

Design & Access Statement

**Application for Demolition of existing property and construction of
1 no. Detached Self Build Dwelling and new garage utilising
existing Vehicular Access at 11 Manor Drive, Cuckfield, Haywards
Heath, West Sussex, RH17 5BT.**



**11 manor Drive, Cuckfield,
Haywards Heath, West Sussex,
RH17 5BT**

Introduction:

Scandia-Hus Ltd has prepared this statement on behalf of Mr & Mrs Lurie in support of an application to demolish the existing property at 11 manor drive and rebuild a highly energy efficient and well-designed detached self-build dwelling.

History of the site:

Pre-2020, various applications have been submitted to Mid-Sussex District council to make various additions and changes to 11 Manor Drive. All have been given permission.

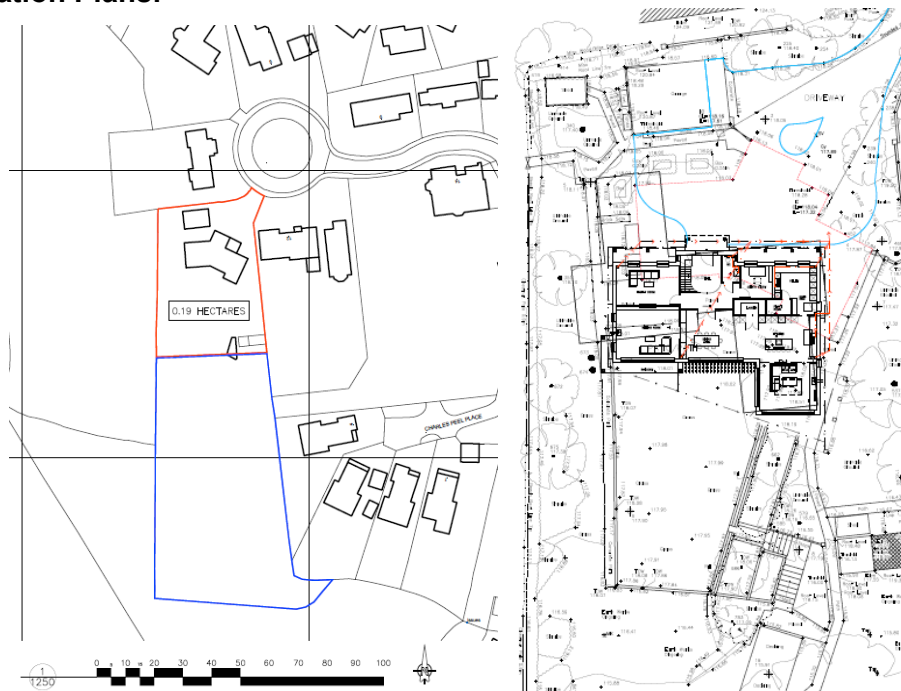
On the 27th August 2020, Mid-Sussex received the application for a 'Demolition of existing bungalow and erection of a two-storey single family dwelling house including garage.' Reference: DM/20/3158. The proposed design was largely spread out over the existing footprint of 11 Manor Drive and had received reductions prior to final approval to reduce the size of the overall build. The overall external design lent to traditional material usage and features a pitched roof with multiple chimney breasts. The Gross External Area for the design was quite large at over approximately 400 sqm. The application was approved on Tuesday the 30th of March 2021.

A further submission for the conditions of application DM/20/3158 was made on the 28th of September 2021, which included details for the Foul + surface water drainage, Arboricultural method statement, and Hard and Soft landscaping. All 3 conditions were approved.

Site and Access:

The application site is located on Manor drive which is a private road that adjoins to Whitemans Green B2036. The existing access will be utilised for the new application.

Site + Location Plans:



General Proposal

The existing property is a 4-bedroom bungalow. The proposed development area is 0.19 Hectares. The site enjoys south westerly views and sits on an elevated position. The proposed design of the new home has been carefully planned to not appear that it is standing out from other properties on 11 Manor Drive. 11 Manor Drive enjoys various designs, not lending to a particular style throughout the road. The new design is less in size compared to the previously approved design and sits at 380.2m² Gross External Area. The proposed design shows 4 bedrooms with more than adequate sizes which easily passes the National space standards.

Self-Build and custom build criteria:

This is a self-build site that is exempt from BNG requirements and CIL Contributions as it complies with the below criteria:

- Consist of no more than 9 dwellings.
- Be on a site that has an area no larger than 0.5 hectares.
- Consist exclusively of dwellings that are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.

The new dwellings will utilise timber structural frames which promotes the use of renewable building materials, a highly efficient insulation package which will retain thermal energy improving sustainability, and an external design which is traditional and fits well within the residential area.

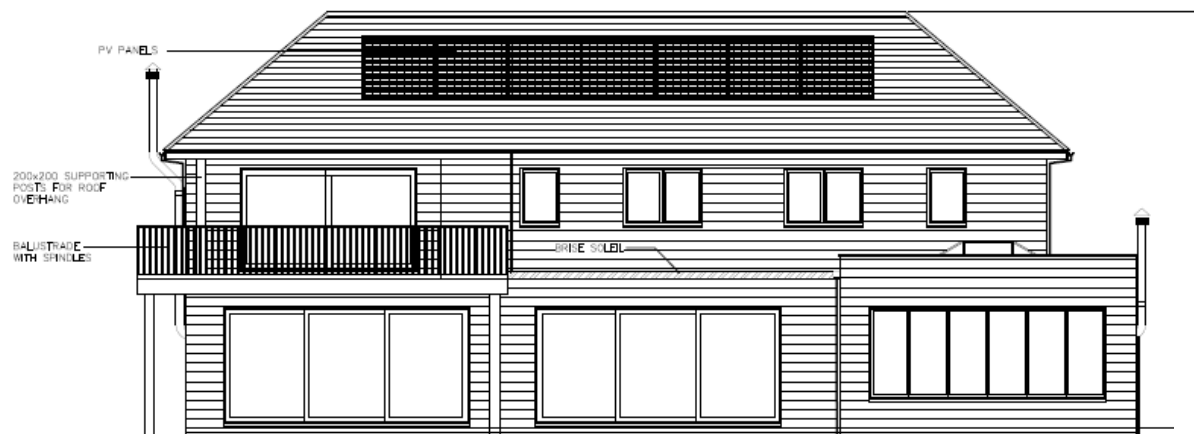


Example of property on Manor Drive showing design variance.

Proposed Elevations



FRONT ELEVATION – NORTH



REAR ELEVATION – SOUTH

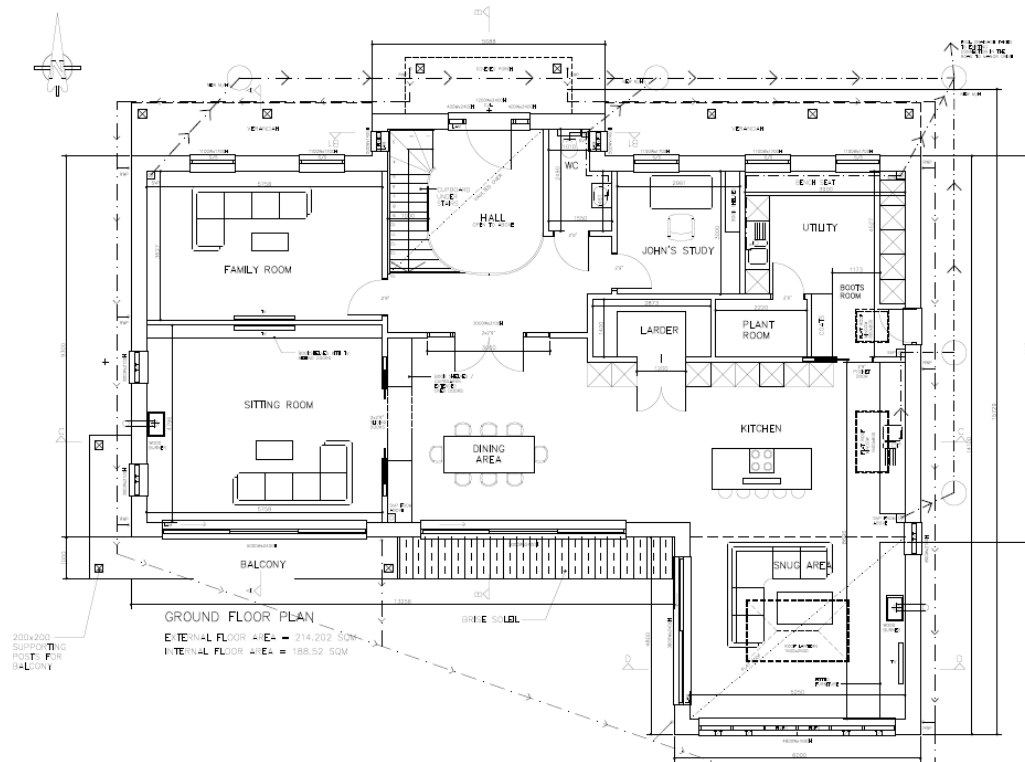


SIDE ELEVATION – WEST

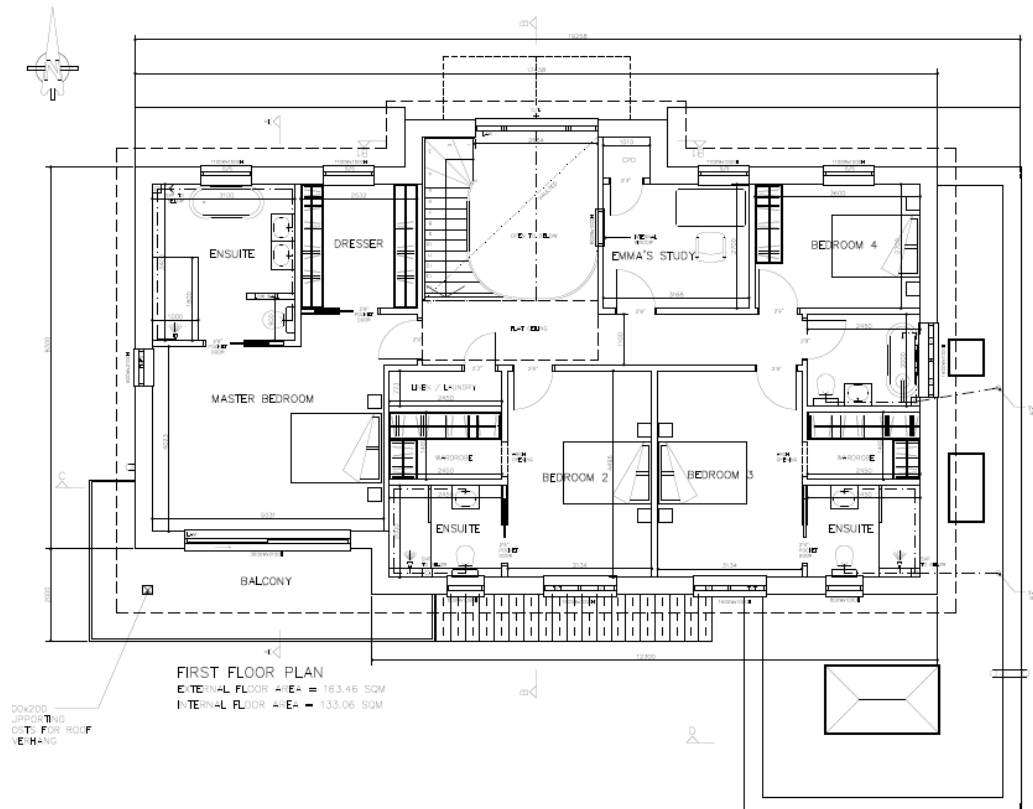


SIDE ELEVATION – EAST

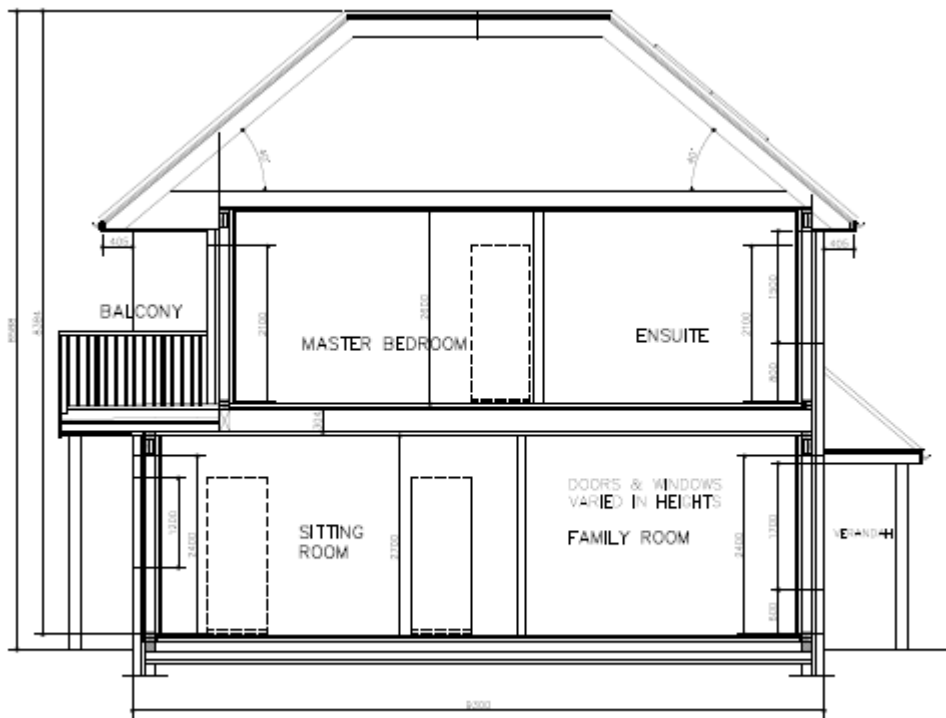
Proposed Ground Floor Plan



Proposed First Floor Plan

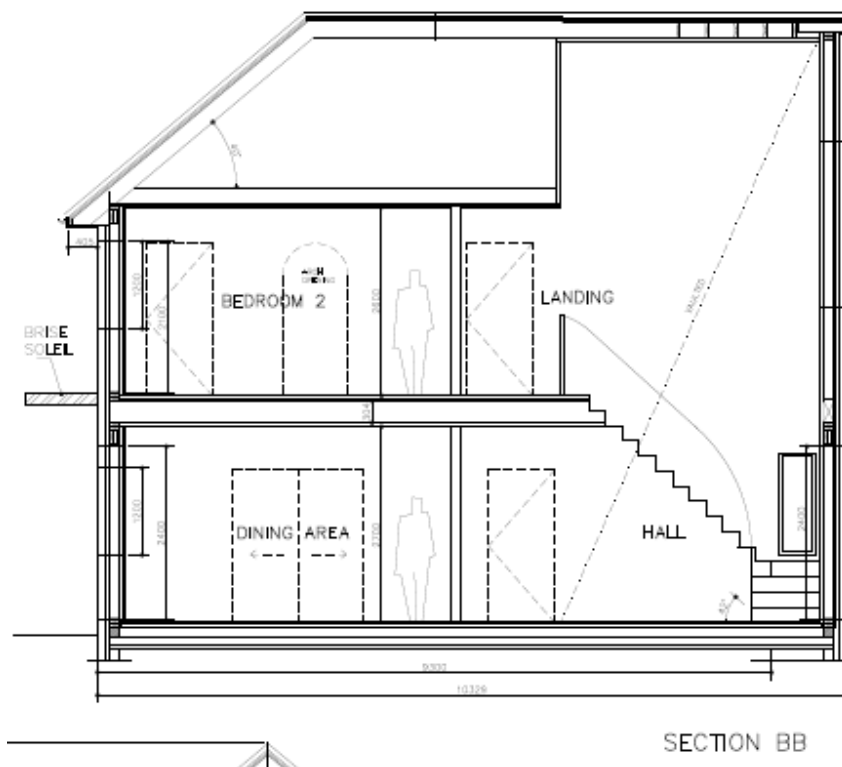


Proposed Outline Section



SECTION AA

T



SECTION BB

External Materials



Slate Roof Tiles



Horizontal White Timber Cladding

Supporting Surveys for the Application:

Arboricultural report - Carried out by GHA Trees Limited

- This report was carried out in August 2026.
- There is minimal impact to trees and hedges on site.
- No TPO's are affected by the development.
- The Applicant is committed to protecting root areas as recommended by GHA trees.

Bat Survey Report – Carried out by Batscan April 2026

- A Bat survey has been carried out on the existing property on the 2nd of April 2026. This survey followed an initial combined Phase 1 & Phase 2 survey of the bungalow, undertaken in September 2019, repeated in July 2020 and again in May 2024.
- In conclusion, no bats, bat droppings or other evidence of bat use were seen during the latest building inspection.
- It has been recommended by Batscan that the tiles on the South elevation, Fascia boards around the build, and chimney flashings, should be removed with care. A toolbox talk has been attached with the survey for contractors to review before starting demolition works.
- Batscan has also recommended 3 integral bat boxes for the new dwelling. These are largely proposed for the southern elevation or as near to it as possible, please see Figure 13 in the Batscan report.

Foul Sewage and Surface Water (Drainage) Assessment

- Please see submitted with the application a Foul and Surface Water drainage plan DP01 and also Proposed drainage details DP02.
- It is proposed the existing foul drain for 11 Manor Drive will be re-used for the new dwelling.
- In terms of the Surface Water, the site will utilise the 'lower southern levels' of the plot to act as an infiltration basin. Details of Weir Overflow designs are listed on Drawing DP02, and the positions of the Weirs and basins are shown on DP01. The Basin has been designed for a 30 year storm return period, to achieve a half empty time within 24hrs & 100 year + 40% climate change storm return period, to safely accommodated storm flows without flooding on or off site.

Mid-Sussex Local Plan Policies in support of development:

Policy DP39 – Sustainability and Energy Assessment

‘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’

- The Applicant is dedicated to the use of renewable energy production on site and will be using efficient and modern renewable energy sources. The proposed timber frame and insulation package of the build will form a highly insulated envelope which ensures far less heat is lost from the renewable sources. The Applicant is aiming for a High EPC rating once planning has been agreed and Building control requests this. Please see submitted ‘Energy statement 11 Manor Drive RH17 5BT’ for further information.

Policy DP26 – Character and design

‘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’

- The Applicant is proposing a New Self-Build Dwelling of High build quality and extreme thermal efficiency with appropriate sizes and spacings for rooms. Minimal harm is caused to the surrounding area as the existing bungalow has a non-standard design and housing in the private Manor Drive has variances in design, therefore there is no ‘set design’ to be breached.

Policy DP27 – Dwelling Space standards

‘Strategic Objectives: 12) To support sustainable communities which are safe, healthy and inclusive; 13) To provide the amount and type of housing that meets the needs of all sectors of the community; and 14) To create environments that are accessible to all members of the community.’

- The Applicant’s design far exceeds the technical housing standard minimum requirement of 124m² for a 4-bedroom 2 storey dwelling.

Policy 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.’

- As the proposed site is not within a conservation area or located near listed buildings, the proposal causes no harm to heritage assets.

Policy DP41 – Flood risk and Drainage

‘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; and 12) To support sustainable communities which are safe, healthy and inclusive.’

- The proposed site is in flood zone 1 therefore will endure minimal risk from flooding. A surface water and foul drainage statement can be provided by way of condition.

National Planning Policy Framework December 2024:

Paragraph 11 of the NPPF states that Plans and Decisions should apply a presumption in favour of sustainable development. This applies to the Applicant as well as the Decision takers in the Planning Process. In an effort to satisfy this presumption on the Applicants side, the designs have been adjusted to sit well within the setting as well as committing to using a sustainable timber frame structure and renewable sources for energy use.

Section 5 Paragraph 61 of the NPPF states that the Government’s objective of significantly boosting the supply of homes must be supported by ensuring sufficient amount and variety of housing. The proposed application will satisfy the Governments objective of providing an increase in sustainable development by replacing a poorly performing structure with a high efficiency, low maintenance, and highly sustainable dwelling.

Section 11 paragraph 124 of the NPPF states that Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. The Applicant is proposing a sensible and controlled development that is not exhausting the land of its environment and also ensuring safe conditions. As the proposed site is clearly within a residential area and is very similar to other development locally, the Applicant argues this is an effective use of land.

Section 12 Paragraph 131 of the NPPF states that well designed, high quality, and beautiful buildings should be achieved in new applications. The Applicant is providing elevation drawings with suggested materials to be used in order to provide a very clear indication of the quality of the build and how its external features sit within the local area.

Section 13 Paragraph 142 of the NPPF states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. As previously stated above and as per the previous approvals for new dwellings on the site, the land is clearly fit for residential development.

Thermal Efficiency

The modern construction of the new dwellings will exceed the levels of insulation required by current building regulations.

The applicant is focused and committed to build sustainable 'energy efficient homes' which will incorporate renewable energy features, they are committed to the use of:

- Air Source Heat Pump
- Full Heat Recovery and Ventilation Systems
- Underfloor Heating
- Rainwater Harvester
- And if their budget allows, the use of Solar Panels and a Battery Storage

Overall Conclusion

The applicant will be constructing a high-quality timber frame building with exceptional thermal performance, sustainability and eco credentials from a long-established specialist company Scandia-Hus Ltd.

The attached proposed design has been created with thoughts given to the previous design. A reduction in overall size and spanning has been included as well as keeping external materials sympathetic to the local area.