

KILNWOOD APARTMENTS



Design & Access Statement

in support of a full planning application for:

**6 Unit Apartment Block
Kilnwood Apartments,
Rocky Lane
Haywards Heath RH16 4RW**

Rev A. December 2025

Contents

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1.0 Introduction

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This Design & Access Statement accompanies a Full Planning Application for a new block of six apartments at the existing Kilnwood Apartments site at Rocky Lane in Haywards Heath. This statement should be read in conjunction with the associated planning drawings prepared by Datum Architects and the supplementary documents that accompany the application.

The proposed development comprises 6no. apartments within a new 3-storey block situated at the western side of the existing development site. The proposed site has been subject to three refused planning applications since the original development was completed in 2018. This application seeks to address the previous reasons for refusal and demonstrate that much need additional housing can be accommodated on the site without causing harm to the existing setting.



Fig1 Site location plan

2.0 Site Location & Context

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The site is located between Old Rocky Lane and the A272 Rocky Lane by-pass at the western end of the development now known as the Kilnwood Apartments. It is in a sustainable location approximately 1km to the south of Haywards Heath town centre, accessible by public transport and the principal distributor road around the town. Immediately to the west is the main railway line from Brighton to London. To the north is the now pedestrianised Old Rocky Lane and bridge across the railway line the provides a pedestrian link to Bolnore Village.

The Site lies within the 'built up area' boundary, adopted Settlement Policy Boundary and Parish Boundary of Haywards Heath. The Site is also surrounded by existing residential development and major transport infrastructure. The existing Kilnwood Apartments development comprises three 3-storey apartments blocks with a total of 30 no. units within an overall site area of 0.95Ha.



Fig.2 Aerial view

2.0 Site Location & Context

KILNWOOD APARTMENTS



Fig.3 View of application site



Fig.4 View of site looking west along A272



Fig.5 View of site looking east along A272

3.0 Use, Amount & Layout

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The proposal is for 6no. two-bedroom four-person apartments within a 3-storey apartment block. The use class is C3 residential.

Each apartment is 70.5m² which complies with the National Space Standards for 2B 4P apartments.

The overall GIA of the block is 501m².

The block layout follows the principles established within the original development with individual blocks set within generous communal landscaped areas.

The block is partially sited over the existing hard landscaped area, with the parking layout adjusted to maintain sufficient parking allocation in line with WSCC parking standards.

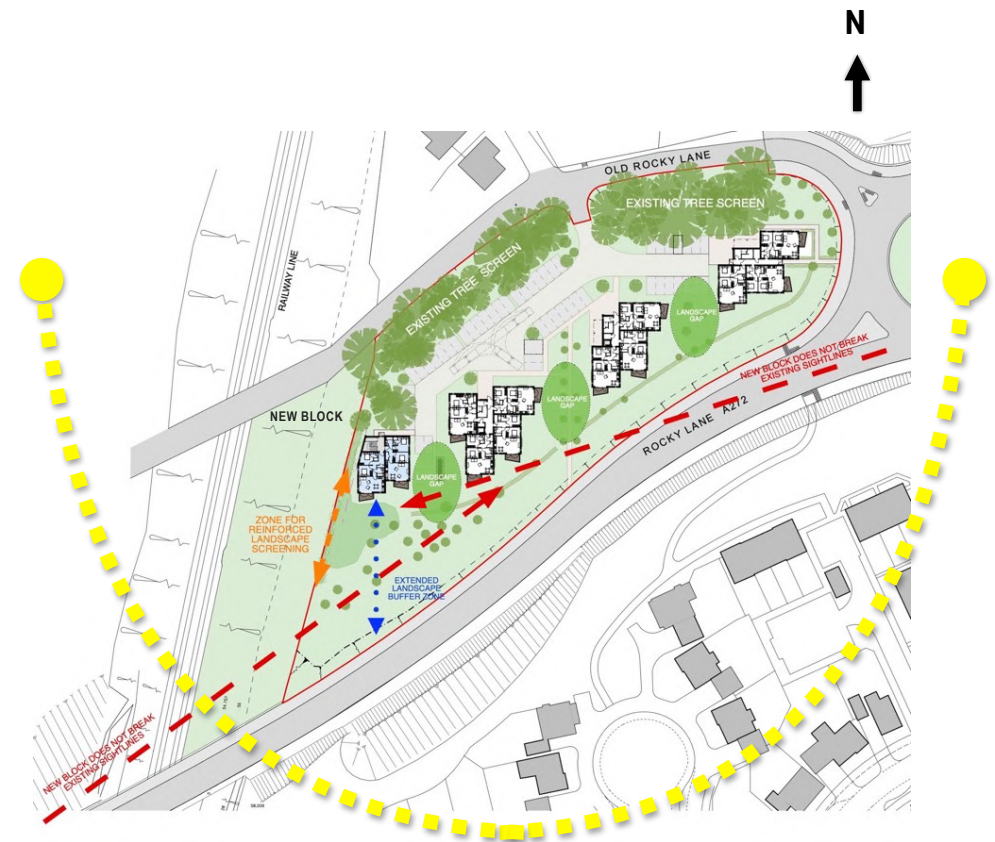


Fig.6 Site Layout Concept Plan

3.0 Use, Amount & Layout

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The site has been subject to 3no. refused planning applications:

DM/19/4731 - Erection of 5 no. three storey dwellings along with associated access, landscaping and parking

DM20/3456 - Erection of 9 apartments within a single three storey building, along with access, parking and landscaping.

DM/21/3763 - Erection of 9 apartments within a single three storey building, along with access, parking and landscaping.

The principal reasons for refusal were related to the forward position of the proposed new building on the site, which led to concerns that the new block would be overly dominant on the approach to the town and would interrupt distant views of the South Downs along the A272 when heading west. It was also considered that the siting of the building would restrict the addition of boundary planting to the western edge of the site.

To address these previous concerns, the scale of the proposed development has been reduced by over one third. This has allowed the building location to be set back more than 13.5m from the position proposed under DM/21/3763. As can be seen from Figs. 6 & 7, and the images on the following pages, the new block no longer interrupts the distant views as it is set back behind the existing building line. The landscape buffer zone in front of the new block is increased to over 45m thereby freeing up a significant zone along the western boundary for additional planting to soften the urban edge. A 3m buffer zone has been introduced along the western boundary to meet Railtrack requirements and to allow space for additional boundary planting.



Fig.7 Detailed Layout Plan

3.0 Use, Amount & Layout

KILNWOOD APARTMENTS

Proposed new block



AERIAL VIEW OF SITE LOOKING WEST

Proposed new block located behind existing buildings. Distant views of Downs unchanged.



VIEW A - VIEW WEST ALONG ROCKY LANE

3.0 Use, Amount & Layout

KILNWOOD APARTMENTS

Proposed new block located behind existing buildings. Distant views of Downs unchanged.



VIEW B - VIEW WEST ALONG ROCKY LANE

Development not visible



VIEW C - EXISTING VIEW FROM SOUTH-WEST ALONG ROCKY LANE

3.0 Use, Amount & Layout

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VIEW D - EXISTING VIEW FROM SOUTH-WEST ALONG ROCKY LANE



Proposed new block set back
behind existing building line

VIEW D - PROPOSED VIEW FROM SOUTH-WEST ALONG ROCKY LANE

3.0 Use, Amount & Layout

KILNWOOD APARTMENTS



VIEW E - EXISTING VIEW FROM CREST HOUSING DEVELOPMENT

Proposed new block sited further
back than existing building



VIEW E - PROPOSED VIEW FROM CREST HOUSING DEVELOPMENT

3.0 Use, Amount & Layout

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Development not visible



VIEW F - VIEW FROM OLD ROCKY LANE BRIDGE

Development just visible over bridge wall



VIEW G - VIEW ALONG OLD ROCKY LANE BRIDGE

3.0 Use, Amount & Layout

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The individual apartment layouts make best use of the site orientation by placing the main living accommodation and external amenity space on the south side of the block, taking advantage of passive solar gain during the winter months. The shading provided by the projecting balconies provides protection from solar overheating during the summer. The living and amenity spaces also benefit from distant views towards the South Downs.



Fig.8 Typical Floor Plan

4.0 Scale & Appearance

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The proposed design replicates that of the existing development, which has been recognised as a successful contemporary housing scheme through its inclusion in the Mid Sussex Design Guide. The new block picks up the same arrangement of two forward facing elements that was used on the two adjacent blocks, thereby continuing the rhythm of development running down the length of the site.

The materials, finishes and detailing of the existing development will be replicated on the new block, with enhancements to the building fabric & services where necessary to meet the latest energy performance regulations.



Fig.9 South Street Elevation

4.0 Scale & Appearance

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The proposed materials will match the existing development and comprise the following:

Walls: Natural Clay Facing Brickwork - Mystique.
Projecting Balconies: Powder coated aluminium & steel (dark brown RAL 8028).
Window/DoorFrames: Velfac System 200 (RAL 8028).
Rainwater Goods: Powder coated aluminium (RAL 8028).
Parapet copings: Powder coated aluminium (RAL 8028).
Balcony privacy screen: Vertical Steel posts (RAL 8028)
Flat Roof: Single ply membrane (dark grey).



Fig.10 Proposed South Elevation

5.0 Access & Landscaping

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Access

The site is in a highly accessible area within a 15min walk of nearby amenities in Bolnore Village and 15-30min walk to Haywards Heath town centre. There are nearby bus stops with routes to East Grinstead, Haywards Heath, Brighton and the wider area with connections to railway stations on the main line route to London.

Vehicle and pedestrian access to the site is via the existing access points to the development, with level access from adjacent parking spaces and drop off areas.

The proposed units fully comply with the access requirements of Approved Document M4(1).

Landscaping

The site benefits from the existing mature tree screen to the north, which is subject to a group TPO. To the south of the new block, the tree planting and soft landscaping that formed part of the original development is becoming more established and will develop further over time as it matures. No existing trees are required to be removed as part of the proposals

Now that the position of the proposed block has been pushed back, there is greater scope to add additional planting along the western boundary as part of the transition from the countryside edge to the urban environment.

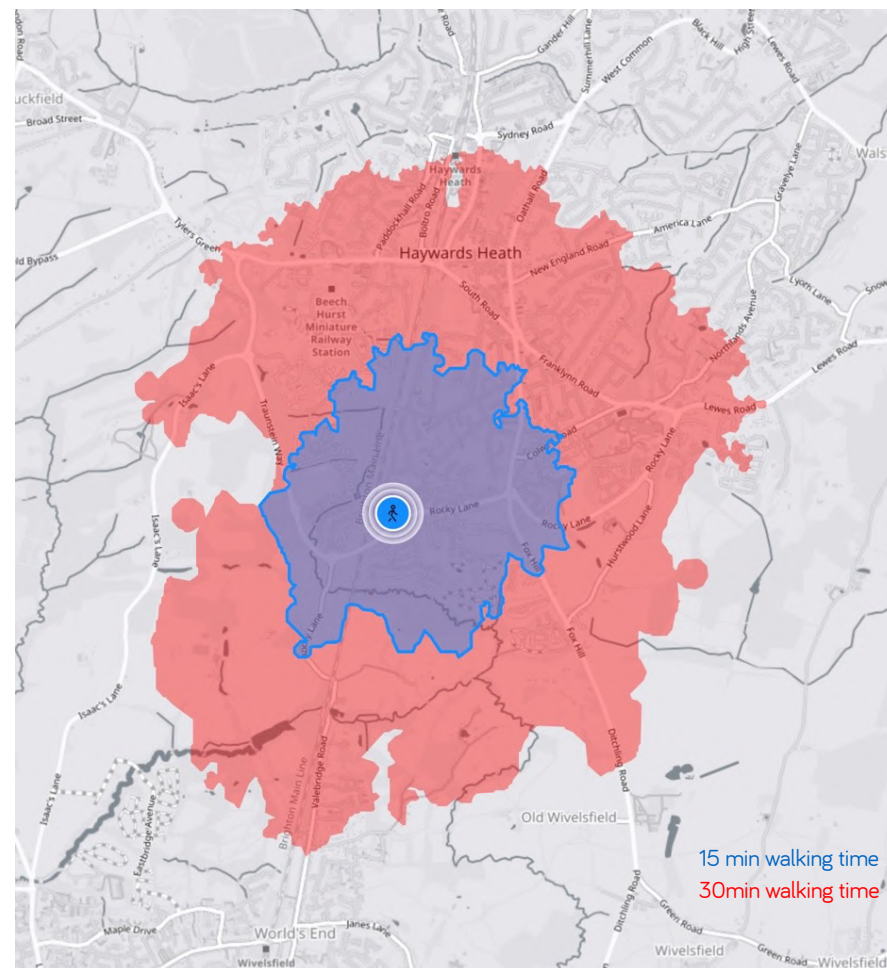


Fig.11 Isochrone Map showing walking times

6.0 Conclusion

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The key change from the previous proposals is the reduction in number of units and overall building size which has allowed the block to be re-positioned further north. Consequently, this has allowed the scheme to overcome the previous reasons for refusal, which were principally related to the dominant forward position of the block on the site. In conclusion the scheme achieves the following aims:

- Is appropriate to the site in terms of scale, height, bulk, and form.
- The proposal does not adversely affect the character, appearance or setting of the locality or the amenity of nearby properties.
- The proposal does not interfere with the distant views on the Downs or the approach into Haywards Heath.
- It allows sufficient space for additional planting to soften the visible edge of the development.
- The proposal will deliver much needed housing on an available site within the development boundary.
- It has been carefully cited and massed to ensure that the already limited visual impact is minimised.
- The new dwellings form a logical progression and the natural conclusion to the scope of development within this parcel of land.