

DAVID JENKINS DESIGN

RIBA CHARTERED ARCHITECTS



AWBROOK HOUSE, LEWES ROAD, HAYWARDS HEATH

EXTENSION AND REMODELLING OF EXISTING DWELLING

PLANNING, DESIGN & ACCESS STATEMENT

ISSUE 1 - August 2026

INTRODUCTION



Original Edwardian country house
burnt down in 1975

Site Address: Awbrook House, Lewes Road, Haywards Heath

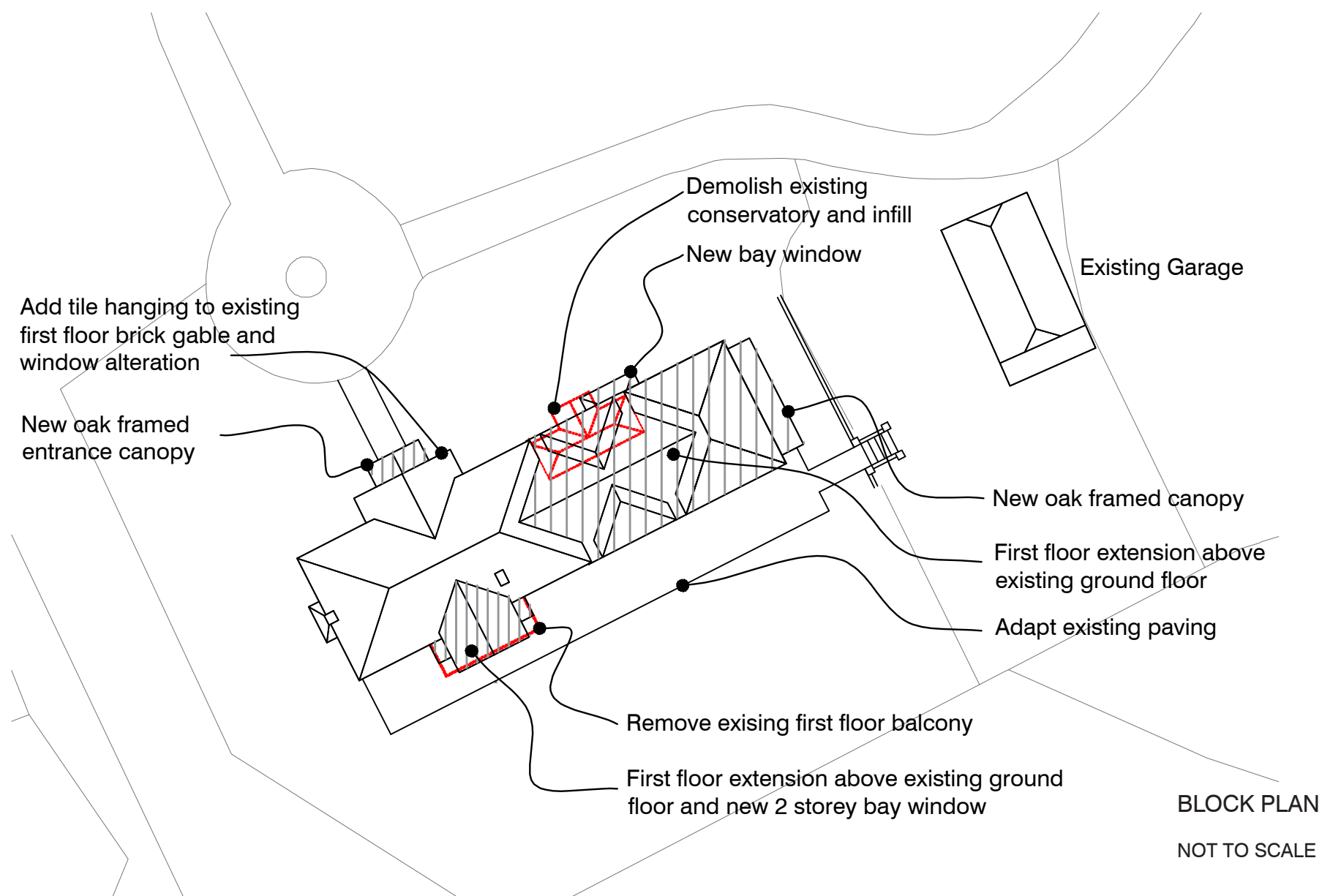
Proposal:

To extend and remodel the existing dwelling to improve the living accommodation and provide additional bedrooms. A series of improvements to the external appearance are proposed to improve presentation of the house based on a traditional Sussex style.

The existing house (approved 1979) was constructed to replace a much larger Edwardian country house which burnt down in 1975.

The intention is to create a high quality family home that responds to the site context, landscape views and makes a positive contribution to the setting, and utilises traditional materials in keeping with the local vernacular.

The site is large with mature gardens, walled kitchen garden and stable building and able to comfortably accommodate extension to the main house without any detriment to others or the wider setting.



SITE & EXISTING BUILDING



1. Entrance to Awbrook House off Slugwash Lane



3. View of front elevation



2. View of rear elevation



4. View of garden from first floor balcony

The property is located off Lewes Road, Haywards Heath and comprises 9.3 acres situated between the villages of Scaynes Hill and Walstead.

The site is not situated within a conservation area or AONB.

There are distant views to the South Downs from the rear of the property.

The topography of the site slopes gently southwards from the house.

The existing materials used are traditional Sussex style in stock brick, clay tile hanging, plain clay roof tile. A uPVC conservatory is situated to the front elevation. Windows are composite timber with aluminium facing.

- Proposed ground floor extension and alterations
Ref. No: 08/00261/FUL | Status: Permission
- Single storey conservatory
Ref. No: 00/01348/FUL | Status: Permission
- **ENCLOSED SWIMMING POOL AND ANCILLARY ACCOMMODATION.**
Ref. No: LR/025/97 | Status: Permission
- New detached house comprising 4 bedrooms, 2 bathrooms, living room, dining room, kitchen, study, games room and double garage.
Ref. No: LR/023/79 | Status: Permission
- Erection of new six bedroom house with double integral garage to replace original house destroyed by fire.
Ref. No: LR/028/78 | Status: Permission
- Erection of new six bedroomed house, two integral garages to replace original house destroyed by fire.
Ref. No: LR/038/77 | Status: Permission
- Erection of new 6 bedroom house having integral double garage, to replace original house destroyed by fire
Ref. No: LR/004/76 | Status: Withdrawn
- Construction of a private residential hotel with a minimum floor area of 11,300 sq.ft. and a maximum area of 13,000 sq.ft. to replace Awbrook House.
Ref. No: LR/003/76 | Status: Permission
- Outline application, private residence to replace Awbrook House totally gutted by fire on 20th June 1975.
Ref. No: LR/032/75 | Status: Permission
- Proposed change of use from private residence to private hotel.
Ref. No: LR/025/74 | Status: Permission

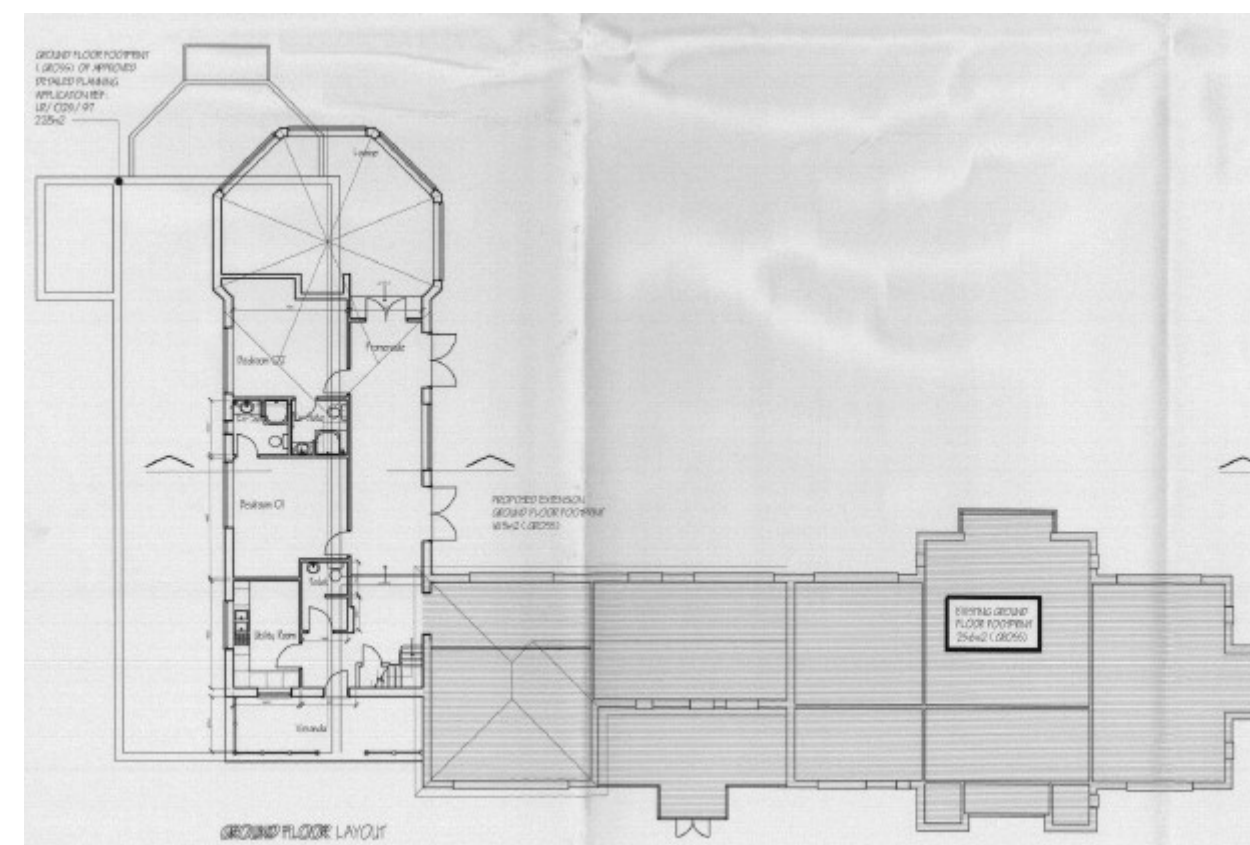
The site has a lengthy planning history which is illustrated to the left. Originally the site of a former Edwardian country house which burnt down in 1975.

Prior to this permission was granted to convert the sizeable property from a private residence to a private hotel.

Subsequent applications after the fire sought permission for a replacement dwelling with various applications and permissions during the late 1970's. Applications for a six bedroom replacement house were granted permission before the 1979 application which appears to reflect the property in its current guise were granted.

A conservatory was added to the front elevation in 2000, which has a significant impact on appearance and is detrimental to the presentation of the house and its principle frontage.

Permission was granted in 2008 for a 163m2 extension which provided a new ground floor 'wing' with additional bedroom and living accommodation although this was never implemented.



1. Planning approval 2008

DESIGN PROPOSALS



NORTH - EXISTING



NORTH - PROPOSED



SOUTH - EXISTING



SOUTH - PROPOSED

DESIGN VISION

The design vision for the remodelling of the existing house is to provide flexible, functional living spaces that meet the current and future needs of the family, with careful attention to natural light, views, and internal connectivity. The design aims to contribute positively to the site and its mature garden landscape setting.

A focus on improving the overall appearance of the property has led us to make a series of interventions which will help the property read in a more cohesive way referencing traditional Sussex vernacular architecture.

LAYOUT

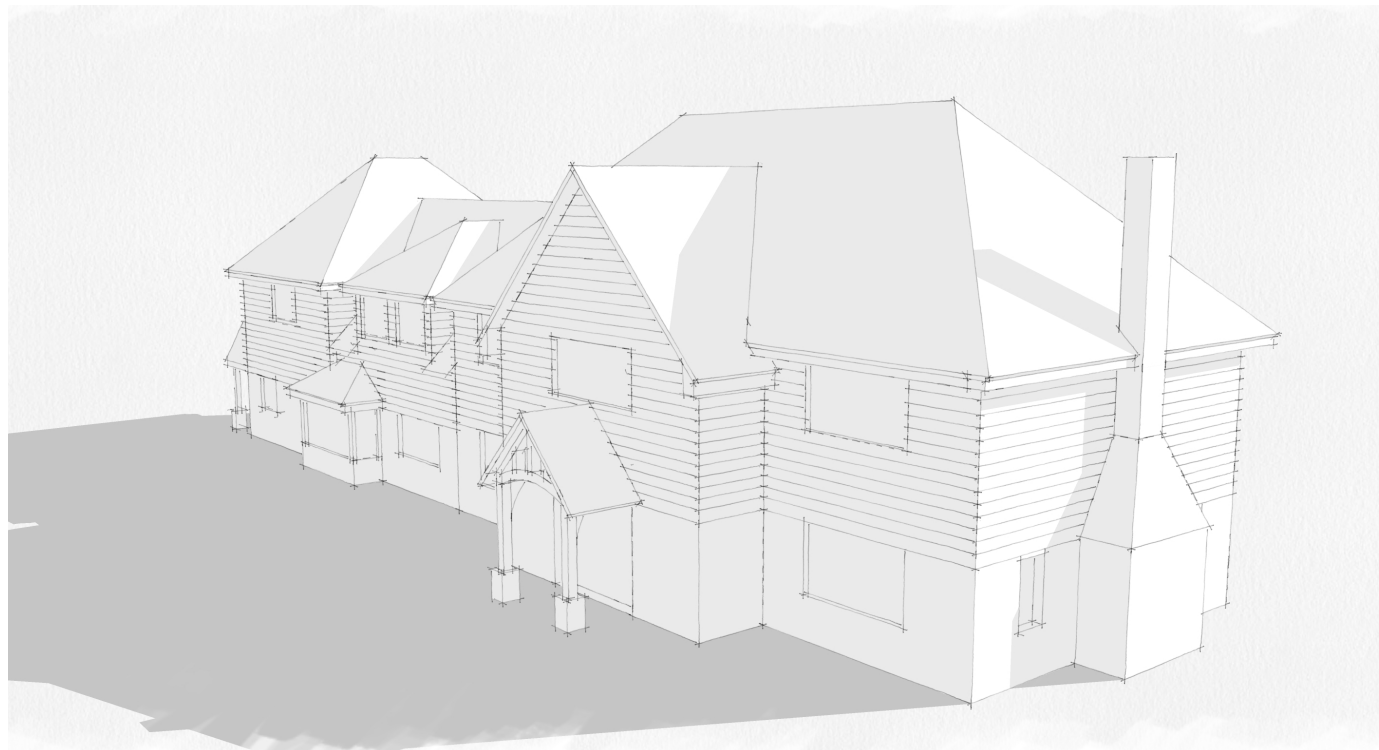
The layout has been designed to utilise as best as possible the existing ground floor footprint, a sustainable approach and minimising further intrusion into the wider site.

The existing conservatory will be removed and enclosed within the ground floor. Some modest internal alterations will improve the family kitchen dining and living arrangement at this end of the house, and also reordered to provide a secondary 'bootroom' entrance accessed from the parking/garage area.

Above the existing ground floor wing, further bedroom accommodation is proposed to provide guest rooms for friends or family members. A home office with good natural daylight and aspect is also incorporated. The existing ground floor study will be transformed into a cosy library space.

DESIGN PROPOSALS

3D MASSING



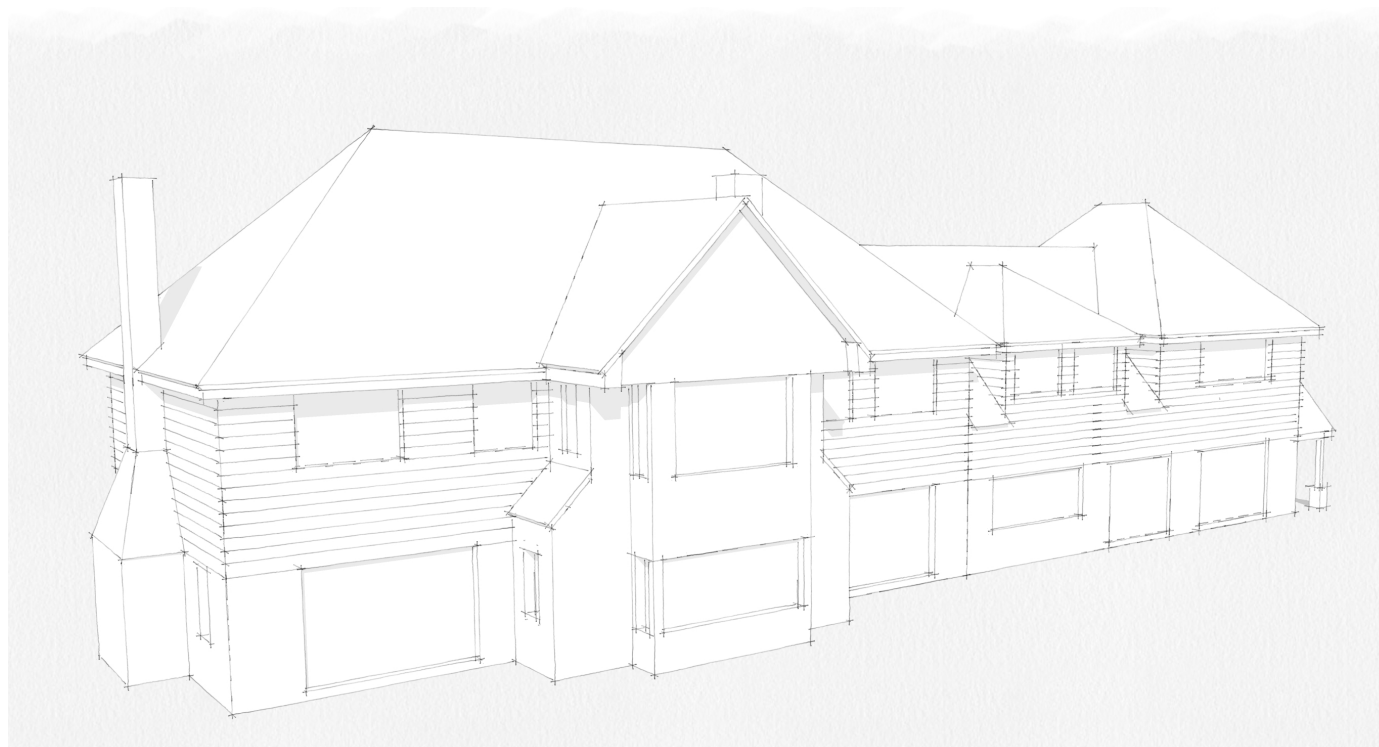
1. View of Front

SCALE & MASSING

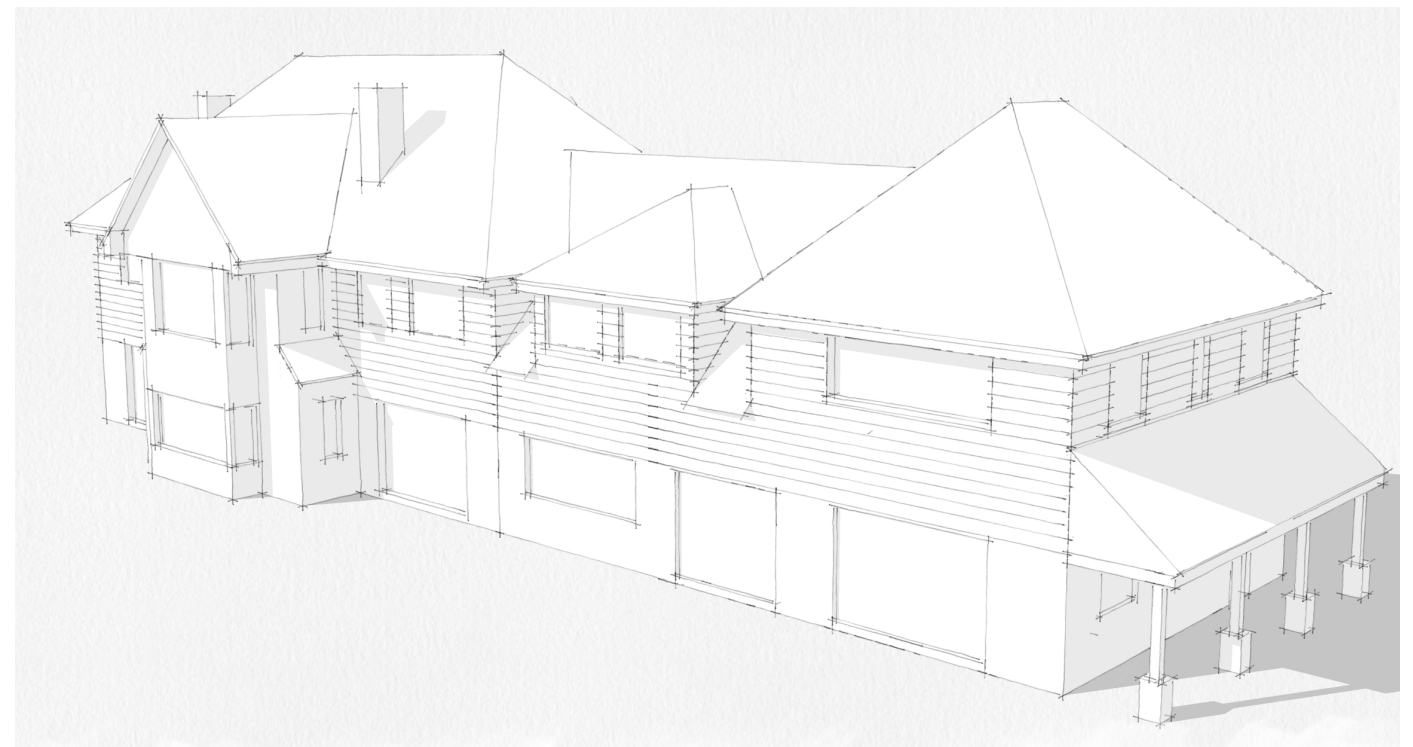
The scale of the proposed extension has been carefully considered and articulated. The ridges of new roofs to the first floor extension are lower than the main house roof, thus ensuring these elements are visually subservient to the existing dwelling.

Connection to the existing house is articulated by a 1.5 storey linking section with dormers to provide windows to bedrooms and landing. This provides a visible 'break' between the house and 2 storey element to the east.

A two storey feature gable and bay window is added to the master bedroom and living room providing views and light to these key rooms. The two storey gable corresponds to the front elevation composition and is a positive addition, replacing the existing flat roof balcony arrangement.



2. View of Rear



3. View of Rear

DESIGN PROPOSALS

MATERIALS

The architectural appearance of the proposal draws heavily on the traditional Sussex vernacular, ensuring a harmonious fit within the site and wider context.

Clay tile hanging is proposed at first floor (to match existing) to give separation to the two sections of the house and respond to traditional Sussex vernacular style.

The roofscape features a traditional pitched roof form, clad in plain clay tiles (to match existing) consistent with local heritage examples.

Oak framed elements will add quality and traditional craftsmanship. The entrance porch canopy will give shelter outside of the main entrance. An additional canopy to the east elevation will provide shelter to new side bootroom entrance.

LANDSCAPING & ACCESS

The proposal is on the existing footprint and will therefore not impact the existing garden and landscaped areas. Paving to the rear will be reconsidered to provide secondary bootroom access and rationalise the curved feature paving to the perimeter.

The existing access and driveway will remain as existing.



1. WALLS (LOWER) - LOCAL STOCK BRICK



2. WALLS (UPPER) - CLAY TILE HANGING



3. ROOF - PLAIN CLAY TILE



4. OAK FRAMED PORCH AND CANOPY

CONCLUSION



CONCLUSION

The proposed remodelling of Awbrook House will provide a significant improvement and uplift in quality to the existing property.

The proposed scheme will create a lifetime home for our clients and their family, whilst carefully considering the site and local environment.

The design is sympathetic, sustainable, and will create a high quality family home which respects local character. By utilising the existing footprint and using traditional materials, the scheme will enhance the character and quality of Awbrook House for the future.

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