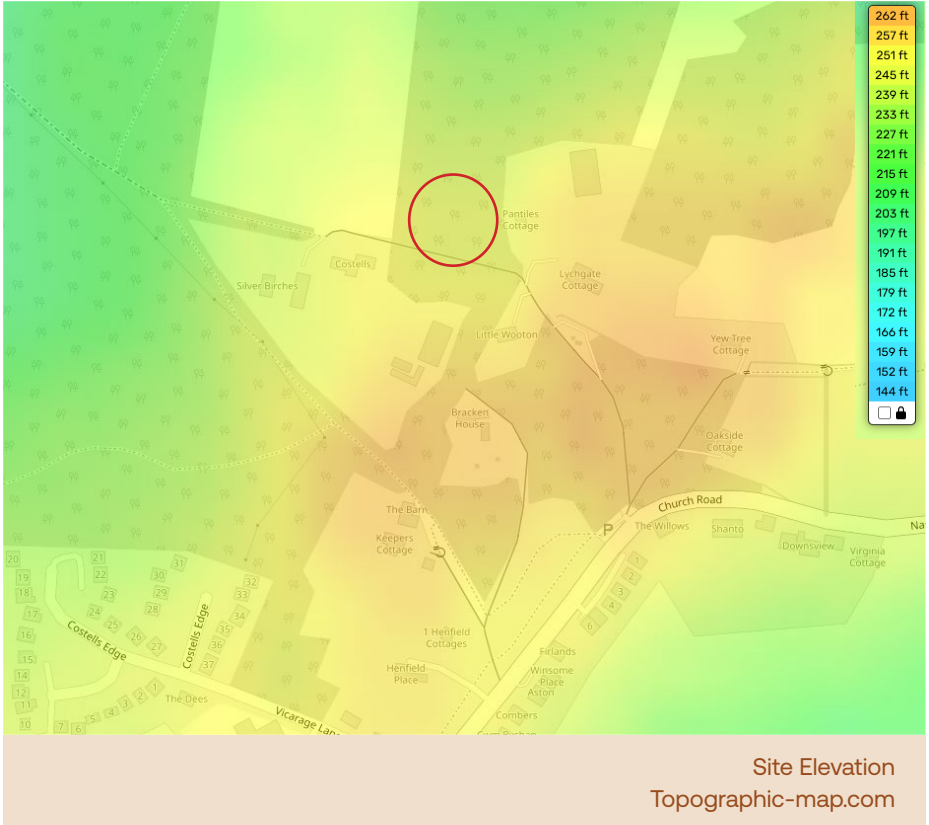
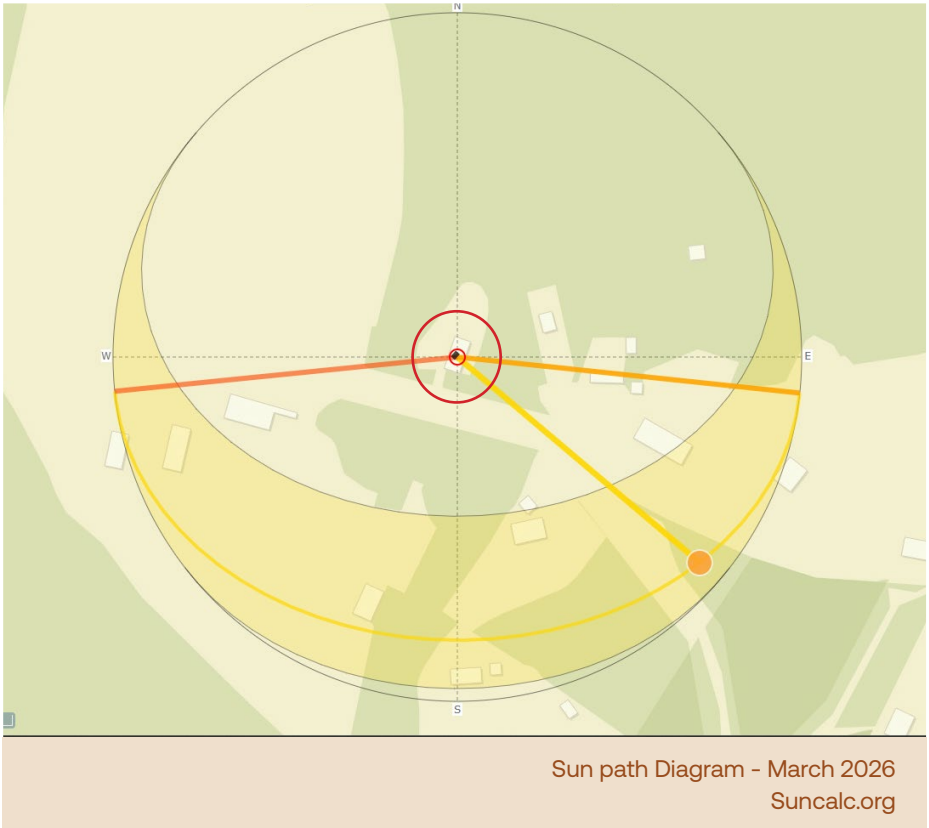
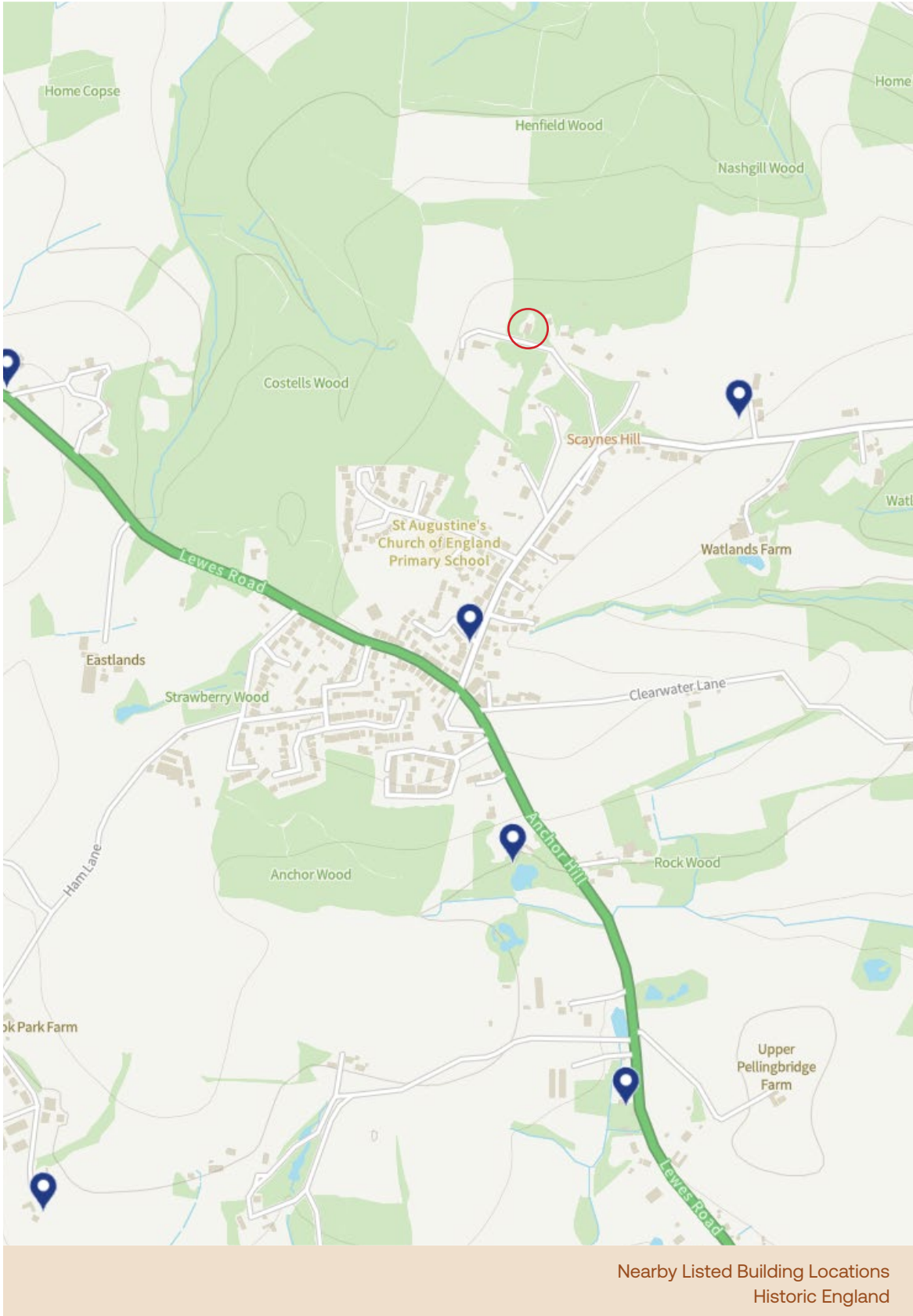
3.3 Site Analysis

The site is located at the tip of the Built-up Area boundary of Bolney village although the boundary has been drawn to protect the countryside from unnecessary development there are a number of homes built to the west and south of the sites location.

The area around the site is characterised by a number of designated heritage assets that contribute to the historic and architectural interest of Bolney. To the south of the site, within the Bolney Conservation Area, lies the Grade I listed Church of St Mary Magdalene, a building of exceptional significance with origins dating back to the Norman period and later medieval additions, which forms a focal point of the village’s historic core.

In addition, the village contains numerous Grade II listed buildings such as The Bolney Stage on London Road, Walnut and Well Cottage on The Street, Hill View and Rose Cottage on Cherry Lane, and Bolney Lodge on Foxhole Lane, which collectively reflect the varied architectural evolution and rural character of the settlement.

These heritage assets and the Conservation Area setting inform the character of the locality and provide important context for the design consideration of new development in proximity to the site.



3.4 Local Site Context

The site comprises an existing barn and stable complex set within a rural agricultural setting, characteristic of the wider West Sussex countryside. The surrounding area is defined by open fields, mature boundary vegetation, and scattered rural dwellings, with the site benefiting from a degree of natural screening provided by the established tree and hedgerow boundaries that frame the plot.

The site is accessed from the south via a private access road serving the wider Costells property. The immediate context is rural in character, with no formal pedestrian infrastructure in the vicinity. Neighbouring properties including Little Wootton, Lychgate Cottage, and Pantiles are set within generous plots and reflect the dispersed, low-density pattern of rural settlement typical of this part of West Sussex.

The existing barn and stable structures sit comfortably within the landscape, their agricultural form and modest scale contributing positively to the rural character of the area. The buildings are oriented to take advantage of the natural topography of the site, with mature planting to the boundaries providing enclosure and a sense of established setting.



Site within the local context
Google Earth

3.5 Site Photos

On this page are a selection of site photos showing the current state of the site, its trees and access.



1. View of main access road to site



2. View into the site from the south-west corner of the plot.



3. View of the existing barn from the north-west corner.



4. View of site from north.



5. View looking east from centre of site



View of site from Southern Boundary

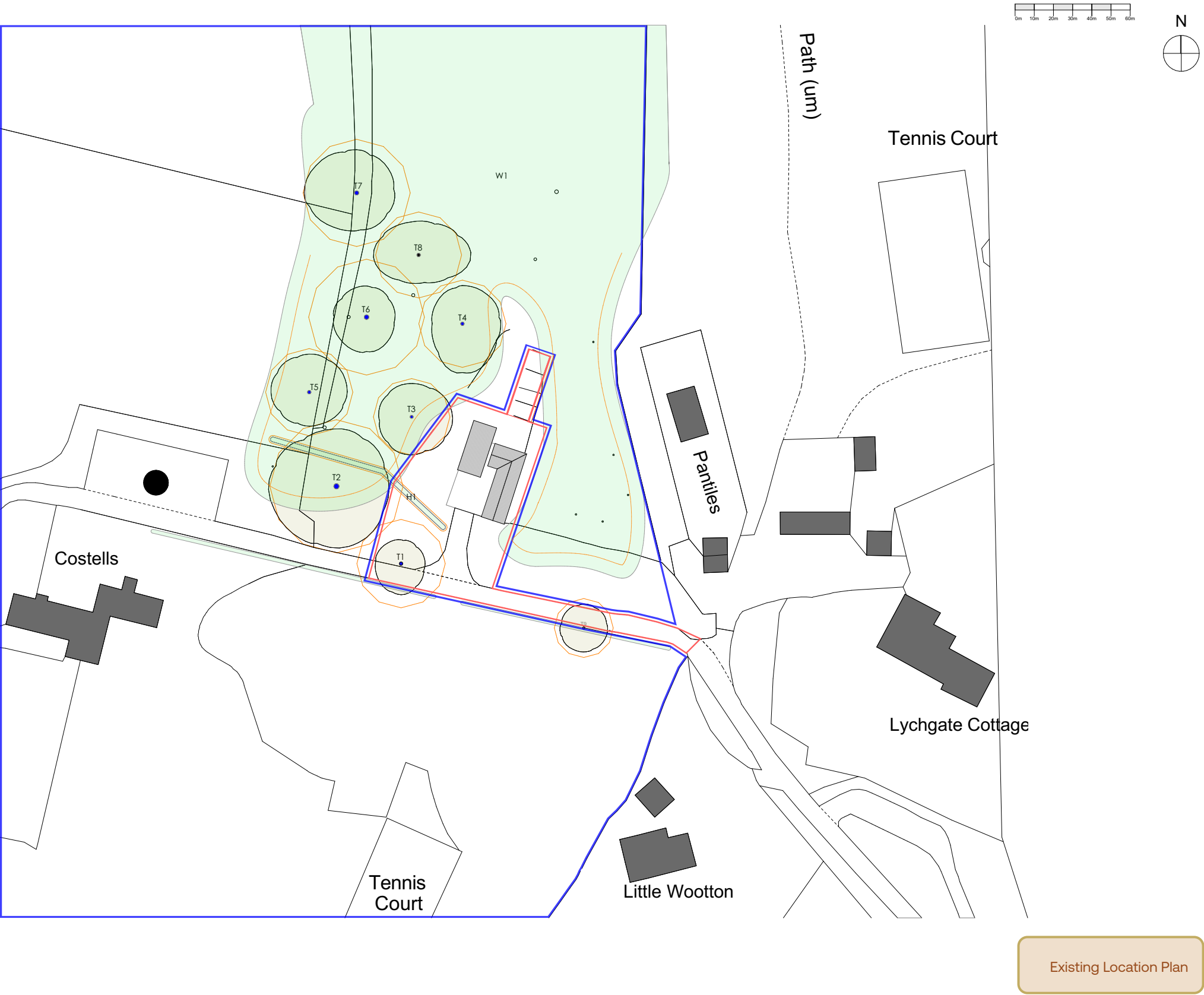


6. View looking north from centre of site

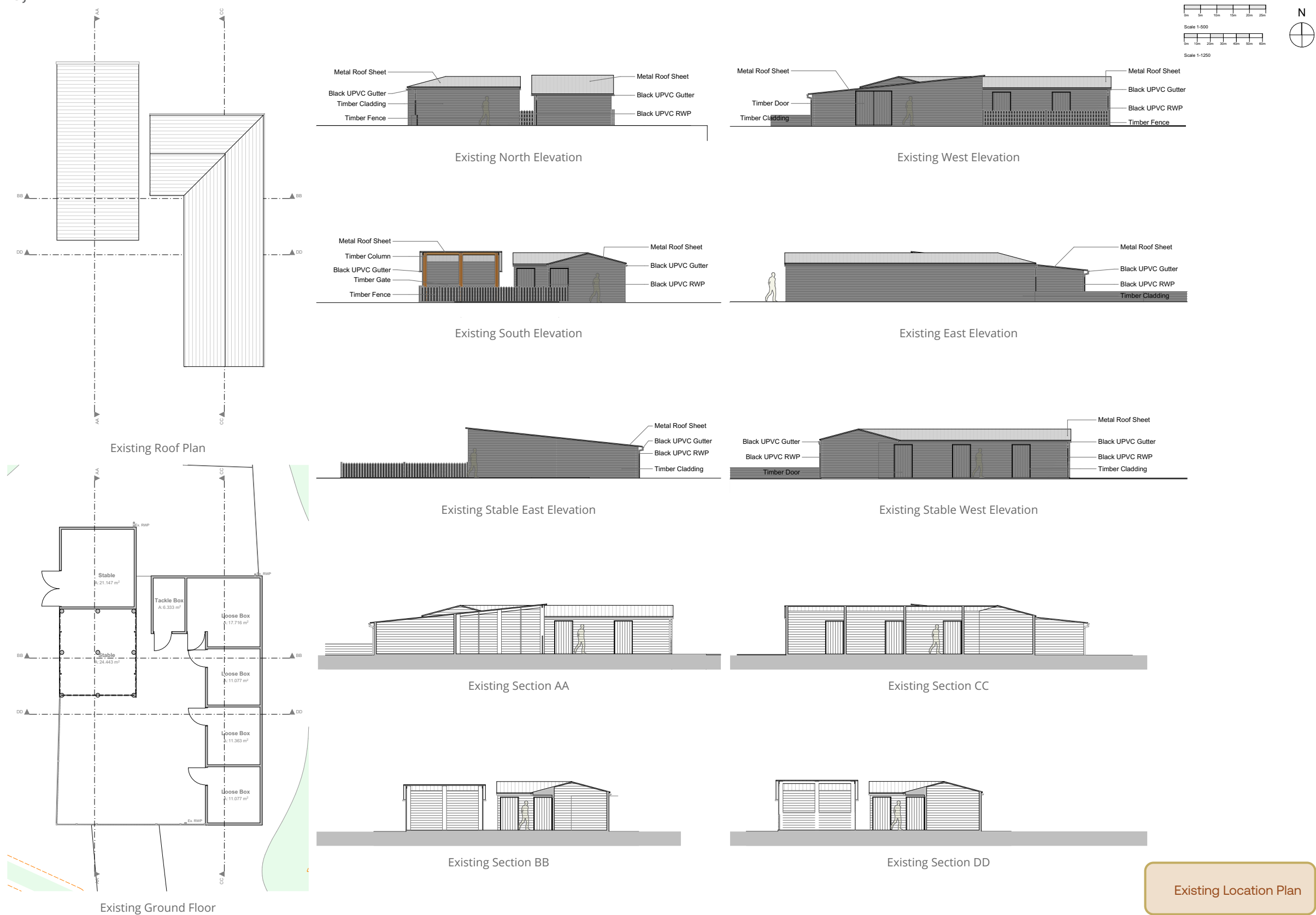


7. View of site space between the two structures.

4.1 Existing Location Plan



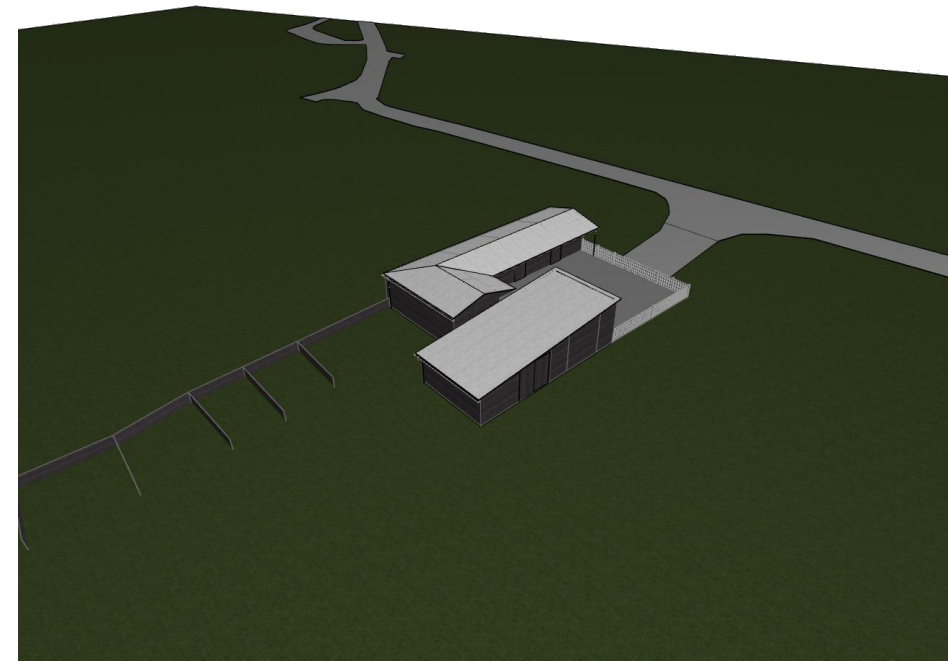
4.2 Existing Plans, Elevations, and Sections.



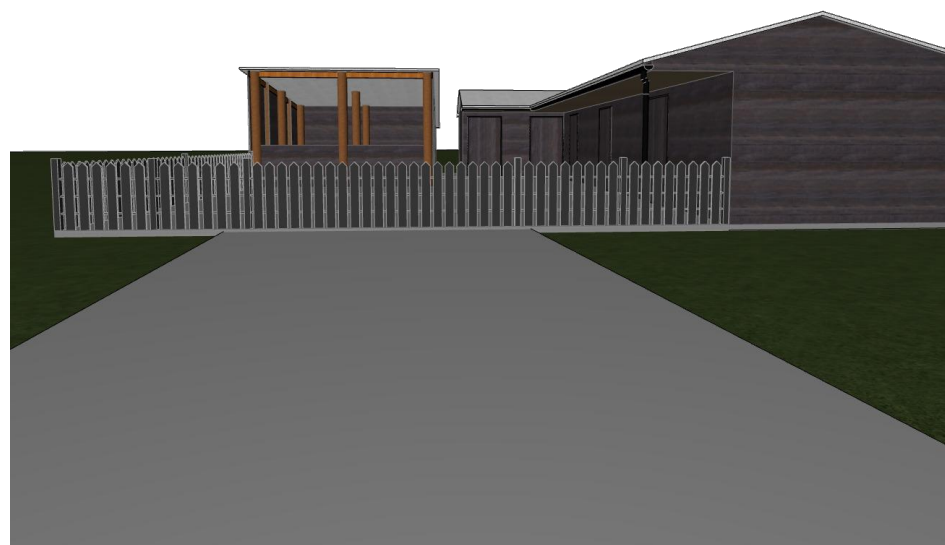
4.3 Existing Perspectives



Existing Perspective 1



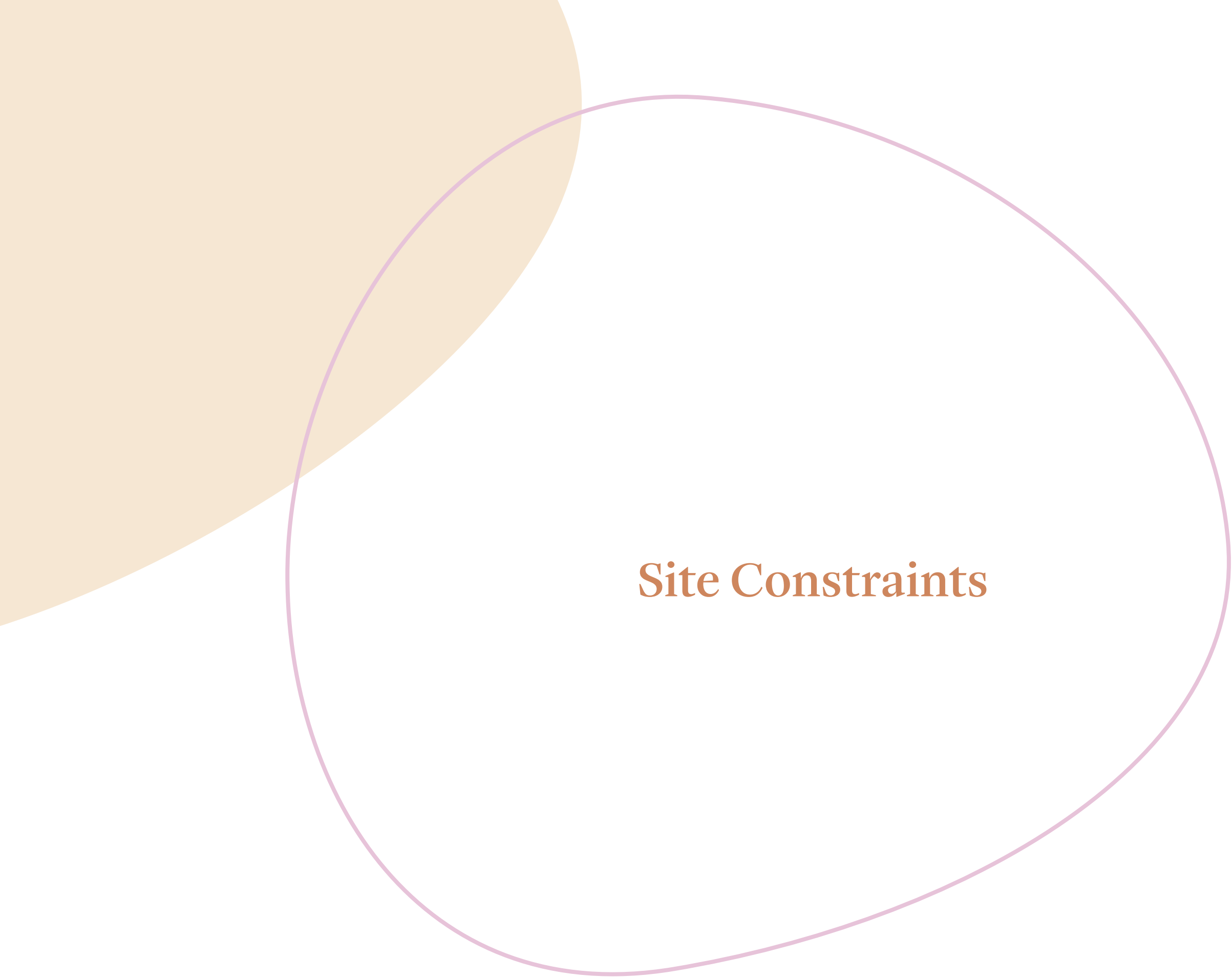
Existing Perspective 2



Existing Perspective 3



Existing Perspective 4



Site Constraints

5.1 Tree Root Protection

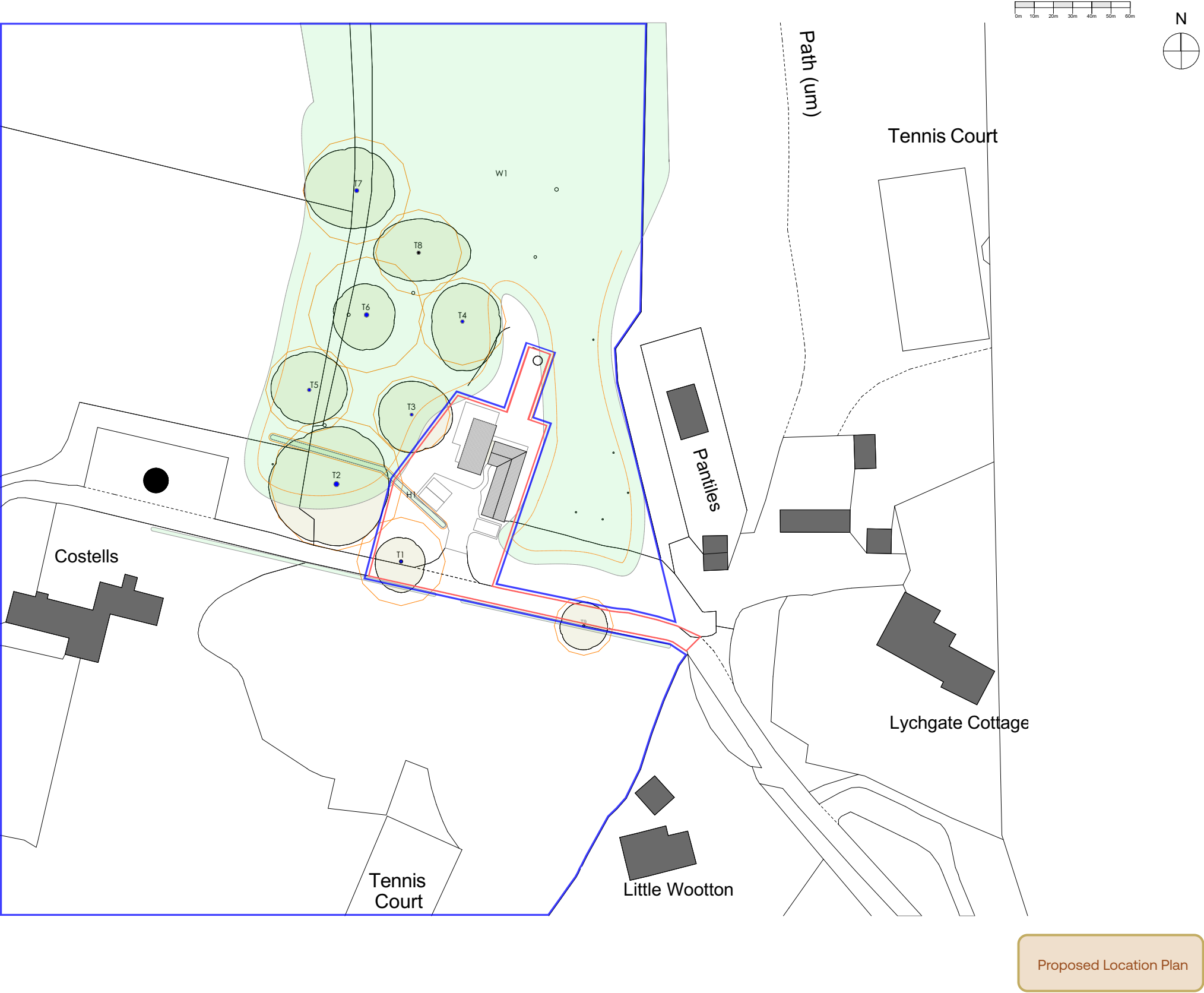
This page illustrates the existing Tree Root Protection Areas (TRPAs) for the trees currently on site. The image highlights where the TRPAs intersect with the existing buildings. This information will inform the siting of the proposed dwelling, with the aim of minimizing any impact on the TRPAs.





Our Proposal

5.1 Proposed Location Plan

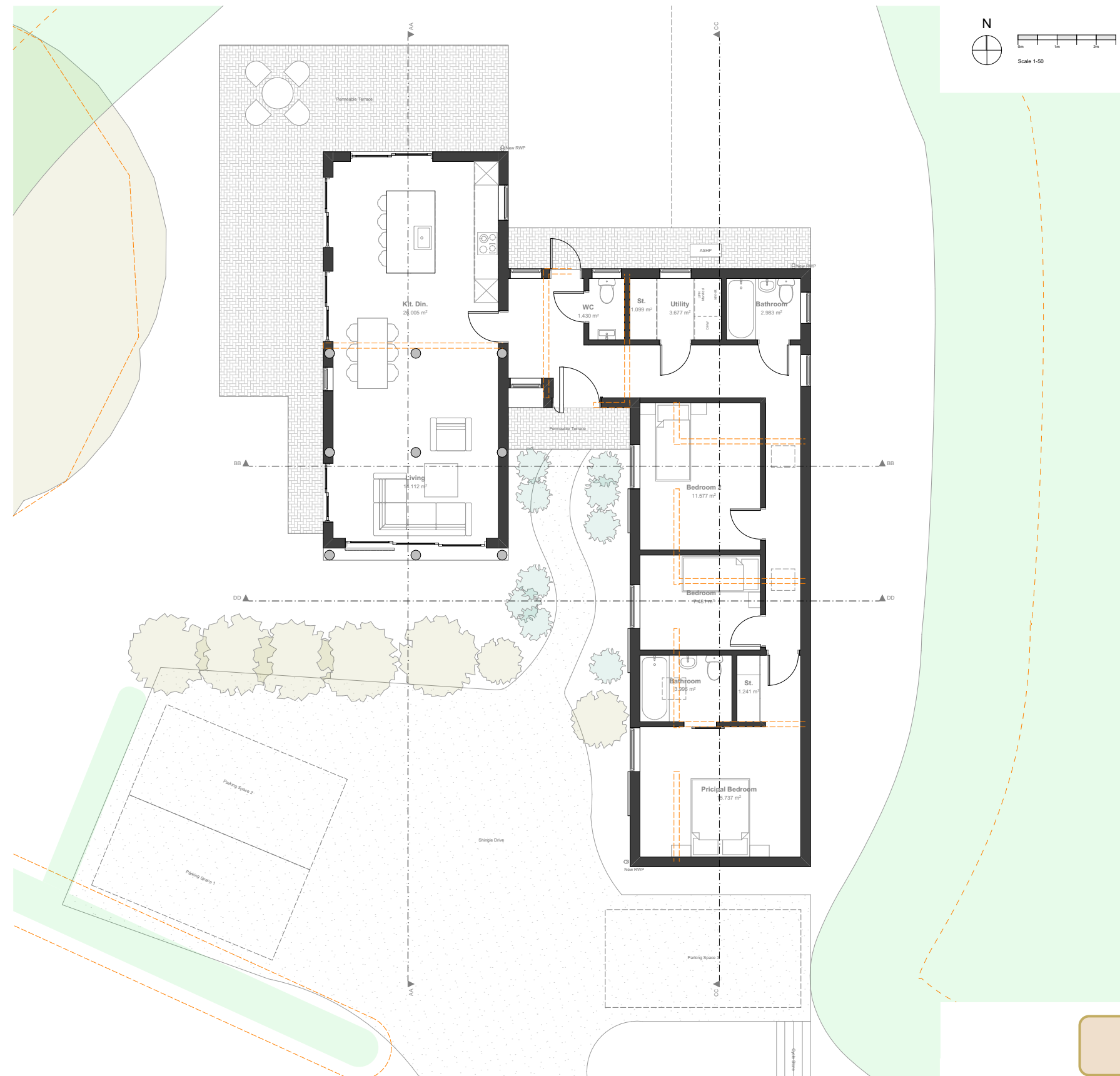


5.2 Proposed Scale and Massing

The proposed conversion has been carefully designed to make the most of the existing structures and their footprint. The scheme is contained entirely within the existing footprint, retaining as much of the original fabric as reasonably practicable whilst achieving a high standard of residential accommodation.

The existing covered external walkway has been brought into the internal envelope, allowing the creation of generous, high-quality internal spaces without the need to extend beyond the established building form. The existing barn and stables have been connected by a glazed link, sensitively tying the two structures together whilst clearly expressing the junction between old and new.

The proposed built form remains within the frame of the existing structure, ensuring there is minimal increase in volume or massing beyond that which currently exists on site. This approach demonstrates a considered and restrained design response, preserving the character and scale of the agricultural buildings whilst delivering a functional and contemporary rural dwelling.



5.3 Proposed Layout



Proposed Plans

5.4 Materials and Appearance

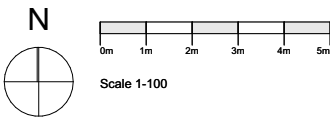
The proposed conversion will be finished with black timber cladding, black powder coated aluminium windows, a black timber effect entrance door, black powder coated aluminium sliding doors, and metal sheet roofing.

These materials reflect the honest and utilitarian character of traditional agricultural buildings, ensuring the conversion sits harmoniously within its rural setting. The restrained palette and careful detailing have been chosen to respond to the existing barn and stable structures, respecting their heritage whilst introducing a contemporary residential quality.

The use of dark tones and natural finishes draws reference from the vernacular building traditions of the Scaynes Hill countryside, supporting Mid Sussex District Plan Policy DP26 (Design and Amenity), which encourages high-quality design that integrates positively with its setting, and Policy DP12 (Conservation and Heritage), which seeks to preserve the character and appearance of historic rural buildings.

The careful selection of finishes, proportions, and roof form ensures the conversion complements the existing agricultural complex whilst establishing a clear identity as a high-quality, modern rural dwelling.

This approach ensures that the appearance of the building reinforces the local rural character of Scaynes Hill, preserves the integrity of the existing structures, and aligns with the design-led principles set out in district planning policy.



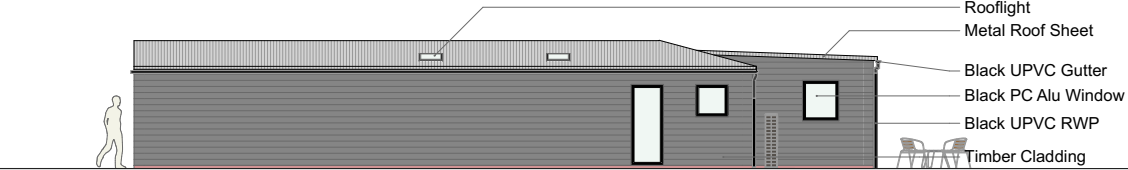
Proposed North Elevation



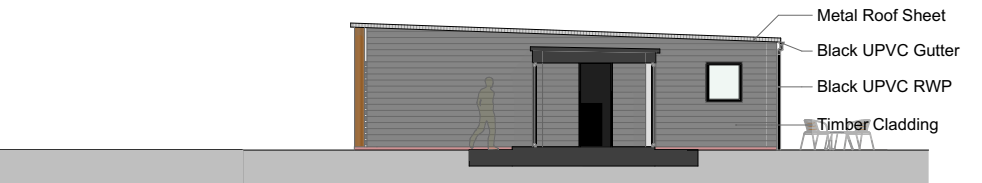
Proposed West Elevation



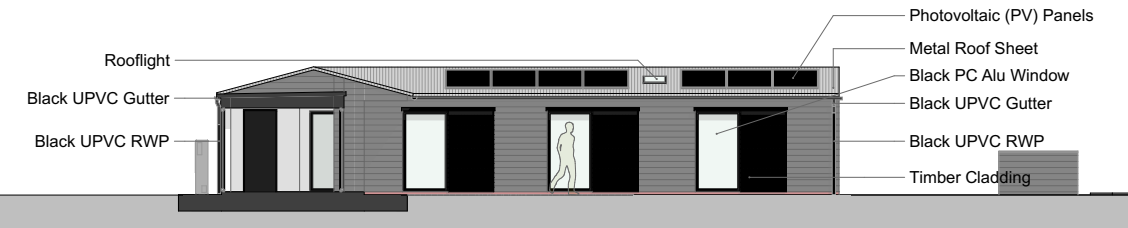
Proposed South Elevation



Proposed East Elevation



Proposed Stables East Elevations

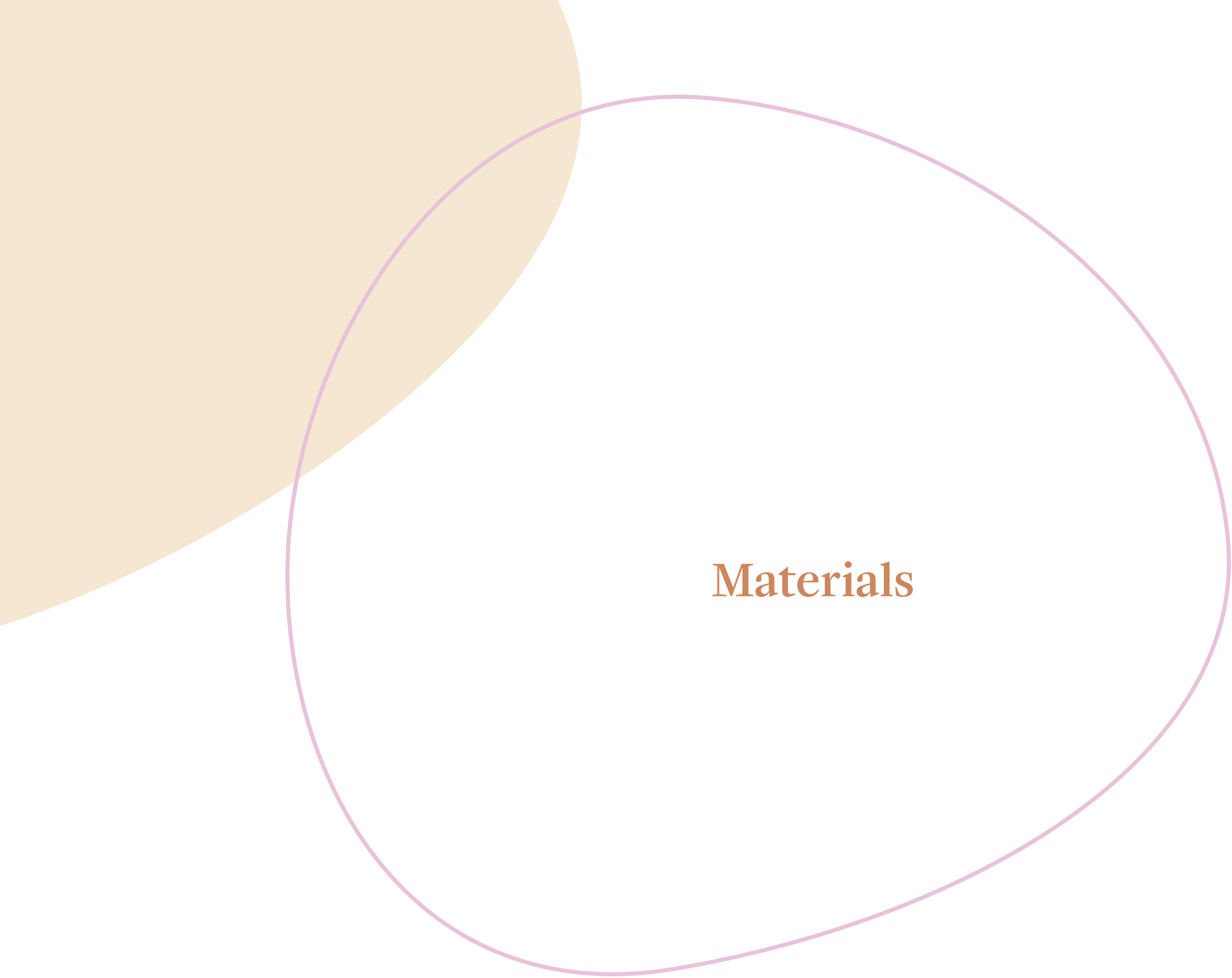


Proposed Stables West Elevations

Proposed Elevations

5.5 Materials and Appearance





Materials

6.1 Materials

The materials selected for the conversion reflect the agricultural character of the existing buildings and respect the heritage of the site. The palette draws from the vernacular traditions of the West Sussex countryside, retaining and repairing existing fabric where possible, whilst introducing new materials that complement and enhance the original structure.



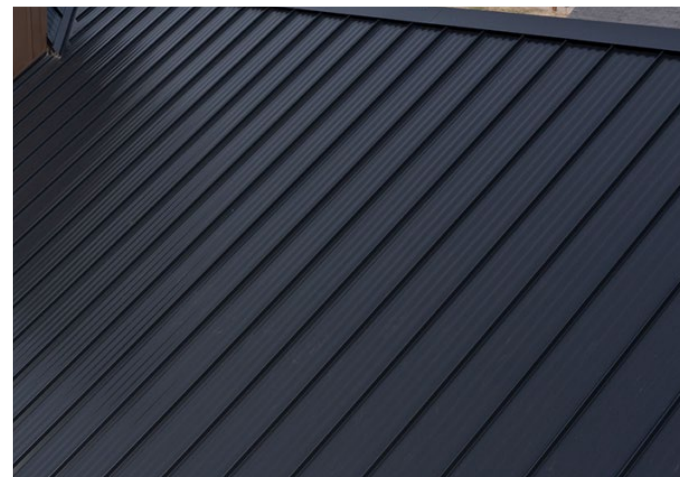
Windows - Black PC Aluminum



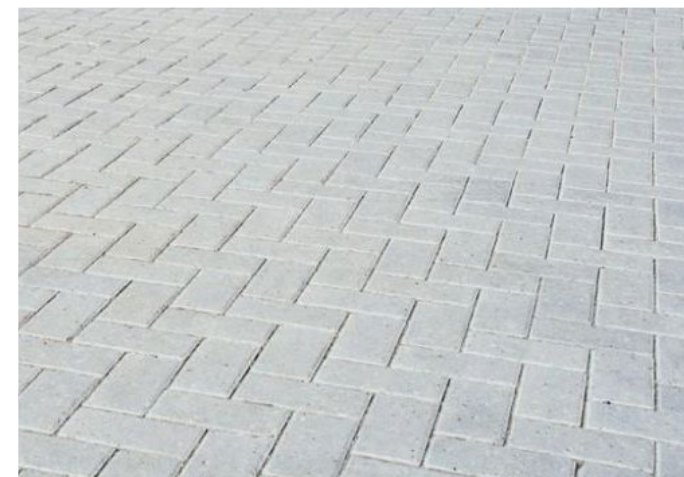
Landscaping - Mixed Native Hedge



Landscaping - Gravel Driveway



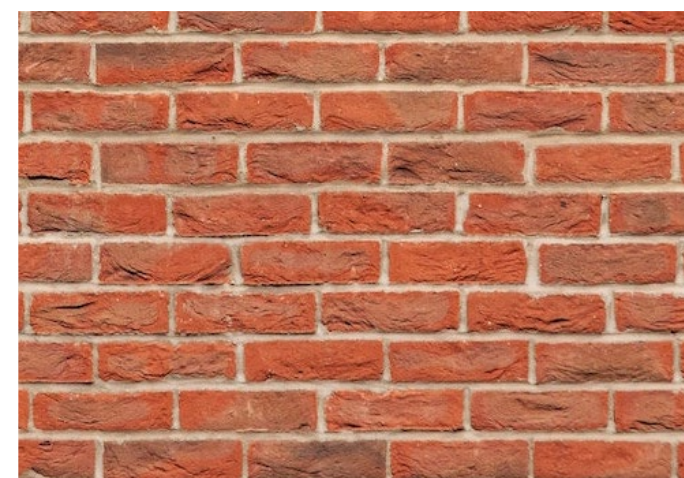
Roofing - Metal Roofing



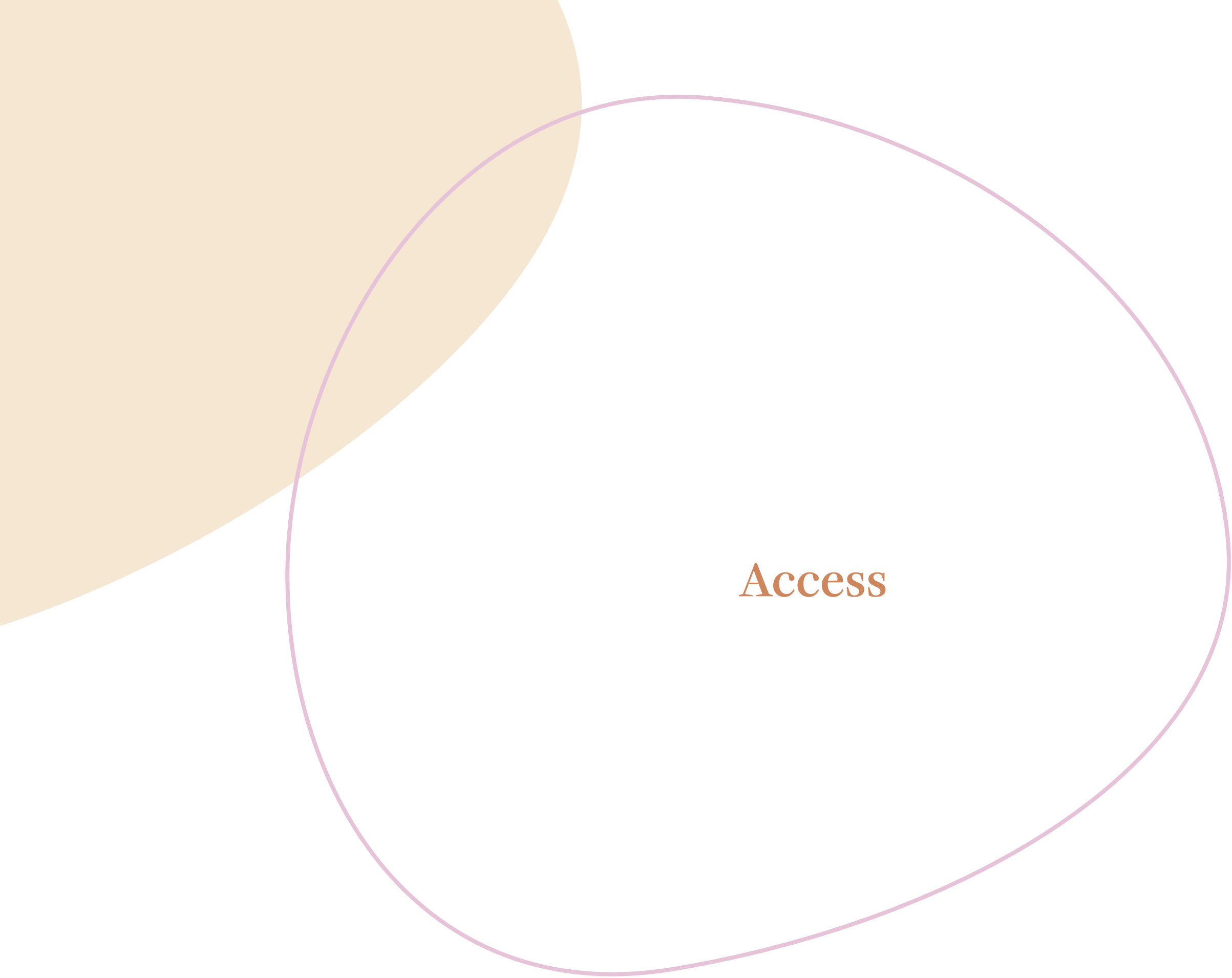
Landscaping - Permeable Paver



Walls - Black Feather Edge Cladding (Close Up)



Walls - Brickwork (Base)



Access

7.1 Access and Parking

The existing site access is currently located on the southern boundary, formed by the access road leading to the wider property at Costells Stables.

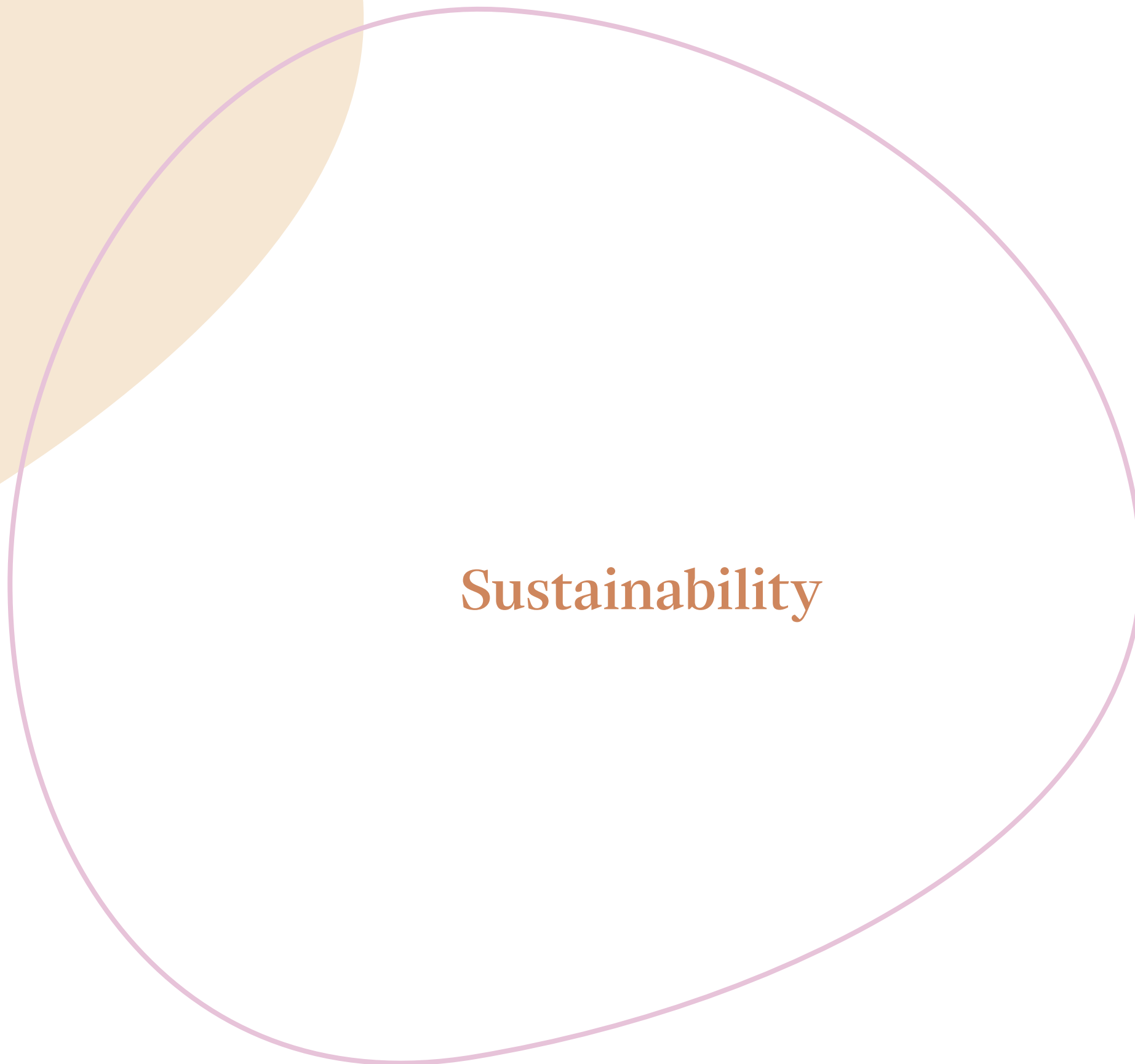
The proposal retains the existing access arrangement. This comprises a hard asphalt road that leads to an outdoor area with hardstanding, enclosed by a timber fence.

The proposal seeks to expand the area immediately in front of the barn and stables to form a parking area to the north west of the dwelling, together with a turning head to the south of the existing stables.

The proposed parking area will be surfaced with pea shingle, which as a permeable material will allow surface water to drain naturally through the substrate, reducing surface water run-off and avoiding the need for any additional drainage infrastructure.

There is no formal pedestrian footpath within this part of the site, and the proposal does not alter this arrangement.





Sustainability

8.1 Energy Management

The conversion has been designed to respect the robust and utilitarian character of the existing barn and stable structures, whilst achieving a high standard of energy performance. The existing timber fabric will be upgraded with high-performance insulation to minimise heat loss, with careful detailing to reduce thermal bridging at junctions and openings.

A fabric-first approach has been prioritised, ensuring that the building envelope is optimised before consideration of mechanical or renewable technologies. High-performance windows and doors have been selected to balance energy efficiency with the rural agricultural aesthetic of the conversion.

A photovoltaic array has been incorporated into the design, sensitively integrated into the roofscape to further support the energy performance of the building whilst respecting the agricultural character of the conversion. The layout of the conversion takes advantage of the existing orientation and generous roof volumes characteristic of agricultural buildings, maximising opportunities for natural daylighting to all regularly occupied spaces and reducing reliance on artificial lighting.

Low-energy LED lighting and A-rated appliances will be specified throughout to minimise internal heat gains and support overall efficiency. The thermal mass inherent in the existing masonry construction will be utilised as a passive strategy to moderate internal temperatures, reducing the risk of overheating during warmer months and contributing to year-round comfort.

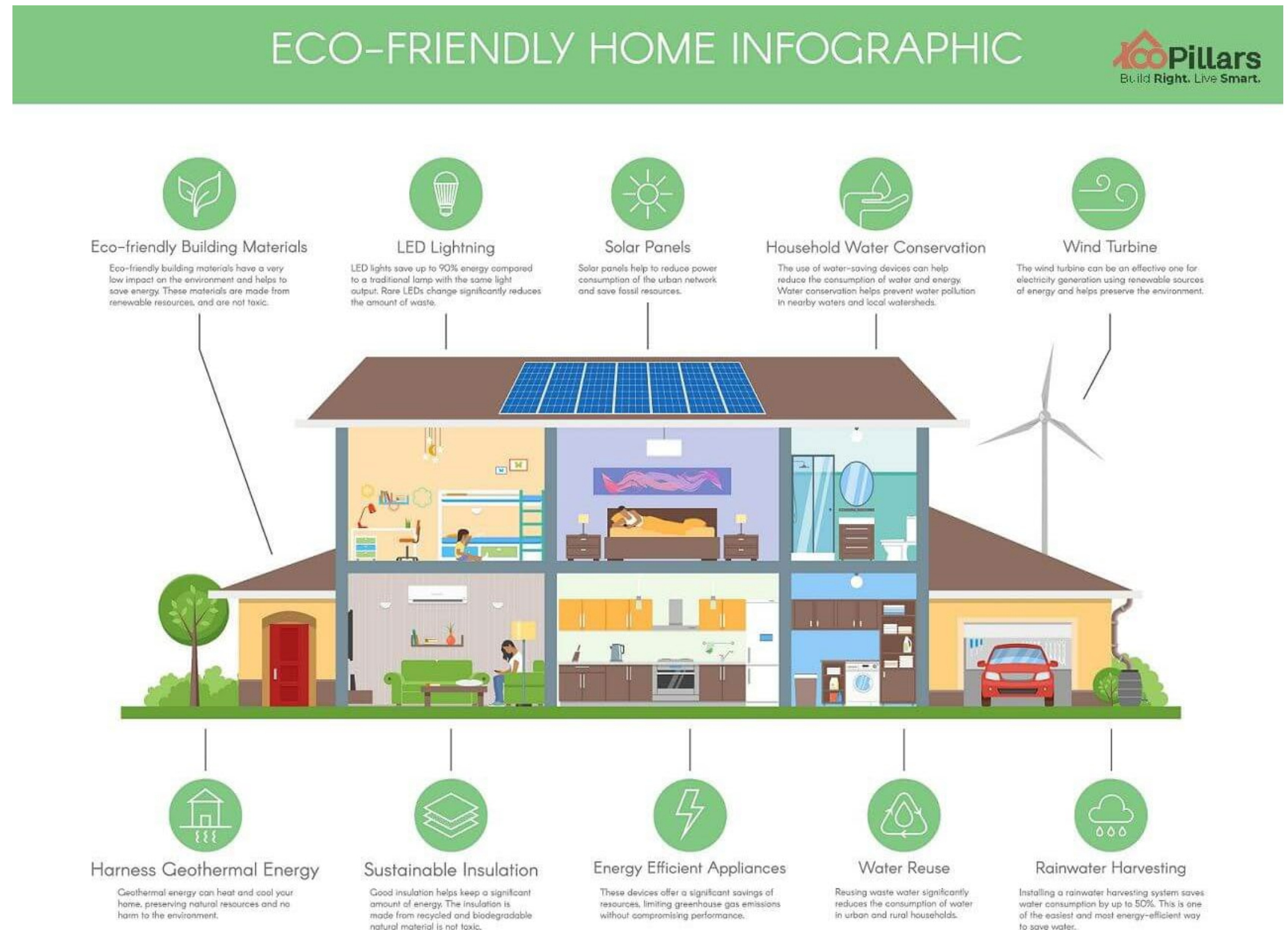


Image from 100 pillars.in

8.2 Water Management

Flood Risk and Water Management

The application site at Bolney, lies outside the Environment Agency’s identified flood plain and is located within an area of low surface water flood risk, as shown on the Environment Agency flood maps.

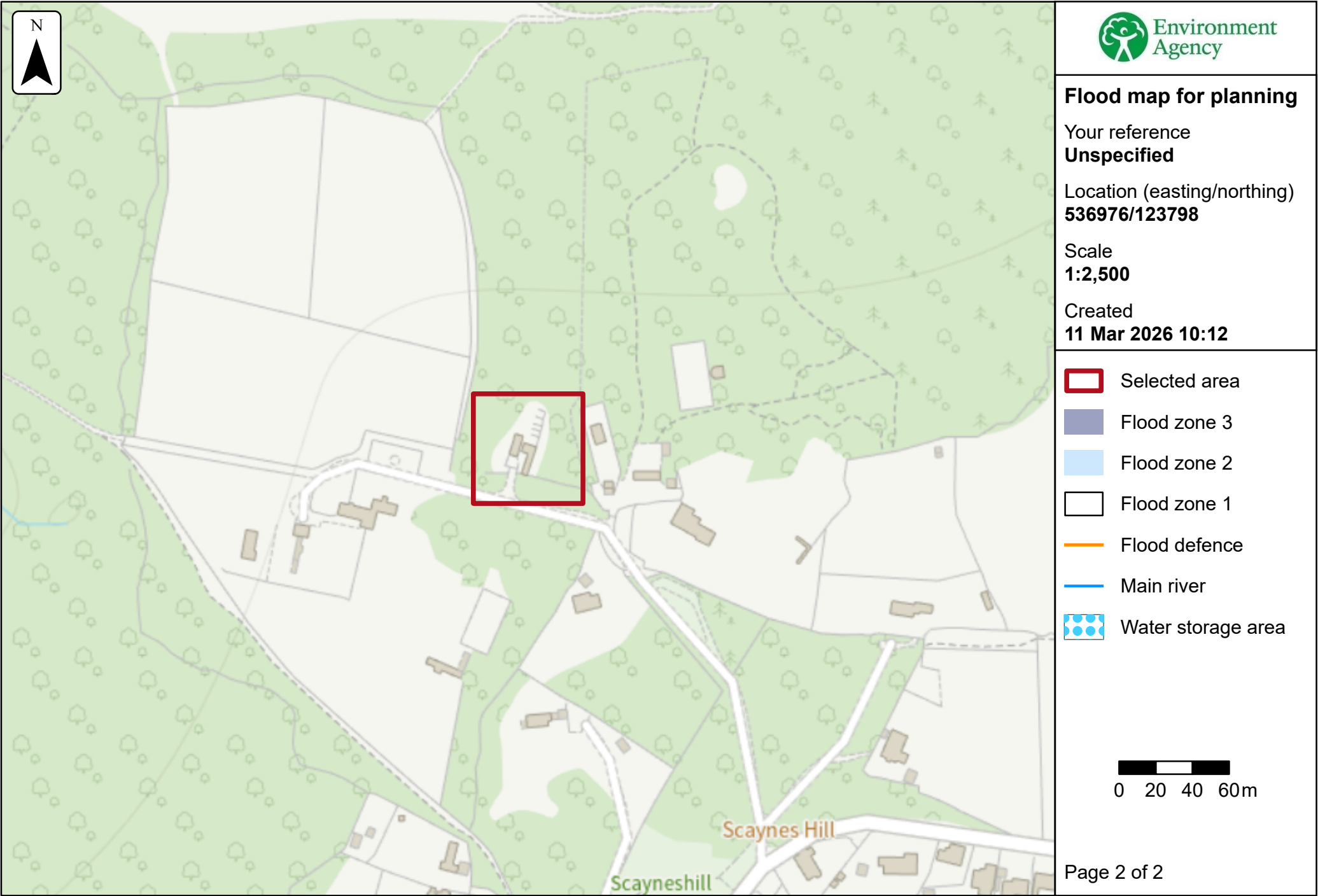
A precautionary approach to surface water management has informed the design of the proposed single three-bedroom dwelling. Hard landscaping will be kept to a minimum and permeable surfacing will be used where practicable to reduce surface water runoff. The dwelling has been designed with surface water directed away from the building footprint, thereby reducing reliance on additional flood mitigation measures.

Opportunities for rainwater harvesting will be explored prior to commencement as part of the overall sustainable drainage strategy.

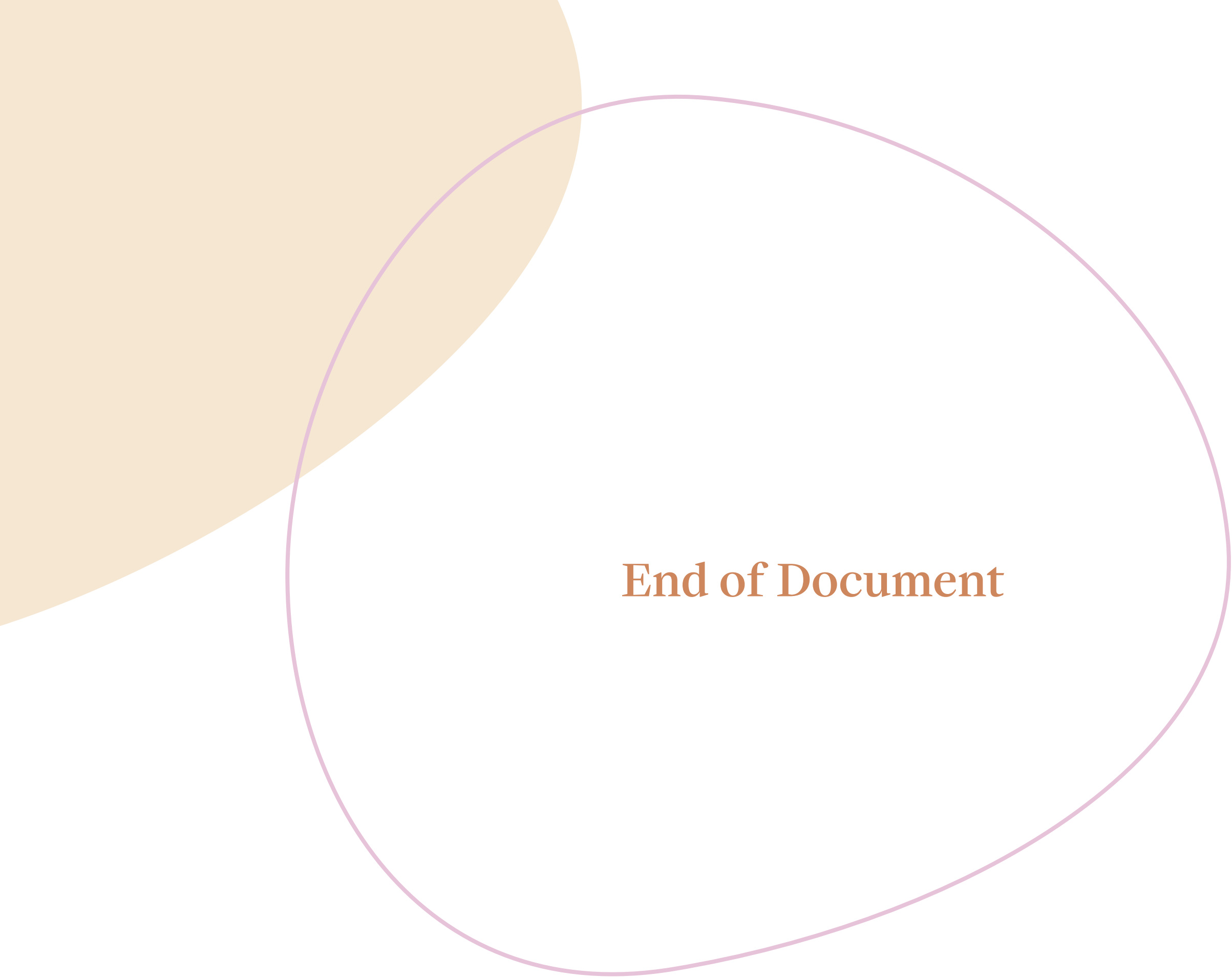
Water Efficiency

The proposed dwelling will comply with Building Regulations Part G (2010) and will incorporate water-efficient fittings, including dual-flush 2/4 litre WCs and aerated taps and shower heads. These measures are intended to limit potable water consumption to less than 105 litres per person per day.

There are no watercourses or natural water sources within or adjacent to the site. However, the potential to reduce reliance on mains water through rainwater harvesting will be considered as part of the development’s sustainable water management approach.



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