

From: Nicholas Edmonston <nicholas@ckaa.co.uk>
Sent: 27 June 2025 09:33:08 UTC+01:00
To: "Anna Kramarczyk" <Anna.Kramarczyk@midsussex.gov.uk>
Cc: "Francesca Winslow" <francesca@prhomesdirect.com>; "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>; "Gary Winslow" <Prhomesdirectltd@gmail.com>; "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Subject: Re: 1-3 Barclay Court - DM/25/1107 & DM/25/1108

Hi Anna

Each of the images show different colours for different items so it is very difficult for us to match. The 2d image of the Front east elevation shows the cladding in a graphite grey type colour, which we had found the closest colour to. The windows look grey at ground floor at white and first and second floor.

The brick sample that was provided was an existing brick from site. The client intends to reclaim/reuse the existing brick from the demolition. We do not know the manufacture name etc, the colour is as presented.

We understand you do not want the windows to be white to match existing. The client has proposed RAL7038 – Agate Grey/Pearl Grey. Please confirm if this would be acceptable?



I don't know about the tile. Surely you can compare it to the photos.

Kind regards

Nicholas Edmonston

CKA Architectural
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nicholas@ckaa.co.uk
01323 729516

On 26 Jun 2025, at 15:12, Anna Kramarczyk
<Anna.Kramarczyk@midsussex.gov.uk> wrote:

Hi Nicolas

The attachment you provided, shows an existing elevation with existing sashes and other existing timber/other windows. This image was requested to demonstrate and explain in more detail how the new roof form and proposed massing will look on the arrival to Hayward Heath/view from train platform.

There is a number of other 2D and 3D drawings showing the building with the exchanged and replaced windows, and they are not white.

To answer all your previous questions, I would refer you to my previous replies. Please see below highlighted in green.

I still need explanation on: which side of the tile is the external part the solid dark grey or the hatched part with elements of brown plotted in?
Also please correct me if I am wrong, but specified brick was described on drawings as 'matching the existing', please provide the name, colour and manufacturer for the sample brick you delivered.

I hope that helps
Thank you
Anna

Hi Rachel and Francesca.

Please see my updated reply in RED, addressing relevant conditions below:

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 stair cores and fenestration detail at third floor.

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.

Subject to comments: See point 7 for details.

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. See point 7 for details.

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).

For reference see Approved elevations below.

<image001.png><image002.png>
<image003.png>
<image004.png><image005.png>

The northern, eastern, and western elevations are particularly important, as they are highly visible. Notably, the main elevation is prominently seen upon arrival to the town by train, making its appearance a key aspect of the building's visual impact and identity.

I had a look at the information provided up to this point; please see my reply below:

Summary:

1. Powdercoated aluminium cladding: Prefa Rhomboid Facade Tiles, although not as sophisticated and rich in detailing as the approved metal cladding system seems to be an acceptable replacement in principle.
2. Similarly, Fibre Cement Cedral Click vertical cladding seems to be an acceptable replacement in principle.
3. Legacy' uPVC sliding sash windows are acceptable in principle.
4. Colour choices still need to be agreed (cladding, brick, window/door frames).
5. New windows and doors: more detailed information is still needed about the type (typical spec?etc.).
6. Some other elements of the scheme still need to be clarified, see below.

The approved window frames colours were carefully designed to correspond well with the stone openings and brick colour of the existing building (please refer to the images shown above). Classic White is not a right choice for any of the new windows or new doors and should only be used on the internal side if necessary

Furthermore, the existing roof is covered in a subtle brown-tone clay and approved design took this into consideration. I have doubts about the chosen replacement dark-grey colour which might appear too industrial if used on that scale.

Therefore, in order to provide a final reply, please provide following samples and other information for an approval:

- a. **PROVIDE SAMPLE:** Prefa Rhomboid Facade Tiles in P.10 prefa bronze, Ral 7048
- b. **PROVIDE SAMPLE:** Prefa Rhomboid Facade Tile in P.10 Ral 7013 Anthracite, RAL 7016
- c. **PROVIDE SAMPLE:** Fibre Cement Cedral Click in Slate Grey C18
- d. **PROVIDE SAMPLE:** Fibre Cement Cedral Click in Pewter Grey C54
- e. **PROVIDE SAMPLE:** the matching brick for the rear elevation.
- f. **CONFIRM:** that RWP and other rainwater goods to be black: correct the drawings and annotate.
- g. **CONFIRM:** that existing front door facing the street will be refurbished as per approved. Annotate the drawings.
- h. **PROVIDE:** typical 1/50 section showing the depth of the reveal for new or exchanged windows/doors.
- i. **PROVIDE:** Specification for the ASHPs.
- j. **PROVIDE:** more explanation on the new windows and doors that are not sashes (typical spec?etc.).
- k. **PROVIDE:** details of the glass balustrade.
- l. **PROVIDE:** new RAL colour, which is more in line with the approved application, for all the windows and doors currently marked as Classic White.
- m. **CONFIRM:** that fascias will be painted in a matching colour to the window frames, as per approved elevations. Correct the provided drawings and annotate.
- n. **PROVIDE dwg:** It is recommended that alternative locations be explored for the proposed Air Source Heat Pumps (ASHPs) currently shown on the 1st and 2nd floor elevations. Their current placement detracts from the visual quality of the façade

Please note: Once physical samples will be provided and colour of cladding will be agreed, the schedule of windows and doors currently marked as Anthracite Grey RAL 7016, might have to be updated.

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.

Not provided.

Please PROVIDE following drawings (still outstanding):

1:20 scale sections and elevations (vignettes) of the following shown in context:

- (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,

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

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.

Look: **Point 2.f).**

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.

Please introduce more soft landscaping (low level shrubs or ornamental). Please mark entrance zones better with use of different surface materials.

Please explain lighting strategy to the rear for the residents.

Thank you
Anna

Anna Kramarczyk-Dillon
Architect / Urban Designer
Major Development
Mid Sussex District Council

My working days are Monday, Wednesday and Thursday

From: Nicholas Edmonston <nicholas@ckaa.co.uk>

Sent: 26 June 2025 14:51

To: Anna Kramarczyk <Anna.Kramarczyk@midsussex.gov.uk>

Cc: Francesca Winslow <francesca@prhomedirect.com>; Rachel Richardson

<Rachel.Richardson@midsussex.gov.uk>; Gary Winslow

<Prhomedirectltd@gmail.com>; Joanne Fisher

<Joanne.Fisher@midsussex.gov.uk>

Subject: Re: 1-3 Barclay Court - DM/25/1107 & DM/25/1108

Hi Anna

Our client has provide samples for the products we have specified. We asked why you required the other samples but received no response.

The 3d image you have supplied is of low resolution and not detailed up fully to show colours so there is no possibility of determining the colour from it. The other 3d that was submitted showed the existing windows retained in white. Clearly the windows need replacing and we assumed that they would be remaining in white (standard upvc colour, I am not sure what RAL that is)

If you saying the windows now need to be changed to not be white, please can you confirm why this needs to be changed, then I will need to go back to our clients.

Thank you.

Kind regards

Nicholas Edmonston

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01323 729516

On 26 Jun 2025, at 14:35, Anna Kramarczyk
<Anna.Kramarczyk@midsussex.gov.uk> wrote:

Hi Rachel

I have received 3 samples from 5 samples requested (as per email dated: 19/06/2025)

- a. **PROVIDE SAMPLE:** *Prefa Rhomboid Facade Tiles in P.10 prefra bronze, Ral 7048*
- b. **PROVIDE SAMPLE:** *Prefa Rhomboid Facade Tile in P.10 Ral 7013 Anthracite, RAL 7016*
- c. **PROVIDE SAMPLE:** *Fibre Cement Cedral Click in Slate Grey C18*
- d. **PROVIDE SAMPLE:** *Fibre Cement Cedral Click in Pewter Grey C54*
- e. **PROVIDE SAMPLE:** *the matching brick for the rear elevation.*

Received:

1 sample of the c) Fibre Cement Cedral Click in Slate Grey C18
1 sample of the tiles: there is no label on this one describing the colour, and I need explanation to understand which side it the external one
1 sample of the brick: also, without a description.

Could the applicant look at the photos attached and give me more information?
See attached

Furthermore, to the questions asked about the window colours: The coloured elevations I have attached showed the windows are off-white, more light greige within the existing structure, and

those on the top floor were to match the cladding. I would expect the applicant to provide ideas on what RAL colour they would suggest to match the image.

<image002.png>

Thank you
Anna

From: Francesca Winslow <francesca@prhomesdirect.com>
Sent: 26 June 2025 11:24
To: Nicholas Edmonston <nicholas@ckaa.co.uk>; Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Cc: Anna Kramarczyk <Anna.Kramarczyk@midsussex.gov.uk>; Gary Winslow <Prhomesdirectltd@gmail.com>; Joanne Fisher <joanne.fisher@midsussex.gov.uk>
Subject: Re: 1-3 Barclay Court - DM/25/1107 & DM/25/1108

Hi Rachel,

I hope you're well.

As we understand you are off on Friday, we are very keen to get everything signed off today so that we do not exceed a week's delay. As you know, the later start has already had financial implications for us, so we are eager to avoid any further impact if at all possible.

If there is anything outstanding or needed from our side to help move things along today, please do let either myself or Nick know, and we will make ourselves available to get it wrapped up. But as we understand it, we have provided everything required for discharge of the conditions.

We really appreciate your help with this.

Kind regards,

<image001.jpg>

From: Nicholas Edmonston <nicholas@ckaa.co.uk>
Sent: Wednesday, June 25, 2025 12:56:06 PM
To: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Cc: Anna Kramarczyk <Anna.Kramarczyk@midsussex.gov.uk>; Francesca Winslow <francesca@prhomesdirect.com>; Gary Winslow <Prhomesdirectltd@gmail.com>; PR Homes Direct Office

<office@prhomedirect.com>

Subject: Re: 1-3 Barclay Court - DM/25/1107 & DM/25/1108

Hi Rachel

Further to my email yesterday I have updated the elevations to include the balustrade detail.

Please find attached drawings 18F and 28B.

Our client dropped samples into your offices yesterday afternoon, please can you confirm that you have seen them?

Kind regards

Nicholas Edmonston

CKA Architectural

www.ckaa.co.uk

nicholas@ckaa.co.uk

01323 729516

On 24 Jun 2025, at 15:34, Nicholas Edmonston

<nicholas@ckaa.co.uk> wrote:

Hi Rachel

With regard to the ASHP they have been positioned in the so they are not seen from the front elevations, are close enough to the flats to be efficient and far enough way from the flat windows to not be too noisy.

The dimensions are HxWxD (mm): 798x880x310mm for Flats 1-2 and 3-10 (Samsung Mono 5), and HxWxD (mm): 998x940x330mm for Flat 3 (Samsung Mono 8).

I also attach further information on the windows that has been sent to our client.

Kind regards

Nicholas Edmonston

CKA Architectural

www.ckaa.co.uk
nicholas@ckaa.co.uk
01323 729516

On 24 Jun 2025, at 13:19, Rachel Richardson
<Rachel.Richardson@midsussex.gov.uk>
wrote:

Dear Nicholas,

Thank you for replying so quickly.

Please note that I am currently on jury service this week and am only working as and when I am not required but am still on call until the end of the week (and therefore not going into the office) so may not be around tomorrow or Thursday, if I get called into the Crown Court. I don't work on Fridays.

There are matters outstanding and I have reconsulted the urban designer. If I have all that I need to discharge the pre commencement conditions I will do my best to discharge these as quickly as possible as I appreciate the urgency to get started.

DM/25/1107 and DM/25/1108 are separate applications and need to be treated as such in terms of the drawings and supporting information which is submitted.

If I receive correspondence with the subject heading as above, I will assume this is only for DM/25/1107. Please be clear in your instructions for each application and in terms of updating each application.

DM/25/1108 has not been updated as yet.

DM/25/1107 and DM/25/1108 are running simultaneously to one another so will be considered within the same/similar timeframe.

In terms of the positioning of the ASHP's, I note that you consider their location to be the most discreet and that they have to be installed within proximity to the flats to operate

efficiently. Please forgive me if this is not the case, but I can't see the specification and marketing information for the ASHP's. I would like to know their dimensions and external appearance. If there are varying models of ASHP, I need to consider whether your choice is best suited aesthetically to this building and the surrounding character and appearance of the locality.

I hope this clarifies matters.

Kind regards,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI
Senior Planning Officer
Development Management
www.midsussex.gov.uk
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

From: Nicholas Edmonston <nicholas@ckaa.co.uk>
Sent: 24 June 2025 12:48
To: Rachel Richardson
<Rachel.Richardson@midsussex.gov.uk>
Cc: Francesca Winslow
<francesca@prhomesdirect.com>; Gary Winslow
<Prhomesdirectltd@gmail.com>; PR Homes Direct
<office@prhomesdirect.com>
Subject: Re: 1-3 Barclay Court - DM/25/1107

Hi Rachel

There are no changes to the proposed plans, unless the ASHP are to be repositioned. We have not had any response from you on this item.

Drawing 18E is the latest revision.

The drawings affect both applications of course. I presumed both applications were being dealt with together.

I am not sure why 36 was not submitted, but I have simply added the set back diagram in the corner of the drawing.

Our client is dropping in the samples shortly.

Will you be in a position to discharge pre-commencement conditions this week? As you are aware our client needs to start on site as soon as possible, to keep on track all trades that are scheduled.

Thank you.

Kind regards

Nicholas Edmonston

CKA Architectural
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nicholas@kaa.co.uk
01323 729516

On 24 Jun 2025, at 12:37,
Rachel Richardson
<[Rachel.Richardson@midsuss
ex.gov.uk](mailto:Rachel.Richardson@midsuss.ex.gov.uk)> wrote:

Dear Nicholas,

Thank you for your email and revised drawings.

Please can you confirm if the revised proposed elevations will alter the proposed floor plans which will mean I will also need revised floor plans?

Also, is the drawing 3428 18E the same as that submitted to me on 17th June? Or should this be revision F?

Also, will these amended drawings affect DM/25/1108? and if so, please can you confirm the latest set of drawings to be considered under DM/25/1108, and which drawings they supersede?

You have submitted drawing 36 A (window details) but I don't appear to have drawing no.36? Please clarify.

I look forward to hearing from you.

Kind regards,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP
MRTPI
Senior Planning Officer
Development Management
www.midsussex.gov.uk
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

From: Nicholas Edmonston
<nicholas@ckaa.co.uk>
Sent: 19 June 2025 19:09
To: Anna Kramarczyk
<Anna.Kramarczyk@midsussex.gov.uk>
Cc: Francesca Winslow

<francesca@prhomesdirect.com>;
Rachel Richardson
<Rachel.Richardson@midsussex.gov.uk>; Joanne Fisher
<Joanne.Fisher@midsussex.gov.uk>;
Gary Winslow
<prhomesdirectltd@gmail.com>;
Jane Cooper
<Jane.Cooper@midsussex.gov.uk>;
Emma Rivett
<Emma.Rivett@midsussex.gov.uk>
Subject: Re: 1-3 Barclay Court -
DM/25/1107

Dear Anna

a-e. To be provided by client.
can you confirm why Rhomboid
Ral 7048 and Cedlar Pewter
grey are being requested? (we
haven't specified these) are
these the preferred colours?
Can you confirm the address
the details should be sent?

f. elevation drawing updated to
clarify that RWP will be black.

g. elevation drawing updated.

h. detail added to drawing 36

i. specification of Samsung
Gen6 heat pump can be
downloaded
here <https://25364968.fs1.hubs.potusercontent-eu1.net/hubfs/25364968/MANUALS/Zenith/Samsung%20Gen%206%20A2W%20Heat%20Pump%20and%20Joule%20Zenith%20PrePlumb%20WEB.pdf>.

j. details were provided on
drawing 36, please confirm
what further information is
required.

k. to be provided.

l. can you confirm the RAL colour that was specified in the application? I can only see 'colour to be confirmed'. The coloured elevations you have attached showed the windows appearing to be white within the existing structure, and those on the top floor are barely identifiable within the top floor. we understand they were to match the cladding.

m. elevation drawing updated to changed to black and updated drawing attached.

n. we have explored all other options mounted to the elevations, and they would either be in more exposed locations or too far from the flats to offer any efficiency. please confirm where you would prefer the ASHP to be situated?

Kind regards

Nicholas Edmonston

CKA Architectural
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nicholas@ckaa.co.uk
01323 729516

On 19 Jun 2025, at
14:29, Anna
Kramarczyk
<Anna.Kramarczyk

@midsussex.gov.uk

> wrote:

Therefore, in order to provide a final reply, please provide following samples and other information for an approval:

- a. **PROVIDE SAMPLE:** Prefabricated Rhomboid Facade Tiles in P.10 prefabricated bronze, RAL 7048
- b. **PROVIDE SAMPLE:** Prefabricated Rhomboid Facade Tile in P.10 RAL 7013 Anthracite, RAL 7016
- c. **PROVIDE SAMPLE:** Fibre Cement Cedral Click in Slate Grey C18
- d. **PROVIDE SAMPLE:** Fibre Cement Cedral Click in Pewter Grey C54
- e. **PROVIDE SAMPLE:** the matching brick for the rear elevation.

- f. **CONFIRM:** that RWP and other rainwater goods to be black: correct the drawings and annotate.
- g. **CONFIRM:** that existing front door facing the street will be refurbished as per approved. Annotate the drawings.
- h. **PROVIDE:** typical 1/50 section showing the depth of the reveal for new or exchanged windows/doors.
- i. **PROVIDE:** Specification for the ASHPs.
- j. **PROVIDE:** more explanation on the new windows and doors that are not sashes (typical spec?etc.)..
- k. **PROVIDE:** details of the

glass
balustrade.

l. **PROVIDE:** new RAL colour, which is more in line with the approved application, for all the windows and doors currently marked as Classic White.

m. **CONFIRM:** that facias will be painted in a matching colour to the window frames, as per approved elevations. Correct the provided drawings and annotate.

n. **PROVIDE dwg:** It is recommended that alternative locations be explored for the proposed Air Source Heat Pumps (ASHPs) currently shown on the 1st and 2nd floor elevations. Their current

placement
detracts from
the visual
quality of the
façade

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