



Land to the East of
shipleigh road
Southwater

Addendum Design & Access Statement

January 2026



revised proposals

This Addendum Design and Access Statement has been prepared in response to the valuable design advice received from Horsham District Council. The comments have been carefully addressed and have informed a series of design refinements.

The revised scheme reflects a constructive response to the council's feedback, with particular focus placed on reducing scale and visual impact, improving townscape relationships, and achieving a more sensitive transition between the existing settlement edge and the adjoining rural boundary. Revisions to the apartment heights, roof forms, layout, and materiality have been undertaken to ensure the development responds positively to its context.

The design evolution has been informed by the Council's comments, our assessment of the height and scale of Shipley's built environment, and the principles set out within the Shipley Design Code particularly related to settlement edge characteristics.

2½-storey apartments relocated further north providing separation to the sensitive southern boundary - creating a softer transition to the new settlement edge.

A softer, more loosely arranged built frontage addressing the rural edge.





ref.1: Illustrative height model comparing original apartment heights (outlined in red) with the redesigned proposals.



ref.3: Examples of apartment building forms from recent developments on the periphery of Southwater.



ref.2: The proposed redesigned apartment buildings showing the 2½-storey form with lowered eaves and a reduced ridge height.



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