



LAND ADJACENT TO PUCKS CROFT COTTAGE, RUSPER OUTLINE PLANNING APPLICATION

ECE Architecture

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1.0 INTRODUCTION

1.01 SITE CONTEXT

INTRODUCTION

This document has been prepared by ECE Architecture on behalf of the current site owner, BPH Plant Hire, to accompany the outline planning application for the proposed development of land adjacent to Puck's Croft Cottage, Rusper.

The outline application seeks approval for a residential development comprising:

- 4 new private homes,
- Refurbishment and extension of the existing house on-site

The proposed development will deliver a total of 4 dwellings across a site measuring approximately 0.29 hectares.

This application is for access only, with all other matters (including layout, scale, appearance, and landscaping) reserved for a future detailed application.

This Design and Access Statement has been prepared to provide an overview of the design principles underpinning the development and to outline the approach to site access.

It should be read in conjunction with the drawings and other supporting documentation submitted as part of this application, as prepared by the project consultants.

LOCATION

The application site is located to the south of Rusper village centre, adjacent to Horsham Road, an east-west route through the area. Rusper is predominantly a residential village, complemented by local amenities including Rusper Primary School, shops, public houses, and a Post Office, which cater to both residents and visitors.

The nearby town of Crawley, just 5 miles east of the site, provides a wider variety of services, including independent shops, cafes, restaurants, and supermarkets.

The site benefits from strong transport connections within the wider region. Faygate train station, located 2 miles south of the site, offers direct services to key destinations, while the No. 52 bus route connects Rusper to Horsham, Faygate, and other nearby towns, providing access to schools and leisure facilities.

The strategic road network is easily accessible from the site, with the A264 located 2.5 miles to the south, linking Horsham and Crawley and connecting to the M23 motorway. The A24, 4 miles west of the site, offers convenient routes to the south coast, London, and the M25. Additionally, Gatwick Airport is just 6 miles to the east, enhancing connectivity for national and international travel.

For commuters, Crawley and Ifield train stations provide regular services to London Victoria, supporting easy access to the capital.

PRE-APP 2019 and OUTLINE APPLICATION 2025

Following pre-application advice in December 2019, ECE Architecture and ECE Planning submitted an outline application to Horsham Council for a residential development. This application was subsequently refused by the council and dismissed on appeal.

In 2025, ECE Architecture and ECE Planning submitted a revised pre-application proposal for a reduced scheme comprising 4 new dwellings and the refurbishment of the existing house.

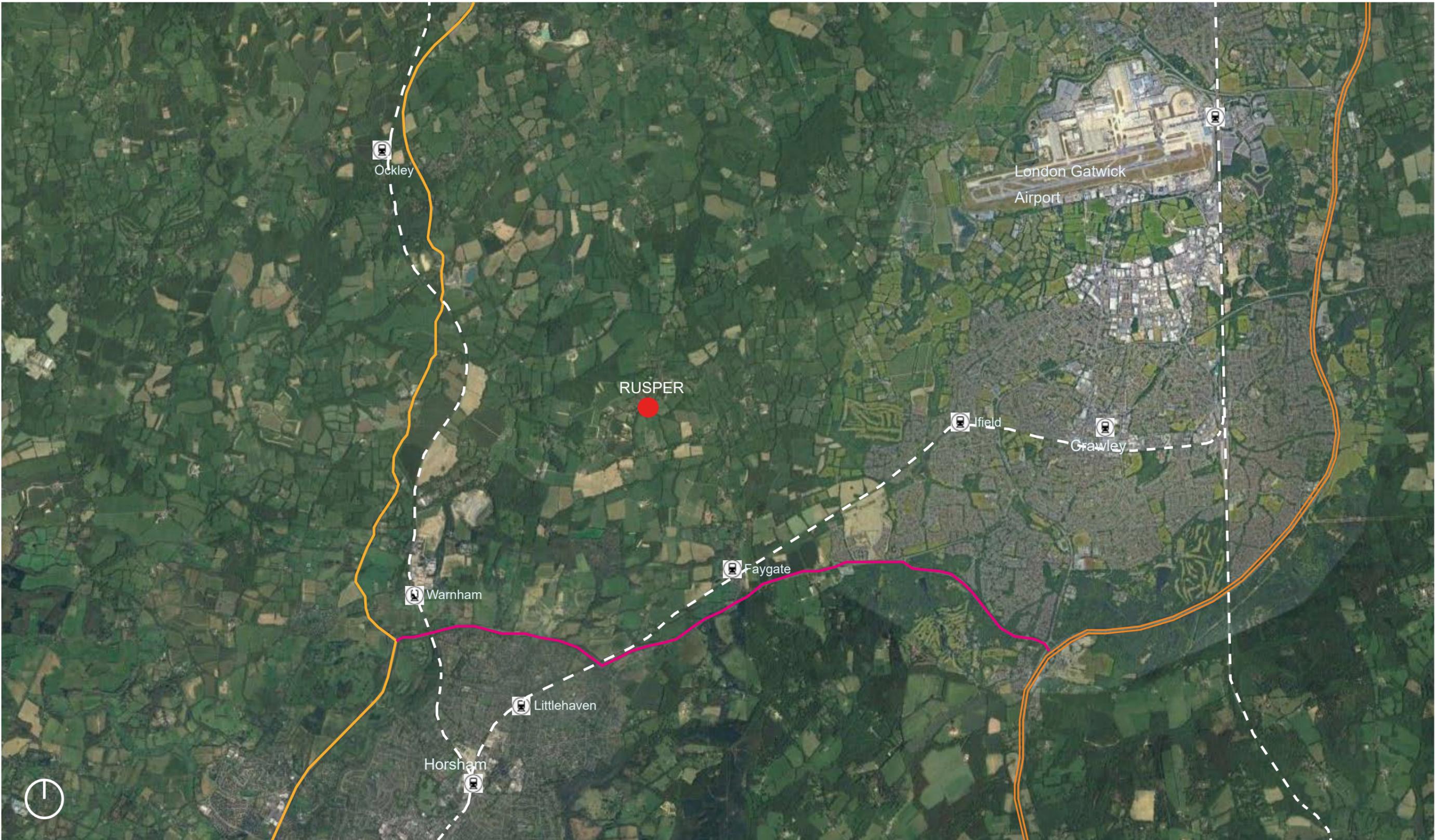
This Design and Access Statement (DAS), along with the accompanying architectural drawings, consultants' reports, and planning statement, has been prepared to address the reasons for refusal outlined by the council and the inspector's comments in the Appeal Decision.

The revised proposal reflects a considered response to these concerns, ensuring the development aligns with planning policy and addresses the issues raised in previous applications.

2.0 LOCATION

2.01 SITE LOCATION

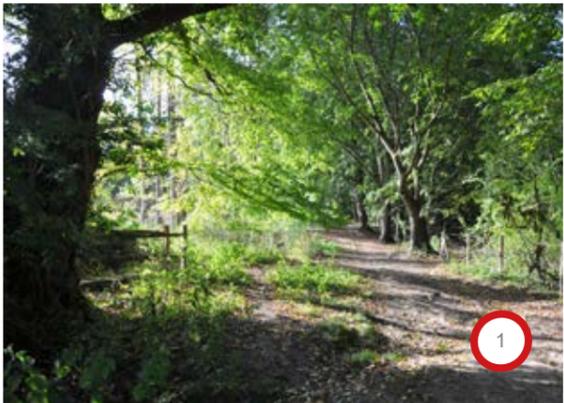
- A24
- A264
- M23
- SITE



2.02 SITE PHOTOS



2.02 SITE PHOTOS



2.03 CONTEXT PHOTOS



2.03 CONTEXT PHOTOS



- 1. Existing UPVC white casement windows and dark multi-red brick on site buildings.
- 2. View of the existing settlement and site.
- 3. Brickwork detail.
- 4. Horizontal timber cladding.
- 5. Red clay tiles.
- 6. Vertical hanging tiles cladding.
- 7. Access on site.
- 8. Existing double garage to be retained.
- 9. On-street entrance boundary treatment
- 10. Dark barge board
- 11. Chimneys
- 12. Vertical Tile Hanging and Buff brick

3.0 PLANNING AND HISTORY

3.01 CONCLUSION OF PRE-APPLICATION 2019 AND OUTLINE APPLICATION 2025

A search of Horsham District Council's planning register has identified relevant planning history for the site adjacent to Pucks Croft Cottage. An earlier outline application (ref. DC/20/2465) for seven dwellings was refused on 3 February 2021, with the subsequent appeal (APP/Z3825/W/21/3280084) dismissed on 21 July 2022. The appeal was rejected due to the adverse impact on designated nature conservation sites, conflict with planning policy, and harm to the area's character. More recently, pre-application advice (ref. PE/24/0031) was sought from the Council regarding a revised proposal for four dwellings and an extension to the existing cottage. This advice was received on 25 April 2024.

Key revisions include:

1. Reduced Scheme. This revised scheme also incorporates the refurbishment and extension of the existing on-site house and rebuilding of a derelict barn, which were not included in the original 2019 outline application.

2. Adjusted Scale and Function: The scale of the proposed development has been carefully calibrated to suit the function and size of the settlement. The revised scheme introduces smaller, more appropriately scaled homes, aligning with local needs and reducing car parking requirements.

3. Community Housing Needs: The development has been designed to address identified local housing needs, ensuring it aligns with the priorities of the community.

4. Improved Layout and Openness: The updated site layout creates a less urbanised environment compared to the earlier proposal. The reduction in building density and increased openness retain the general linear ribbon character of the adjacent building line. Additionally, due to the newly released surface water mapping information, all proposed dwellings will need to be relocated to the rear of the site to avoid areas identified as being at risk.

The proposed site layout, combined with the scale, massing, and quantum of development, is intended to provide a positive contribution to the countryside setting of Rusper. The scheme enhances the character and appearance of the area by incorporating the refurbishment of the existing main house and the restoration of the dilapidated barn, which is currently in disrepair. These improvements will significantly enhance the southern approach to Rusper.



Pre-application 2019 Proposed masterplan



Current Outline Application 2025 Proposed masterplan



3.02 SITE HISTORY



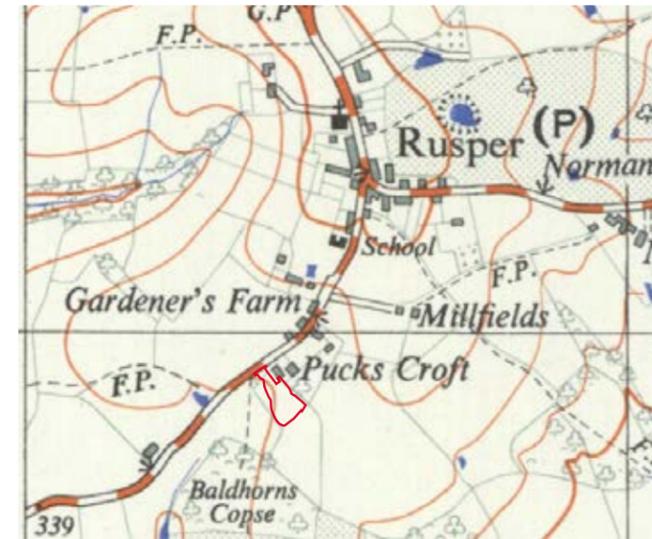
1895 (Ordnance Survey Map)

The 1895 Ordnance Survey Map highlights the rural character of the site with some residential development along Horsham Road. The outline of the site is also visible, showing very little change from the present day. Additionally, the map indicates the existence of a pond in the northern section off Horsham Road, which has since disappeared.



1909 (Ordnance Survey Map)

The 1909 map shows a number of sites being divided into smaller segments, with new residences appearing around Rusper.



1961 (Ordnance Survey Map)

The map of 1961 indicates that little additional development has taken place since 1899.



Current Day (Ordnance Survey Map)

Since 1961, significant development has occurred, with a large number of dwellings constructed along Ashmore Lane and Steeres Hill opposite the site, as well as along the south side of Horsham Road between the site and Rusper Village.

Key:

 Application Site Boundary

4.0 SITE ANALYSIS

4.01 OPPORTUNITIES AND CONSIDERATIONS

SITE AND CONTEXT

The site is located within the district of Horsham, situated south of the center of Rusper and adjacent to Horsham Road, which runs in an east-west direction.

Positioned on the south side of Horsham Road and less than half a mile from the village center, the site currently features open grassland with a dilapidated barn building in the southeast corner.

It is neither listed nor located within a conservation area.

Key:

- | | | | |
|---|------------------------------------|---|--|
|  | EXISTING ACCESS POINT TO SITE |  | LIMITED VIEWS DUE TO DENSE TREES AND SHRUBS |
|  | EXISTING TREES TO BE RETAINED |  | SITE ENTRANCE VISIBILITY SPLAYS |
|  | SUN PATH |  | EXISTING TREES TO BE REMOVED |
|  | WINDOWS OVERLOOKING SITE |  | EXISTING DILAPIDATED BARN IN UNSAFE STATE |
|  | PRIMARY NOISE TO SITE |  | LINE OF EXISTING BUILDINGS TO ROAD |
|  | FILTERED VIEWS TOWARDS COUNTRYSIDE |  | POTENTIAL FOR HISTORICAL POND TO BE REINSTATED |
|  | THAMES WATER PUBLIC SEWER |  | PUBLIC RIGHT OF WAY |
|  | APPLICATION SITE BOUNDARY |  | EXISTING BUILDINGS |
|  | OWNERSHIP BOUNDARY |  | SURFACE WATER FLOOD ZONE |

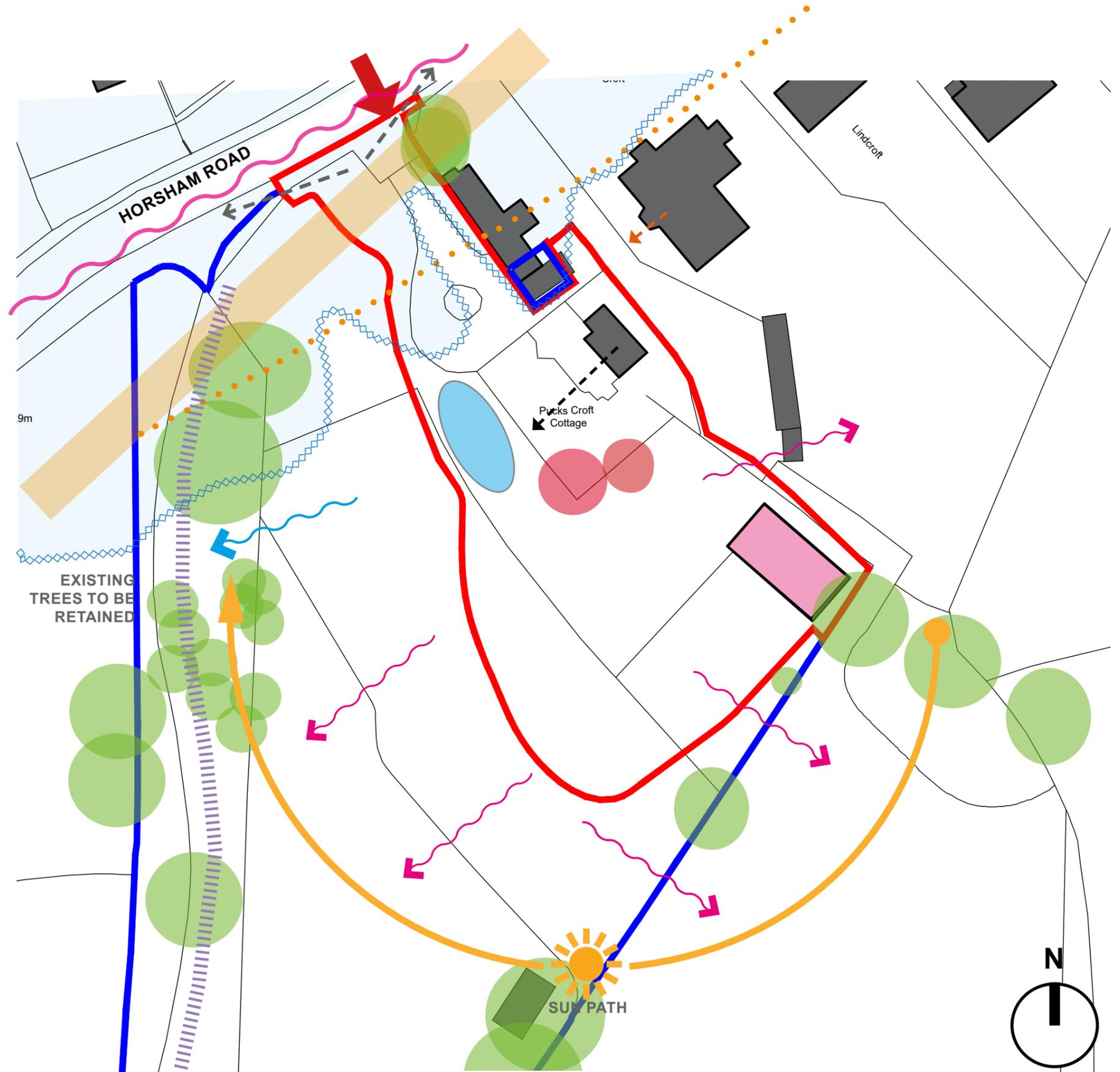


Diagram of Opportunities and Considerations

4.01 OPPORTUNITIES AND CONSIDERATIONS

CONSIDERATIONS

The proposed development has been shaped by the characteristics and constraints of the site. Existing site usage, arrangement, and landscaped boundaries have informed the extent and layout of the development. The accompanying diagram highlights the primary factors influencing the proposed layout, which are explained in detail below:

CONDITION OF EXISTING SITE

The site, including Puck's Croft Cottage, has fallen into disuse. The owner, BPH Plant Hire, seeks to redevelop the site for residential purposes. The proposed dwellings will utilise a palette of local and traditional materials to ensure sensitivity to the surroundings.

ECOLOGY

A Preliminary Ecological Appraisal Report, prepared by Lizard Landscape and Ecology, accompanies this application. The report identifies key ecological findings and proposes mitigation measures to minimise environmental impacts.

NOISE

The site benefits from a screened aspect to Horsham Road to the north. The setback of the proposed development from the road will limit traffic noise. Additional planting along the northern boundary is proposed to further mitigate potential noise intrusion.

TOPOGRAPHY AND ORIENTATION

The site slopes gently, descending approximately 1.5 metres from south to north and 2 metres from west to east. This subtle gradient, combined with the site's relatively level nature, facilitates a layout that optimises sunlight exposure with minimal overshadowing.

FLOODING

The site lies within Flood Zone 1, indicating a low risk of flooding from fluvial, coastal, or tidal sources.

DEMOLITION

The redevelopment plan includes the demolition of the existing unsafe and dilapidated barn, which is located within the residential development zone.

WATER BODIES - HISTORICAL POND

The site currently has no water features, though historical maps show a pond in the northern section. The proposal includes reinstating this pond to enhance biodiversity and water management.

OPPORTUNITIES

The site, currently unused except for the temporary use of the dilapidated barn, presents a significant opportunity for residential redevelopment.

SITE ACCESS

The site features an established access point off Horsham Road in the northeast corner. The proposed development will utilise and enhance this existing entrance with improvements such as widening, pavements, and landscaping. Further details are provided in the Highways Report: Access Provision, prepared by Motion Highways Consultants.

EXISTING TREES

The layout has been designed to minimise the removal of existing trees. Mature planting will be preserved wherever possible, with additional native tree species introduced to complement the local environment.

LAYOUT AND DESIGN

The proposed layout reflects the density and development patterns to the north and northwest of the site, creating a cohesive 'book-end' to the southern edge of Rusper. The scheme maintains and enhances the existing green infrastructure network, contributing positively to the village's character and appearance.

5.0 DESIGN

5.01 INTRODUCTION

DESIGN PARAMETERS AND OBJECTIVES

A detailed analysis of the site, its considerations, and opportunities has informed the development area and application boundary. These elements are detailed in the following pages.

The illustrative masterplan and sketches included in this document convey the vision for an aspirational, high-quality environment achievable through careful planning and thoughtful design of spaces and routes. The selected design approach is guided by several key principles, outlined below:



KEY DESIGN OBJECTIVES

- **Focus on the Details:** Prioritise architectural and landscape details to enhance the overall quality and character of the development.
- **Create Variety and Quality in Streets:** Ensure diverse, attractive street designs that foster a distinct sense of place.
- **Ensure Permeability in the Public Realm:** Design for easy and accessible movement for pedestrians and cyclists across the site.
- **Establish a Sustainable Community:** Incorporate principles of environmental, social, and economic sustainability.
- **Create a Safe and Secure Development:** Develop spaces with natural surveillance and well-lit areas to promote safety.
- **Provide Access to Nature:** Integrate green spaces and connections to nature throughout the development.
- **Positive Reuse and Reinterpretation of the Site:** Respect the site's heritage while re-imagining its use for contemporary living.
- **Ensure Modest Development in Context:** Proposals are sensitive to the scale and character of the surrounding area.
- **Preserve, Respect, and Enhance the Setting:** Protect and improve the site's relationship with its surroundings, ensuring visual and functional integration.
- **Facilitate a Mix of Private Dwellings:** Offer a range of housing types, including family homes meeting Nationally Described Housing Standards, to support a diverse community.
- **Define and Check Development Limits:** Establish clear development boundaries that respect the context and provide a suitable edge to the settlement.
- **Positively Address Public Open Space:** Design layouts that foster a sense of ownership and safety through natural surveillance and high-quality design.
- **Create a Quality Environment:** Develop buildings and spaces with a cohesive and distinctive identity that enhances the area's character.



An illustrative example of a public open space within a residential development.

5.02 SITE LAYOUT

LAYOUT

The illustrative masterplan forms the foundation of the site strategy, aiming to foster a sense of community and establish a distinct sense of place. The design achieves this by creating a clear and legible sequence of spaces that seamlessly connect the proposed development with the adjacent area and the surrounding landscape.

Access and Connectivity

The proposed development will be accessed via a new junction at the existing site entrance on Horsham Road. This access point has been carefully positioned and enhanced to ensure safe and convenient connectivity.

Indicative Layout

The masterplan presents an indicative layout for the proposed residential dwellings, framed by existing perimeter trees and landscaping. A buffer of planting, pond and landscaping separates the development from the main road and the countryside to the southeast, reinforcing privacy and integrating the site into its rural context.

The new homes are positioned to the south west and southeast of the site, capitalising on views across the adjacent fields and green spaces.

Private Gardens and Landscaping

All dwellings feature generously sized private rear gardens with landscaped front entrances.

The layout incorporates extensive landscaping to enhance the overall aesthetic, with particular attention to reducing the visual impact of moving and parked vehicles. Parking areas are set back from the street and integrated with planting at property thresholds.

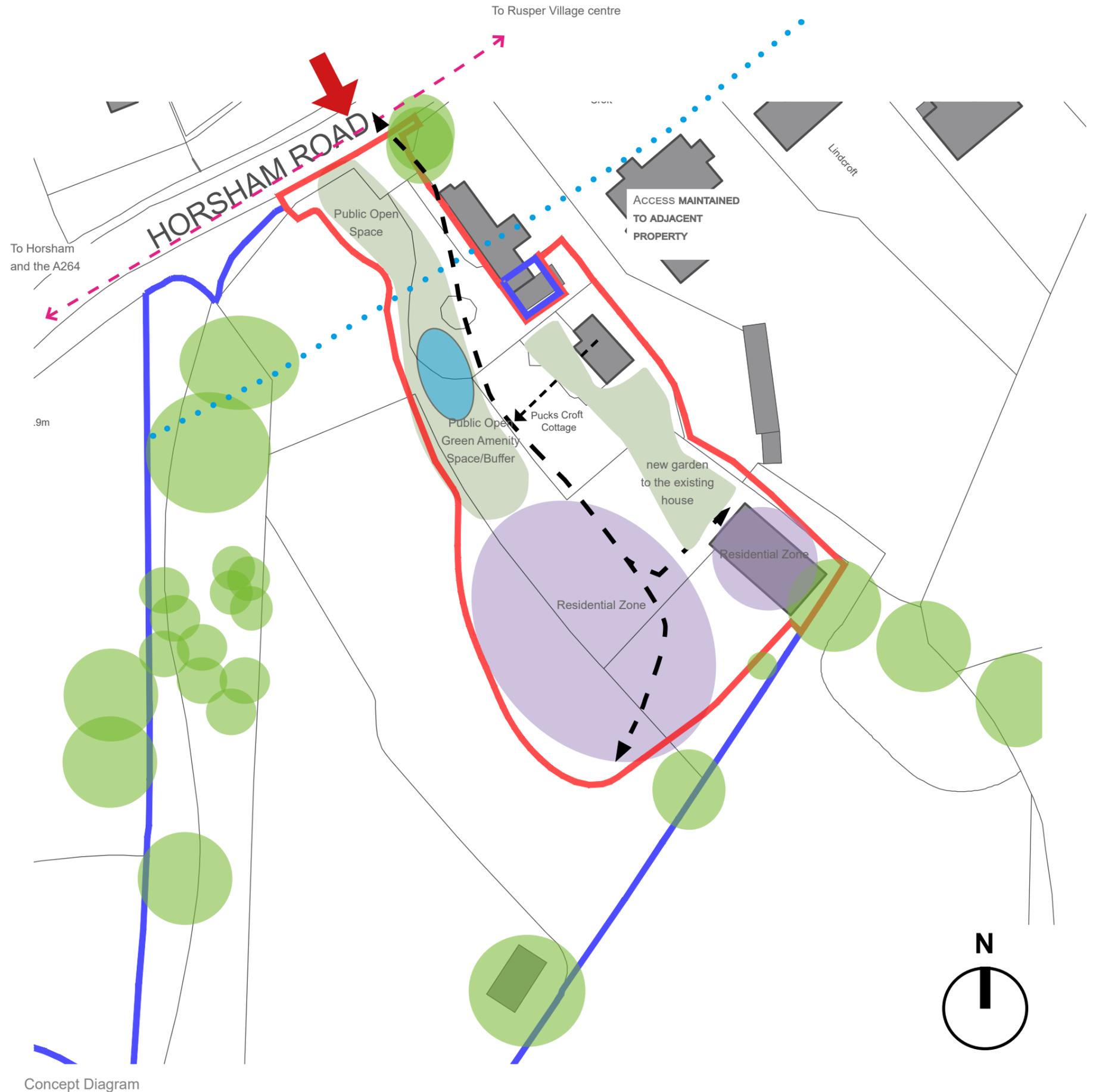
Internal Road Network

The internal road network ensures convenient access to all dwellings and includes a turning head to accommodate service and emergency vehicles. A visitor parking spaces are provided in the southeast corner of the site to complement the layout.

Car and Cycle Parking

Every dwelling will have a minimum of two parking spaces and convenient cycle storage. This approach supports the functional and aesthetic aspects of the development while meeting local parking requirements.

The overall design priorities a cohesive and high-quality residential environment, ensuring the scheme integrates seamlessly with the surrounding landscape and enhances the character of the area.



Concept Diagram

5.03 SCALE, USE AND AMOUNT

Proposed Development Overview

The masterplan proposes a total of four private market dwellings, with an indicative distribution of house types and sizes detailed in the table below.

The site, covering approximately 0.29 hectares, achieves a density of 13.7 dwellings per hectare. This low-density approach fosters a rural development form and character, aligning with the context of the site's location.

Local Context and Design Response

In the village of Rusper and the immediate area, dwellings are predominantly two-storey, with a smaller number of single-storey properties. The majority of homes are detached, complemented by a few semi-detached houses. Architectural features typically include hipped and gabled pitched tiled roofs, with chimneys being a characteristic element of the local vernacular.

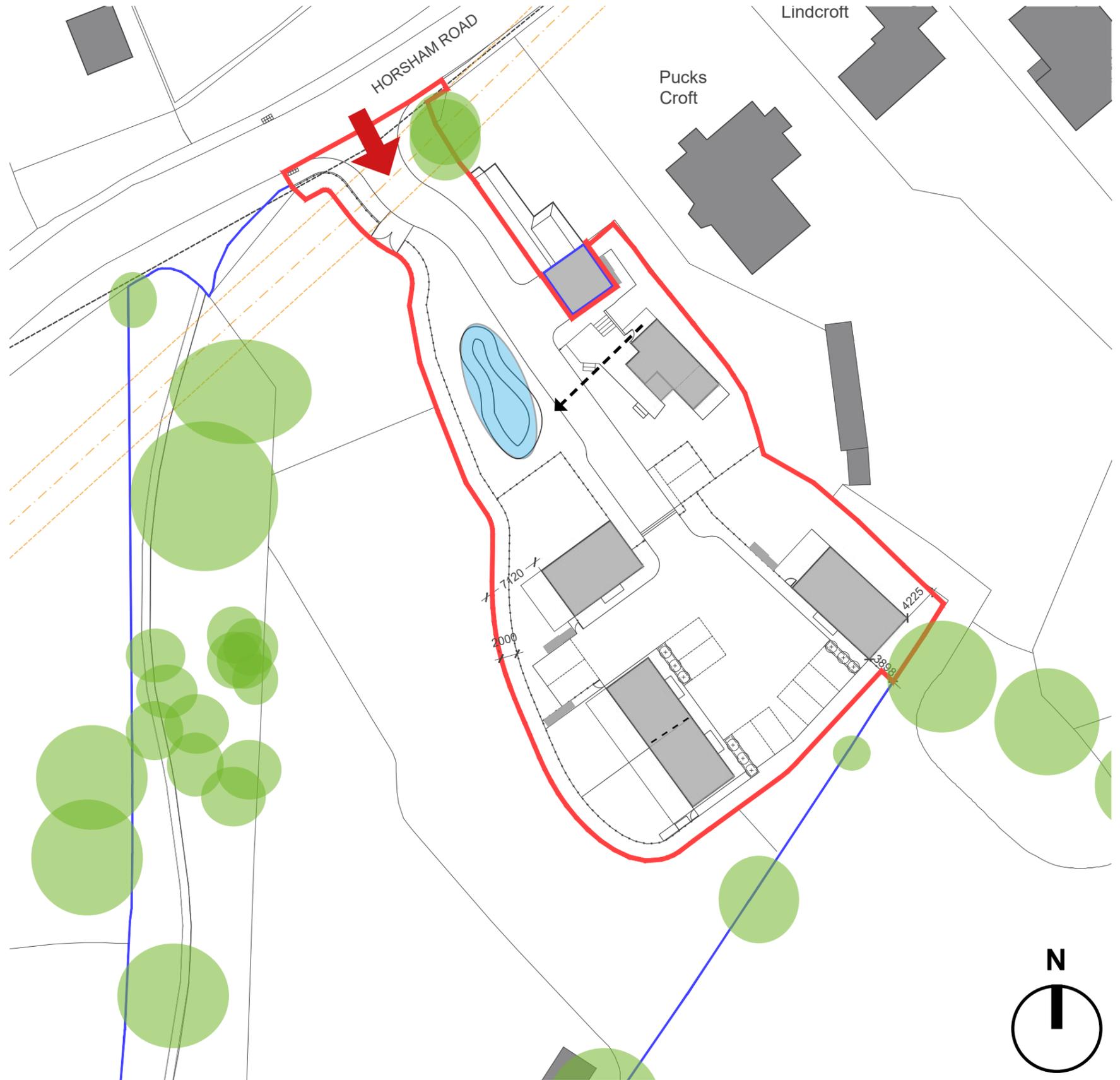
The proposed dwellings have been designed to reflect the character of the local vernacular, incorporating architectural elements and materials that respect and enhance the setting. This ensures the development complements its surroundings while contributing positively to the area's rural charm.

Accommodation

2 X 2 Bedroom/4 Person Semi-Detached Houses

4 Bedroom/6 Person Detached House

4 Bedroom/8 Person Detached House



Block Plan Diagram



Aerial massing view of the proposed scheme looking from north.

5.04 PARKING, CYCLE AND WASTE STORAGE

Residential Parking

The illustrative masterplan proposes an average of two car parking spaces per dwelling, with all parking spaces accommodated within the curtilage of the dwellings. Parking surfaces will be clearly delineated and constructed using materials that complement the adjacent hard landscaping or dwellings, ensuring a cohesive appearance.

Cycle Storage

Adequate cycle storage will be provided within small purpose build low level flat roofed sheds within the rear garden.

Refuse and Recycling

The proposed layout allows for emergency and refuse collection vehicles to access the site via a new junction on Horsham Road. The internal road is designed to accommodate these vehicles and includes an appropriate turning area for ease of manoeuvrability.

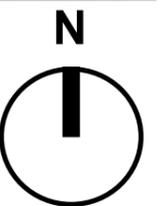
Refuse storage areas are next to the cycle storage within the rear gardens are located close to the roads, ensuring that refuse collection distances on foot remain under 25 metres, in compliance with best practice standards.

Each dwelling will also include rear-accessible areas for storing refuse and recycling bins, helping to minimise their visual impact on the street scene.



KEY

	On-plot parking spaces	8		Recycling and Bike Storage	5
	Visitor Spaces	1			
	Total Parking Spaces	9			



5.05 LANDSCAPE MASTERPLAN

DESIGN STRATEGY - KEY POINTS

Create strong 'landscape pockets' throughout the site, scaled appropriately to the size of the development;

Strong Landscape Features

- Establish 'landscape pockets' throughout the site, proportionate to the size and scale of the development.
- Provide accessible open spaces that are conveniently available to all residential areas.

Linear Tree Lines

- Introduce robust, linear tree lines to complement the proposed architecture and enhance the site's integration with the surrounding landscape.

Integrated Proposals

- Develop a robust landscape structure that aligns with the architectural layout.
- Incorporate bold planting schemes to create maximum visual impact.
- Strengthen the connection between open spaces through strong visual links.

Landscape Buffers

- Create a natural barrier along the site boundary with native hedgerows and tree planting, enhancing privacy and visual appeal.
- Establish a vegetative screen to blend the development with the surrounding open countryside and residential areas.

Wildlife Connectivity

- Develop wildlife corridors that link seamlessly with the adjacent landscape network, supporting biodiversity and ecological health.

Unified Landscape Framework

- Implement a cohesive landscape design across the entire site, integrating open spaces and architecture to create a strong sense of place.
- Ensure continuity in landscape style throughout the development for visual harmony.

Focal Points and Vistas

- Position planting features at key focal points and important vistas across the site to maximise visual impact and enhance the sense of arrival.

This design strategy ensures a balance between architecture, landscaping, and the surrounding environment, delivering a cohesive and visually appealing development that respects its rural context.

LANDSCAPE LED DEVELOPMENT

The illustrative masterplan adopts a landscape-led approach, prioritising the integration of green spaces to enhance the character and functionality of the development. The scheme proposes the creation of 0.11 hectares of communal open space, distributed throughout the site to foster a strong connection between residents and their environment.

Retention of Existing Vegetation

Where possible, the existing trees and hedgerows along the north-east and south-west edges of the site will be retained. This approach preserves the natural character of the site, enhances biodiversity, and provides benefits to both the new community and the surrounding landscape.

Play and Recreation

The landscape strategy incorporates informal areas for play and recreation, designed to blend with the rural setting. Rather than using standardised play equipment, these areas will feature natural materials such as logs and boulders, encouraging imaginative play while maintaining a natural aesthetic.

This landscape-led approach not only enhances the visual appeal of the development but also creates a cohesive, environmentally sensitive environment that encourages outdoor activity and fosters community interaction.



Illustrative Example of Mixed Planting in Shared Open Spaces



Illustrative Example of an Informal Play Area



Scruffy hedges have been trimmed back to allow for vision splays.

Wildlife corridors are designed to connect with the adjacent landscape network

A pond has been added to enhance biodiversity and assist with drainage

Public Right of Way

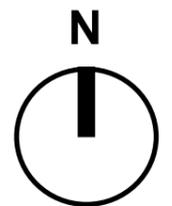
Hedges are to be planted along plot boundaries to blend with the rural setting and create a natural barrier in order to enhance the visual appeal

Extended a 2 bedroom house to create a 3 bedroom house

Recondition existing barn and building footprint into residential dwelling

Planting in front gardens and parking areas helps soften the street edge

Retain the existing grassland character of the area



6.0 APPEARANCE AND CHARACTER

6.01 CHARACTER

Architectural Character and Design Approach

Dwellings within the village of Rusper and the immediate area vary significantly in character and form, yet generally reflect an architectural style sympathetic to a rural setting. The majority of properties are two-storey detached houses, complemented by a smaller number of single-storey homes, as well as semi-detached and terraced dwellings. Five will be rebuilt in a barn style aesthetic to compliment the existing derelict barn

Roof Forms and Features

Roof designs predominantly feature pitched tiled roofs, often with gable or hip ends, and occasional asymmetrical geometries. Chimneys are a notable characteristic, adding to the rural charm and architectural interest of the area.

Facade Materials

Local architecture often employs contrasting facade materials to differentiate between ground and upper floor elements. This layered approach enhances the visual appeal and distinctiveness of the properties.

Proposed Design Approach

The illustrative site sections propose a total of four private market dwellings, carefully designed to draw inspiration from the surrounding context. The architectural form and expression of the proposed dwellings take cues from neighbouring properties, ensuring a development that is semi-rural in character and sensitive to the site's location.

The predominant height of the dwellings will be two storeys, with subtle variations such as dormers and low eaves to articulate the roofline. These features add interest and variety, creating a visually appealing streetscape that integrates seamlessly with the local vernacular.



An artists impression street scenes of the proposed residential development



Example of Vertical Tile Hanging within the village



Example of Horizontal Timber Cladding locally



Example of Vertical Timber Cladding and Chimney feature

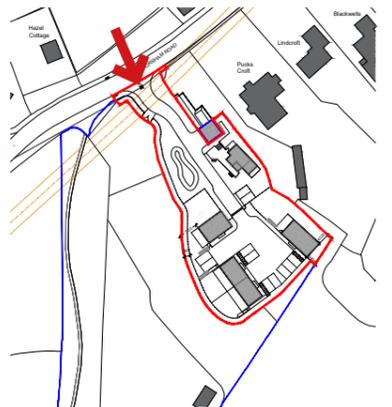


Example of Vertical Tile Cladding and Red Multi stock brick locally

6.02 CHARACTER



An artist's impression of the proposed Village Green, located at the heart of the residential development, as viewed from the access road.



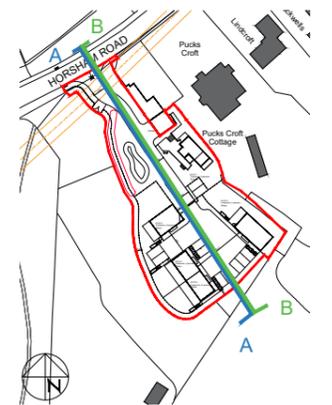
6.03 SECTION PROPOSAL



SITE SECTION A



SITE SECTION B



6.04 FEATURE HOUSES

House Types and Dwelling Mix

The proposed residential scheme is centred around four key house types, all comprising detached and semi-detached dwellings with 2, 3, and 4 bedrooms. Arranged around a central courtyard space, the houses have been developed in conjunction with an extensive landscaping strategy designed to balance privacy and views across the green and the wider countryside beyond.

Dwelling Mix

- 2 Bedroom/4 Person Semi-Detached: 2 units
- 4 Bedroom/8 Person Detached: 1 unit
- 4 Bedroom/6 Person Detached: 1 unit

Total: 4 units & the extension to Pucks Cottage to create a 3B5P dwelling.

Material Palette

The material palette for the proposed houses reflects the rural character of the site, incorporating:

- Timber and clay tile vertical cladding,
- Mixed stock bricks, and
- Slate and plain clay roof tiles.

The colour scheme will feature darker tones for aluminium window frames and entrance doors, complementing the rural aesthetic and adding a modern touch.

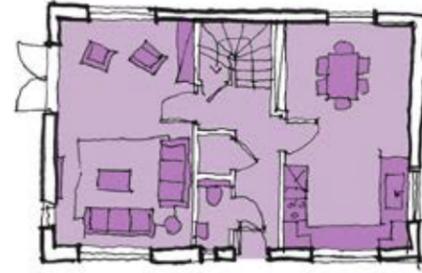
Parking Strategy

Parking will predominantly be provided on individual driveways, with each dwelling allocated at least two parking spaces. The existing houses will also include a garage using an existing structure on site.

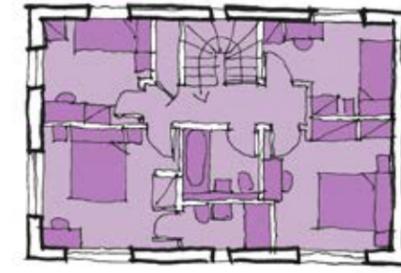
Landscaping will be integrated between driveways to soften hard surfaces and reduce the visual dominance of parked vehicles, ensuring a harmonious relationship between built form and open space.

This design approach creates a cohesive and attractive residential environment, blending functionality with a strong connection to the rural context.

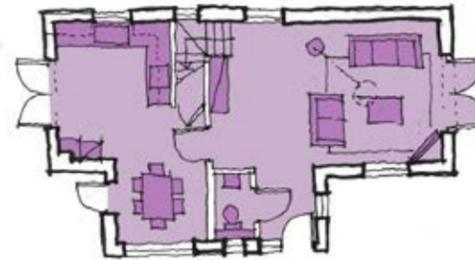
HOUSE FLOOR PLANS



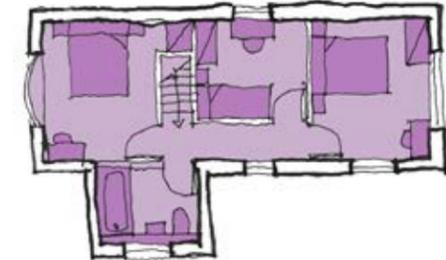
4B/6P HOUSE - GROUND FLOOR



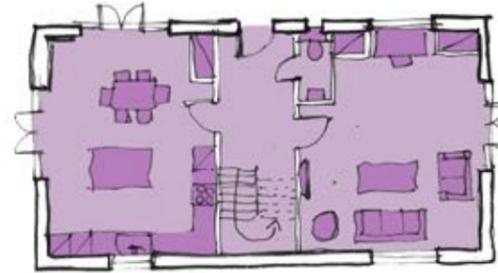
4B/6P HOUSE - FIRST FLOOR



3B/5P HOUSE - GROUND FLOOR - Pucks Cottage Extension



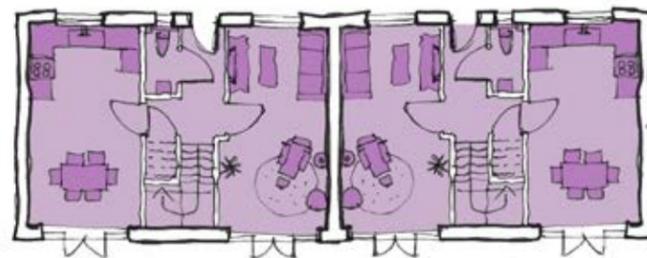
3B/5P HOUSE - FIRST FLOOR - Pucks Cottage Extension



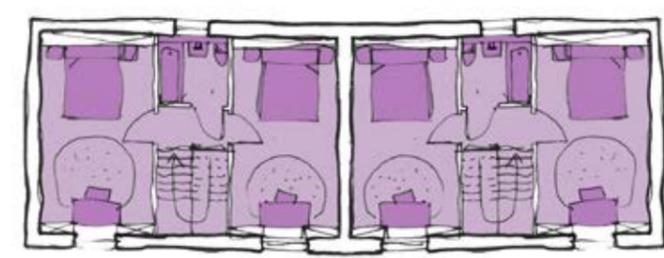
3B/6P HOUSE - GROUND FLOOR



3B/6P HOUSE - FIRST FLOOR



2B/4P SEMI HOUSE - GROUND FLOOR



2B/4P SEMI HOUSE - FIRST FLOOR



7.0 SUSTAINABILITY

7.01 SUSTAINABILITY STATEMENT

Sustainability & Renewable Energy Objectives

The proposed development integrates the core principles of sustainability—social, economic, and environmental—through a design approach that is carefully attuned to the site’s specific characteristics. Our goal is to not only meet but surpass the expectations set by the planning policy framework, particularly the National Planning Policy Framework (NPPF), which advocates for sustainable development.

The design addresses climate change by promoting energy and water efficiency, enhancing ecological balance, and ensuring the use of renewable energy. The overarching objective is to create a vibrant, safe, and appealing community that enhances the architectural quality of the site while prioritising sustainability.

Built Form & Design Standards

The development priorities sustainable design practices that align with Building Regulations and emphasise:

- Improved building fabric for energy efficiency.
- Compliance with Part M(2) standards, ensuring the homes meet Lifetime Homes criteria for accessibility and adaptability.
- Incorporation of Secured by Design principles, with consultation from the Crime Prevention Officer at the Reserved Matters stage to integrate safety recommendations effectively.

Energy Strategy

The energy strategy focuses on sourcing a significant portion of energy needs from on-site renewable or low-carbon sources, in compliance with current Building Regulations. Key elements include:

- Passive solar design: The site layout optimises southern and western exposures to enhance internal room arrangements and maximise natural light.
- Efficient building envelope: Homes will feature high levels of insulation and air-tight construction to minimise heat loss and prevent drafts.
- Flexible renewable energy systems: Each home will benefit from sustainable technologies such as solar panels or air-source heat pumps, fostering high-quality, healthy, and comfortable living environments.

Water Management

The drainage strategy incorporates:

- Permeable paving to manage surface water runoff.
- A reinstated attenuation pond at the front of the site.
- Consideration for rainwater butts to support residential water use and conservation.

Waste Management

Each home will include:

- Integrated refuse and recycling units to facilitate pre-storage sorting.
- Individual and communal composting bins, where feasible.
- Discreet bin storage areas within the dwelling’s curtilage, screened by landscaping and positioned for easy access on collection days. This layout minimises the distance waste operatives need to transport bins.

Carbon reduction

The development takes a proactive approach to reducing whole-life carbon emissions by retaining and reusing existing on-site structures, including the garage, main house, and dilapidated barn.

This strategy reduces the carbon footprint associated with demolition and construction while preserving elements of the site’s history.



An illustrative example of sustainable drainage integrated into the site landscaping where necessary



An illustrative example of solar hot water and photovoltaic panels proposed for all south-facing roofs



An illustrative example of composting facilities proposed for all residential units



An illustrative example of rainwater harvesting systems proposed for all residential units



8.0 CONCLUSION

8.01 CONCLUSION

Project Summary

This Design & Access Statement outlines the local context, design influences, and key principles that have shaped the evolution of the Master Plan for this proposed development.

The Master Plan delivers a sustainable proposal for 4 residential dwellings, complemented by supporting amenity spaces, landscaping, and internal infrastructure. Developed with input from a professional project team, the design ensures that all relevant environmental and design considerations specific to the site are fully addressed. Technical reports supporting key aspects of the Master Plan accompany this submission.

The proposed scheme represents a sustainable settlement within rural boundaries, designed in accordance with urban design best-practice guidance to create a safe, engaging, inclusive, and interactive environment. It establishes a clear and legible framework where the public realm visually and physically connects areas of varying scale, massing, and detailed design, fostering a strong sense of place within a cohesive design framework.

Key Features:

- Robust landscaped boundaries that incorporate existing planting and introduce new planting to form effective buffers around the site.
- Integrated pedestrian and cycle routes providing seamless movement throughout the site.
- A sensitive response to the site's characteristics, delivering a high-quality addition to this rural location with appropriate scale and massing to minimise impacts on nearby residents.

The Master Plan transforms this dormant site into a vibrant, sustainable community while delivering tangible benefits to both future residents and the local area.

Delivering the Vision

The proposed site plan demonstrates that development within a rural area can be visually integrated, environmentally sensitive, and sustainable, delivering high-quality housing within two years.

Objectives Achieved:

- Context-Responsive Design:

An integrated development that respects the existing built environment in terms of mass and scale.

- Balanced Housing Mix:

A well-considered variety of housing designed to address local housing needs.

- Enhanced Ecology and Landscape:

The Master Plan enhances the site's ecology and landscape, transforming an underutilised site into a vibrant community environment.

- Best-Practice Design Principles:

The scheme applies urban and rural design best practices, resulting in a cohesive development that enhances the architectural quality of the locality.

- Community-Focused Layout:

The arrangement and orientation of the residential units create a safe, inclusive environment for future residents.

- Local Architectural Context:

A cohesive palette of building materials and architectural details references the local context, ensuring harmony with the surrounding area. Rebuild of barn in suitable aesthetic to compliment the existing derelict barn.

- Well-Connected Network:

The site layout establishes a safe and accessible network of routes for vehicles, cyclists, and pedestrians, promoting connectivity and movement.

- Amenity Options:

The Master Plan provides a variety of amenity spaces, including private gardens and public and semi-public landscaped areas for recreation and community use.

This proposal reflects a thoughtful and integrated design approach, showcasing how sustainable development can enhance both the built environment and the quality of life for residents.



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