



## **Design and Access Statement**

Warninglid Primary School, Slaugham Lane, Warninglid

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Conversion and change of use of the existing former school into two dwellings with associated garaging/car ports, removal of existing flat roofs, portacabin and other playground structures.

Construction of two detached dwellings with associated garaging within the existing former school field. New entrance onto highway and associated hard and soft landscaping

at

Warninglid Primary School, Slaugham Lane, Warninglid

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Design and Access Statement

on Behalf of

Waafer Homes Ltd.

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September 2025

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## 1. Introduction

- 1.1 This Design and Access Statement is prepared to accompany a Full Planning Application for the conversion and change of use of the existing former school building into two dwellings with associated garaging/car ports and construction of two detached dwellings with associated garaging within the existing former school field. Removal of the existing single storey structure. To reinstate two existing highways access' and to create a new highways access and associated hard and soft landscaping at Warninglid Primary School, Slaugham Lane, Warninglid.
- 1.2 This document incorporates the Sustainability Statement, which can be found in Section 8 and a Drainage Strategy, which can be found in Section 9.
- 1.3 Advice following the pre-application stated that the former school is considered as a non-designated heritage asset (NDHA), therefore a Heritage Impact Assessment has been prepared by Manorwood and accompanies this application.

## 2. Use

- 2.1 The proposed dwellings will have a residential use class (C3).

## 3. Amount

- 3.1 The proposals comprise the following works:
  - Conversion of the existing former school building into two dwellings
  - Construction of two new single garages with integrated car port
  - Construction of two detached dwellings with associated garaging
  - Removal of the existing pergola, portacabin and shed located in the playgrounds
  - Removal of the flat roofs from the existing 'modern' additions to the school
  - New and reinstated entrances onto highway
  - Associated soft and hard landscaping.

## 4. Site Location and Layout

- 4.1 The site is situated on the eastern side of Slaugham Road, which is located outside of the defined built-up area boundary, within designated countryside and the High Weald National Landscape (formerly referred to as the High Weald Area of Outstanding Natural Beauty).
- 4.2 The school occupies the northern part of the site with the school playing fields lying to the south. The road and a line of mature trees and hedging flank the western boundary providing good screening of the site, with grazing fields and a boundary hedge flanking the eastern boundary.

- 4.3 The new garaging/car ports for the dwellings within the school, will be built on the existing playground, with independent access to the highway provided to both new dwellings via existing access' to be reinstated.
- 4.4 The two new dwellings are proposed within the adjacent school playing field, to the south of the school and parallel with the road, therefore aligning with other dwellings in the local area.
- 4.5 There is one house nearby to the north of the school but due to the layout, the proposals will not have any impact upon the neighbouring property.

## 5. Design and Scale

### School Conversion

- 5.1 The school building scale will be generally unchanged with the proposals. The conversion will create two 4-bedroom dwellings.
- 5.2 The existing 'modern' flat roofs will be removed and replaced with (mostly) pitched roofs, to match the existing roof. To reduce the height of the replacement pitched roofs, some flat roof areas have been introduced but are discreetly located and not readily visible from the front or public elevations.
- 5.3 The new pitched roofs will be a mix of zinc standing seam in clay tile red, plain clay tile to match the existing. The flat roofs will be a mix of zinc and sedum.
- 5.4 The existing original fenestration and original doorways within the former school will be retained and repaired; as noted on the General Arrangement drawings.
- 5.5 Secondary glazing will be installed on the retained windows to improve thermal performance.
- 5.6 New fenestration will be in crittal style metal frames in anthracite to distinguish the old and new additions.
- 5.7 It is proposed to add a mezzanine floor, each accessed via a staircase, to create first floor accommodation within three of the four large volume spaces. This is reversible and will enhance the viability of the conversion to provide sufficient and modern-day living accommodation.

### New dwellings

- 5.8 The proposed dwellings are two storeys high with an attached garage and bin store.
- 5.9 The accommodation comprises 4 bedrooms (3 with en-suite bathrooms) at first floor but each house has the potential of a ground floor bedroom, if required.
- 5.10 The size of the proposed dwellings is considered commensurate with market housing of this type and the majority of dwellings nearby and meets the minimum National space standards.

## 6. Landscaping

- 6.1 Most of the surface around the school was used as a playground, and has a tarmac finish. This will be replaced with gravel for vehicular access and paved paths for pedestrian access along with areas of planting and lawn.
- 6.2 The proposals will incorporate permeable hard surfaces (parking area, patio and pathways) around the building.
- 6.3 A new wildflower meadow will be planted to the south of the dwellings and around the mature oak tree at the centre of the site.
- 6.4 Please refer to the landscaping scheme/LVA that has been prepared by Huskisson Brown that accompanies this application for further details.

## 7. Access

- 7.1 Access to the school dwellings will be via existing, reinstated highways access'.
- 7.2 Access to the two new dwellings will be via an existing access (Plot 3) and via a new highway access in the southern corner of the site (Plot 4).
- 7.3 Access into the dwellings will be via level threshold from the car parking area, in accordance with Part M of the Building Regulations.
- 7.4 Please also refer to the Transport Report that, prepared by Reeves Transport, that accompanies this application for further details.

## 8. Sustainability

- 8.1 The proposals at Warninglid School achieve a high level of sustainability primarily through low energy use. It is envisaged the following will be incorporated:
  - (a) The thermal performance of the converted school and the new building fabric will exceed the standards determined by Building Regulations Part L. This will be achieved through improvements in thermal efficiency in respect of walls, windows, roofs, and floors.
  - (b) Existing retained windows within the school will be secondary glazed to improve thermal performance.
  - (c) The existing school walls will be lined with insulated plasterboard to improve their thermal efficiency.
  - (d) Within the new dwellings, high performance double-glazed windows with gas-filled cavities, formed in thermally broken timber frames will be installed.
  - (e) Water usage will be reduced through the installation of flow reducing / aerating taps, reduced capacity showers, and low-flush cisterns.

- (f) The proposed school conversion will use an Air Source Heat Pump (ASHP) for space heating.
- (g) The proposed dwellings will use two forms of renewable energy sources, provisionally, Solar PV panels for hot water heating and an Air Source Heat Pump (ASHP) for space heating.
- (h) The provision of electric car charging points, adjacent each new dwelling, will encourage the use of electric vehicles.

## 9. Drainage Strategy

- 9.1 The development will discharge foul water into the existing mains system subject to detailed design.
- 9.2 The surface water will discharge into surface water to a soakaway per dwelling, to be designed based upon the requirements of BRE Digest 365a and a detailed design.

## 10. Landscape Visual Assessment

- 10.1 This application is supported by a Landscape Visual Assessment (LVA) which has been produced by Huskisson Brown who has master planned the overall site.

## 11. Conclusion

- 11.1 By virtue of its design and detailing, the proposals demonstrate a **high standard of design**.
- 11.2 The proposed development is considered to comply with guidance contained within the NPPF, the relevant District Local Plan and we conclude the following:
  - a) The principle of development is supported by the relevant planning policies and The National Policy Framework;
  - b) The scale, form, height and massing of the proposed dwellings is sympathetic to its' surroundings in terms of scale and design, and will be entirely compatible with the site's rural location and the surrounding form of development.
  - c) The design uses materials that are sympathetic to the character and quality of the existing building;
  - d) The proposal will incorporate a high level of sustainability within its construction;
  - e) Owing to the isolated and secluded nature of the property, the proposals will not have any detrimental impact upon the amenity of the neighbouring properties.