

Replacement of existing rear extension 22 Lucastes Avenue, Haywards Heath RH16 1JX



February 2025

Design & Access Statement

1.0 Introduction

The existing extension comprises a conservatory extension to the kitchen, built around 20 years ago. In practice, the extension proves difficult and costly to heat over the winter, and it is uncomfortably hot and stuffy in the summer months.

This household planning application seeks permission to replace the existing conservatory, an external staircase and the terrace area. The replacement will be a carefully considered 'orangery' with significantly reduced glazing to the roof, allowing for better control of heat loss in winter and a more flexible lighting design.

The new design reduces the footprint of the terrace area while keeping the same outline as the enclosed conservatory area. This allows the space to be improved, giving an openness to the garden at the back of the property and opening the extension to the existing kitchen. The purpose of this statement is to explain how the design will complement the existing building by modernising the rear extension.

The site is within the Lucastes Conservation Area. However, the proposal does not negatively impact any listed buildings or heritage assets. Indeed, the proposed replacement extension offers a more discreet presence in the conservation area.

2.0 Location



The site is located at 22 Lucastes Ave, Haywards Heath RH16 1JX. The surrounding area consists mainly of detached houses with landscaped back gardens. A pathway, less than 20m from the property, connects to Dolphin Park at the rear of the site.

*Fig 1:
Red: Site
Blue: Footpath
Green: Dolphin Park*

3.0 Existing

The detached house features pitched roofs, brickwork, and a conservatory on the rear elevation. On the ground floor, there is the living space, with access to a terrace area that was part of the DM/15/2158 planning application. The site topography changes dramatically from the front to the back, requiring an external stair to access the garden from the ground floor.



Northeast: Existing external stairs



Northeast: Existing extension/conservatory



Back Garden



Northeast: Existing extension/conservatory



Existing Conservatory: Rooflight



Existing Conservatory

4.0 Planning Applications History

The property has undergone several extensions over the years, accommodating the needs of previous owners.

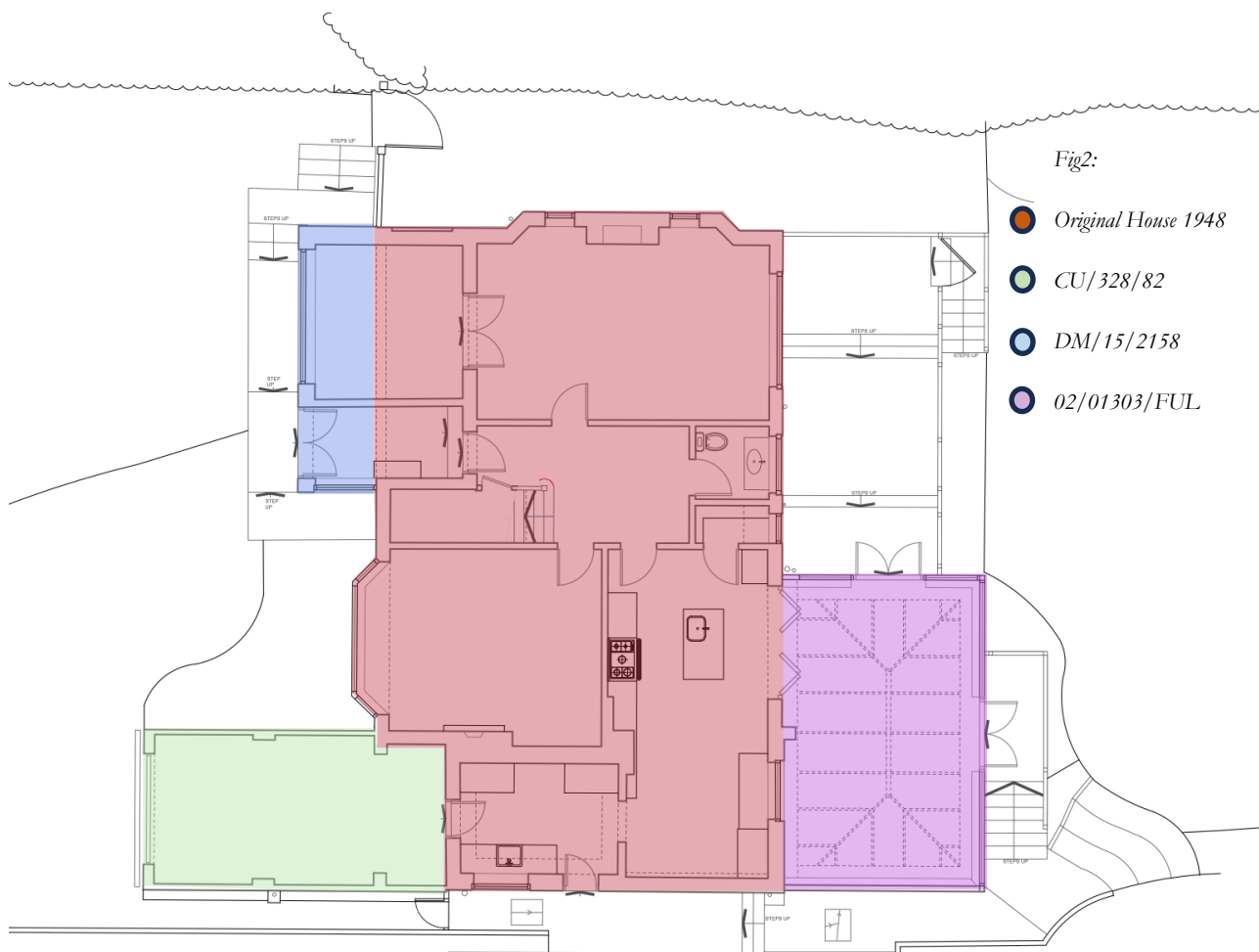
DM/15/2158 Single-storey extension to provide new entrance porch. Approved. 14 Jul 2015

03/01344/FUL Amendment to planning permission HH/02/1303/FUL boundary wall to be timber instead of brick as shown. Approved.

02/01303/FUL Conservatory, terrace and wine cellar in existing space below ground floor. Approved. 18 June 2002

01/00916/FUL Conservatory and terrace. Refused. 09 May 2001

CU/328/82 First floor extension to form larger bedroom and bathroom en-suite and enlargement of existing garage. Approved. 10 Nov 1982



5.0 Relevant Policies

DP37: Trees, Woodland and Hedgerows Strategic Objectives:

- 3) *To protect valued landscapes for their visual, historical and biodiversity qualities;*
- 4) *To protect valued characteristics of the built environment for their historical and visual qualities; and*
- 5) *To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.*

Evidence Base: Green Infrastructure mapping; Mid Sussex Ancient Woodland Survey, Tree and Woodland Management Guidelines, Tree Preservation Order records. The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/or that have landscape, historic or wildlife importance, will not normally be permitted. Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose. Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- *incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- *prevents damage to root systems and takes account of expected future growth; and*
- *where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- *has appropriate protection measures throughout the development process; and*
- *takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- *does not sever ecological corridors created by these assets.*

The proposed design will not remove or impact any planting or trees. Existing trees will be protected throughout the construction phase.

DP29: Noise, Air and Light Pollution Strategic Objectives:

- 3) *To protect valued landscapes for their visual, historical and biodiversity qualities; and*

12) *To support sustainable communities which are safe, healthy and inclusive. Evidence Base: Data held by Environmental Health, Air Quality Action Plan – Stonepound Crossroads, Hassocks.*

The environment, including nationally designated environmental sites, nationally protected landscapes, areas of nature conservation or geological interest, wildlife habitats, and the quality of people's life will be protected from unacceptable levels of noise, light and air pollution by only permitting development where:

Noise pollution:

- *It is designed, located and controlled to minimise the impact of noise on health and quality of life, neighbouring properties and the surrounding area;*
- *If it is likely to generate significant levels of noise it incorporates appropriate noise attenuation measures;*

Noise sensitive development, such as residential, will not be permitted in close proximity to existing or proposed development generating high levels of noise unless adequate sound insulation measures, as supported by a noise assessment are incorporated within the development.

In appropriate circumstances, the applicant will be required to provide:

- *an assessment of the impact of noise generated by a proposed development; or*
- *an assessment of the effect of noise by an existing noise source upon a proposed development;*

Light pollution:

- *The impact on local amenity, intrinsically dark landscapes and nature conservation areas of artificial lighting proposals (including floodlighting) is minimised, in terms of intensity and number of fittings;*
- *The applicant can demonstrate good design including fittings to restrict emissions from proposed lighting schemes.*

The proposed design will keep external lighting to a minimum. The more enclosed form of the roof and external envelope will reduce light pollution from the existing condition. The noise and air quality will not change as the proposed use will be the same.

DP35: Conservation Areas Strategic

Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: Mid Sussex Conservation Area Appraisals; Sussex Extensive Urban Surveys; West Sussex Historic Environment Record.

Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- *New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;*
- *Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;*
- *Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area.*

The new design is scaled down from the previous version, simplifying its appearance and elements. In addition, the design protects hedges and trees on site, aligning with the policy ethos.

DP38: Biodiversity Strategic Objectives:

3) To protect valued landscapes for their visual, historical and biodiversity qualities; and

5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.

Evidence Base: Biodiversity 2020; Biodiversity Action Plan; Biodiversity Opportunity Areas; Green Infrastructure mapping; Habitats and Species Records; Mid Sussex Ancient Woodland Survey; Mid Sussex Infrastructure Delivery Plan; The Natural Choice: Securing the Value of Nature; West Sussex SSCI Register.

Biodiversity will be protected and enhanced by ensuring development:

- *Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and*
- *Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and*
- *Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and*
- *Promotes the restoration, management and expansion of priority habitats in the District; and*
- *Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.*

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks. Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution. Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.

The proposed design preserves existing green space, with only minor modifications to the stepped pavement area. As the proposed replacement extension adapts to a smaller footprint than the existing one, there will be no less biodiversity on the site, in fact there will be an opportunity to increase biodiversity.

DP39: Sustainable Design and Construction Strategic Objectives:

1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change. Evidence Base: Gatwick Sub Region Water Cycle Study; West Sussex Sustainable Energy Study, Mid Sussex Sustainable Energy Study. All development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:

- *Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation;*
- *networks where viable and feasible;*
- *Use renewable sources of energy;*

- *Explore opportunities for efficient energy supply through the use of communal heating. Maximise efficient use of resources, including minimising waste and maximising recycling/ re-use of materials through both construction and occupation;*
- *Limit water use to 110litres/person/ day in accordance with Policy DP42: Water Infrastructure and the Water Environment;*
- *Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer-term resilience*

The proposed design will improve the energy performance of the space by replacing the conservatory and building a better thermal performance envelope that meets the required U-values for walls, roofs, and openings to meet or exceed Building Control part L regulations. It will perform inherently better in terms of energy conservation. Reducing the extent of roof glazing will consequently reduce the effect of solar gain and overheating; the proposal sensibly adapts the property to the reality of climate change and limits negative impacts further through better insulation and energy use.

DP42: Water Infrastructure and the Water Environment

- *Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer-term resilience*

The water usage will not change based on the proposed design.

6.0 Heritage Statement

6.1 Lucastes Conservation Area

The document *Conservation Area in Mid Sussex* describes Lucastes Conservation Area as:

Predominantly residential in nature, with the majority of buildings dating from the 1950s and 1960s. There are also several substantial Victorian dwellings.

There are a number of features which contribute to the special character of the Conservation Area:

- *the variety of buildings which represent a range of age types and architectural styles;*
- *the spacious nature of development, which is characterised by buildings set back from the road frontage, with wide grass verges along Lucastes Avenue and Lucastes Road;*
- *the presence of trees, hedges and ponds;*
- *the late sixteenth century farmhouse called Lucas's and the barn which are listed as being of special architectural and historic interest;*
- *and the absence of on-street parking and a low traffic flow.*

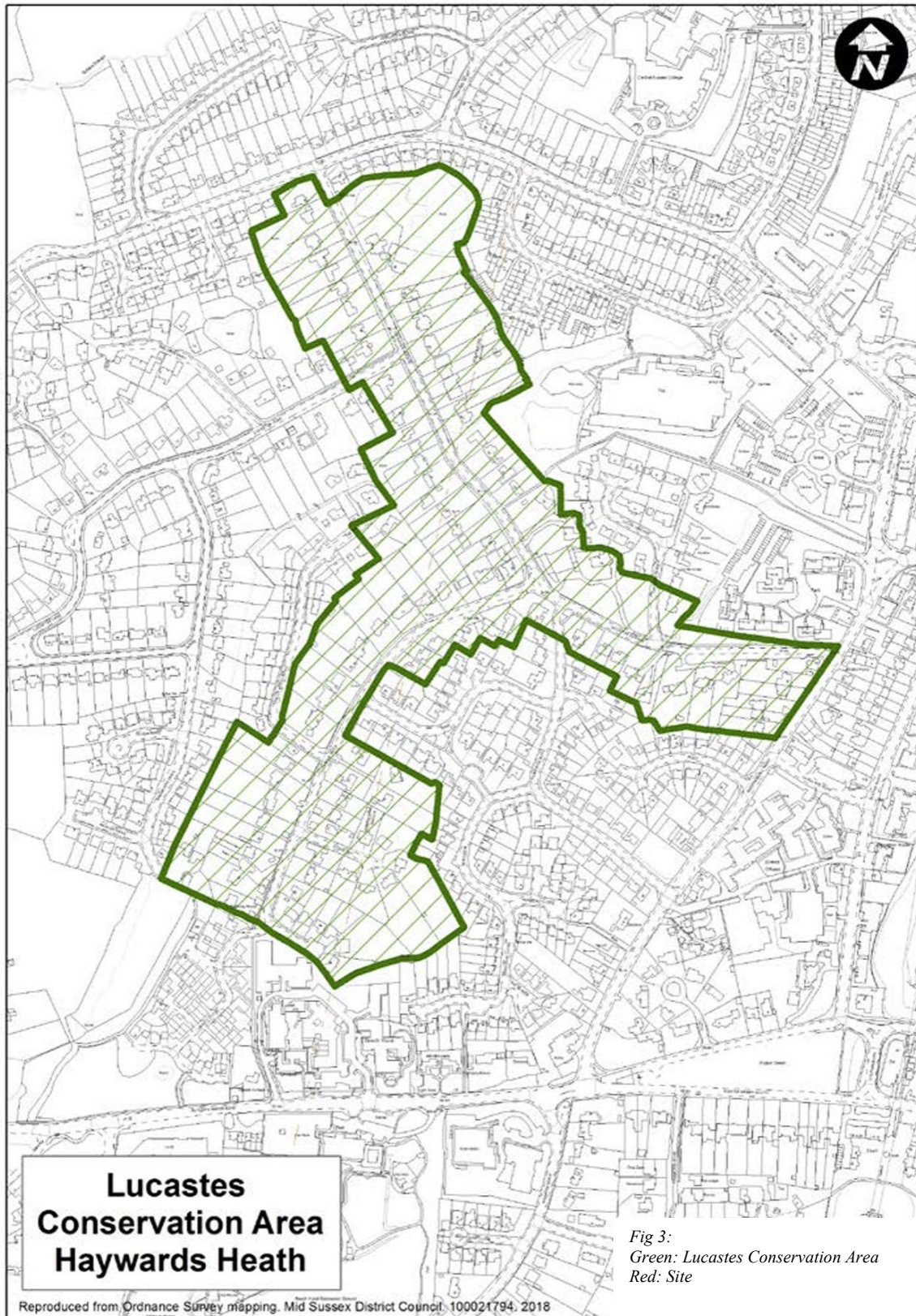
6.2 Design Response

The property is situated within the Lucastes Conservation Area, an area noted for its distinctive architectural character and historic significance. Although the building is not individually listed, it contributes to the overall heritage and visual character of the conservation area and is typical of the kind of individual character detached houses set in generous garden plots.

The design of the proposed extension has been carefully considered to ensure sensitivity to this heritage context. Key architectural features of the existing building, such as the brickwork, pitched roof, and traditional proportions, are respected by the design. New materials and interventions have been selected to complement and enhance the historic fabric, ensuring that the extension is both modern

and sympathetic to the area's character. The replaced extension retains the existing masonry wall facing Southeast and continues brickwork to the East that will match the existing. The proposed opening will be of minimal sub-divisions to simplify the aesthetics of the openings.

The replacement extension will use larch cladding that complements the traditional brickwork and introduces a modern though complementary aesthetic. High-performance glazing and sustainable materials align with the conservation ethos by respecting traditional aesthetics while incorporating



modern performance standards. This approach not only preserves the heritage qualities of the property but also ensures its continued viability and relevance within the evolving context.

7.0 Site Documentation

7.1 Flood Risk Assessment

The property is located in Flood Zone 1, with a low probability of flooding. The yearly chance of surface water and river/sea flooding is very low.

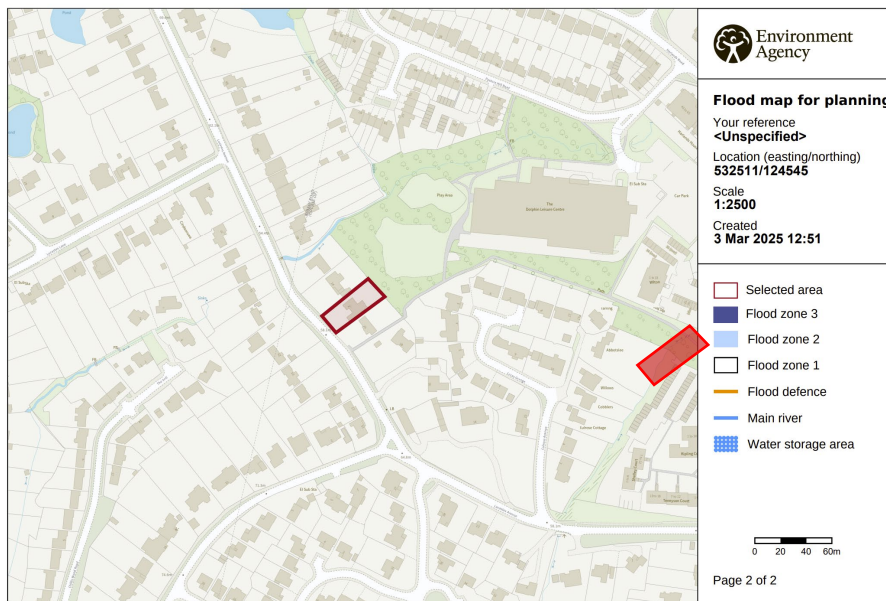


Fig 4:
Flood Risk Map

7.2 Arboricultural Statement

The proposed project will not affect surrounding trees; it will be built off the existing foundations. This means that the construction will utilise the area already designated for the rear extension, thereby avoiding any damage or alteration to the nearby green spaces or tree roots.

7.3 Landscaping Assessment

The existing site topography will be unchanged. The proposal avoids impacting the site's biodiversity and mature trees by focusing on replacing the ground-floor extension to the rear and building over existing foundations. Minor changes to the paving on the garden level will be made to accommodate the replacement stair that connects with the garden level patio with the raised ground floor.

8.0 Proposal

The proposal seeks to replace the existing rear conservatory, which has a tall and obtrusive glazed pitched roof and suffers from poor thermal performance, making it cold in winter and hot in summer. The new extension will provide a well-insulated, energy-efficient space that seamlessly integrates with the existing brick house while enhancing its connection to the rear patio. The design will incorporate a modern yet sympathetic aesthetic, using materials that complement the original structure while introducing contemporary elements for improved functionality and comfort. Large, high-performance glazed openings will allow a high but controlled level of natural light to flood the interior while maintaining thermal efficiency and ensuring a strong visual and physical connection to the outdoor space. Solar shading reduces the effect of solar gain on the East facing glazing.

The extension will be carefully designed to balance privacy and daylight with strategic window placements and screening elements where necessary. Using advanced insulation materials and glazing with low U-values will significantly enhance the property's energy performance, reducing heat loss in colder months and preventing overheating in the summer. The result will be a comfortable, versatile living space that meets modern standards while respecting the character of the existing property.

The terrace area on site is set at the floor level of the proposed replacement extension but is much reduced in extent from the existing and screened by a wall of painting, so respecting the privacy and amenity of the neighbour to the North.

8.1 Scale

There is no net increase in the habitable floor area in this proposal. The proposed design has kept the same scale and proportions as the existing conservatory. The terrace will be replaced with new paving in a smaller area than the original to reduce the impact on the neighbouring property to the Northwest. This will allow more separation and breathing space between the boundary wall and the screened balcony and also allow for additional planting.

8.2 Appearance

The proposed extension will blend in with the existing house by matching the bricks with the existing walls. New timber cladding will be introduced to contrast the existing brickwork and break up the rear elevation. A new two-panel vertical glazing system will create a corner connection, seamlessly integrating the interior and exterior with a flush threshold. Two new roof lights will bring openness and sunlight through periods of the day to the extension, which predominantly faces towards the North.

The extension will utilise sustainable materials, including high-performance insulation and low U-value glazing, in line with Part L of the Building Regulations. The rooflights and large openings will optimise natural light, reducing reliance on artificial lighting.

9. Drainage & Surface Water Management

The extension will not negatively impact site drainage. The existing surface water management system will be maintained, and permeable materials may be utilised for any new external hard landscaping.

10. Access

The property has a front parking space that will not be changed or affected by the work. The design will not affect the footpath to the east, leading it to the back of the property.

11. Conclusion

The proposed development at 22 Lucastes Avenue aims to improve and enhance the functionality of the existing rear extension while maintaining the character and scale of the property. The project creates a comfortable, versatile living space that seamlessly integrates with the existing structure by replacing the outdated conservatory with a well-insulated, energy-efficient extension. The design respects the surrounding environment, ensuring minimal impact on biodiversity, trees, and neighbouring properties.

A key aspect of the proposal is reducing the outside terrace area, which improves the overall design and reduces the likelihood of overlooking or impacting the amenities of neighbouring properties. This

change enhances privacy while maintaining a functional outdoor space. This aspect is further enhanced by incorporating green planting as a natural screen behind a protective balustrade, providing an effective solution to potential privacy concerns while contributing to the site's environmental quality.

Overall, this proposal represents a thoughtful and sustainable improvement to the home, balancing modern living needs with architectural sensitivity and environmental considerations.