

Walstead Place Farmhouse

Design and Access Statement

August 2025 Rev 02

Design and Access Statement in support of alterations and an eco-friendly extension to Walstead Place Farmhouse, Scaynes Hill Road, Haywards Heath, West Sussex, RH16 2QG

1.0 Introduction

This design and access statement should be read in conjunction with our submitted plans and drawings together with the planning statement prepared by Bacheller Monkhouse. It sets out our design approach and explains:

- The site context and existing character of Walstead Place Farmhouse.
- The principles underpinning the proposal.
- How the development integrates with its surroundings.
- Access arrangements for vehicles, pedestrians, and all users.

2.0 Purpose

The purpose of this design and access statement is to support the proposal for which planning permission is sought, namely the provision of a residential extension to meet the applicant's immediate need for additional family accommodation through a flexible design that allows the newly created floorspace to be reconfigured for a variety of ancillary domestic uses.

This development aims to ensure a high standard of design and workmanship, appropriate to the detached dwelling and its setting.

As part of the design brief and process, we have carefully considered the surrounding context, local vernacular and neighbouring properties. Having explored several design options, we have chosen a scheme that is sympathetic to its surroundings and of an appropriate design, scale and bulk.

3.0 Site context

Walstead Place Farmhouse is a detached dwelling set within landscaped gardens and a large curtilage situated to the north of Scaynes Hill Road, Haywards Heath. The surrounding area is semi-rural, comprising a mixture of agricultural land and residential properties, reflecting the semi-rural character of the locale. The property has its own private access.

Key characteristics:

- Traditional farmhouse with ancillary domestic outbuildings.
- Mature gardens, driveway, and private amenity space.
- Safe access from Scaynes Hill Road.
- Residential properties of various types and sizes can be found within the established wider setting.

4.0 Planning History

The planning history for Walstead Place Farmhouse records the following planning applications:

- CONSERVATORY TO REAR OF THE PROPERTY
Ref. No: 02/00234/FUL | Status: Permission
- TENNIS COURT WITH A 2.75M HIGH GREEN PLASTIC COVERED CHAINLINK FENCE.

Ref. No: LR/024/99 | Status: Withdrawn

- USE OF LAND AT WALSTEAD PLACE FARMHOUSE FOR GARDEN AND RECREATION AREA.

Ref. No: LR/059/99 | Status: Refused

- REMOVAL OF CONDITION 6, IN REGARDS TO LR/007/82 - THE OCCUPATION OF THE DWELLING SHALL BE LIMITED TO A PERSON SOLELY OR MAINLY EMPLOYED, OR, HAVING CEASED EMPLOYMENT, LAST EMPLOYED IN THE LOCALITY IN AGRICULTURE AS DEFINED IN SECTION 290 (1) OF THE TOWN AND COUNTRY PLANNING ACT 1990, OR IN FORESTRY (INCLUDING ANY DEPENDANTS OF SUCH A PERSON RESIDING WITH HIM OR HER) OR A WIDOW OR WIDOWER OF SUCH A PERSON

Ref. No: DM/24/2503 | Status: Permission

- LAWFUL DEVELOPMENT CERTIFICATE TO CONFIRM LAND HAS BEEN IN CONTINUOUS USE AS RESIDENTIAL CURTILAGE ASSOCIATED WITH THE DWELLING HOUSE FOR A PERIOD EXCEEDING TEN YEARS.

Ref. No: DM/25/1351 | Status: Refused

- TWO STOREY AGRICULTURAL DWELLING WITH 4 BEDROOMS AND DOUBLE GARAGE.

Ref. No: LR/035/82 | Status: Permission

Removal of the agricultural occupancy condition (DM/24/2503) effectively means that there are no planning encumbrances restricting additions and alterations to the property.

5.0 Objectives and approach

The submitted planning statement explains how local and national planning policies support the principle of this development. The Mid Sussex Design Guide and the National Planning Policy Framework (NPPF) endorse developments which are sustainable and both recognize that good design plays a fundamental role in achieving a good development.

6.0 Design Principles

a) Use

Walstead Place Farmhouse is a detached 1980's house set in a generous size plot, set back from the main road and screened with varying front boundary treatments including timber post and rail fencing, trees and bushes. The proposal seeks permission to extend the house and its associated garden areas in accordance with Use Class C3 but in such a way that the extension can be reconfigured to alternatively serve a number of appropriate ancillary purposes in keeping with the established character of the property and surrounding area.

The house is traditionally built with facing brick, hung tile cladding to the first floor and pitched, tiled roof, reflecting the Sussex style character.

The initial use of the proposal seeks is to deliver a two-storey side extension providing additional ground floor living space and an upper floor bedroom with views over the rear garden, in order to meet the requirements of multi-generational living.

The proposed design respects the inherent character of the property while introducing a new stone material that remains sympathetic to its existing features.

b) Amount

The proposal aims to adapt and extend the ground and first floor of the house.

The application does not propose new floorspace beyond the residential curtilage. Evidence of the existing domestic curtilage is included as part of this application. With a wrap-around garden approximately 95 metres in length and 45m in width.

Existing total floor area is 249 sqm and the proposal creates an additional 20 sqm (bedroom) and 39 sqm (kitchen/living/dining), this equates to 124 sqm extension including circulation and support spaces such as WC and storage.

The proposed total floor area is 373 sqm.

c) Layout

The established layout of the dwelling, driveway, and gardens is maintained. The proposal respects the existing organisation of the site, ensuring no adverse impact on neighbouring land or property.

The house is currently accessed via the front door under a storm porch canopy structure which opens into the hallway. However, whilst this door will be retained, it is proposed that a new larger entrance hall leading to a dog/boot/utility room will offer better protection from the weather on entering the home and provide a more suitable facility for the families' needs. On the ground floor the hallway will lead to the new living area.

d) Scale

The farmhouse remains the principal structure on the site, in keeping with surrounding properties.

Internal floor areas of rooms are appropriate to the level of accommodation and scale of the house. There is no relevant change to scale of the existing proportions. Cues have been taken from the existing roof pitch, ridge and eaves heights to ensure the extension is subservient to the original house from the front. Therefore, the proposed design will have no significant impact on neighbouring residential amenity.

7.0 Appearance

The proposed extension has been designed to comply with the Mid Sussex Design Guide, with particular reference to section 9.2 as follows:

Designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.

We have adopted this approach through a design which includes a pitched roof of zinc or slate effect finish where the pitch reflects lowered eaves above the extension.

The external wall treatment will consist of face stonework and new matching doors and windows. Roof lights will be conservation style.

8.0 Landscaping

Existing gardens, trees, and landscaped areas are retained; as they contribute positively to the character of the area and the visual amenity of the site.

The garden areas immediately adjacent to the house will be re-landscaped. We have incorporated low-level retaining walls and steps with a paved area extending the hardstanding at the front of the property.

9.0 Access

There is no change proposed to the existing vehicle or pedestrian access and all routes around the building are maintained.

10.0 Sustainability

The proposed two-storey extension has been designed not only to meet the households' need for additional living space but also the needs of future occupiers and generations while respecting the character of the existing dwelling and the surrounding area. Sustainability has been a key consideration, with passive design principles integrated to enhance energy efficiency and reduce environmental impact. In line with national and local planning policies, the scheme will prioritise the use of recycled and reclaimed materials wherever feasible, with a focus on minimising waste and promoting resource efficiency.

Key sustainable features of the proposal include:

- High-performance insulation and glazing to achieve improved energy efficiency and reduced heat loss.
- Use of natural, recycled, and locally sourced building materials where practicable.
- Integration of renewable energy technologies to reduce reliance on non-renewable energy sources.
- Rainwater harvesting and water-efficient fittings to minimise consumption of mains water.
- Design measures to maximise natural light and ventilation, reducing dependence on artificial lighting and mechanical systems.

11.0 Summary

This application seeks to create a future proofed extension to provide the immediate additional living space needed to support a multi-generational household which can be reconfigured at any time to meet future needs

The proposed extension has been thoughtfully designed to integrate seamlessly within the existing plot, reflecting the scale, form, and appearance of the original dwelling, and respecting the character of the wider area. Careful attention has been paid to siting, orientation, and boundary treatment to minimise any impact on neighbouring amenity.

The scheme represents a proportionate and sustainable form of development that addresses the applicant's, and future occupiers' needs while supporting the planning authority's goals for energy efficiency, climate resilience and high-quality design.

We therefore respectfully request that the application be considered favourably.

End.