

DESIGN AND ACCESS STATEMENT
Greenacres, Saucelands-Lane, Horsham, RH13_8PU





The site is located on Greenacres_Saucelands-Lane_Horsham_RH13_8PU, Currently a brown field site consisting of several storage units.

This application seeks to convert and develop the site to provide new residential units.

Planning Designations.

1. Bat Sustainance Area
2. Area outside Built Up Area Boundary (Policy 3) Horsham District Planning Framework - Adopted 27th November 2015
- 5 Policy 26 - Strategic Policy Countryside

Policy 26

Strategic Policy: Countryside Protection

Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria:

1. Support the needs of agriculture or forestry;
2. Enable the extraction of minerals or the disposal of waste;
3. Provide for quiet informal recreational use; or
4. Enable the sustainable development of rural areas.

In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including;

1. The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;
2. The pattern of woodlands, fields, hedgerows, trees, water bodies and other features; and
3. The landforms of the area.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)
Horsham District Planning Framework (HDPF 2015)
Policy 1 - Strategic Policy: Sustainable Development.

Policy 2 - Strategic Policy: Strategic Development.

Policy 3 - Strategic Policy: Development Hierarchy.

Policy 4 - Strategic Policy: Settlement Expansion.

Policy 9 - Employment Development

Policy 15 - Strategic Policy: Housing Provision.

Policy 16 - Strategic Policy: Meeting Local Housing Needs.

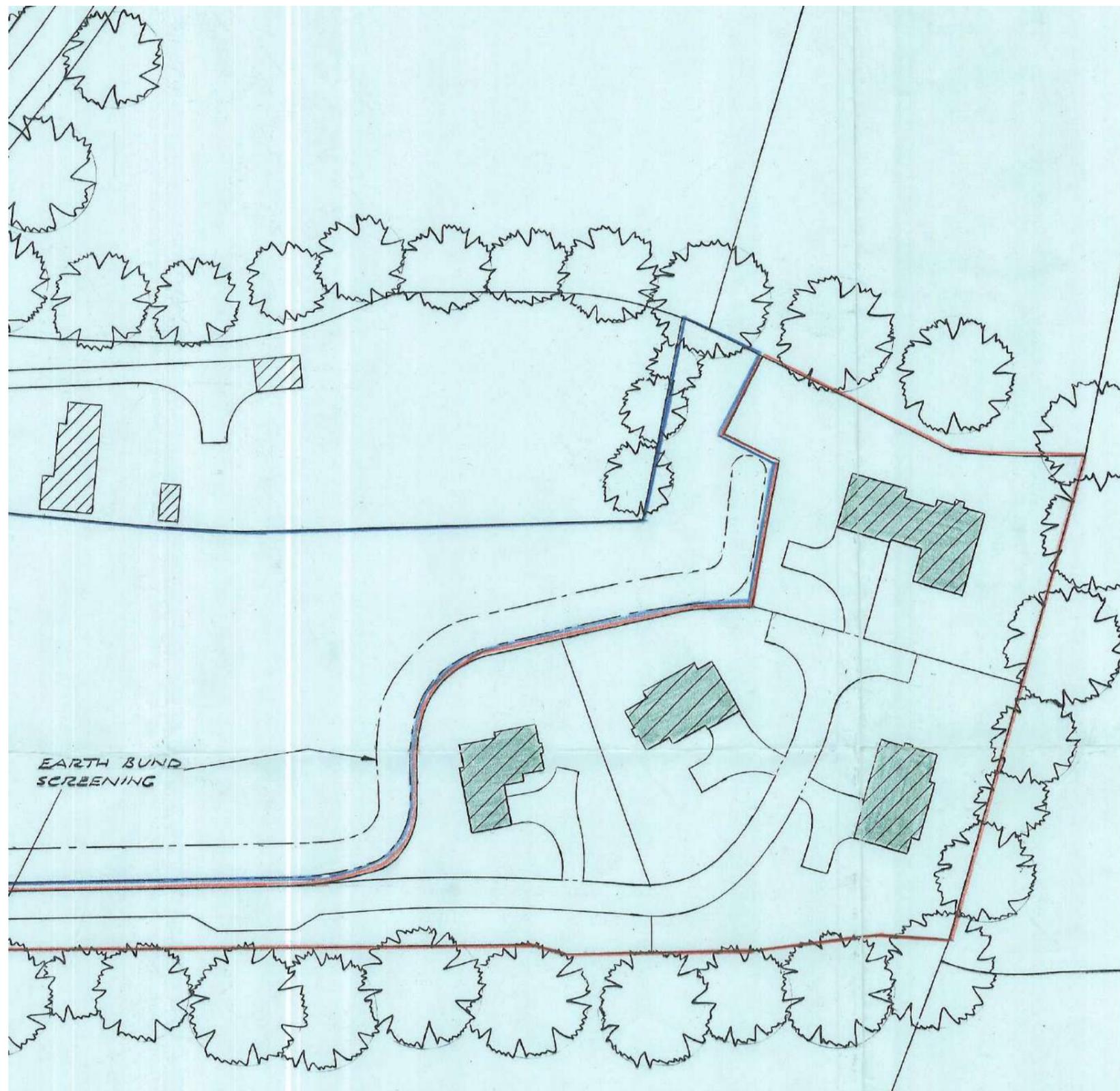
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character.

Policy 26 - Strategic Policy: Countryside Protection.

Policy 32 - Strategic Policy: The Quality of New Development.

Policy 33 - Development Principles.

Policy 40 - Sustainable Transport.



The site located in a countryside location, outside of any defined built-up area boundary

It is also considered that the proposed development would not be of such exceptional quality or innovative design as to meet the tests of Paragraph 79 of the National Planning Policy Framework.

Character and appearance of the proposal and visual amenities of the street scene

Policies 25, 32 and 33 of the HDPF promote development which is of high quality design and is sympathetic to the distinctiveness of the dwelling and surroundings.

Development should protect, conserve and enhance the landscape character, taking account of the natural environment, landscape and landforms pattern to which it forms a part.

A site plan has been provided detailing an indicative layout for the site. The application site consists of a plot measuring approximately 0.66ha in total, which is considered to be of an appropriate size to accommodate the proposed development.

The submitted site plan indicates that 4no dwellings can be appropriately accommodated within the site and their indicative curtilages, taking into account the varying plot sizes of existing residential development within the surrounding area.

It is considered that the quantum of development maintains the characteristics of the street scene, however it is noted that the dwellings would be set approximately 150m away from Saucelands Lane to the north and would therefore not be visible from this vantage point.

It is also considered that the proposed dwellings, as indicated on the indicative site plan, would not be greatly disproportionate to existing dwellings within the vicinity in terms of footprint. Overall, the indicative plans indicate that 4no dwellings could be appropriately sited and scaled in such a way that they would be commensurate with the wider character of neighbouring development and would not have a detrimental impact on the wider area. The dimensions, design, appearance and layout of the dwellings, as well as the landscaping of the site would be subject to an application for reserved matters, however, it is considered that the proposal would be of a reasonable nature so that it would not harm the character and visual amenities of the streetscene.

Notwithstanding the potential suitability of the proposed design of the dwellings, this consideration would ultimately be outweighed by the conflict with the development plan with regards to the principle of development in the countryside as detailed in the section above.



Building 4

Building 3



Building 2



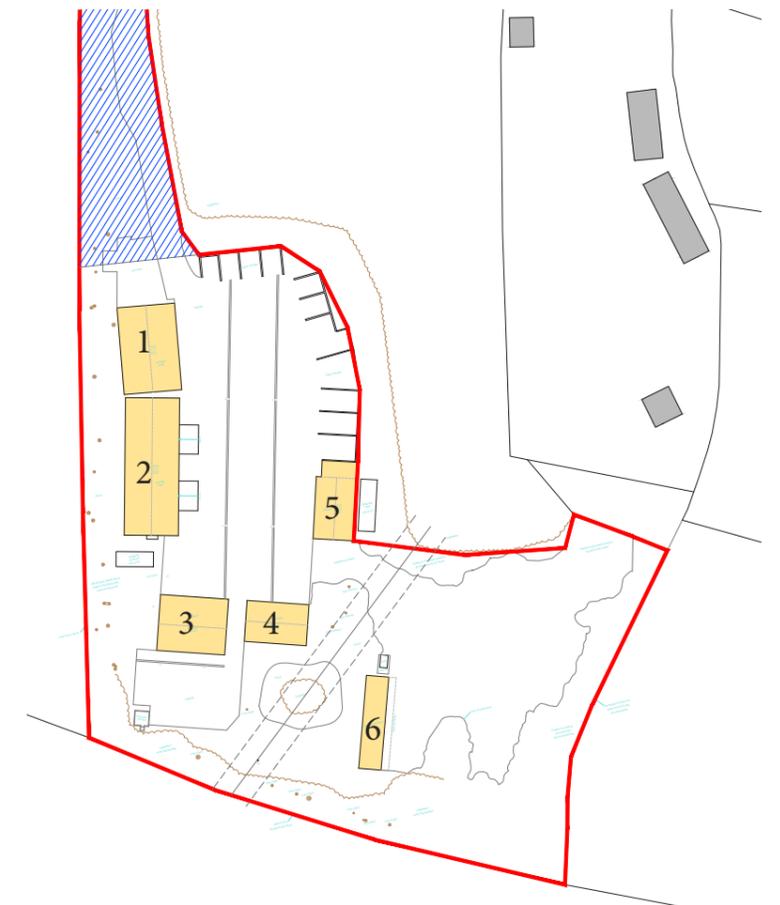
Building 1



Building 6



Building 5





View 1



View 2



View 3



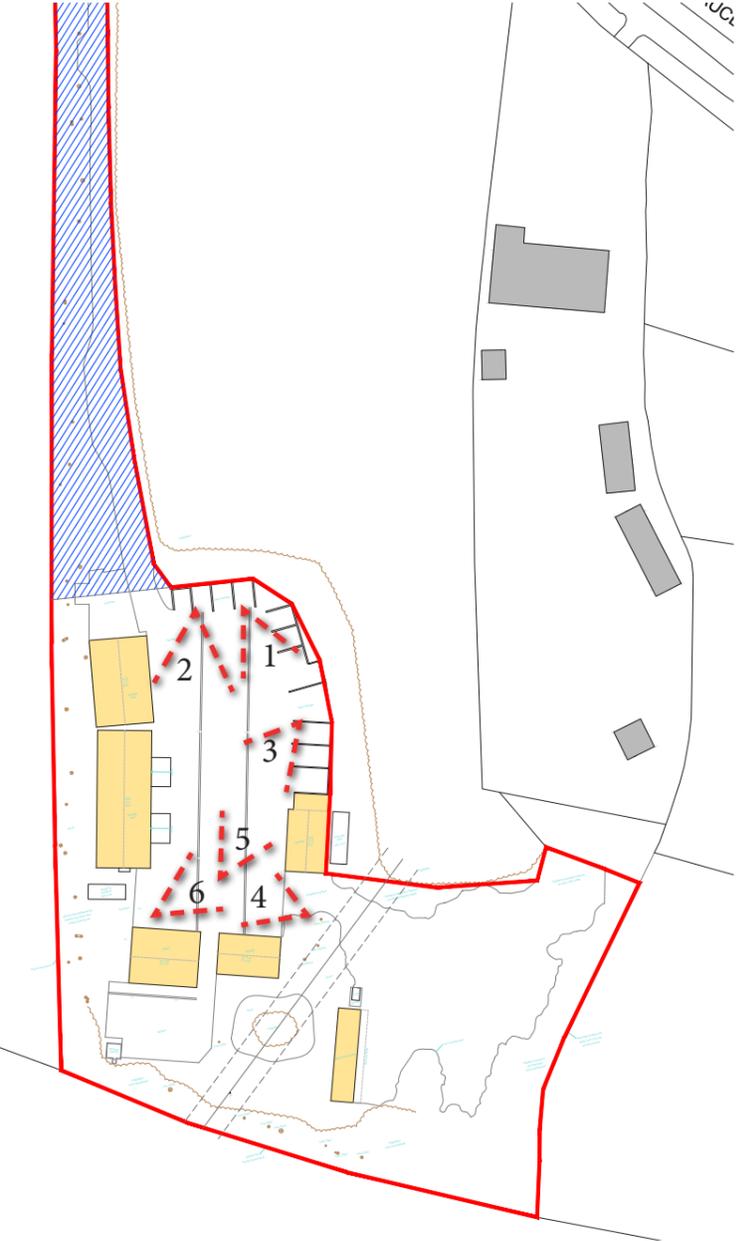
View 4

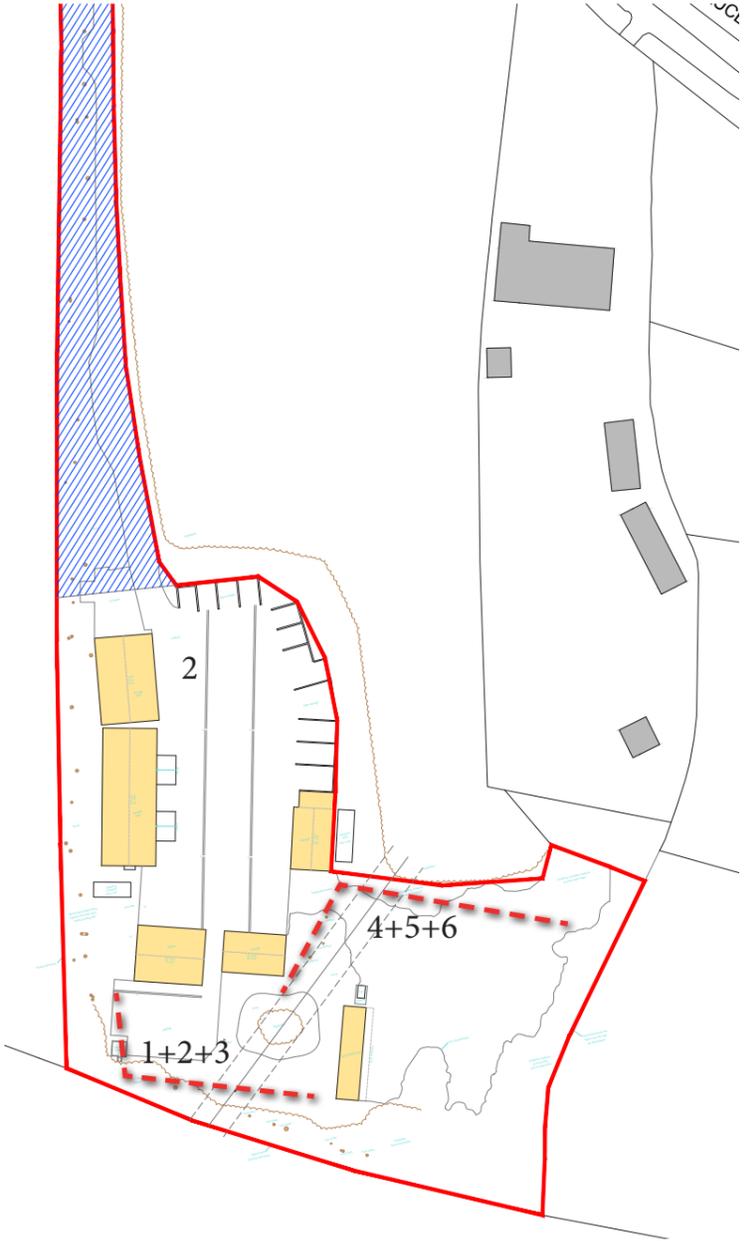


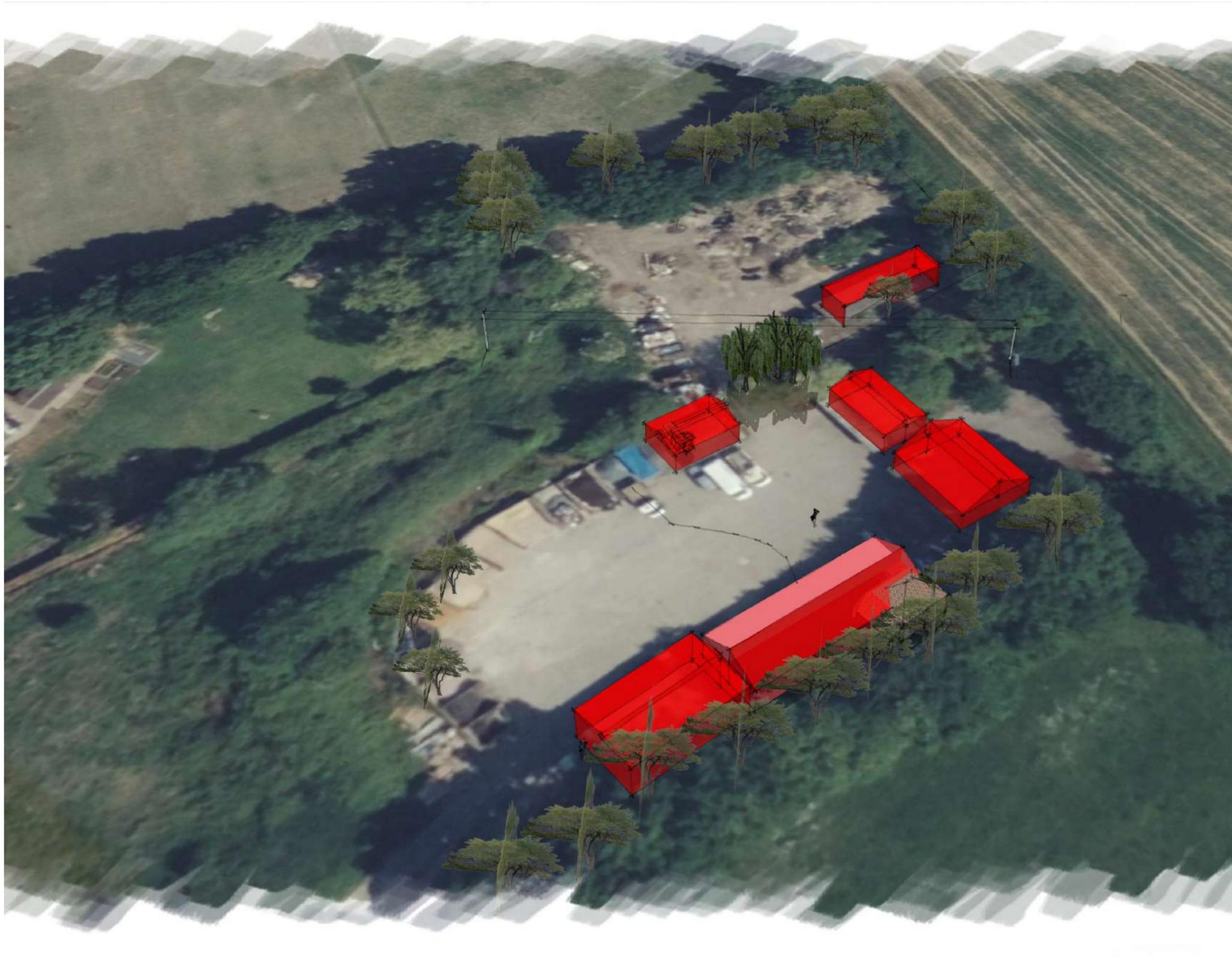
View 5



View 6







- Existing buildings on site shown in red
- Total coverage = 615sqm GEA
- Large areas of impermeable hard-standing
- Site surrounded by trees, bushes onto farmland and fields beyond



Converted Sussex barn



Combination of contemporary and converted barn



Traditional West Sussex Barn



Saucelands

The application site is situated in a rural setting. The site itself is a fairly modern collection of industrial buildings, which were used until recently for road maintenance.

However, the historical vernacular architecture of the area is characterised by the West Sussex barn, which can be seen as the 'industrial' building of its time. As commercial farming gained strength in the area, West Sussex became one of the most advanced agricultural areas of its time. These developments increased the need for farm buildings, both to process, store crops and animal feed, and to shelter animals.

Until recently farm buildings reflected the region in which they stood. They were traditional local and functional. They were constructed from the materials that were easiest to obtain at the time, whether it was flint, stone, timber or brick, and were designed to cope with the prevalent weather conditions.

Agricultural buildings grew out of the landscape, constructed of the materials most readily available and most easily worked. Timber was the principal resource, particularly so in those areas where the oak grew like a weed - the clay and sandy soils of the Weald.

On the Downs timber could be supplemented and underpinned with flint and chalk, whilst a dearth or scarcity of such materials along the coast, resulted in higher proportions of brick being used.

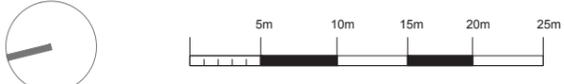
Broadly speaking West Sussex is geologically and geographically divided into three distinct areas from the east to the west - fertile coastal plain, chalk downland with loam soils and the sandstones and heavy clay of the Weald.

The application site sits in the area of the Low Weald, where oak was plentiful, therefore its buildings tended to be constructed mainly of timber.

The barn was the most familiar agricultural buildings, and just like the traditional timber farmed domestic buildings of Sussex, it was basically a pre-fabricated 'kit' constructed in bays. - Principle posts, roof trusses and beams arranged in a variety of configurations including 'Queen' struts or 'King' posts.

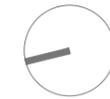
Over the years, these historical barns have lent themselves so well to residential conversion, that the design principles present an acceptable architectural language for future buildings in these rural settings.

SITE ANALYSIS - EXISTING SITE PLAN



- Main access route via a long driveway from Saucelands Road
- Level site
- 6 large buildings currently on site
- Large areas of parking/hard-standing
- Several existing trees on the boundary/perimeter
- Existing willow trees in the centre of the site with existing pond





CONSTRAINTS:

- 10-12m wide power line exclusion zone preventing structures divides the site in two.
- Limited existing site building coverage (615sqm)
- Existing buildings poor quality
- Surrounding context rural character
- Existing trees on site
- Existing Pond on site



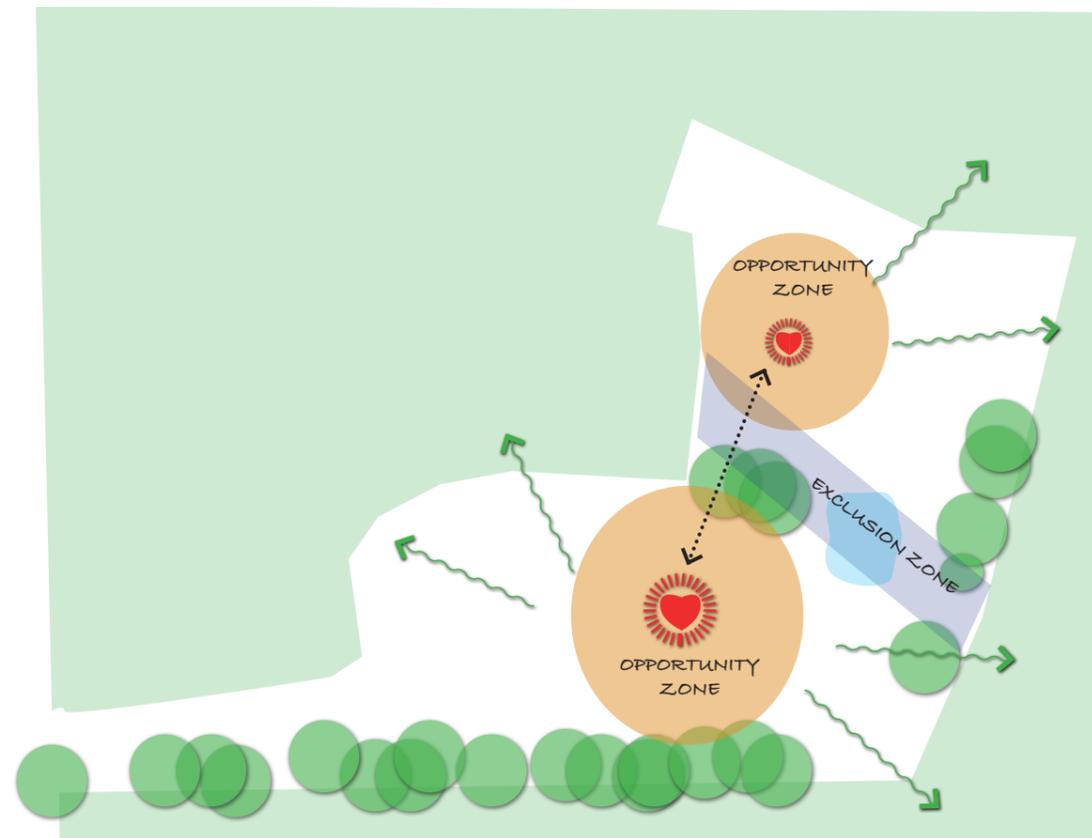


OPPORTUNITIES:

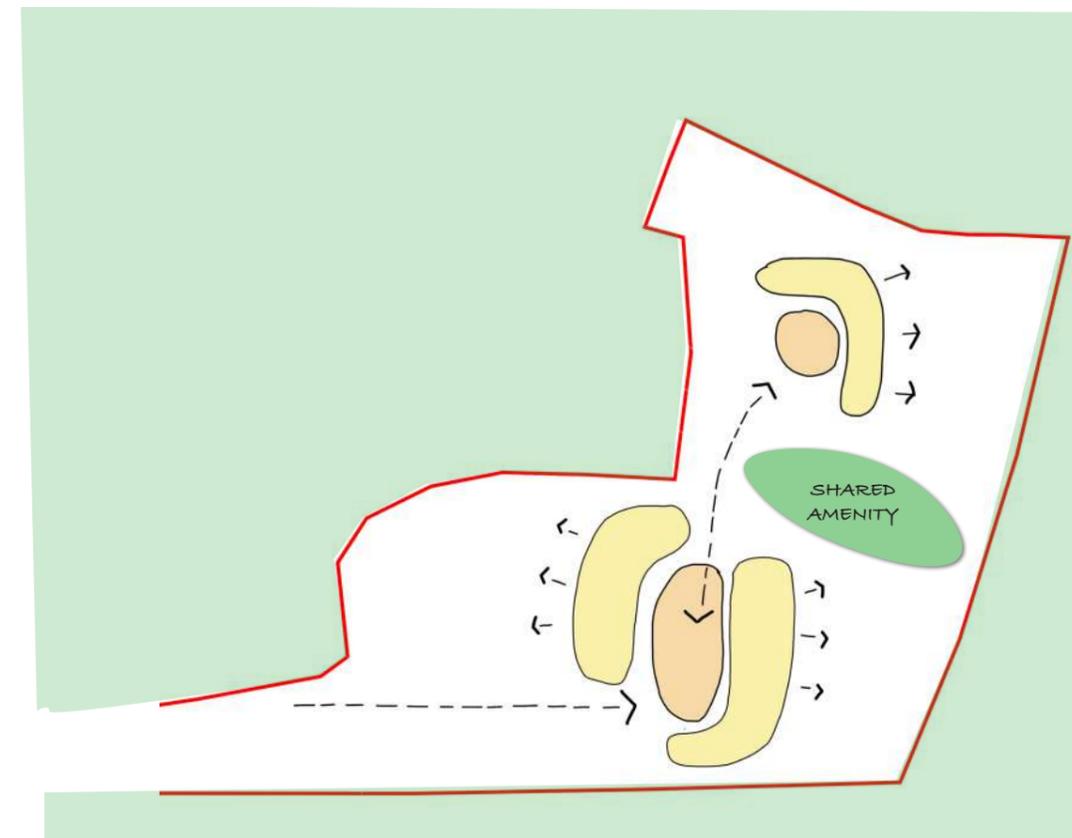
- Level site
- Good views from the site
- Green boundaries
- Good orientation - South & East/West
- Brownfield site - Large areas of redundant building structures and hard-standing
- Access driveway and avenue of trees affords the site some privacy and conceals development from the road

DESIGN APPROACH

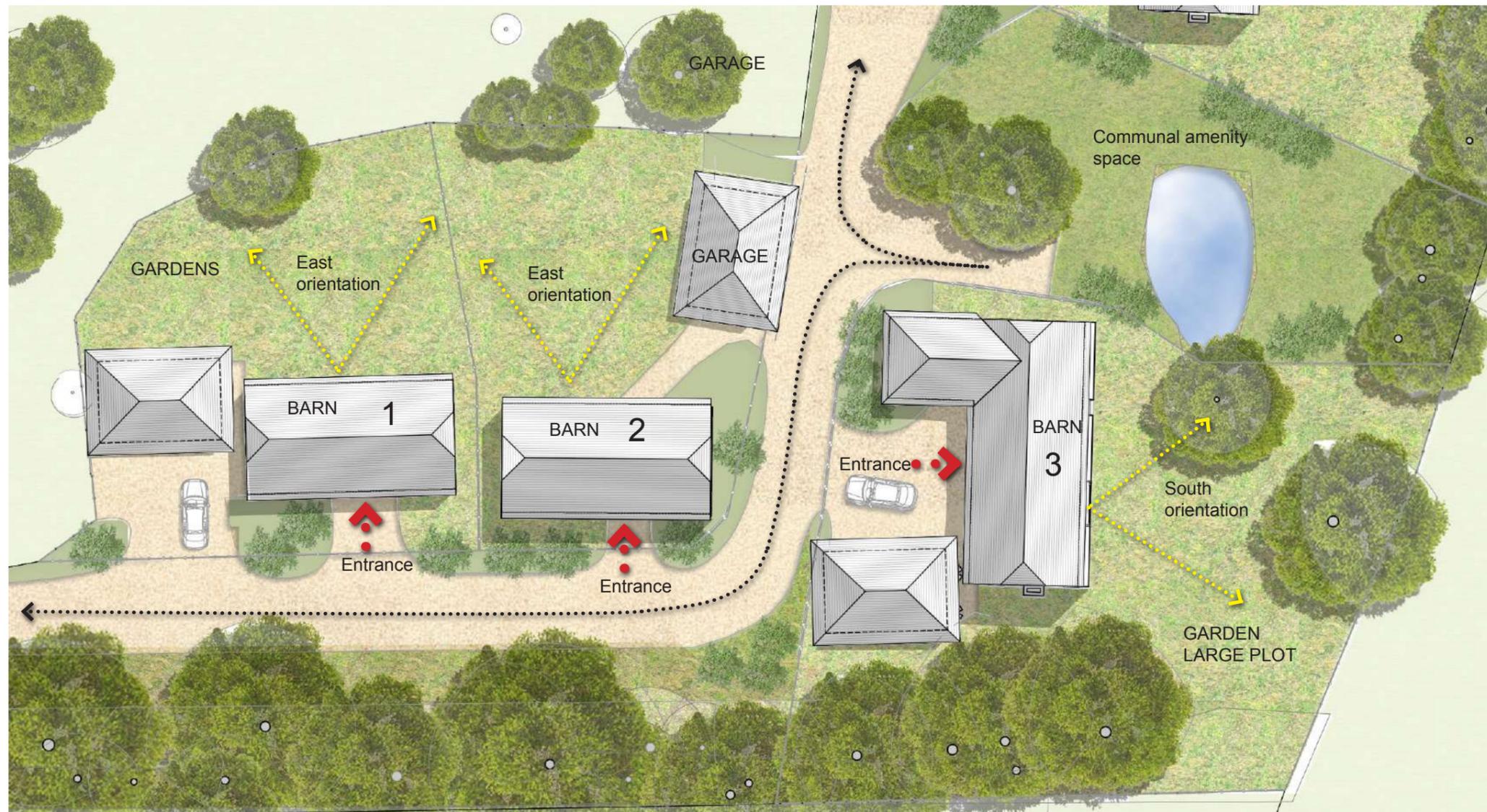
- 'Cluster' barnyard typology to tap into the rural character of the surrounding area
- Two connected building clusters/barnyards
- Centred within the site to optimise the size of the private gardens and allow them to extend visually into the fields beyond
- Opportunity of both communal and private areas within the site



Opportunities Diagram



'Bubble' Diagram



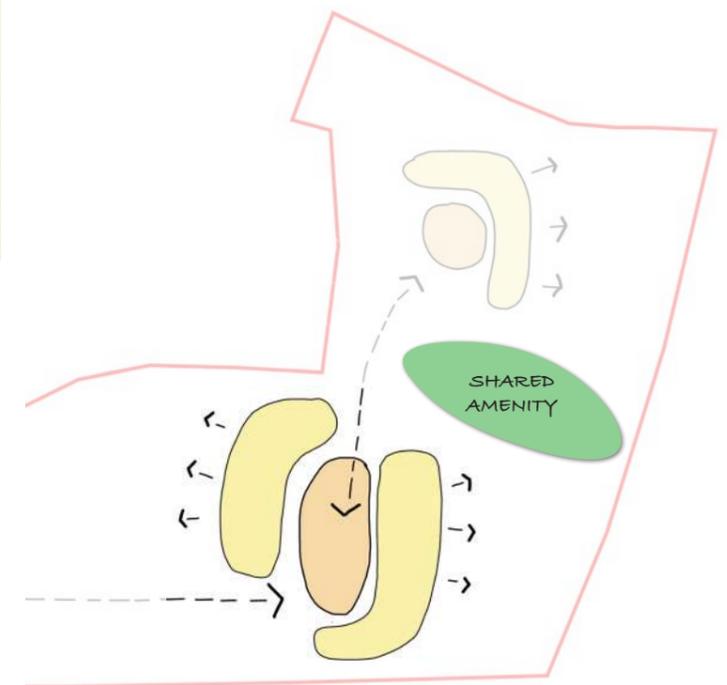
CONCEPT

Primary cluster

West Sussex barn typology

Key features:

1. Optimise private gardens
2. Design for Privacy
3. Optimise views
4. Provide good quality landscaping
5. Provide best orientation



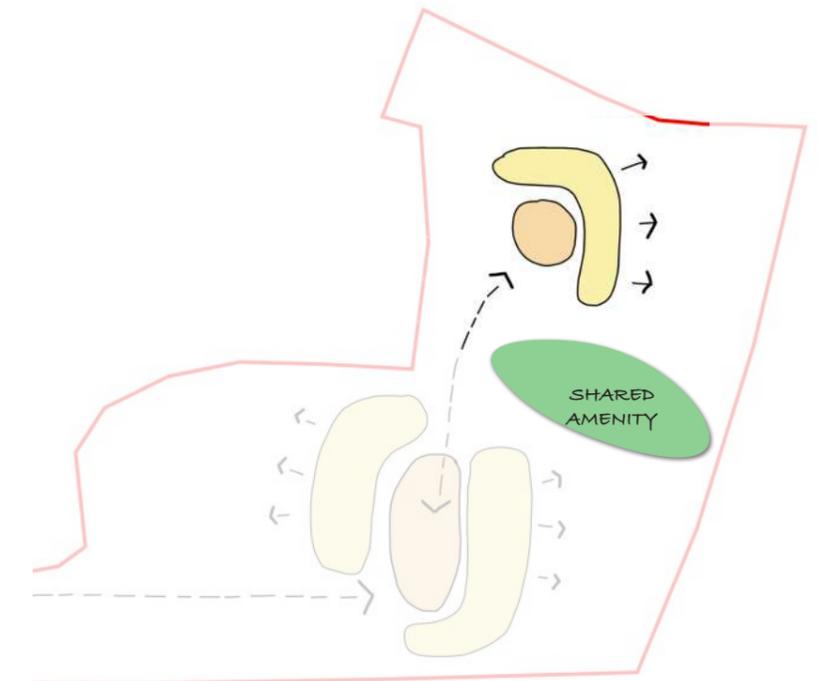
CONCEPT

Secondary cluster - private

West Sussex barn typology

Key features:

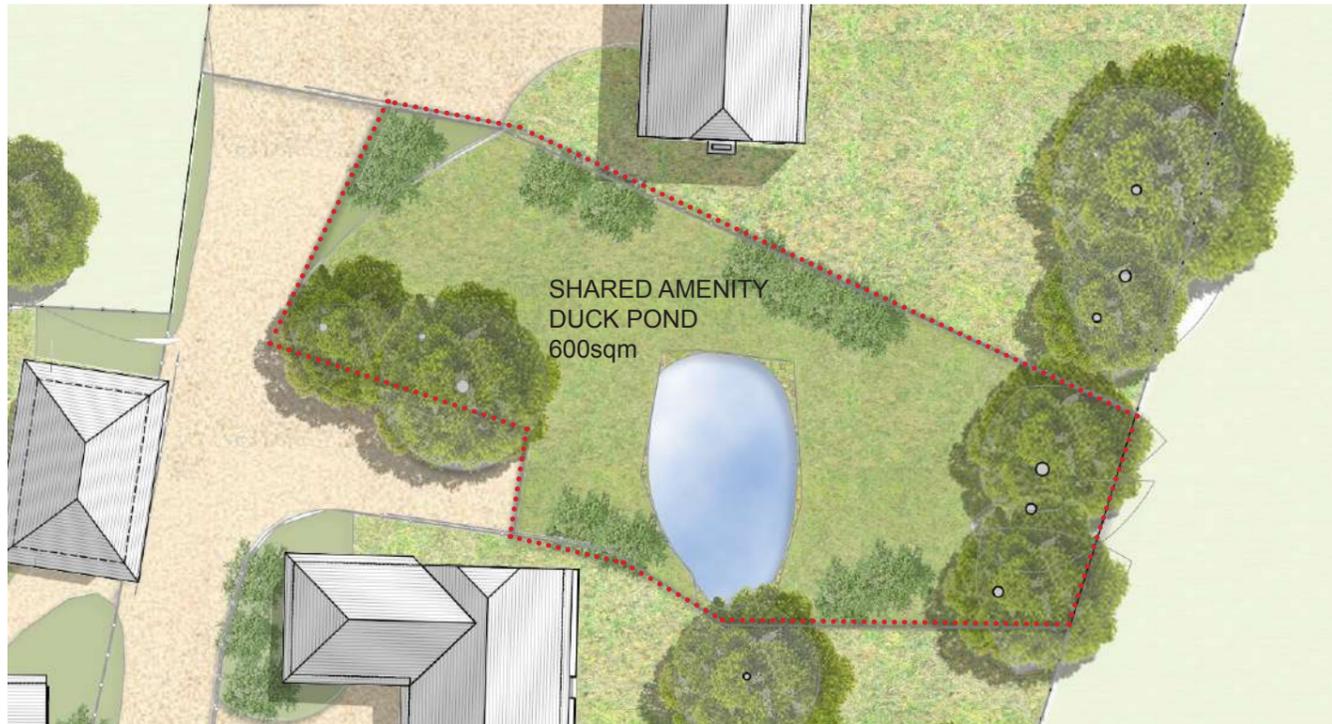
- 1. Optimise private gardens
- 2. Design for Privacy
- 3. Optimise views



SHARED AMENITY AREAS

1. Shared amenity space around the existing pond
2. Vegetation buffer/shared amenity along the access route to protect the existing tree avenue.

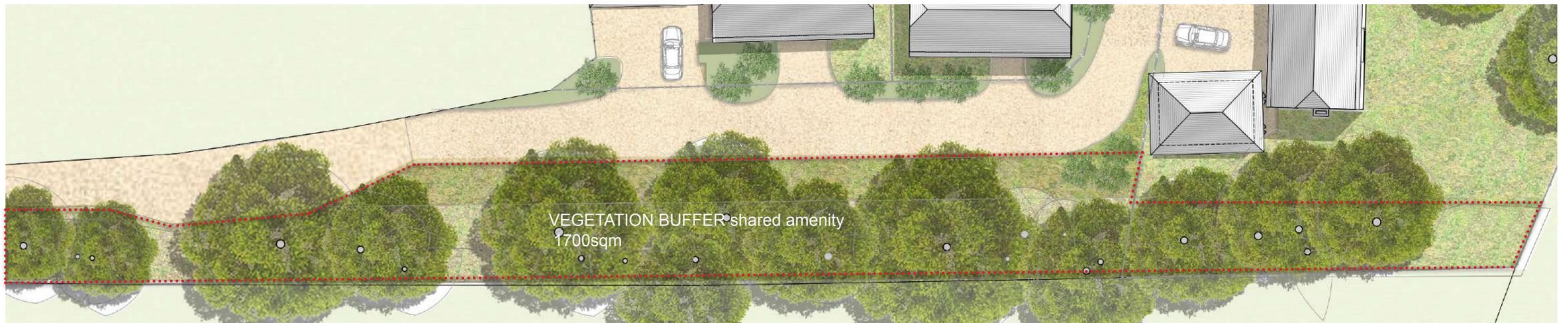
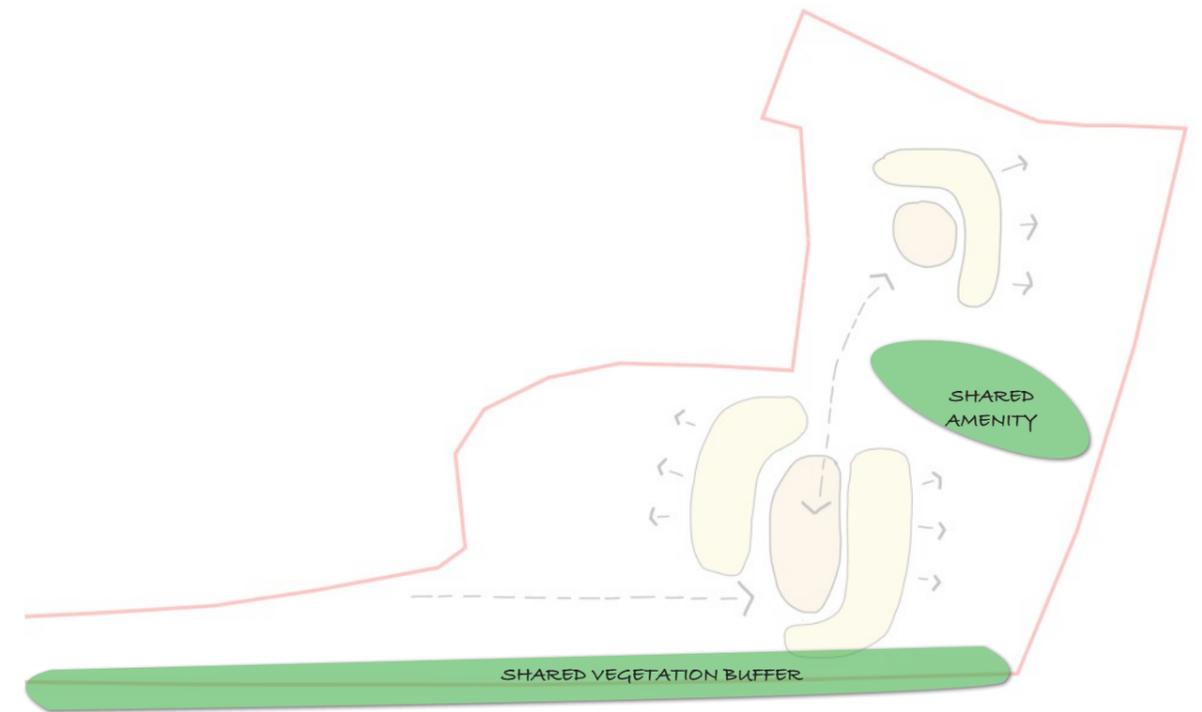
Preserving the natural features of the site within shared amenity areas.



shared amenity space around existing pond



Precedent - shared amenity space



shared amenity space along access road



KEY CONSIDERATIONS:

- Large private gardens. 500 - 1700 sqm
- Total site coverage = approximately 680 sqm GEA
- Cluster development to resemble barnyard
- West Sussex barn vernacular



KEY CONSIDERATIONS:

- Creating a family of building following the West Sussex barn vernacular.
- Articulated roof forms
- Evenly spread across site and coverage to reflect existing coverage
- Positioning buildings away from boundaries to optimise garden depth.

KEY CONSIDERATIONS:

Access route into site to present a rural setting, with split pole fencing and soft landscaped verges.

A family of articulated barn like buildings, with including timber cladding, red facebrick walls and handmade clay roof tiles.

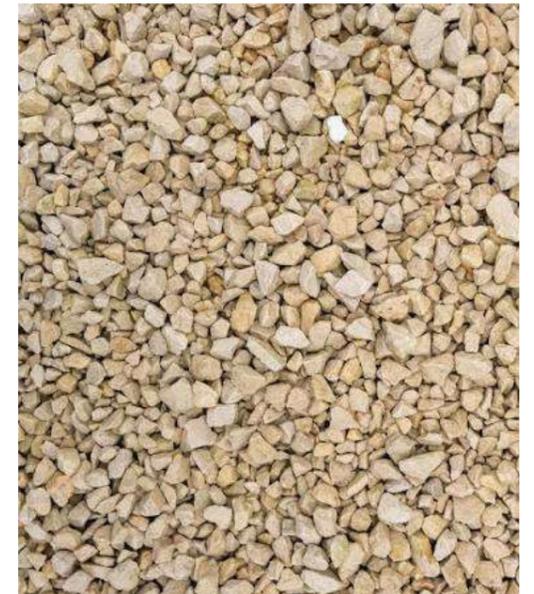


KEY CONSIDERATIONS:

Two larger units are located along on the southern boundary, and arranged to resemble a rural barn cluster.

Main barns with smaller outrigger extensions, to resemble ancillary milking sheds/tractor sheds and provide enclosure around a 'barnyard' arrangement.





Green oak external cladding

A naturally durable material, the cladding will darken after exposure to the weather.

feather edge oak boards. typically cut from a 200mm wide board, either 28mm or 38mm thick. 170mm of cover from this depth of board.

This is designed to be fitted overlapping the board underneath showing the natural edge of the sawn oak.

End walls and plinth walls

The Tudor brick is unique to Sussex Handmade Brick made in a traditional Victorian method, creates a brick with a distinctive texture and shades of rustic browns through to deep oranges making it a particularly suitable for matching in with older properties. The picture below shows the brick in 50mm size.

Sussex Red Handmade Clay Roof Tiles

These tiles radiate warmth and charm with their distinctive red hue. Each tile is thoughtfully hand crafted to mirror a sense of heritage and authenticity, showcasing subtle variations in colour and texture that add depth and character.

Whether paired with a modern home or a historic building, the Sussex Red tiles make a striking statement, infusing the architecture with elegance.

Cotswold Gravel Gippings for driveways and courtyards



- West Sussex Barn vernacular
- 4 detached homes, 3 & 4 bed
- Cluster development
- sense of community
- shared areas
- Large private rear gardens
- Views to landscape beyond







SCHEDULE OF ACCOMMODATION

- UNIT 3 AND 4
- 4 BEDROOMS
- OPEN PLAN KITCHEN/LIVING/DINING
- 3 BATHROOMS
- GARAGE FOR 2 CARS
- SEPARATE ANNEX (Bedroom 2) which could be guest room or home office/study





GROUND FLOOR PLAN

NTS



FIRST FLOOR PLAN

NTS

SCHEDULE OF ACCOMMODATION

- UNIT 1 AND 2
- 3 BED HOUSE
- OPEN PLAN KITCHEN/LIVING/DINING
- 2 BATHROOMS
- GARAGE FOR 2 CARS
- Ground floor bedroom

Policy 16

Strategic Policy: Meeting Local Housing Needs

1. Development should provide a mix of housing sizes, types and tenures to meet the needs of the district's communities as evidenced in the latest Strategic Housing Market Assessment in order to create sustainable and balanced communities.
2. The appropriate mix of different housing types and sizes for each site will depend upon the established character and density of the neighbourhood and the viability of the scheme.
3. In order to meet the proven needs of people who are not able to compete in the general housing market, all residential developments of 5 dwellings or more will be expected to include an appropriate proportion of affordable homes in accordance with the following thresholds and targets:
 - a. On sites providing 15 or more dwellings, or on sites over 0.5 hectares, the Council will require 35% of dwellings to be affordable sites providing between 5 and 14 dwellings, the Council will require 20% of dwellings to be affordable or where on-site provision is not achievable a financial contribution equivalent to the cost of the developer of providing the units on site.
4. If a development site is sub-divided so as to create two or more separate development schemes one or more of which falls below the relevant threshold, the Council will seek an appropriate level of affordable housing to reflect the provision that would have been achieved on the site as a whole had it come forward as a single scheme for the site.
5. The Council will support schemes being brought forward through Neighbourhood Compartmentalisation mechanisms for calculating financial contributions in lieu of on site provision will be set out in separate guidance. The affordable housing thresholds and targets will apply to all new homes that are being proposed. In seeking affordable housing provision the Council will assess each scheme's viability, including assessing the overall mix of affordable unit size and tenure, to ensure they meet local need as evidenced by the latest SHMA

Policy 33 Development Principles In order to conserve and enhance the natural and built environment developments shall be required to:

1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;
2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;
3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;
4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;
5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;
6. Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,
7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.

Proposals will also need to take the following into account where relevant:

8. Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;
9. Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area; and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public areas by occupants of the site;
10. Contribute to the removal of physical barriers; and
11. Make a clear distinction between the public and private spaces within the site.