

Design, Planning & Access Statement



Demolition of Barns and Erection of 3no Dwellings

February 2025



Project Name: Planning Application for the Demolition of Barns and Erection of 3no Dwellings

Location: Jacksons Farm, Hammerpond Lane, Horsham, RH13 6PE

Client: Lake Investments Limited

File Reference: 002025/DO01

Issue	Date	Author	Checked	Notes
P1	15/02/25	LKH	LKH	First Issue
P1	26/02/25	LKH	LKH	Final Issue

Introduction

This Planning Application is for the demolition of existing agricultural disused barns and the erection of 3no agricultural style dwellings.

The proposal seeks to retain the agricultural structures that will be replaced with 3 dwellings. The sensitively designed dwellings are set back from the main road, units A & C have a reduced ridge line that is below the existing structure to minimise visual impact on the neighbours. The designs feature a palette of contextual materials including a mix of natural timber cladding and zinc, this approach was taken to be mindful and sympathetic to the existing structures whilst wanting to create 3 striking dwellings that will nestle into its environment.

The existing units sit within a 0.47ha plot, notably larger than the other properties either side of the proposed site and as such is considered ample to accommodate the proposed 3 dwellings. The relatively minor increase in building footprint sits comfortably within the landscaped setting. The 3 proposed dwellings fully respect the amenity of all surrounding dwellings.

Drawings included with this application include a Location Plan, Site Plan, Floor Plans, Elevations, and a Street Scenes showing the proposed dwellings within its surrounding context.



Birdseye view of the site in its existing form

Assessment

Site Description and Physical Considerations

The site lies at the middle of Hammerpond Lane.

The site consists of several redundant agricultural barns with vast areas of concrete bases. To the north, east and west boundaries there is a mix of screening consisting of bushes and trees.

The site surroundings comprise a varied mix of architectural forms with hipped or gabled roofs of varying pitches and there is no specific defined style of architecture in the area. Materials are varied and there is no typical vernacular portrayed on the street. As per the application site, the majority of these buildings feature dominant pitched roof forms. Properties in close proximity offer extensive footprints and have been extended or the sites have been developed into new builds.

Dwellings along Hammerpond Lane are set back from the road with open front gardens featuring lawns and shrub planting with paved driveways.



Existing barns taken from Hammerpond Lane

Design Response

Design Objectives

The objective of this application is to achieve a Full Planning Permission for the demolition of the barns and the erection of 3 dwellings, access, and landscaping. It is considered that the principle of development is acceptable subject to demonstrating an appropriate scale and appearance for the sensitively designed dwellings. Please refer to the submitted planning statement for further details.

It is considered that a contemporary design approach is appropriate for the site, and that the proposed dwellings relate comfortably to its surrounding context.

Full details of the proposals and drone footage can be found in the following link:
<https://vimeo.com/1054450536?share=copy#t=0>



Use, Amount and Site Layout

The development proposal replaces the existing barns with 3no 5-bedroom dwellings with double detached garages. Car parking spaces for 2no. cars are provided within the garage, along with 2no secured cycle spaces. Space for a further 2no. cars are provided on an external driveway, accessed directly from Hammerpond Lane using the same access points.

When designing the 3 dwellings we carefully considered the positioning of each unit, and we deliberately increased the distance from both neighbours' properties to reduce impact. We have also dropped the finished ground levels to also reduce impact to both the neighbours properties and street scene.

The homes benefit from a large rear/front garden which is suitable for dwellings of this scale. Landscaping enhancements, consist with wildflowers, trees and shrubs.



Scale and Appearance

The design and layout of the proposed dwellings achieves minimal overlooking issues and provides high quality and useable family units, with a good-sized private amenity space which is well screened.

Architectural features to the dwellings include feature inset balconies, vaulted glazing to maximise light and views, architecturally designed cladding and architectural timber slats. The elevational solutions create a simple but high-quality elevations appropriate for the site setting and respectful of the architecture of the surrounding housing, with the use of a limited palette of materials creating individuality for the dwelling without being unnecessarily busy.

Scale is fully considered in the design solution; the scale and massing of the 5bed dwellings is considered entirely appropriate for the area and the size of the proposed site. The carefully considered proposed ridge heights ensures that the dwellings will sit successfully within the street setting and the introduction of high-quality materials and detailing will ensure a complementary relationship to surrounding built form.



Materials

The dwelling is designed to make use of a simple contextual material palette, referencing the existing building and the local area. These include a mix of natural timber and zinc.

Please refer to the accompanying Proposed Elevations and CGIs for further information regarding the proposed materials.



Environment and Landscaping

The site contains several trees, the majority of which are to be retained.

New infill screening planting will be added to enhance the existing landscape buffer to the adjacent properties.

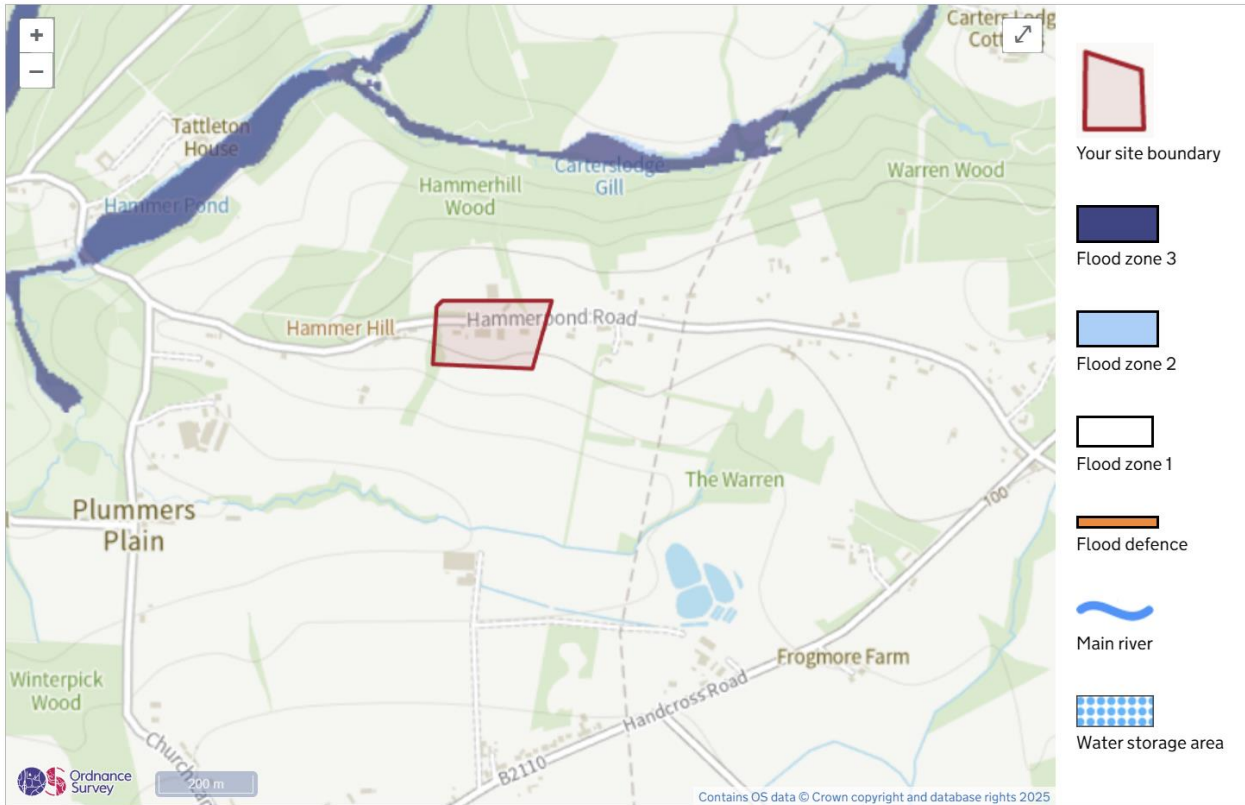
The access driveway area will be a permeable gravel surface to provide access to the dwellings and provide a sustainable drainage solution.

Flood Risk

The Environment Agencies Flood Risk Map shows that the site is not located within a Flood Risk zone.

Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.



Access

The access points remain the same.

The access driveway area will have SUDS features.

The driveway will have capacity for 2 cars, two within the garage and there is provision for bin storage on hardstanding in the front garden. We have also designated an area in the garages for bike storage.

Sustainability

Several sustainable design features are proposed to be incorporated into the dwelling.

The orientation of the building and aspects of the main habitable rooms maximises natural ventilation and daylight within the spaces.

Locally sourced materials will be used wherever possible.



Residential Amenity

When designing the location of each dwelling we carefully assessed the site and the impact on both neighbours. Plot A is set approximately 37.6m away from Keepers House and Plot C is set approximately 22.3m away from Jacksons Farmhouse. This was deliberate in design to retain privacy for both the neighbours and the new plots. With regards to the elevations that face both the neighbours, we carefully designed out the need for first floor windows to the bedrooms on this elevation and there will only be 1 no first floor window which is for the bathroom and this will be obscure. On the GF there will be only 3 windows on this façade and there will be plenty of screening between the proposed plots and the neighbours.

We have reduced the ridge heights of plot A and C to reduce any block of light concerns and impact to both Jacksons Farmhouse and Keepers House. Plot C ridge height is slightly below Jacksons Farmhouse and Plot A is just slightly above Keepers house but is lower than the existing structure.

All three plots have been designed to meet and exceed National Described Space Standards.

All three properties have generous front and rear gardens which are all well screened. All plots have patio and seating areas to the rear.

Conclusion

Overall, this Planning Application proposes 3no 5 bed detached dwellings that provides family homes and is in keeping with the surrounding context in terms of footprint, scale and aesthetic.

The proposed dwellings within this application have been carefully considered with reference to the surrounding properties in terms of general scale and the ridge heights of Hammerpond Lane to ensure that there is no detrimental impact to any existing residential amenity adjacent to the site.

The design process resulting in this application has been rigorous and carefully considered to create an appropriate design solution, respecting the existing built form and creating a high-quality dwellings that is visually unobtrusive from Hammerpond Lane.

Full details of the proposals and drone footage can be found in the following link:
<https://vimeo.com/1054450536?share=copy#t=0>