

Design and Access Statement

Proposed Demolition of Agricultural Barns and Construction of 3 New Dwellings with Associated Car Ports
Lower Perrylands Farm, Dial Post, West Sussex

1. Introduction and Proposal Overview

This application seeks full planning permission for the demolition of redundant agricultural buildings at Lower Perrylands Farm, Dial Post, and the construction of three new high-quality detached dwellings, each with an associated double car port.

Lower Perrylands Farm is located to the west of Dial Post and comprises a traditional farmhouse and several agricultural outbuildings set within a generous rural plot. The surrounding context includes a mixture of residential and agricultural land uses, with a number of substantial detached homes situated nearby. The site shares an established vehicular access with these properties via a turning off the A24.

Prior Approval was granted under Class Q (DC/24/1087) for the conversion of existing barns into five residential units. This application represents a more considered, cohesive and visually sensitive alternative, delivering three purpose-built homes of a more appropriate scale and design, with enhanced landscaping and sustainability measures. The proposal has been developed in response to pre-application advice (PE/25/0025), and the layout, appearance, and massing have been carefully refined accordingly.

2. Use

The proposed development will comprise three detached residential dwellings, each offering four bedrooms and generous family living accommodation. The site will be use class C3, aligning with the surrounding land uses and supporting the delivery of high-quality rural housing.

The homes have been designed to respond sensitively to their context while meeting the needs of modern family life. The development contributes positively to the area's character and makes efficient use of previously developed land in a sustainable location.

3. Amount

The application site extends to approximately 9,812.5 square metres (2.42 acres). The total footprint of the existing agricultural buildings to be demolished is 1,529.69 square metres. The footprint of the proposed new dwellings and associated car ports is 801.44 square metres, resulting in a significant reduction in overall built form and visual impact.

Each dwelling exceeds the Nationally Described Space Standards for 4-bedroom, 8-person homes (124 sqm GIA), with appropriate allowances for storage, ceiling heights, and room dimensions. The buildings have been positioned to avoid intrusion into the Root Protection Areas (RPAs) of retained trees identified within the Arboricultural report and to sit entirely outside of any designated flood zones.

Each dwelling is served by a double car port, accommodating two vehicles, with additional on-plot parking available for visitors. Electric vehicle charging points are proposed to each unit along with covered cycle and bin storage.

4. Layout

The proposed dwellings are arranged to make best use of solar orientation and to optimise privacy and visual amenity. All homes benefit from south-facing rear gardens, private driveways, and soft landscaped frontages. A shared access road connects each dwelling to the main site entrance, while the existing concrete slab bridge crosses over small stream.

At ground floor level, the dwellings incorporate large open-plan kitchen, dining and living spaces, alongside utility rooms, studies, and plant areas. Bedrooms and bathrooms are situated on the first floor. Windows have been carefully positioned to minimise overlooking; primary bedroom windows face north and south, with side-facing windows either obscure-glazed or set out to avoid any impact on the privacy of neighbouring properties.

5. Scale

The scale of the development has been informed by a careful appraisal of the site's character and surrounding context. The proposed buildings are notably smaller in both footprint and volume than the agricultural barns they replace. The form and layout of each dwelling have been designed to reflect the character of traditional rural outbuildings and are comfortably accommodated within the site without appearing dominant or out of keeping.

A comparative volume assessment (see drawing P026) illustrates the significant reduction in built mass compared to the existing agricultural structures.

6. Appearance

The design and visual appearance of the development draws upon the local rural vernacular and the agricultural character of the site. The proposed materials palette includes: Timber cladding in natural tones, Oak-framed structures, pitched tiled roofs and timber-framed windows and soffits in earthy tones. These materials and forms are in keeping with the immediate setting and reflect the local building style. Window sizes and placements have been reduced and refined in response to pre-application advice, and the roof forms incorporate varied pitches and eaves heights to echo the proportions of historic farmsteads. The result is a sympathetic development with strong visual coherence.

7. Access

Vehicular access to the site is retained from the existing junction with the A24, and an internal shared driveway will serve all three new dwellings. Each property will include a double car port and ample driveway parking.

Two EV charging points are provided per dwelling. Secure cycle storage and bin stores are integrated discreetly into each plot.

We have proposed to enhance the existing concrete bridge across the stream with a pedestrian path and landscaped area which will improve the visual quality and improve access across the stream. All hard landscaping will use permeable materials to reduce surface run-off and contribute to sustainable drainage. The proposal meets the requirements of Approved Document M and offers inclusive access throughout.

8. Sustainability Statement

The development has been designed with sustainability as a core principle. Measures include:

- Enhanced thermal insulation to exceed Building Regulations standards
- Use of high-performance glazing and air-tight construction
- Electric vehicle charging points to support the transition to low-emission transport
- Renewable-ready infrastructure for potential future solar PV
- Maximised solar gain to habitable spaces through south-facing orientation
- Low-impact materials specified with durability and environmental performance in mind

These measures ensure the dwellings are both energy efficient and adaptable to future technological advancements.

9. Drainage and SuDS

The proposal incorporates a Sustainable Urban Drainage Strategy (SuDS) through the use of permeable surfacing on driveways and hard standings. Additional measures include:

Natural ground soakaways and lawned areas to promote infiltration

Rainwater collection via discreet downpipes and roof layouts

Avoidance of built form within areas of potential flood risk

This approach ensures surface water is managed appropriately within the site, reducing pressure on local drainage infrastructure.

10. Landscape Strategy

The landscape design seeks to reinforce the rural character of the site while enhancing biodiversity and visual amenity. The approach includes:

Native planting along boundaries to provide ecological benefits

Wildflower meadows and informal grassed areas to soften visual impact

Inclusion of hedgerow along the boundaries of the plots, separating the proposed dwellings using locally appropriate species

Use of natural materials for detailing, car ports and pathways

Together, these elements ensure the proposal sits comfortably within its rural context and enhances the site's environmental quality.

Conclusion

This proposal represents a well-considered and sustainable residential development that respects the site's context, improves upon the Class Q fallback position, and delivers high-quality homes within a sensitively designed setting. The application reflects advice received at the pre-application stage, makes efficient use of previously developed land, and aligns with local and national planning policies.

Revisions

No.	Description	Date	By
1	PLANNING	27-05-2025	

Notes:

GENERAL NOTES:

All dimensions & levels are preliminary and approximate and subject to utilities search, legal boundaries and detailed layouts/ design development through consultation.

Dimensions are to be checked on site by contractor & sub contractors prior to commencement of work, any discrepancies are to be highlighted immediately to the architects.

Scale: @ A3

Project No. Project Name:

504 Perrylands,Dial Post

Drawing Name:

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Drawing No. Revision: Suitability Description:

P034 P1 PLANNING

Drawn:MS Checked:GF Orig Paper Size: A3

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Use figured dimensions only. All levels and dimensions to be checked. This drawing is to be read in conjunction with all other relevant drawings and specifications.

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