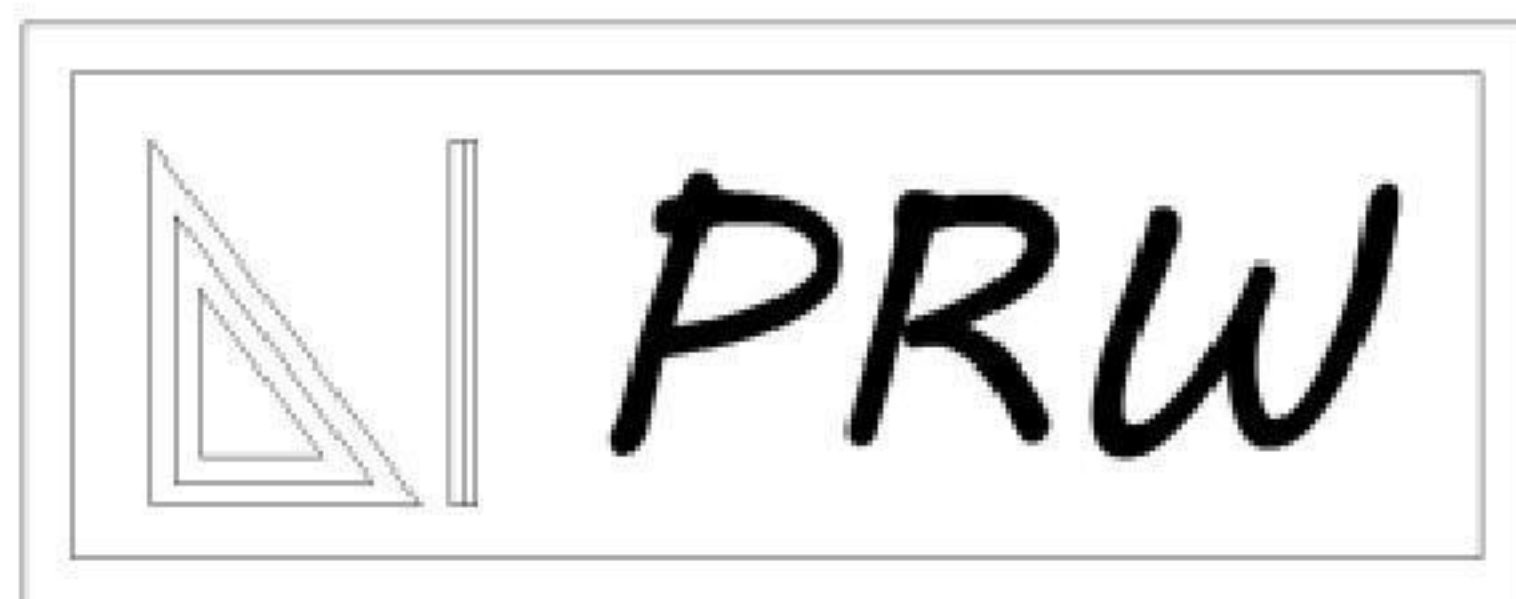




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42 Mill Green Road, Haywards Heath, West Sussex, RH16 1EQ

Combined Planning, Design & Access Statement
for
3 Shepherds Walk, Hassock, BN6 8EA
for the
alteration of the internal ground floor layout and a rear first
floor extension to the existing house.



The Design and Access Statement is made up of several sections - including the following:

1. Introduction
2. Existing Site and Surroundings
3. Planning History,
4. Policy and Strategic Approach
5. Hassocks Town Council Neighbourhood Plan – December 2016
6. Design Solution
7. Sustainability
8. Access
9. Right to Light
10. Summary

1.0 - INTRODUCTION

We are seeking consent for the internal alterations to the existing ground floor layout and a first-floor extension to the rear of the property facing the South.

The Combined Planning, Design & Access Statement is to be read in conjunction with the planning application drawings submitted in support of this application.

2.0 - THE EXISTING SITE AND SURROUNDINGS

The application site, which is some 463m² in size and located on Shepherd Walk, Hassock, contains a detached 4 bedroom house with a pitched roof and an existing extension to the rear. The ground floor layout consists of an entrance way, lounge, garage, kitchen, laundry and extended dining area with circulation area. There are four bedrooms and a family bathroom on the first floor.

Externally, the front garden is laid in two sections, a hard tarmac driveway and soft landscape area. To the south of the house, the rear garden is laid in grass with external seating on a brick paved patio. The east and west of the house are narrow access pathways laid in concrete paving slabs

The site lies within the town of Hassock and is located in the Hassocks Ward.

There is an existing 2m high timber post and panel fence separating the gardens to the rear of the property

3.0 - PLANNING HISTORY

13/01540/FUL approved application for a single storey extension to the living room to the front of the house.

4.0 - MSDC - POLICY AND STRATEGIC APPROACH

Mid Sussex District Plan 2014-31

Policy DP 3 – Village and Neighbourhood Centre Development

of the Mid Sussex District Plan states in part that:

“To create and maintain town and village centres that are vibrant, attractive and successful and that meet the needs of the community; and 10) To support a strong and diverse rural economy in the villages and the countryside.”

The development is not located within the town centre of Hassocks and therefore DP3 is not applicable to this application.

Policy 12: Protection and Enhancement of the Countryside

of the Mid Sussex District Plan states in part that:

*“To protect valued landscapes for their visual, historical and biodiversity qualities;
To support and enhance the attractiveness of Mid Sussex as a visitor destination; and to create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.”*

The development is located within the suburban area of Hassocks and not outside the town centre and therefore DP12 is not applicable to this application.

Policy DP16: High Weald Area of Outstanding Natural Beauty

“ To protect valued landscapes for their visual, historical and biodiversity qualities; and to support and enhance the attractiveness of Mid Sussex as a visitor destination.

The development lies outside the High Weald Area, therefore DP16 is not applicable to this application..

Policy DP 26 - Character and Design

of the Mid Sussex District Plan states in part that:

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 the development:

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

The proposed first floor extension is to use matching clay roof tiles and to use a composite board rainscreen cladding to the external walls.

- 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;

The development is in keeping with the existing house design.

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

The development matches the existing building in size and character.

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

The development does not change the existing garden landscape to the front of the house.

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

The development is located to the rear of the property.

- 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

The development will not impact on privacy but does have an impact on the neighbour's outlook over the property.

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

Not Applicable

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

Has existing 3 bays off road parking spaces

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

The following sustainable guidelines were adhered to during the formulation of the design proposals that form part of this submission.

- i. The new building will accord with, or exceed, current Codes of Practice and Building Regulations thermal efficiency requirements.
- ii. The new building will incorporate sustainable materials in its construction where possible.
- iii. Minimise maintenance through use of durable materials.
- iv. Incorporate renewable energy measures – Due to the location of the development and the height of the single storey extension, it is not feasible to install Photovoltaic Panels on the roof.
- v. Energy efficient lighting will be incorporated, both internally and externally.
- vi. Various water conservation measures will be incorporated to restrict water usage and waste - where practical.
- vii. Air tightness through careful detailing and site construction will be embodied in the scheme to reduce air leakage.
- viii. Waste recycling facilities are existing in the refuse storage areas.
- ix. Where practical, factory produced components will be used - thus reducing site waste.

DP27: Dwelling Space Standards

Only applicable to new residential properties.

Policy DP 28: Accessibility

The development will comply with Part M and Part K of the National Building Regulations..

Policy DP 29 - Noise, Air and Light Pollution

of the Mid Sussex District Plan states in part that:

“...to protect valued landscapes for their visual, historical and biodiversity qualities; and to support sustainable communities which are safe, healthy and inclusive.”

The environment, including nationally designated environmental sites, nationally protected landscapes, areas of nature conservation or geological interest, wildlife habitats, and the quality of people's life will be protected from unacceptable levels of noise, light and air pollution by only permitting development where:

1. Noise pollution: The development will not produce any noise pollution on completion of the works.
2. Light pollution: The development produces little light pollution.
3. Air Pollution: The development will not have any adverse effect during construction nor after.

DP34: Listed Buildings and Other Heritage Assets

3 Shepherds Walk is not a listed building.

DP35: Conservation Areas

The development falls outside of any conservation area.

DP38: Biodiversity

of the Mid Sussex District Plan states in part that:

“To protect valued landscapes for their visual, historical and biodiversity qualities; and to create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.”

The development is visible from the public highway. The northern elevation which faces onto the public highway will remain largely unchanged. The existing garage door is to be replaced with white uPVC double glazed window. This does not have any visual effect on the town scape. It is also on private property and built on the existing footprint of the house, therefore maintaining any existing wildlife corridors.

Policy DP 39 - Sustainable Design and Construction

of the Mid Sussex District Plan states in part that:

“All development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:”

1. Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation.
 - The proposed development is well insulated thereby reducing the amount of heat loss. The proposed fenestration are all double glazed units.
2. Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;
 - No communal heating system is available in the area.
3. Use renewable sources of energy;
 - There is no proposed alternative energy source for this development.
4. Maximise efficient use of resources, including minimising waste and maximising recycling;
 - It is proposed to use recycled materials where possible and to have all construction waste noted and recycled at a licensed waste facility.
5. Re-use of materials through both construction and occupation;
 - It is proposed to reuse the existing material where possible such as the brickwork taken out to form openings.
6. Limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment;
 - To limit the water usage, The wash hand basin is to have concussive taps and the toilet to have a dual flush operation.
7. Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience;
 - Part L of the Building Regulations for England and Wales (Conservation of fuel and power) set the levels of thermal insulation required when carrying out building work, either for new build or refurbishment projects. These are expressed as a U-value which needs to be achieved. The required U-value will depend on the location of the project (England, Scotland or Wales), type of building (domestic or non-domestic) and the application (floor, wall or roof).
 - For the roof, a U-value of 0.13 W/m²K is required.
 - For the walls, a U-value of 0.18 W/m²K is required.
 - For the Windows, a U-value of 1.4 W/m²K is required.

- For the doors, a U-value of 1.0 to 1.4 W/m²K is required.

We aim to achieve this through the following forms of construction.

Roof – PIR ridged insulation between the rafters and floor joists,

Walls – In the loft, the walls to the roof space will be insulated with PIR ridged insulation boards between the timber rafters

Windows – Insulated double glazed thermally broken uPVC windows and skylights.

Doors – All new external doors will be solid timber door with a thermally broken frame to prevent and cold bridging.

Policy DP 41 – Flood Risk and Drainage

of the Mid Sussex District Plan states in part that:

“Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere.”

The development falls inside a flood risk area as can be seen by the 1 in 1000 Flood Depth, Extent and velocity Assessment. The existing rainwater drainage will be reconnected to the existing surface water drainage system as the development does not increase the surface collection area of the property.



Fig – 1. Flood Water – 1 in 1000 year, Extent, Velocity

As can be seen in Fig 1 above, the 1 in 1000 Surface and Ground Water Flooding map indicates a low risk of surface water flooding to the proposed development.

The existing house is built up off the natural ground by way of heavy-duty clay brickwork foundation walls. The void beneath the floor is ventilated to allow the passage of air and for any dampness to evaporate.

5.0 – Hassocks Parish Council Neighbourhood Plan – December 2014- 2030

The proposed development falls within the Hassocks designated Area as per Figure 1 of the neighbourhood plan but outside the extent of the SDNP as per figure 2.

Proposed Neighbourhood Planning Policies

Section 4 – Environment and Heritage

Policy 1: Local gaps . Not Applicable

Policy 2: Local green Spaces. Not Applicable

Policy 3: Green Infrastructure Not Applicable

Policy 4: Managing Surface water

States in part that, ‘Development proposals which incorporate sustainable drainage techniques to manage surface water will be supported.’

- The development falls outside the Hassocks 1000 year surface water extent, depth and velocity.



Fig - Hassocks 1000 year surface water extent, depth and velocity

- The new roof gutter is to be connected into the existing surface water system.

Policy 5:Enabling Zero Carbon

States in part that, ‘Residential development proposals that modify existing buildings (including extensions) should seek to maximise the inclusion of energy-saving measures and renewable energy generation.’

- Please see Policy 39 of the MSDC

Policy 6: Development Proposals Affecting the South Downs National Park Not Applicable

Policy 7: Development in Conservation Areas Not Applicable

Policy 8: Air Quality Management

Policy 9: Character and Design

The Hassock parish Council Neighbourhood Plan requires that the design has regard to the following elements

- height, scale, spacing, layout, orientation, design and materials of buildings,
 - The height of the proposed development shall not be higher than the existing pitch
- the scale, design and materials of the development (highways, footways, open space and landscape), and is sympathetic to the setting of any heritage asset,
 - The footprint of the existing building shall not be increased, the proposed materials are to match the existing and the design is a continuation of the pitched roof with skylights.
- respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site,
 - The site is an existing dwelling and no alteration is proposed to the natural features.
- creates safe, accessible and well-connected environments that meet the needs of users,
 - The current front door is approached via steps. To make the new development accessible, it is proposed to relocate the main entrance to the west side of the house.
- Will not result in unacceptable levels of light, noise, air or water pollution,
 - The development is a private dwelling and will not increase the levels of light. Noise, air or water pollution.
- Makes best use of the site to accommodate development,
 - The development is a loft conversion which will not alter the use of the site.
- Car parking is designed and located so that it fits in with the character of the proposed development.
 - There are two Nr off street car parking bays which will be retained.

Section 5 - Community Infrastructure.	Not Applicable
Section 6 - Housing	Not applicable
Section 7 – Economy	Not applicable
Section 8 – Transport	Not Applicable
Section 9 - Implementation & Delivery	Not Applicable
Section 10 – Policies Map	

Policies Map 1 - 3 Shepherd Way falls into the LGS2 area of Hassocks. – Built up area boundary

Conclusion

It is our view that the proposed development meets all the criteria as set out in the Mid Sussex District Council and the Hassocks Parish Council neighbourhood plans.

It is hoped that the above information is adequate. Should you require further information to enable you to consider the application of the proposed development, then please do not hesitate to contact Paul Williams Design and Build Consultancy.