75 FOLDERS LANE

Design & Access Statement

in support of a full planning application for:

Residential Development at
75 Folders Lane,
Burgess Hill
RH15 0DX

December 2025

datum architects

Contents

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1.0 Introduction

This Design & Access Statement accompanies a Full Planning Application for a development of 4 houses at 75 Folders Lane, Burgess Hill. This statement should be read in conjunction with the associated planning drawings prepared by Datum Architects and the supplementary documents that accompany the application.

It has been produced in accordance with guidance published by the Commission for architecture and the Built Environment (CABE) and covers the following:

- An analysis of the site as existing, the immediate area and the wider context.
- A description of the design process followed to reach the final design solution, covering the subjects of Use, Amount, Layout, Scale, Landscaping, and Appearance. It considers the constraints of the site and relevant local and national planning policies to demonstrate that the proposed scheme is well conceived with the aim of integrating with its surroundings.
- Considers accessibility within the site and the proposals relationship to transport links in the surrounding area, as well as inclusive access for the elderly and the disabled. It justifies the location of pedestrian and vehicular access points to the site and establishes accessibility to public transport.

Fig.1 Site location plan

2.0 Site Location & Context

The site is located along the northern side of Folders Lane in a sustainable location approximately 1.5km to the south-east of Burgess Hill town centre, accessible by public transport and the pedestrian footpath network. It is situated within an established residential area within the adopted settlement policy boundary. The overall site area is approximately 0.159Ha.

A residential bungalow was constructed on the site in the late 1960's which was subsequently converted for use as a Children's Care Facility by the NHS. In recent years, these services were relocated away from the site, and the property was sold at auction in May 2025. Due to its age, poor state of repair, and previous conversion works, the existing building is considered unsuitable for reinstatement as a residential dwelling.

The site is generally level and benefits from an existing vehicle access onto Folders Lane along with mains drainage and utility services. There are large mature Oak trees along the southern boundary with Folders Lane with evergreen hedging interspersed around each boundary, and a selection of smaller trees within the garden areas, as detailed in the accompanying tree report. The front section of the site has a large tarmac parking area. There is a drainage ditch and grass verge between the site boundary and Folders Lane. The pedestrian footpath is on the opposite side of the road.

From the historic maps shown in figs. 11 to 14 is can be seen that the built form along Folders Lane initially took the form of ribbon development with detached properties fronting the road set back in large deep plots, with this form of development being more prevalent on the southern side of the road. Over recent decades, new development along the northern side of the road has predominately been built with access from new road networks to the north, with the result being that most houses along the northern side of Folders Lane face away from the road (see fig.15). The resulting character of Folders Lane is therefore one of large detached properties along the southern side of the road set back behind a mature tree line with the northern side of the road generally being a less active frontage of landscape screening and rear fences.

Fig.2 Aerial view

2.0 Site Location & Context

Fig.3 View of application site from Folders Lane entrance

Fig.4 View of site entrance looking west along Folders Lane

Fig.5 View of existing building looking north

Fig.6 View of site entrance looking east along Folders Lane

2.0 Site Location & Context

Fig.7 View of adjacent properties to the west of the site

Fig.8 View of adjacent properties to the east of the site

Fig.9 View of adjacent properties to the north of the site

Fig.10 View of adjacent properties to the south of the site.

Fig.11 Historic Map from 1937

Fig.12 Historic Map from 1955

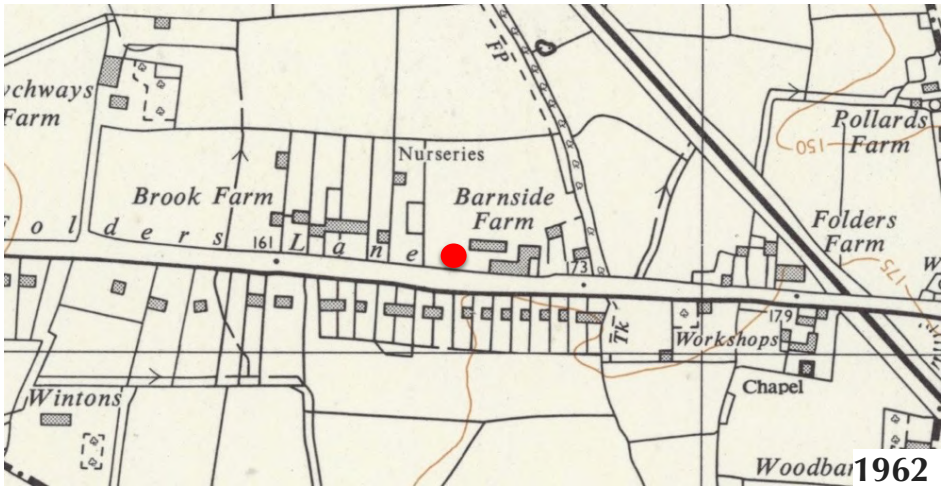


Fig.13 Historic Map from 1962

Fig.14 Historic Map from 1970

Fig.15 Mark-up plan of Folders Lane showing properties with rear gardens facing the road

3.0 Use, Amount & Layout

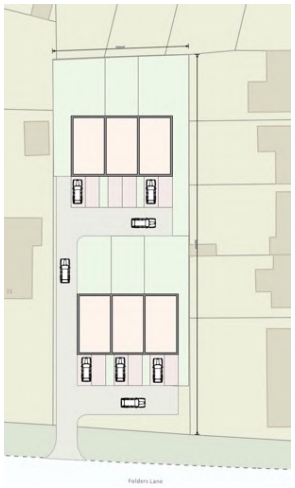
Site Layout Design Development

Several alternative site layouts were tested during the initial design phase to identify the optimum unit numbers and building arrangement.

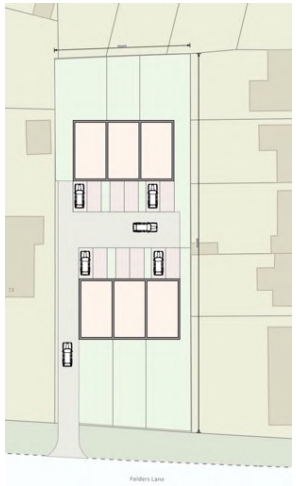
6-unit schemes, comprising two rows of 3-unit terraces of 2/3 bed house were explored to assess whether it was feasible to maximise unit numbers on the site. Drawbacks of the 6-unit schemes were identified as:

- Requirement for 12-15no. parking spaces created a car dominated layout with a high proportion of hard landscaping.
- Houses would need to be located close to side boundaries leading to dominant blank side walls at the end of neighbouring gardens.
- Additional turning space would be required for fire service vehicle access.
- Terraced arrangement not in keeping with the local area which is characterised by detached or semi-detached units.

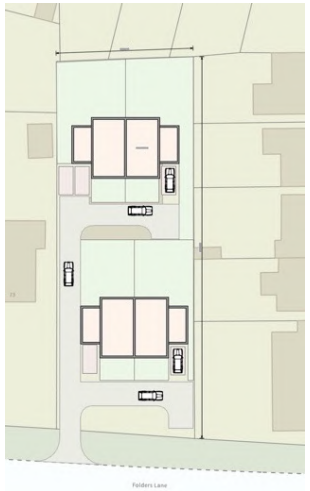
A 4-unit layout with units facing Folders Lane was also explored due to the normal preference to create active street frontage. This approach was discounted due to the high density of the existing landscape screening, lack of footpath, additional hard surfacing requirements, the creation of an awkward layout with the rear units facing rear gardens and the dominant character along the north side of Folders Lane which has units facing away from the road.



6-unit front facing terrace



6-unit courtyard layout



4-unit front facing scheme

Fig.16 Site Layout Concept Options

3.0 Use, Amount & Layout

Use and Amount

The proposal comprises 4no. 4-bedroom, 7-person, 2 storey dwelling houses arranged as a pair of semi-detached units and a pair of detached houses. The use class is C3 residential.

Each house has a GIA of 121m^2, plus an 18m^2 garage. The Nationally Described Space Standards state that the minimum GIA for a 4b 7p two storey dwelling is 115m^2 therefore the units are compliant with District Plan Policy DP27.

The overall GIA of the development, including garages is is 556m^2. With an overall site area of 1593m^2, the proposed development therefore has a Floor Area Ratio of 0.35. The FAR is a metric used to calculate the density of developments. Low density suburban neighbourhoods such as Folders Lane, would typically have a FAR of 0.0 to 0.4.

In terms of site coverage, the gross footprint of the the new dwellings is 332m^2 which gives an overall plot ratio of 0.2, or 20%. Suitable plot ratios for suburban areas such as this generally fall in the range of 0.2-0.3.

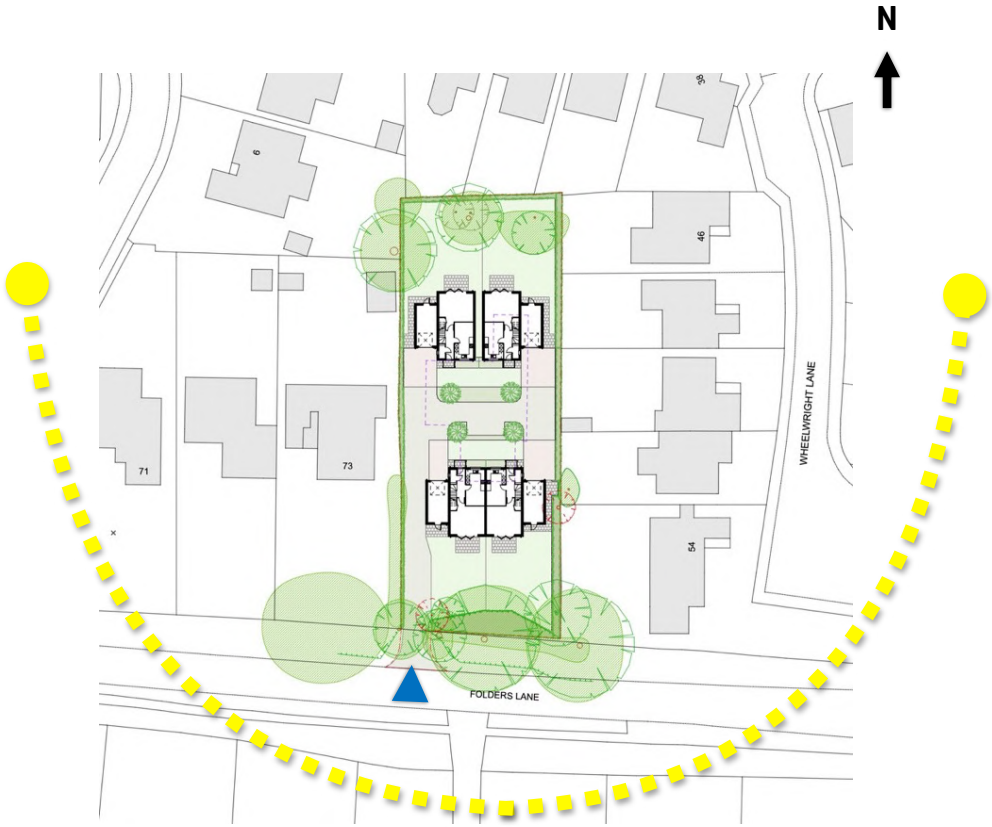


Fig.17 Site Layout Concept Plan

3.0 Use, Amount & Layout

Layout

Key features of the proposed layout are:

1. Existing mature planted screen to Folders Lane maintained and enhanced.
2. Existing site access maintained and improved to ensure adequate vehicle sightlines.
3. Buildings located to avoid interference with Root Protection Zones.
4. Compliance with vehicle parking standards whilst avoiding a car dominated layout.
5. Generous 14m deep private garden areas.
6. 16m front to front separation between houses.
7. No overlooking of neighbouring properties.
8. Private shared surface access forming courtyard space with natural surveillance.
9. Compliance with fire service access requirements.

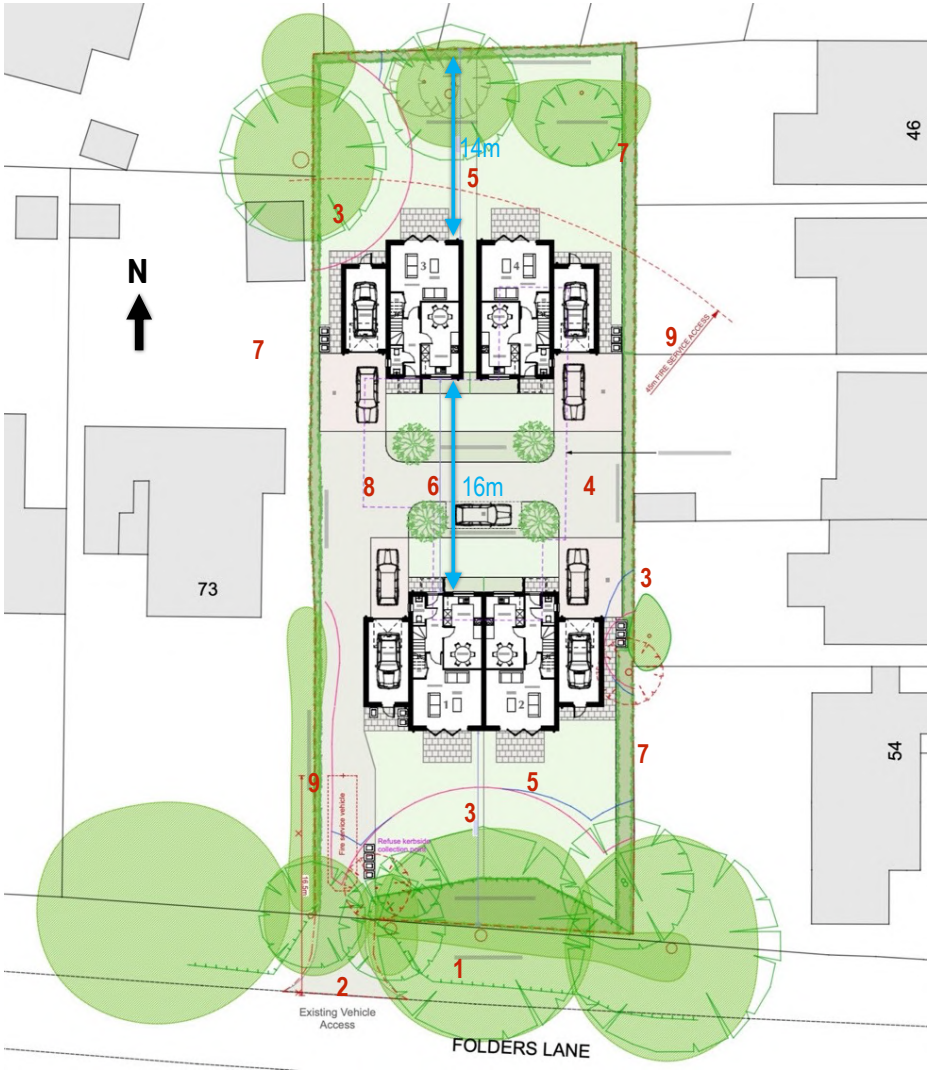


Fig.18 Detailed Layout Plan

3.0 Use, Amount & Layout

Each individual house layout is compliant with Nationally Described Space Standards.

- 4-bedroom 7-person units with GIA of 121m² (minimum 115m² required).
- 2no. double/twin bedrooms each with minimum area of 11.5m² and minimum width of 2.55m.
- 1no. double/twin bedroom with minimum area of 11.5m² and minimum width of 2.75m.
- 1no. single bedroom with minimum area of 7.5m² and width greater than 2.15m.
- Minimum 3m² built in storage.
- 6m x 3m integral garage
- Part M4(1) compliant layout.

Fig.19 Semi Detached Unit Floor Plans

4.0 Scale & Appearance

The proposed dwellings are all two storey units with pitched tiled roofs. The size & scale of the development is therefore in line with the size & scale of the surrounding development.

The height of the garage wings is lower than the main part of the houses to reduce the height and bulk mass of the building adjacent to the boundaries. The garage additions are also set back to further reduce the mass of the building and provide depth to the elevations.

The architectural design is a contemporary update on the traditional Sussex style, prevalent in the local area, which typically has a lightweight tiled or timber clad upper storey above a brick base.

Sustainability

The proposed dwellings will be highly sustainable, with the following key features:

- Integrated Solar PV Panels.
- Air Source Heat Pump heating & hot water.
- High levels of insulation and airtightness.
- Underfloor heating.
- Low energy lighting & appliances.
- Electric vehicle charging.
- Home working facilities.

Fig.20 Proposed Front Elevations

5.0 Access & Landscaping

Access

The site is in a highly accessible area within a 30min walk of nearby amenities and mainline railway station in Burgess Hill. Folders Lane is served by regular bus routes that provide easy access to the wider area. Refer to transport statement for detailed analysis of transport links and accessibility.

Vehicle and pedestrian access to the site is via the existing access point to the development with level access to all houses from adjacent parking spaces and drop off areas.

Secure cycle storage will be provided in accordance with WSCC standards which requires 2 spaces per dwelling. An electric car charging point is to be provided on each dwelling.

The proposed units fully comply with the access requirements of Approved Document M4(1).

Landscaping

The site benefits from an existing mature tree and hedgerow screen to the south, including three Oak trees just beyond the site boundary that are covered by TPO's. To the north west of the site there are two further protected trees adjacent to the site boundary. The proposed buildings have been carefully sited to avoid the root protection zones of all the protected trees (refer to accompanying tree report). Some small trees and shrubs will be removed and boundary hedges cut back as necessary to facilitate the development, but new tree & hedge planting is proposed within the shared common areas and gardens to provide an attractive landscape environment. The shared surface and private parking areas will be paved with permeable block paving.

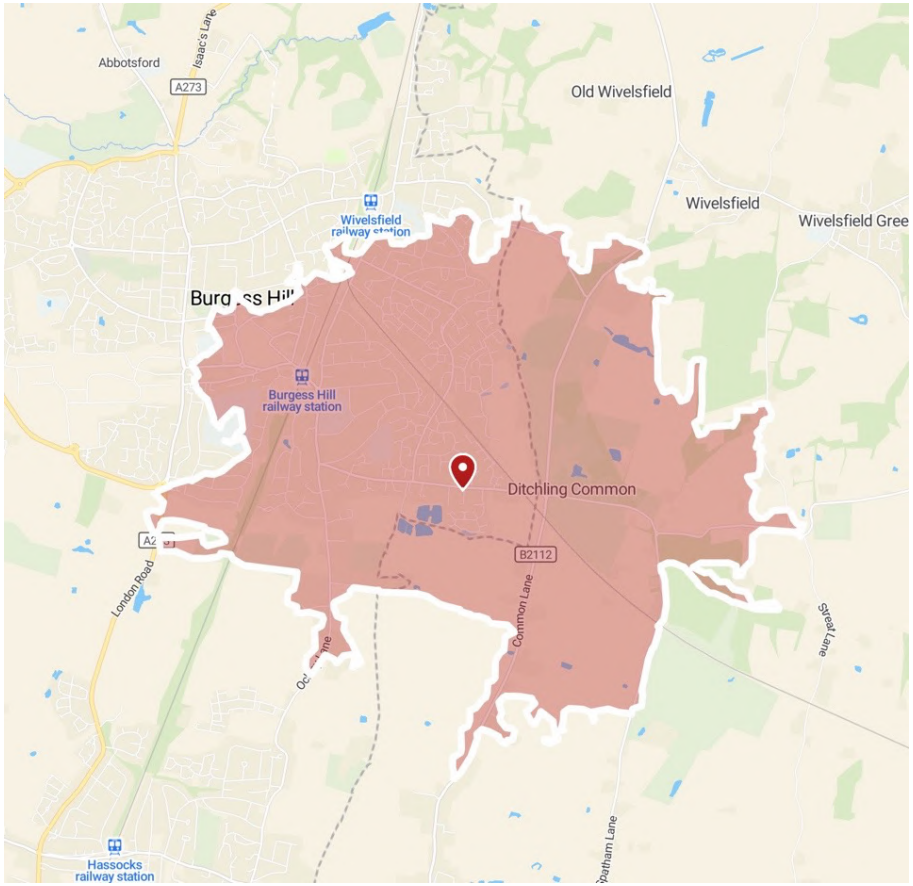


Fig.21 Isochrone Map showing 30 minute walking time from site

7.0 Conclusion

In conclusion the scheme achieves the following aims:

- The proposal Is appropriate to the site in terms of scale, height, bulk, and form.
- The proposal does not adversely affect the character, appearance or setting of the locality or the amenity of nearby properties.
- The existing mature dense planted tree screening to Folders Lane is retained.
- The proposal will deliver much needed housing on an available and sustainable site within the development boundary.
- The buildings have been carefully sited and massed to ensure that the visual impact is minimised.
- The proposal will provide four attractive, spacious and energy efficient modern family homes.