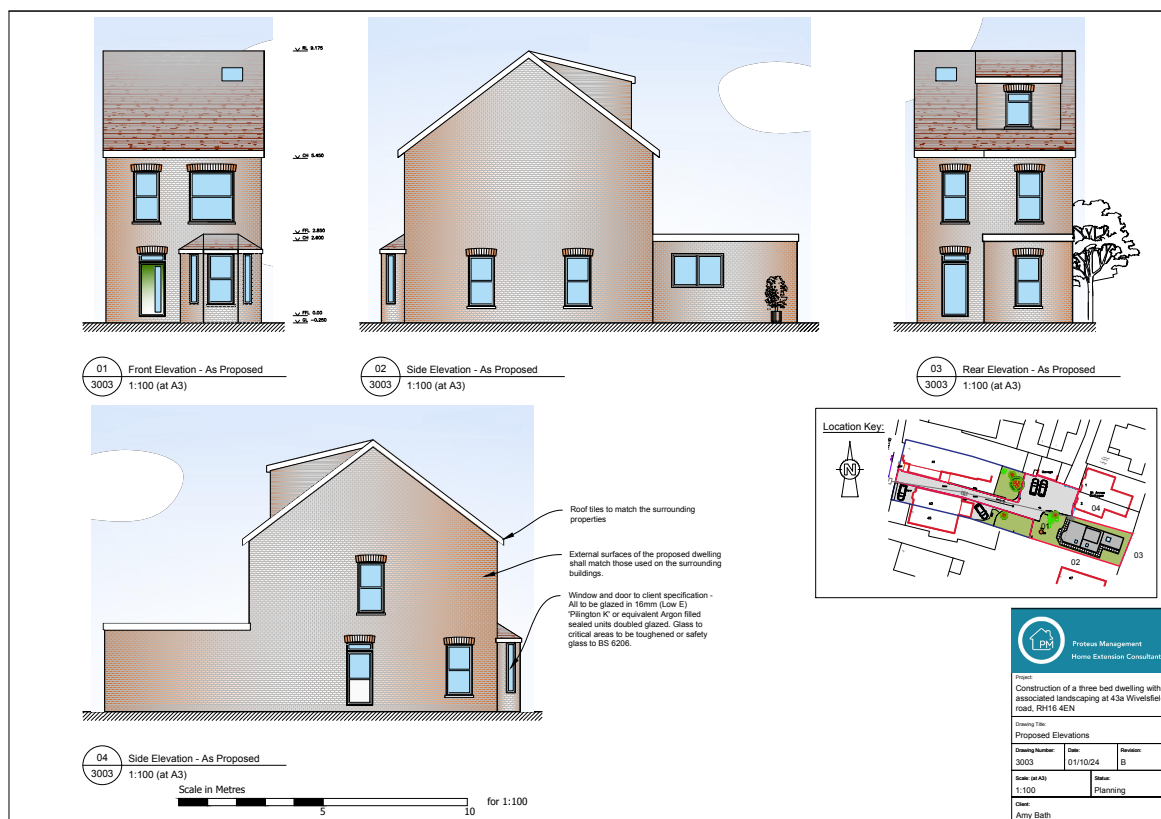




Design and Access Statement for Construction of a three-bed dwelling with associated landscaping at 43a Wivelsfield Road, RH16 4EN

Jan 2025 REV 2

Planning, Design and Access Statement for the Construction of a three-bed dwelling with associated landscaping at 43a Wivelsfield Road, RH16 4EN

1. Summary of the Proposal

1.1 Purpose of the Document

Proteus Management Limited has prepared this Design and Access Statement on behalf of Ms Bath to support a detailed planning application for the construction of a traditional three-bedroom dwelling at 43a Wivelsfield Road, RH16 4EN. The statement outlines the design rationale, accessibility considerations, and alignment with relevant planning policies.

1.2 Proposed Development

The proposed development intends to transform the disused space at the rear of 43 Wivelsfield Road into a traditional, sustainable two-storey dwelling with a partial loft conversion. This design aims to provide a suitable living environment that adheres to current housing needs in Haywards Heath, underpinned by the principles outlined in DP5 - Planning to Meet Future Housing Needs.

1.3 Sustainability and Efficiency

The design prioritises energy efficiency and sustainability. Features such as high-performance insulation, solar panels, and energy-efficient heating systems will be integral to the project, aiming to align with DP39 - Sustainable Design and Construction and to promote a reduced carbon footprint.

1.4 Community Integration and Aesthetic Harmony

The new dwelling will be thoughtfully designed to harmonise with the existing character of the local area, utilising traditional materials and architectural forms that reflect the vernacular of Haywards Heath. This reflects guidance from DP26 - Character and Design, ensuring that the development enhances the streetscape while fulfilling contemporary housing requirements.

1.5 High-Quality Living Standards

The proposed dwelling will be developed with accessibility in mind, potentially accommodating future adaptations to ensure long-term usability (in line with DG30 - Design for Everyone), with an emphasis on creating an inviting and functional living environment.

2. Description of the Proposal

2.1 Site Context and Design Approach

The proposed dwelling site occupies a space measuring approximately 169², located to the rear of the existing property at 43 Wivelsfield Road. The design follows the established two-storey typology of surrounding properties, ensuring the scale and proportions are in keeping with the local vernacular. Incorporating a loft conversion provides additional living space without exceeding the perceived height of existing buildings in the area while still matching the surrounding buildings.

2.2 Materials and Architecture

The architectural elements will include traditional features such as pitched roofs, brick facades, and sash windows to create a cohesive aesthetic with neighbouring buildings. Architectural detailing, such as curved brick soldier courses above windows, will also be incorporated to reflect local craftsmanship and heritage (in line with DP34—Listed Buildings and Other Heritage Assets).

2.3 Landscaping and Biodiversity Considerations

The proposal includes thoughtfully designed landscaping that enhances local biodiversity (in line with DP38—Biodiversity). Native planting, soft landscapes, and features such as bird boxes will be

integrated into the site, promoting a habitat-friendly environment. The landscaping design will also consider existing trees adjacent to the site, ensuring compliance with DP37—Trees, Woodlands, and Hedgerows.

3. Site Layout and Accessibility



Fig 1. Site Location

3.1 Access Points and Parking

The vehicular access to the proposed dwelling will be derived from the existing dropped curb on Wivelsfield Road. The site layout includes off-road parking provision to ensure minimal disruption to the existing streetscape and traffic flow, in accordance with DP21 - Transport and T3 - Parking Provision .

3.2 The vehicular entrance and exit to the proposed dwelling will be via the existing dropped curb located on Wivelsfield road, which will be maintained and enhanced to accommodate the property's needs. The current entrance/driveway to the North of 43 Wivelsfield will be extended to meet the existing carpark to the rear of 41 Wivelsfield, which is also owned by the client, creating a one-way system around the houses as an access road off St. John Road services the current carpark. Implementing this one-way system, it will ensure that the dwelling occupiers have easy access to the property while maintaining the existing infrastructure and minimising disruption to the surrounding area.

3.3 Designing for Movement

The design factors in pedestrian accessibility and circulation, providing level access routes that meet relevant standards. Clear pathways and signage will enhance navigability and user-friendliness (per the principles outlined in DG30 - Design for Everyone).from the dropped curb the existing road to the workshop space on the

4. Heritage

4.1 Contextual Sensitivity

The proximity of the Grade II listed building, The Old Nurseries, has informed the design approach to ensure that the new dwelling respects the historical context and aesthetic value. As per the assessment conducted, the development will not detract from the visual amenity or significance of the listed building, particularly considering the intervening structures and landscaping that currently obscure direct views (in accordance with DP34).

5. Residential Amenity

5.1 Assessment Against Local Policies

The proposed design considers the need to safeguard the residential amenities of nearby properties. According to DP26 and DP29, the proposal maintains appropriate separation distances to avoid overlooking, overshadowing, and loss of privacy for adjacent dwellings. These distances have been measured according to local guidelines and best practices, ensuring comfort for future occupants and neighbours.

5.2 Daylight and Sunlight Considerations

The dwelling's configuration has been designed to allow optimal daylight penetration and access for the new occupants and neighbouring properties. The layout incorporates appropriately positioned windows and outdoor spaces that ensure the residents benefit from natural light throughout the day, adhering to the principles outlined in Chapter 12 of the NPPF regarding residential amenities.

5.3 Noise and Environmental Impact

The design considers potential noise pollution and includes measures to mitigate noise from vehicular traffic and ensure that the new property does not adversely affect the local environment. Sound insulation materials will be incorporated, particularly in shared walls, to promote a quiet living environment, aligning with DP29—Amenity for New Residents.

6. Flood Risk and Sustainable Drainage

6.1 Flood Risk Assessment Compliance

The site is categorised within Flood Zone 1, indicating a low risk of flood events. As required by DP41 - Flood Risk and Drainage , the proposal demonstrates compliance with local flood risk policies and confirms that the development will not exacerbate flood risk in the surrounding area.

6.2 Sustainable Drainage Systems (SuDS)

The site's design incorporates Sustainable Drainage Systems (SuDS) to effectively manage surface water runoff, in compliance with Policy E7 of the Neighbourhood Plan. These systems will include permeable paving, rain gardens, and other features that will improve water management on site while also enhancing local biodiversity.

7. Biodiversity and Environmental Sustainability

7.1 Biodiversity Net Gain Plan

In accordance with the statutory requirement for biodiversity net gain, the development is expected to achieve at least a 10% increase in biodiversity value over the current state. A biodiversity gain plan will detail specific ecological enhancement measures, including planting native species, installing

bird and bat boxes, and creating habitats that support local wildlife (in line with Policy ENV3—Safeguarding Biodiversity and Natural Habitats).

7.2 Environmental Benefits of Landscaping

The landscaping plan seeks to restore and enhance the site's ecological value. This includes using native plant species that support local fauna and ensure ecological connectivity. Furthermore, the design will facilitate the creation of green corridors that enable wildlife movement through the area.

8. Sustainability Measures

8.1 Incorporation of Sustainable Practices

The proposed dwelling has been designed with sustainability at its core, incorporating a range of energy-efficient measures, including:

- **Photovoltaic (PV) Panels:** These panels, placed strategically on the roof to capture maximum sunlight, will produce renewable energy for the dwelling, reducing its reliance on non-renewable sources.
- **High-performance insulation,** Utilised throughout the building envelope, will significantly reduce heat loss, improving energy efficiency and comfort for residents.
- **Water-Efficient Fixtures:** Incorporating low-flow fixtures and rainwater harvesting systems will minimise water usage and promote sustainable living practices.

8.2 Governance of Sustainability Practices

The project implementation will comply with the guidelines established in the National Design Guide and the National Planning Policy Framework (NPPF), mainly focusing on achieving a sustainable built environment. The applicant commits to integrating feasible low-carbon technologies and regularly monitoring the building's environmental performance after occupancy.

9. Conclusion

9.1 Summary of Compliance

The proposed three-bedroom dwelling at 43a Wivelsfield Road has been meticulously designed to align with local planning policies such as DP6, H8, and the Mid Sussex Design Guide. Its goal is to enhance the sustainability and aesthetic of the neighbourhood while providing necessary housing.

9.2 Impact on Neighbouring Properties

Through thoughtful design, the proposal ensures that it has minimal adverse effects on surrounding properties, maintaining the character of the area and respecting the amenity of existing residents, as supported by DP26.

9.3 Heritage Considerations

Particular attention will be given to the new dwelling's impact on the setting of the Grade II-listed building, The Old Nurseries. This will ensure that the proposed design contributes positively to the historical narrative while adhering to DP34.

9.4 Biodiversity Commitment. The proposed development demonstrates a strong commitment to enhancing the local biodiversity within the site and surrounding areas. By integrating a biodiversity net gain plan, the development will ensure that the natural environment is protected and improved, aligning with statutory requirements and best practices in ecological enhancement.

9.5 Willingness to Collaborate

The applicant is dedicated to engaging with the Planning Authority throughout the application process. Should additional information or modifications to the proposal be deemed necessary, the applicant is prepared to respond promptly and constructively. The applicant is also open to discussions regarding appropriate planning obligations or conditions that would facilitate a successful planning outcome.

10. References

10.1 Mid Sussex Design Guide

This guide is critical for understanding the essential design principles and standards governing local developments.

10.2 National Planning Policy Framework (NPPF)

The NPPF outlines the government's planning policies for England and how these should be applied, supporting sustainable development.

10.3 District Plan Policies

Relevant policies from the Mid Sussex District Plan, including DP4, DP5, DP6, DP21, DP26, DP34, DP37, DP39, and DP41, provide a framework for assessing and guiding the proposed development.

10.4 Local Planning Documents and Guidelines

Local policies and guidelines will be referenced throughout the design and application processes to ensure compliance with community standards and expectations.

10.5 Biodiversity Net Gain Requirements

The biodiversity net gain requirements established under the Town and Country Planning Act 1990, Schedule 7A, will be central to the project's ecological strategy.

10.6 Conservation Officer's Recommendations

Consultation with the local Conservation Officer will provide insights on preserving and enhancing historical character in the face of new development.