

Proposed 1 bed dwelling at the rear of.

1 and 1A Park Parade South Road Haywards Heath RH16 4LX

Background.

The proposed dwelling arises from application DM/20/4718 and the subsequent construction works relating to the failing retaining wall supporting Church Walk footpath. These works have been completed but have resulted in an unused open space on two levels, considered a 'brownfield' site, with limited use.

The applicant is the freehold owner of the shop and the maisonette above and the site is to the north of these. From December 2025 it was excluded from the existing shop lease.

Purpose.

The proposal seeks to achieve five objectives.

1. To put the unused area to effective use and avoid neglect and vandalism.
2. To provide a small town centre dwelling for 1 or 2 persons.
3. To load and enhance the stability of the retaining structure and protect the adjoining garage/store.
4. To provide character and interest on Church Walk with some screening of the shop service areas.
5. Control Graffiti/ vandalism on the lower part of Church Walk.

The Design.

Park Parade are modern buildings designed by Morgan Carn Architects and built 1961/2. The design continues the modern approach using brick with a stone plinth linking the building to the stone in Church Walk and elsewhere in the immediate area. Vertical composite boarding to the upper storey has been chosen to reduce the height of brickwork and provide good light reflection and maintenance in considering the nearby trees.

Church Walk is a pleasant traditional Twitten bounded by trees screening St. Wilfrid's churchyard on the east side. For most of its length there is a low stone wall on both sides. Views of the South Downs and Victoria Park are seen when walking south. The rear view of Park Parade, the service area, and garage roofs are not attractive and the proposal will provide some screening and interest. The proposed dwelling entrance has been skewed towards the view and the steps up from South Road and a small area of 'defensible space' is enclosed by railings and a gate sufficient for a few pots and planting. At the lower ground level the parking space for the shop can be used in the evenings and on Sundays. It is from this lower level that there is access to the bin collection area which is centralised for tenants.

The floor plan is confined by ownership boundaries and two ground levels. Principle windows face south with Juliet balconies and planters. There are no north facing bedrooms or living rooms in Park Parade so privacy / overlooking is not considered a factor.

Materials are. **Walls** matching facing bricks with stone plinth where shown. **Roof** Tiles metal-system, Vertical **Cladding** to upper storey interlocking prefinished composite panels with permanent finish. **Windows** Aluminium.

Gross area inside walls. 25 M2