
KIRBY Architecture

22 FRIARS CLOSE, BN6 8PL

DESIGN & ACCESS STATEMENT

MAR 2025

Contents

1.0	Introduction
2.0	Site Analysis
3.0	Existing Site & Buildings
4.0	Proposals
5.0	Planning Policy & Design Guidance Analysis

Revision	Date	Reason For Issue
02	06.03.25	Issued for comments
01	24.02.15	Issued for comments
00	08.12.24	Issued for comments

1.0 Introduction

This Design & Access Statement presents site analysis and design proposals for the ground floor remodelling and part extension to 22 Friars Close, Hassocks, West Sussex, BN6 8PL.

The reasons for the proposal are as follows:

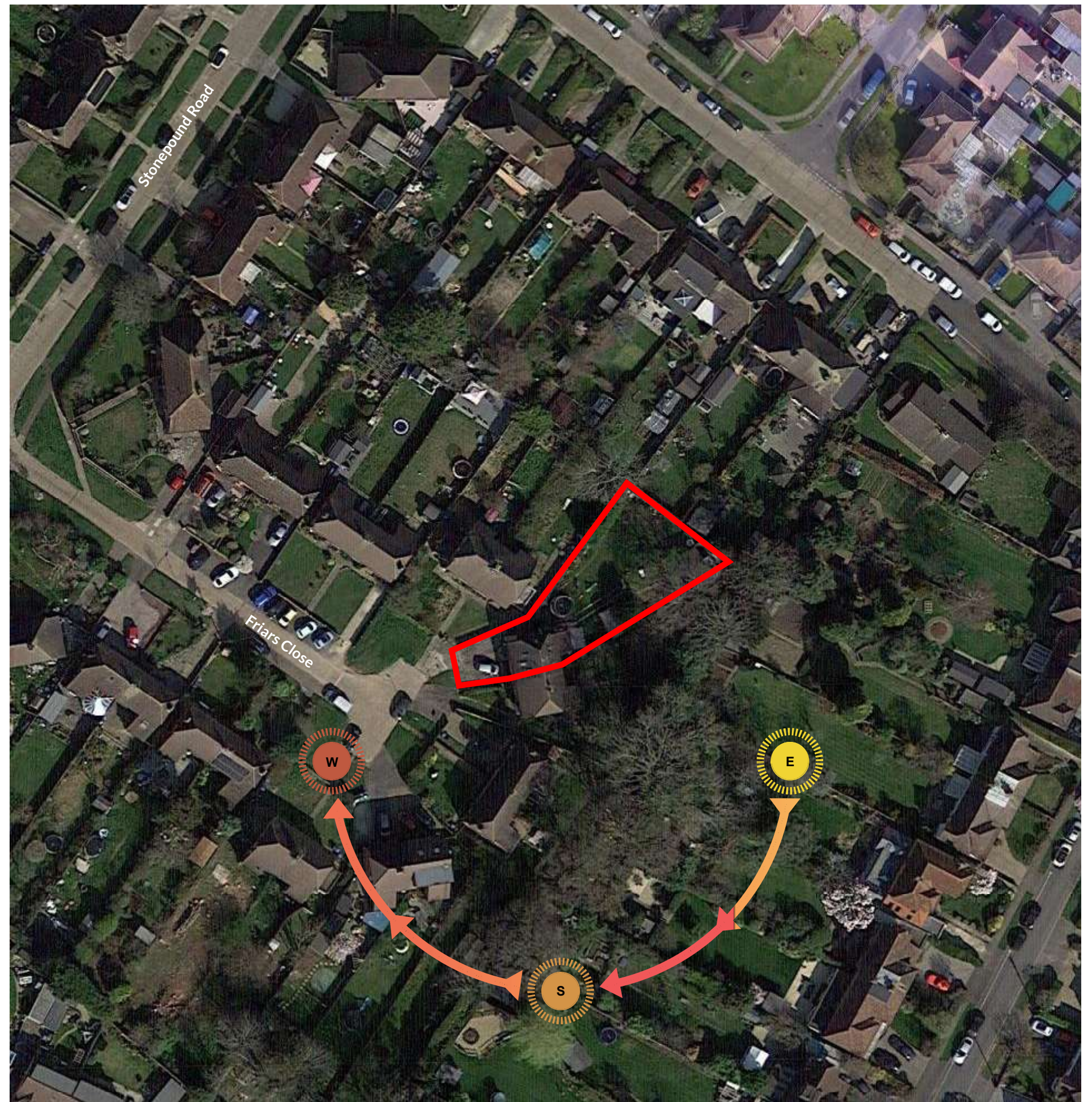
- Sections of the property need significant updating to improve the thermal performance e.g. insulation, new windows & doors. This is particularly key to the internal spaces with only a single skin envelope.
- The existing kitchen is dark due to limited opportunities for glazing. The proposals open up internal spaces and include additional glazing which both enhances levels of natural light plus also views and connections to the extensive garden.

2.0 Site Analysis - Location & Aspect

The site is set to the west of the centre of Hassocks and is located in a residential cul-de-sac.

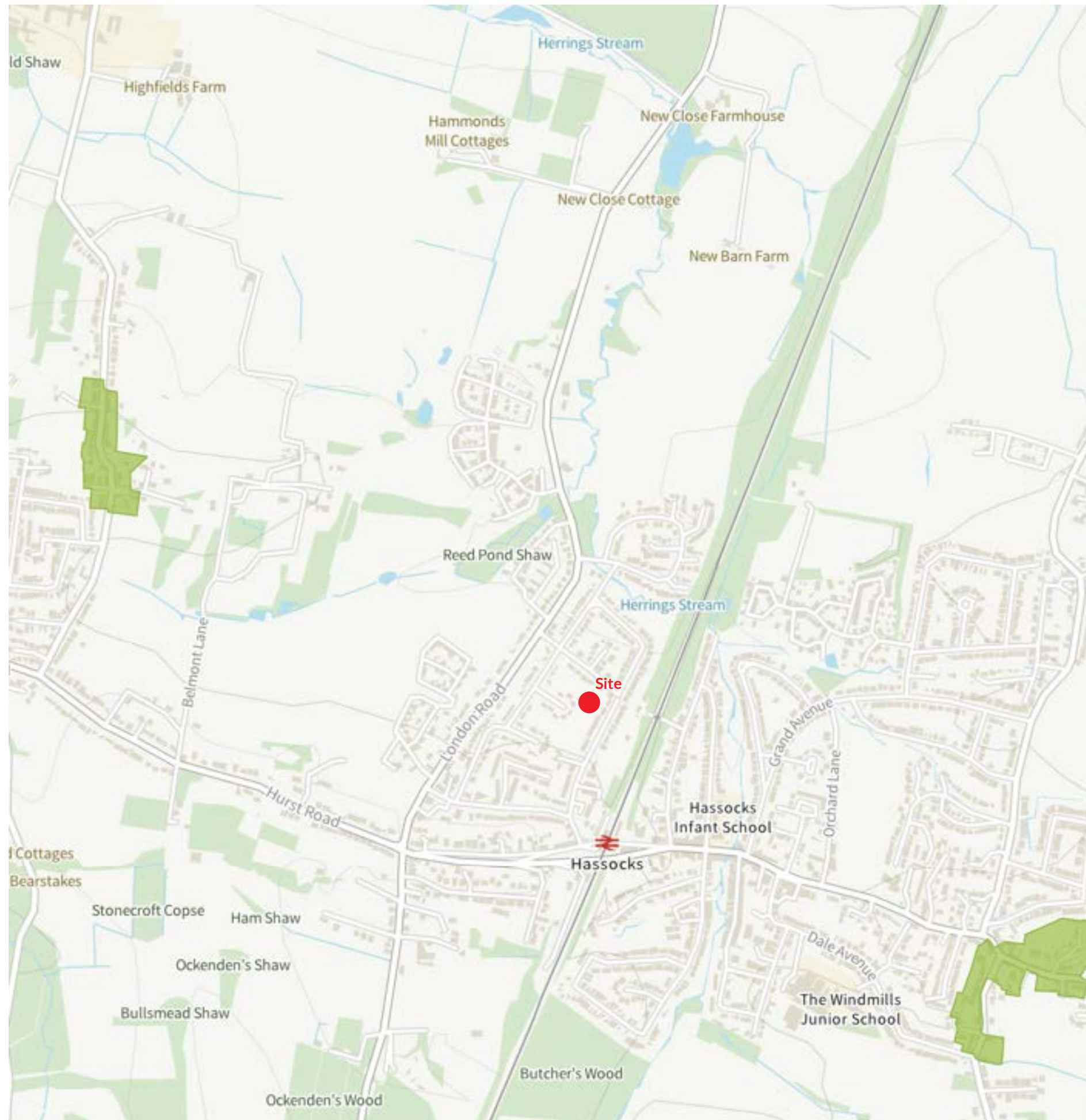
The plot fans outward in shape from front to rear and has a number of outbuildings.

The house and garden is predominately set to a north aspect. This does allow an element of solar control but the ground floor areas can appear dark when relying solely on natural light.



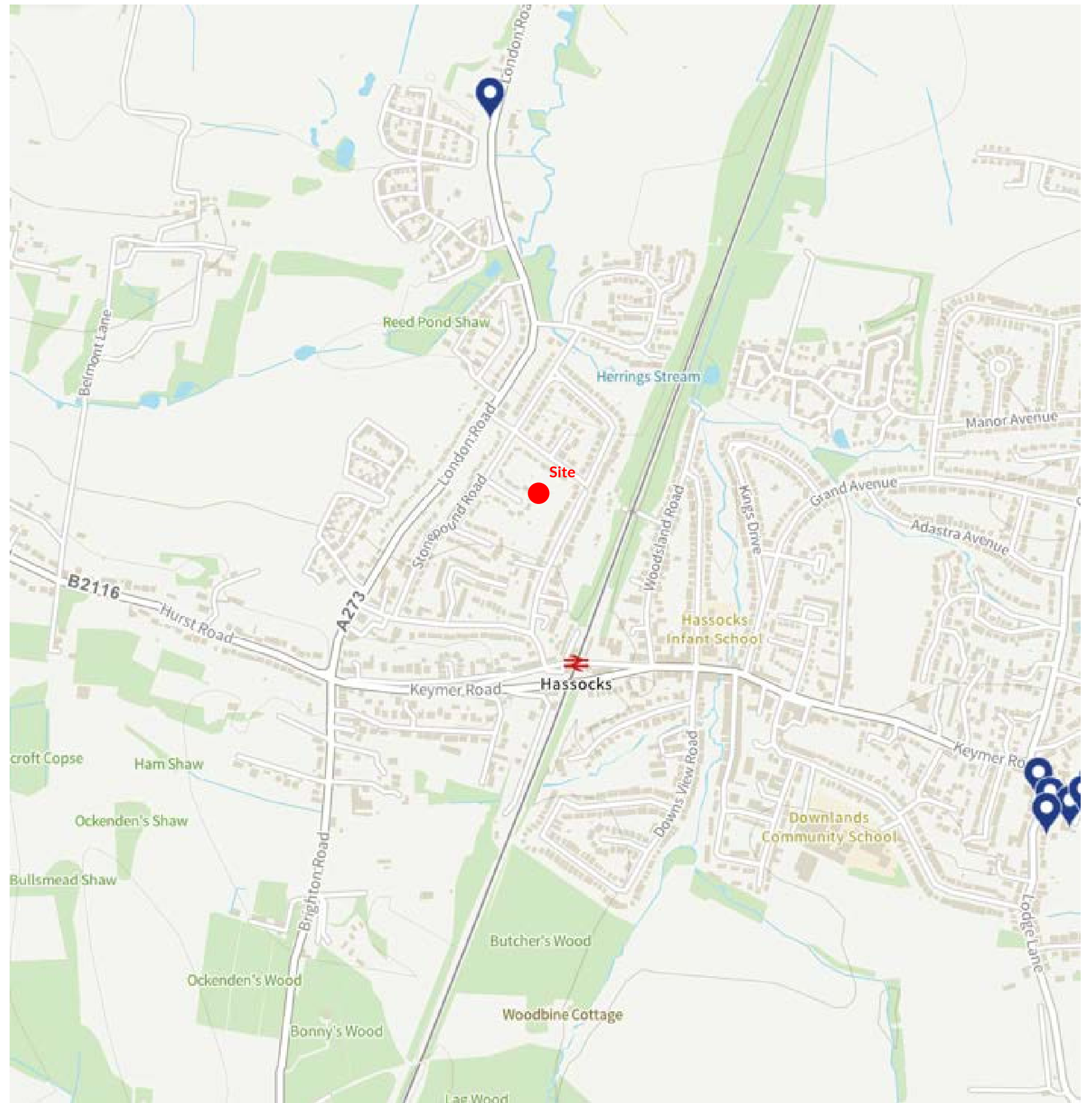
2.0 Site Analysis - Conservation Areas

The site is not located within a Conservation Area. The nearest Conservation Areas (see **green** fill areas) are located to the east and west of Hassocks.

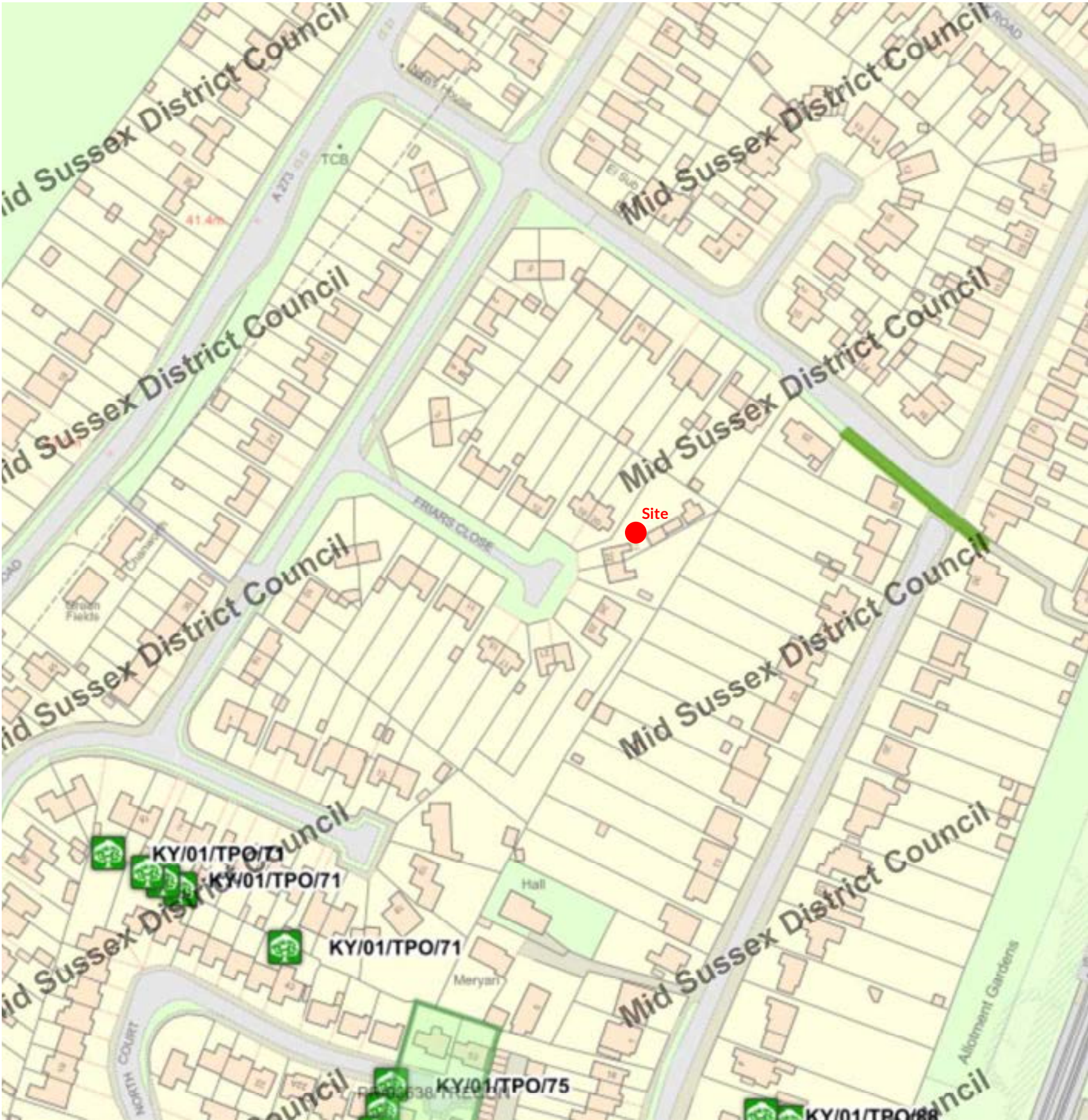


2.0 Site Analysis - Listed Buildings

The site is not a listed building and there are no Listed Buildings (see [navy](#) icons adjacent) located on or near the site.

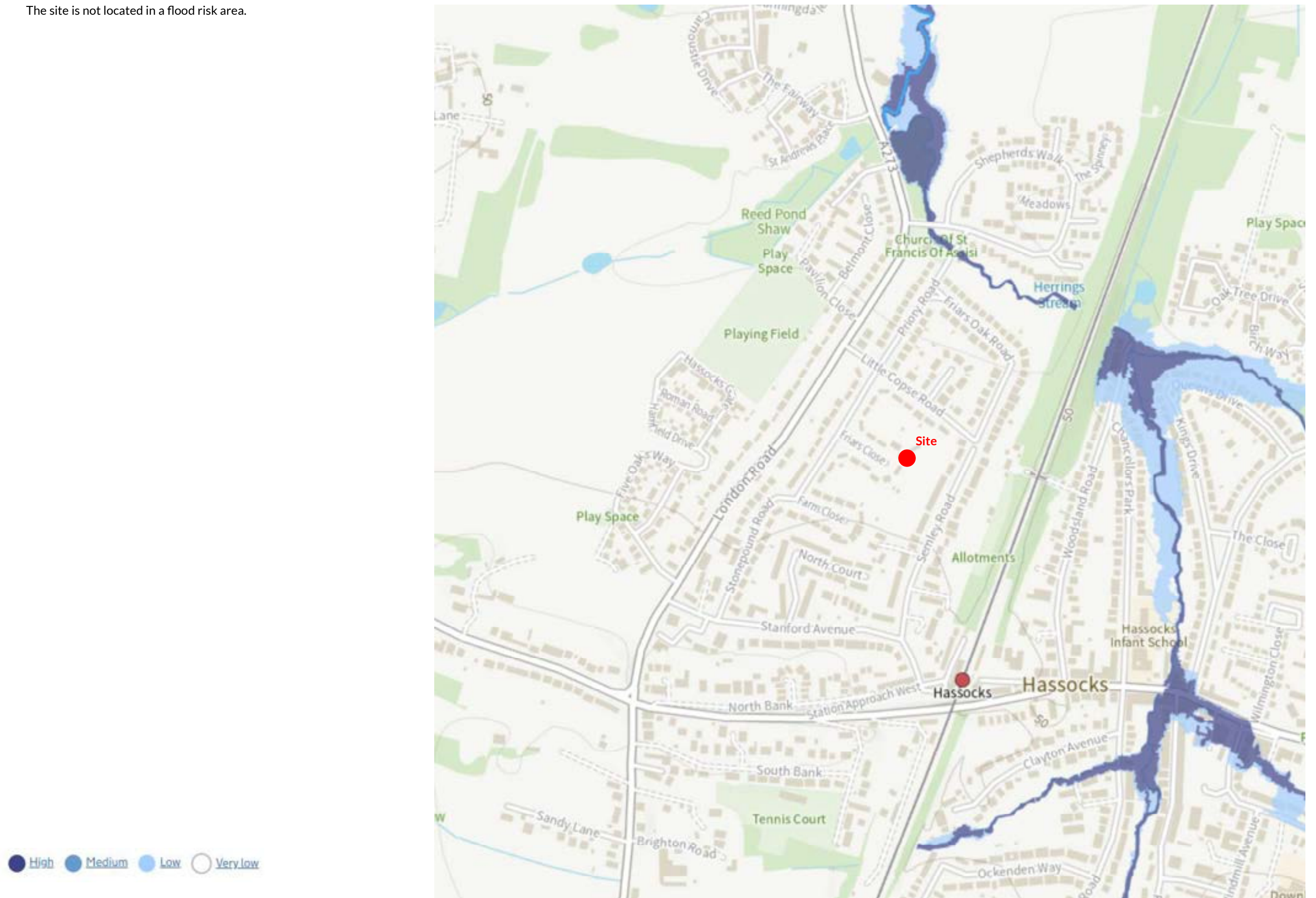


There are no TPOs on site. The closest being to the north east of the site to Little Copse Road (see green hatch and icons adjacent).



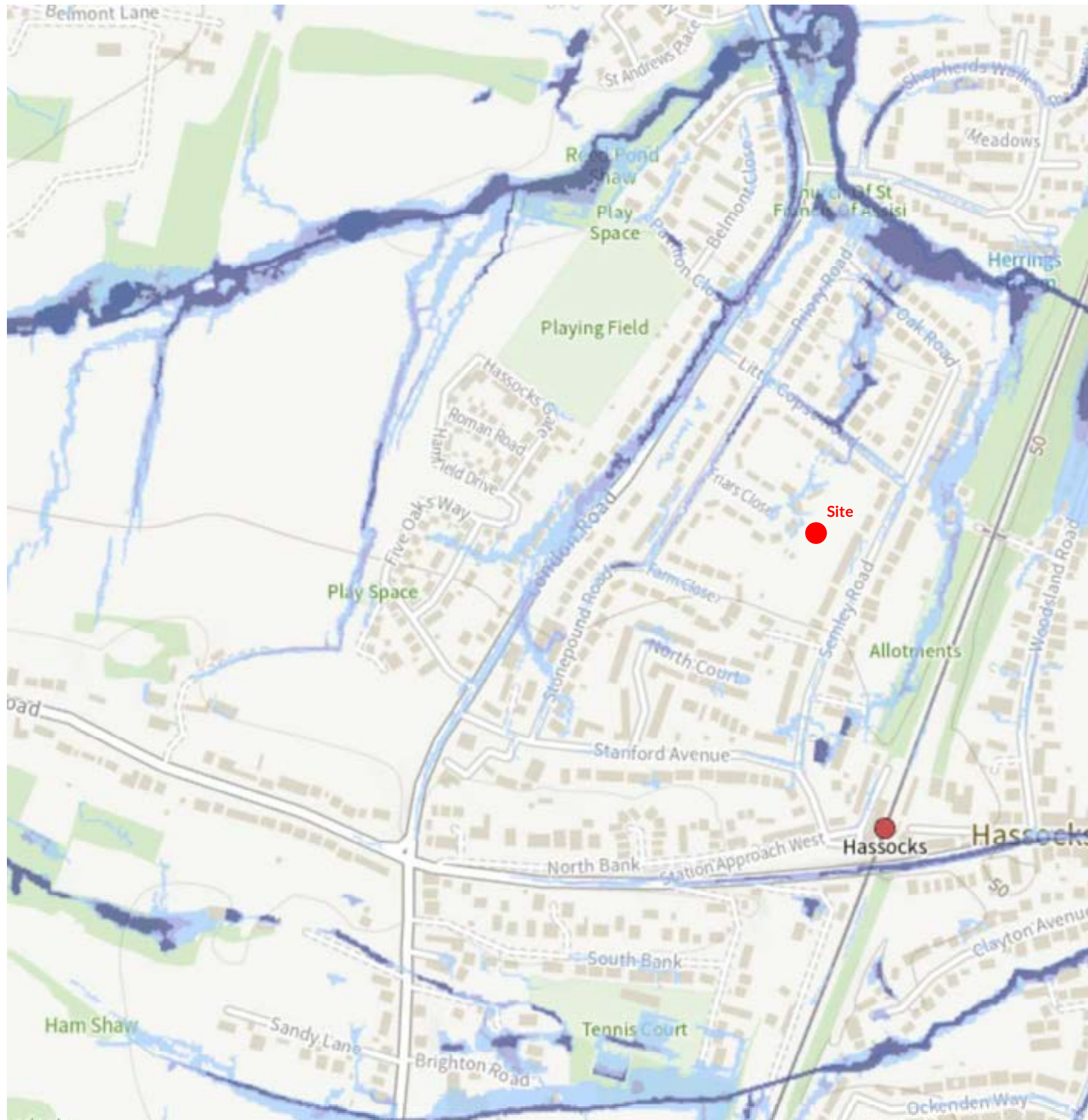
2.0 Site Analysis - Flood Risk

The site is not located in a flood risk area.

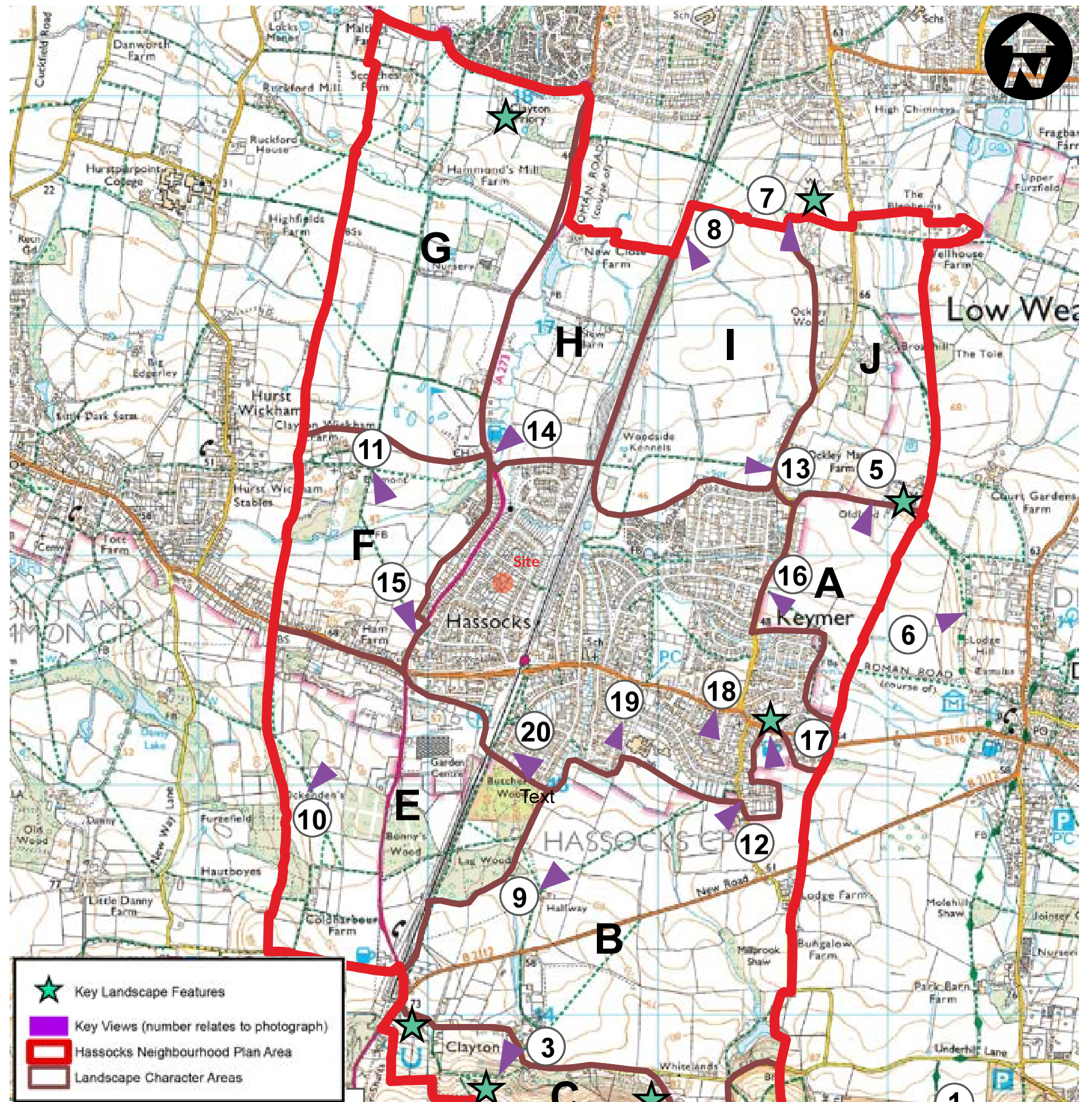


2.0 Site Analysis - Surface Water Flood Risk

The site is partially set within a low risk surface water flooding (between 0.1% and 1% chance each year).



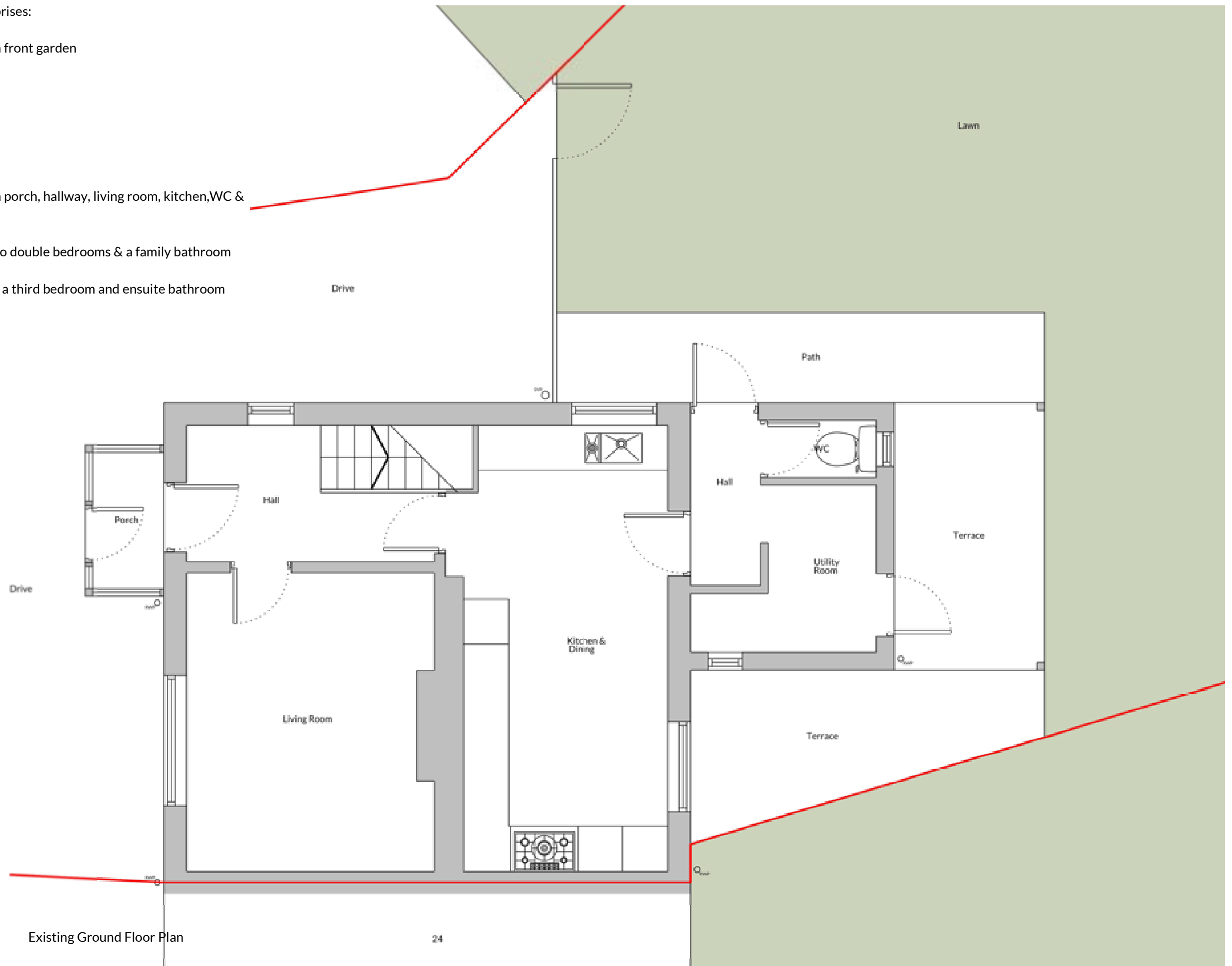
The site is located both within the *Hassocks Neighbourhood Plan Area & Landscape Character Areas*. However, the site does not feature within the identified *Key Views*.



3.0 Existing Site & Buildings

The existing building comprises:

- a double width drive with front garden
- an extensive rear garden
- a series of outbuildings
- a rear covered patio area
- a ground floor including a porch, hallway, living room, kitchen, WC & utility room
- a first floor containing two double bedrooms & a family bathroom
- a second floor containing a third bedroom and ensuite bathroom





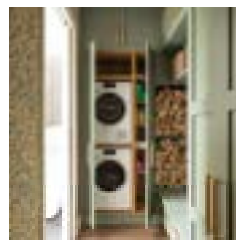
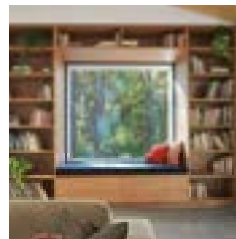




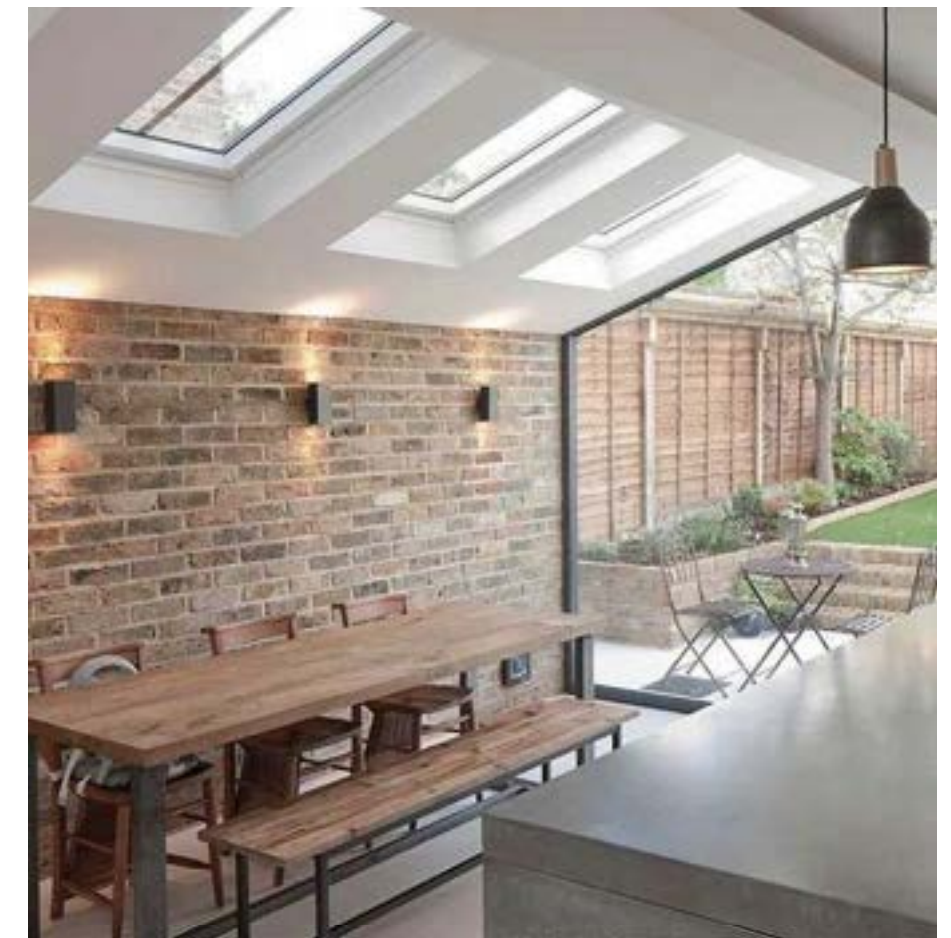
4.0 Proposals

The proposals comprises:

- the removal of the existing building areas constructed solely of single skin brickwork.
- the removal of the covered roof to the rear existing patio.
- a partial rebuild and an infill extension to provide a dedicated dining area along with improved views to garden beyond.
- the general remodelling of the rear section of the ground floor to provide a WC, utility cupboard area and enlarged kitchen space.



Proposed Ground Floor Plan







5.0 Planning Policy & Design Guidance Analysis

5.1 This section lists relevant Local Policy and how the proposals comply.

5.1.1 *Mid Sussex District Plan 2014 – 2031 DP26: Character and Design* states:

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; 12) To support sustainable communities which are safe, healthy and inclusive; and 14) To create environments that are accessible to all members of the community.

Evidence Base: CABE Good Practice Guidance.

All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- is of high quality design and layout and includes appropriate landscaping and greenspace;

- contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;

- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;

- protects open spaces, trees and gardens that contribute to the character of the area;

- protects valued townscapes and the separate identity and character of towns and villages;

- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);

- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;

- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;

- positively addresses sustainability considerations in the layout and the building design;

- take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;

- optimises the potential of the site to accommodate development.

The proposals comply with the above policy in the following ways:

- the proposals include high quality materials, finishes and details that are already evident in the existing property and immediate context.

- the proposals remove low quality elements of the existing property (e.g. the cold WC) and replace them with positive design approaches and layout amendments that enhance the internal spaces whilst also respect the form, materials and details of the existing house.

- the proposals maintain the existing garden areas and enhance the relationship between internal and external spaces.

- the proposals do not cause significant harm to neighbouring properties in terms of privacy, outlook, daylight and sunlight, and noise, air and light pollution.

- the proposals replace a poor performing existing uninsulated single brick skin with a building envelope that shall exceed Building Regulation requirements.

5.1.2 *The Hassocks Neighbourhood Plan 2014 - 2031 Policy 9: Character and Design* states:

Development proposals will be supported where they have regard to the Hassocks Townscape Appraisal, and where their character and design takes account of the following design principles as appropriate to the nature, scale and location of the particular proposal:

- 1. Is of high quality design and layout;*
- 2. Contributes positively to the private and public realm to create a sense of place;*
- 3. Respects the character and scale of the surrounding buildings and landscape;*
- 4. Protects open spaces and gardens that contribute to the character of the area;*
- 5. Protects valued townscapes and the separate identity and character of Hassocks, Keymer and Clayton;*
- 6. Does not cause unacceptable harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight, sunlight and security;*
- 7. Creates safe, accessible and well connected environments;*
- 8. Protects existing landscape features and contributes to the village’s Green Infrastructure network;*
- 9. Incorporates the use of local materials which are appropriate to the defined Local Townscape Character Area; and*
- 10. Positively responds to the local vernacular character of the defined Local Townscape Character Area.*

The proposals comply with the above policy in the following ways:

- the proposals include high quality materials, finishes and details that are already evident in the existing property and immediate context.

- the proposals respect the character and scale of the existing property by following the existing building in terms of form, materials and details.

- the proposals maintain the existing garden and enhance the relationship between internal and external spaces.

- the proposals do not cause significant harm to neighbouring properties in terms of privacy, outlook, daylight and sunlight, and noise, air and light pollution.

- the proposed materials are chosen to match the materials of the existing property.

- the proposals replace a poor performing existing uninsulated single brick skin with a building envelope that shall exceed Building Regulation requirements.

5.1.3 The Mid Sussex Design Guide Supplementary Planning Document SPD - Principle DG37: Deliver high quality buildings that minimise their environmental impact **states:**

The construction industry makes a significant contribution to CO2 emissions utilising substantial volumes of non-renewable resources and generating pollution and waste. The need for sustainable approaches to building design is therefore fundamental if the challenges associated with climate change, resource depletion and pollution are to be addressed, and will be necessary to achieve the Government’s Future Homes Standard.

The Council welcomes innovative and inventive designs that respond to the sustainability agenda by minimising the use of resources and energy both through building construction and after completion. Applicants must demonstrate how this has informed their design and should consider in particular:

- *Orientation and design of buildings and roofs to maximise daylight / sunlight penetration and solar gain, whilst also avoiding overheating;*
- *The use of green roofs or walls to reduce storm water run-off, increase sound-proofing and biodiversity;*
- *The use of materials with low embodied energy (for example, renewably sourced timber and recycled materials);*
- *The use of sustainable materials that are locally sourced wherever possible;*
- *Incorporating high levels of insulation (in combination with air tightness and temperature control systems) including the use of materials with a high thermal mass, such as stone or brick, which store heat and release it slowly;*
- *Incorporating renewable energy including photovoltaics, solar thermal water heating, ground and air source heat pumps;*
- *The use of low flow technology in water fittings, rainwater harvesting systems and grey water recycling systems to reduce water consumption to 110 litres/person/day (maximum); and*
- *Laying out development to support identified opportunities for decentralised renewable or low carbon energy systems.*

The proposals comply with the above guidance in the following ways:

- the proposals include roof lights to exploit natural light entering the current darker internal spaces to the rear of the existing building.
- the proposed materials are to match existing. Therefore, it may be possible to reuse some of the existing fabric to be removed.
- the proposals replace a poor performing existing single skin facade with a facade that shall exceed Building Regulation requirements.

5.1.4 The Mid Sussex Design Guide Supplementary Planning Document SPD - Principle DG38: Design buildings with architectural integrity and a sense of place **states:**

Applicants should establish an architectural approach and identity in the design of building that is borne from the place.

The facade and elevational treatment, roofscape fenestration and materials used in existing buildings within the locality should be a starting point for the consideration of architectural design of new buildings. However, this should not result in pastiche replicas of traditional buildings. Instead a re-interpretation of key aspects of their form should be demonstrated.

Good architecture involves the successful co-ordination of proportions, materials, colour and detail. Buildings should therefore be holistically designed with each part in harmony with its whole while appropriately responding to both its context and modern living requirements. This includes:

- *The elevational treatment and overall façade design;*
- *The placement, proportions and design of windows, doors and balconies;*
- *A roofscape and form that creates a harmonious composition and minimises the visual impact of downpipes and guttering;*
- *The appropriate incorporation of dormer windows and chimneys;*
- *An appropriate palette of good quality materials that are preferably locally sourced.*

The proposals comply with the above guidance in the following ways:

- the proposals include high quality materials, finishes and details that are already evident in the existing property and immediate context.
- the proposals remove low quality elements of the existing property (e.g. the cold WC) and replace them with positive design approaches and layout amendments that enhance the internal spaces whilst also respect the form, materials and details of the existing house.
- the proposals follow the existing roofscape.
- the proposals maintain the existing garden and enhance the relationship between internal and external spaces.
- the proposed windows and doors reference the height and proportions of existing fenestration.

5.0 Planning Policy & Design Guidance Analysis

5.1.5 The Principle DG45 - Privacy of existing and future residents Applicants will need to demonstrate how privacy will be achieved between new and existing developments **states:**

The following elements can have an impact on privacy:

- *The relationship of buildings to each other including the positioning and design of windows and doors;*
- *The topography and relative height of adjacent buildings;*
- *The provision of good noise insulation;*
- *The relationship of the parking, gardens, front defensible space, balconies with the adjacent buildings; and*
- *The position and arrangement of habitable rooms.*

Direct overlooking of private amenity space from habitable rooms in neighbouring properties should normally be avoided. Set-back upper floors, recessed balconies and generous internal courtyards can all help to deliver higher densities whilst respecting privacy. Because they are usually more visible, the privacy of ground floor flats should particularly be considered, and the provision of dedicated private rear gardens will often be necessary.

The proposals comply with the above guidance in the following ways:

- the proposals do not include any additional windows or doors that shall negatively impact privacy to/from neighbours. In fact, an existing flanking window which currently looks toward the party fence is removed. This improves privacy between properties.
- the proposals include party wall construction that exceeds Building Regulation requirements which will mitigate any perceived acoustic challenges.

5.0 **Planning Policy & Design Guidance Analysis**

5.1.6 **The *Mid Sussex Design Guide Supplementary Planning Document SPD*
- *Principle DG49: General principles for extensions* states:**

Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.

Extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach.
Extensions should not result in a significant loss to the private amenity area of the dwelling.

There are two general approaches to extending a property:

- *Designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and*
- *Designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.*

Both approaches can create successful, well-designed extensions that can be mutually beneficial to both the house and the wider area.

The proposals comply with the above guidance in the following ways:

- the proposals include high quality materials, finishes and details that are already evident in the existing property and immediate context.
- the proposals remove low quality elements of the existing building and replace them with high quality proposals that follow the existing building in terms of form, materials and details.
- the proposals follow the existing roofscape.
- the proposals maintain the existing garden and enhance the relationship between internal and external spaces.

5.1.7 **The *Mid Sussex Design Guide Supplementary Planning Document SPD*
- *Principle DG51: Rear extensions* states:**

Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.

The proposals comply with the above guidance in the following ways:

- the proposals include high quality materials, finishes and details that are already evident in the existing property and immediate context.
- the proposals remove low quality elements of the existing building and replace them with high quality proposals that follow the existing building in terms of form, materials and details.
- the proposals follow the existing roofscape.
- the proposals maintain the existing garden and enhance the relationship between internal and external spaces.

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