

SUSTAINABILITY AND ENERGY STATEMENT

Conversion of stables to a four-bedroom dwelling
to a Four-Bedroom Dwelling

The White House Stables
The White House, Brantridge Lane
Haywards Heath, West Sussex, RH17 6JP

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1. Executive Summary

This Sustainability and Energy Statement supports the planning application for the refurbishment and change of use of the vacant former stables at The White House Stables to form a four-bedroom dwelling. The existing stable building will not undergo demolition. The proposal retains, repairs and upgrades the existing building fabric, thereby conserving existing materials and embodied carbon and securing a viable long-term use for the building.

The sustainability strategy follows a fabric-first energy hierarchy. Energy demand will be reduced through improvement of the retained walls, roof, floor, windows and doors before efficient building services and appropriate low-carbon technologies are considered. Rooflights, including Velux-type units, are proposed within parts of the roof to improve daylight and, where openable, to support purge ventilation.

2. Site and Proposal

The site forms part of the former White House Farm complex off Brantridge Lane, between Staplefield and Balcombe. The U-shaped red-brick building was formerly occupied by stables and barn accommodation arranged around a central courtyard. The planning proposal is a refurbishment and material change of use, not demolition and redevelopment.

The existing shell, established footprint and agricultural character will be retained and sensitively upgraded. Works include brickwork repair and repointing, selective matching brickwork where required, repair and reuse of roof tiles where practicable, matching replacement tiles where necessary, replacement windows and doors in a style consistent with the existing building, internal wall insulation, roof insulation and an upgraded insulated floor.

Rooflights are proposed to bring useful daylight into the relatively deep plan and reduce reliance on electric lighting during daytime hours. Openable rooflights will also assist purge ventilation and summer heat release.

3. Planning Policy Context

3.1 Mid Sussex District policies

The proposal responds to Policy DP39, Sustainable Design and Construction, by retaining and refurbishing an existing building, reducing demand through fabric improvements and incorporating efficient lighting, services, water use and drainage. The approach also supports Policy DP26 by integrating environmental measures with a design that respects the stable building's character. Policies DP12, DP14 and DP15 are addressed through the reuse of an existing rural building and the avoidance of additional land take or substantial new built form.

Policy DP34 is relevant because sustainability measures, rooflights and any future external plant must preserve the character of the building and have regard to the setting of the nearby listed White House. Policy DP38 is addressed through the limited development footprint, sensitive external lighting and protection of ecological features. Policy DP41 is addressed by the separate surface-water soakaway strategy. Policy DP29 will inform the siting and specification of external lighting and mechanical plant so that rural amenity, noise conditions and dark skies are protected.

3.2 National policy and emerging policy

The scheme follows national sustainable-development principles by making effective use of an existing building, conserving materials, reducing operational energy demand and achieving a well-designed change of use. The emerging Mid Sussex policies concerning climate change, sustainable design, renewable and low-carbon energy, drainage and water efficiency have also informed the strategy.

4. Sustainability and Energy Strategy

4.1 Building reuse and embodied carbon

The principal sustainability benefit is the retention of the stable building. Refurbishment avoids the unnecessary loss of the existing masonry walls, roof structure and other serviceable materials. Sound roof tiles and suitable components will be salvaged and reused where practicable. New materials will be durable, repairable and compatible with the traditional construction, while responsibly sourced products and environmental product information will be considered where available. Construction waste will be separated for reuse, recycling or lawful disposal.

4.2 Fabric-first energy efficiency

The external walls will receive a continuous internal insulation lining, with careful detailing at openings, corners, eaves and floor junctions to reduce thermal bridging. Roof insulation will be upgraded while coordinating moisture control, ventilation and retained roof features. The floor will be upgraded with insulation and appropriate damp protection. Replacement windows, doors and rooflights will provide suitable whole-unit thermal performance and effective weather seals. Airtightness layers will be coordinated continuously, but airtightness will not replace the need for purpose-designed ventilation or compromise the safe drying of retained fabric.

4.3 Daylight, ventilation and overheating

The proposed rooflights form an important passive-design response to the horseshoe arrangement and enclosed courtyard. Daylight from above will improve internal amenity and reduce daytime lighting demand. Where rooflights are openable, they may contribute to purge ventilation, but they will not substitute for the complete ventilation strategy required by Approved Document F. The final design will provide appropriate background ventilation, extract ventilation to kitchens and wet rooms and purge ventilation to habitable spaces.

4.4 Efficient services and lighting

Heating and domestic hot water will be selected following heat-loss calculations and review of site constraints. The preferred system will minimise fossil-fuel demand and be compatible with low-temperature heat distribution where practicable. Controls will provide suitable time and temperature zoning, while hot-water storage and distribution pipework will be insulated and commissioned. Any external heat-pump unit, flue or similar equipment will require careful siting and review of noise, heritage and planning implications.

Fixed lighting will use high-efficacy LED fittings with suitable switching and zoning. External lighting, where necessary, will be limited, downward directed and controlled to protect the rural setting and ecology.

4.5 Water, drainage and climate resilience

Water-efficient taps, showers, dual-flush WCs and appliances will be specified, and the calculated daily water consumption will be confirmed at technical design in accordance with Part G. Foul drainage will discharge to the proposed packaged treatment plant, while roof and surface water will be kept separate and directed to the proposed soakaway, subject to detailed ground conditions, capacity, exceedance routing and maintenance requirements under Part H.

5. Building Regulations Response

Part L will be addressed through the upgraded thermal envelope, efficient services, controls, commissioning and the assessment appropriate to a material change of use and renovation of thermal elements. Part F will be addressed through a complete background, extract and purge ventilation strategy. Openable rooflights may support purge ventilation but will not replace the required ventilation system. Part O applicability and the appropriate overheating assessment route will be confirmed with glazing, rooflights, shading and ventilation considered together.

Part G will inform water-use calculations and hot-water safety. Part H will inform the foul and surface-water drainage design. Part C will inform moisture-resistant and moisture-safe construction at the retained walls, roof and floor. Fire-safety and combustion requirements will be coordinated under Parts B and J where applicable. Formal compliance will depend on the final design, calculations, product data, construction quality and approval by Building Control.

6. Implementation and Verification

Before construction, the design team will complete the energy assessment and heat-loss calculations, fabric build-ups, U-value and thermal-bridge calculations, condensation-risk review, window and rooflight schedule, ventilation design, overheating review where applicable, heating and hot-water specification, water-use calculation and drainage design. During construction, insulation and airtightness layers will be photographed before concealment, and product information, installation records and commissioning results will be retained. At completion, the occupier will receive clear information on heating, ventilation, rooflight operation, controls, maintenance and efficient use.

7. Conclusion

The proposal is a refurbishment and change of use of the existing stable building and does not involve demolition of that building. Retention, repair and productive reuse form the foundation of the sustainability strategy. Fabric upgrades, improved daylight, purpose-designed ventilation, efficient services, water efficiency, sensitive drainage and material salvage will reduce environmental impacts while preserving the character of the former agricultural structure.

The Velux-type rooflights contribute to passive environmental design by introducing daylight and, where openable, supporting purge ventilation and summer heat release. The scheme is capable of responding positively to the relevant Mid Sussex planning policies, national sustainable-development objectives and applicable Building Regulations.