

# Planning, Design & Access, and Heritage Statements

## Introduction

The Planning Statement, Heritage Statement and Design & Access Statement have been prepared by Carnegie Architecture to accompany a planning application for the conversion of an existing farm building into a new dwelling.

The site in question forms part of the White House Farm which is located off of Brantridge Lane, between Staplefield and Balcombe. The existing building is one of ten buildings in the complex which all once formed part of an active farm,



which is understood to have farmed sheep and cattle.

However, the scale of the holding is no longer sufficient to support a viable agricultural enterprise. As a result, many of the buildings are disused and remain vacant. The building to be converted was previously a stables and cattle shed. The building has been vacant for some time and requires repairs and upgrades to become suitable for use again.

# Planning Statement

The design aims to retain the shell of the stables/cattle-shed, refurbish and convert into a new Four-bed dwelling while maintaining the original appearance and character of the building as much as possible. Due to the poor condition in



certain places, upgrades will need to be made to create a habitable environment. The doors and windows will need to be replaced, however all new elements will be specified to match the originals as close as possible.

The building is in a horseshoe configuration around a central courtyard, and the proposals include a new enclosed walkway/corridor around the perimeter of this courtyard. This element is proposed to have a zinc, (or similar), very-low pitch roof. The courtyard will become private amenity space (garden).

Our proposals will make a modest but valuable contribution to the local area, utilising this space to

offer appropriate, good quality and much needed living accommodation for Mid Sussex . Therefore we believe the proposal is in line with planning policy DP5: Housing, which is found in the Mid Sussex District Plan. This policy sets a housing target which our proposals will help to meet.

Because of the sensitive nature of the proposals we believe that the application meets District Planning Policy DP24: Character and Design, which aims to promote well located and designed development that reflects the district's distinctive towns and villages, retains their separate identity and character and avoids settlement sprawl

The scheme will create a well-considered and designed home for living. The dwelling will exceed national space standards and will conform to the policy objectives set by Mid Sussex District Council.

National planning policy, as set out in the National Planning Policy Framework (2024), gives strong support to the reuse of existing buildings and the efficient use of land, including in rural areas. This reflects a long-standing Government objective of bringing redundant buildings back into beneficial use.



In addition to Policies DP5 and DP26 already referenced, the proposals are supported by and comply with the following policies within the adopted Mid Sussex District Plan:

Key Policies:

**DP15: New Homes in the Countryside**

This is the key local policy consideration. While the site lies outside of a defined settlement, the proposal relates to the conversion and reuse of an existing building within a former agricultural complex. The development does not represent new isolated built form in the countryside, but instead utilises an existing structure in a cluster of others, thereby limiting impact on the rural character. As such, the proposal accords with the aims of Policy DP15 in supporting appropriate development in countryside locations where impacts are acceptable.

### **DP12: Protection and Enhancement of the Countryside**

Seeks to protect the intrinsic character, beauty and tranquillity of the countryside, while permitting appropriate development that does not result in harm.

### **DP26: Character and Design**

Requires high quality design that responds to local character, which the scheme achieves through retention and sensitive conversion of the existing structure.

### **DP14: Sustainable Rural Development and the Rural Economy**

Supports development that promotes sustainable rural living, including reuse of existing buildings where appropriate.

### **DP13: Preventing Coalescence**

Aims to maintain the separate identity of settlements and avoid merging; the proposal reuses an existing building footprint and does not contribute to coalescence or settlement sprawl.

Technical Standards:

DP27: Space Standards – The proposal exceeds national standards.

DP29: Noise, Air and Light Pollution

DP34: Listed Buildings and Other Heritage Assets – See Heritage Statement below for more.

DP38: Biodiversity

DP41: Flood Risk and Drainage – The site is near the top of a hill, in Flood Zone 1.

National Planning Policy Framework (NPPF, December 2024):

### **Chapter 2 – Achieving Sustainable Development**

Supports development that balances social, economic and environmental roles.

### **Chapter 5 – Delivering a Sufficient Supply of Homes**

Encourages delivery of new housing to meet identified needs.

### **Chapter 11 – Making Effective Use of Land**

Promotes the efficient use of existing land and buildings, including re-use of previously developed or underutilised structures.

## **Chapter 12 – Achieving Well-Designed Places**

Requires development to be visually attractive and sympathetic to local character.

Chapter 6 – Building a Strong, Competitive Economy

Chapter 15 – Conserving and Enhancing the Natural Environment

Chapter 16 – Conserving and Enhancing the Historic Environment

Overall, the proposed development accords with the Development Plan when read as a whole, alongside the National Planning Policy Framework, by delivering sustainable development through the sensitive reuse of an existing rural building, contributing to housing supply, and preserving the character and appearance of the countryside.



# Heritage Statement

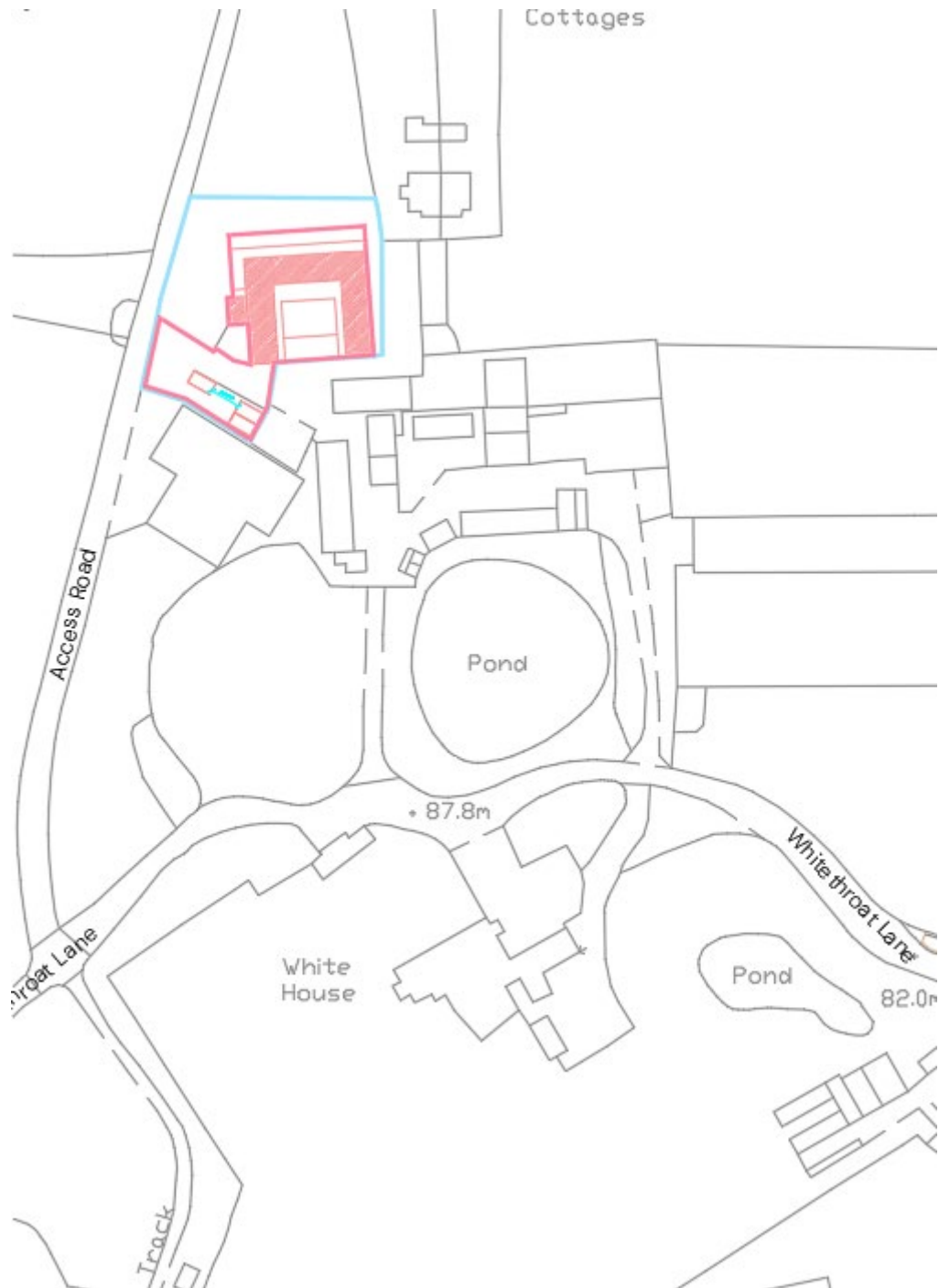
This statement considers the potential impact of the proposed conversion on the setting and significance of designated and non-designated assets located in its vicinity. In accordance with Paragraph 128 of the National Planning Policy Framework (NPPF 2012) and Policy DP33: Conservation areas in the Mid Sussex District plan, this report identifies and describes the historical development of the subject site and outlines the significance of the heritage assets before going on to consider the impact of the proposal.

There are no listed buildings located within the subject site. However the White House, located 115m to the south, is Grade II listed. Because of other buildings in the complex and many trees it is not possible to make a visual connection between the two buildings. Therefore the proposals will have no harmful impact on the heritage asset.



*White House, Grade II listed*

The building in question forms part of the White House Farm which is located off of Brantridge Lane, Staplefield. The site is reached via Whitethroat Lane. The building is one of ten buildings in the complex which all once formed part of an active farm, which is understood to have farmed sheep and cattle. However, times have changed and the complex is simply too small to accommodate a viable agricultural business. As a result, many of the buildings are disused and remain vacant. The building currently exists as a vacant stables and cattle shed. The building requires repairs and upgrades to become suitable for use again.





## Design & Access Statement

The proposals will see the existing vacant stables and cattle shed converted into a new 4 bedroom family dwelling.

The area is very rural with agricultural and residential being the predominant use classes in the area. The nearest large town is Haywards Heath to the south which is approx. 16 minutes away by car.

The U shaped stable block is a red brick structure with high pitched roof. Owing to the change in topography of the site, the building's ridge lies roughly at the same height as the adjacent parking and hardstanding area to the north. There is a small central courtyard which is enclosed by a brick wall and gates.

There is a small side barn which is attached to the stables, which is proposed to be demolished. There are no issues of overlooking on the site as it is a secluded site within the complex well away from neighbouring properties.

The building possesses some characterful features such as the timber roof trusses, and the proposals aim to expose these to add interest to the internal living environment. We are proposing no additional floor space to the building.

The design aims to maintain the original appearance and character of the building. The existing fascia and barge boards will need to be replaced. New elements will be specified to match the originals as close as possible. The exception is the walkway around the courtyard, which will be an entirely new structure.

This walkway will hug the outside of the courtyard, with a new section connecting the two ends of the U-shape to fully enclose the courtyard. This will enable the main entrance to be in this connecting structure, which then allows access to the living room and kitchen to the left and the boot-room, utility room to the right, while preserving the privacy of the bedrooms located towards the back of the property.

This enclosing walkway will have a zinc (or similar) very low pitch roof of approximately 11°. Continuing the slope of existing tile roof was briefly considered, but was too limiting for headroom. 11° is too shallow for a traditional tile roof and so standing-seam zinc was selected to give a contemporary yet in-keeping aesthetic.

The central courtyard will become a private garden.

For the existing building to be made thermally and moisture resistant, the walls will be dry lined internally and new insulation to roof will be inserted. The roof is in quite a poor condition and so many of the roof tiles will need to be replaced however existing tiles will be salvaged as much as possible. The existing floor will need to be removed and replaced also. The existing brick work will need to be upgraded in certain places so that the building is structurally sound, all new brickwork and mortar will be specified to match the original.

At present the bank to the north and east of the building rises sharply away from the structure. To increase light and amenity to the new bedroom, it is proposed that this bank is cut back and a retaining wall introduced to the north of the building. This will also improve resistance to damp and improve thermal performance.

### **Vehicle Parking and Waste Storage**

At least two parking spaces will be allocated for the dwelling, to be located in a sunken/low-level area nearby that was formerly used for agricultural purposes, and is out of sight. This location can be found on the site plan.

Waste storage will be provided in the form of wheelie bins which will be located near the entrance, please see ground floor plan for specific location.

## **Access**

Access into and out of the existing site would remain unchanged as part of this application. Given the quantum of accommodation proposed, it is not anticipated that the proposals would have any detrimental impact on the existing traffic flows.

The main vehicular access to the site is from Whitethroat Lane. The site is located with excellent access to both the A23 and M23, providing direct transit to Brighton 20 miles to the south.

The new dwelling will have level access from the courtyard. As the accommodation is arranged over the ground floor there are no issues regarding accessibility. Access for emergency services will be via Whitethroat Lane.

## **Conclusion**

The proposal is in accordance with the policy objectives of Mid Sussex District Council.

Our proposal will make a modest but valuable contribution to the local area, utilising space to offer appropriate, good quality and much needed additional housing. The proposals have been developed with great sensitivity and appreciation of the existing building, these proposals will ensure that the lifetime of the building will be extended dramatically.