



Design & Access Statement

For Nine New Dwellings On:

Land South of the Bowling Club,
The Daisycroft, Henfield,
West Sussex,
BN5 9RN

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(Revision B)

December 2025

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1 – INTRODUCTION

- 1.1 This Design and Access statement has been prepared in support of a full planning application for the erection of Nine dwellings on Land South of the Bowling Club, The Daisycroft, Henfield, West Sussex, BN5 9RN.
- 1.2 The site forms part of a draft housing allocation in the Draft Horsham District Local Plan as well as the current neighbourhood plan.
- 1.3 Many qualified consultants have been engaged to ensure that this application is a robust, well considered application, with valid aims, arguments, and proposals for your consideration.
- 1.4 Our proposal is for the demolition of all existing buildings on site and for the erection of three 2Bed; three 3Bed & three 4Bed dwellings. All with associated parking, access & landscaping and have been sensitively positioned with considerations from both Transport and Arboricultural Contexts.
- 1.5 The houses as proposed have been designed with the older generations in mind.
- 1.6 The site will be accessed off an existing access via The Daisycroft, which will be the principal access position.
- 1.7 Our proposal being put forward utilises a remaining pocket of land between Henfield Bowling Club and the existing properties on Henfield Common N. Therefore; there is little of this site that is visible from the public realm.



2 – PLANNING HISTORY

This is to be read alongside the Planning Statement produced by ET Planning which has been submitted alongside this planning application.

We are not aware of any other planning history in relation to this site.

3 – The Site and Surrounding Area

3.1 Site Location

The site is located in Henfield. Henfield is a large village and civil parish in the Horsham District of West Sussex, England. It lies 41 miles (66 km) south of London. Henfield is located along the A281 (Brighton Road) between Brighton and Cowfold.

The site itself is located on the eastern side of the Daisycroft, and also just to the south of Henley Bowling Club (situated to the North of the site). There are existing dwellings located to the South and West of the site too. The site consists of existing outbuildings. It is also worth noting that the existing neighbouring properties at Stipenhoke (plots 1 through 6) are currently listed buildings.

The surrounding area (save for the Bowling Green to the North) is predominantly residential, with the occasional convenience in the near vicinity.



Site Location Plan (Not to scale)

3.2 Site Context

The site is conveniently located within Henfield and within easy reach to many of the local facilities such as the school, sports leisure centres, local parks, local pubs and convenience. The main train line in the near vicinity is Hassocks which is approx. 5.6 miles from Henfield. It provides convenient links to Brighton and London Waterloo. There is also a convenient bus route which links the immediate area adding to the site's accessibility. The site is therefore considered to be a very sustainable site.

The site is not within a Conservation Area, albeit Henfield Conservation Area does border the immediate south of the site. The site is also not situated within flood zones 2 or 3. The dwellings within the area are a mix of detached and semi-detached dwellings of varying ages, styles and character.

3.3 Site Area

The site area is currently 0.60 Ha (6,040m²).

The site's existing shape is fairly regular save for the access and we have utilised the main clear area to place the proposed dwellings within (and their private amenity) allowing for an area of the site to be utilised for the open space adjacent to the listed buildings adjacent.

3.4 Ecology

An Ecological Appraisal has been prepared and will be submitted alongside this planning application which will also reflect that the development should incorporate mitigation and enhancement measures for wildlife and protected species. These may include the installation of nesting boxes for birds, roosting boxes for bats, hedgehog friendly fencing, and log piles for reptiles and amphibians.

4 – DESIGN OF THE PROPOSED DWELLINGS

Our proposal is for the demolition of all existing buildings on site and for the erection of nine dwellings. All nine proposed dwellings on the site will be similar in character and nature to the existing adjacent units but in compliance with current legislation. The immediate sites surroundings are currently predominantly used for residential purposes (Use Class C3), and the intention is for our site to have the same under these proposals.

The dwellings will be 3No 2Bed 4 Person, 3No 3Bed 6 Person & 3No 4Bed 8 Person dwellings. All with associated parking, access & landscaping and have been sensitively positioned with considerations from both Transport and Arboricultural Consultants.

The dwellings have been designed sensitively so as to reduce and minimise the eaves and ridge heights where possible so as to ensure that the proposal sits sensitively and comfortably within the current environment. This is also a key consideration with the site being positioned within an existing residential area. Dwelling placement tries to ensure a good balance of sunlight and shading.



Proposed Site Plan (Not to scale)

Due to the orientation of the existing site, the positioning of the dwellings makes use of the Easterly, Southerly and South Westerly aspects for the rear gardens. Plots 1 and 2 have Southerly aspects. Plots 3, 4, 5 & 6 have Westerly aspects and plots 6 through 8 have Easterly aspects. Also, the existing access width is widened to allow for the servicing of the site via The Daisycroft. The parking and service turning areas are centrally located which is the most efficient use of space.

A rough provision of 2 car parking spaces per dwelling has been allowed for under these proposals. However, we ask you to refer to the transport statement submitted alongside this application (by Sarnlea

Consulting Engineers) which clarifies the parking requirements and confirms that the provision allowed for this site is suitable and is therefore policy compliant.

Plots 1 & 2

These detached dwellings are situated on the right-hand side of the site upon entry, with the rear garden facing due south.

The ground floor will provide for an open plan kitchen / dining and living area to the rear of the property (with direct access to the private garden), with two double bedrooms and a study to the front of the property on the ground floor. An entrance level WC and Coats cupboard is provided too.

The private cycle stores and bins are anticipated as being stored within the private gardens with the bins being moved to the Bin Collection Area (BCP) opposite plots 1 & 2 on bin collection day. This new dwelling is sized to follow a 2B4P standard as noted within the national minimum space standards. The floor area will be in excess of the minimum 70m² required and as such is in excess of the Minimum Space Standards.

The design of these houses have been carefully selected to ensure that they integrate well into the current environment following a review of existing adjacent dwellings. These dwellings are on the right-hand side of the site upon entry to the site. The proposed facing brickwork is featured on the adjacent dwellings. Windows will be traditional casement design which is like other properties in the immediate area and adjacent. The height of plot 1 is approximately 6.35m.



Plot 1 (Note – Plot 2 handed version of the same)

Plots 3, 4 & 5

These detached dwelling(s) are situated centrally on the site but on the right-hand side of the access road once you have passed plots 1 and 2, with their rear garden facing due West.

The ground floor will provide for an open plan kitchen / dining and living area to the rear of the property (with direct access to the private garden), with one double bedroom and a study to the front of the property on the ground floor. An entrance level WC and Coats cupboard is provided too alongside a Utility Room and Airing Cupboard.

There is a variance on the ground floor where plot 3 has a side facing bay, plot 4 has no bay and plot 5 has been squared off at the rear.

The first-floor level has a master suite (facing rear) which also has a 3-piece en-suite. A further double bedroom is situated to the front of the proposed dwelling with a further 3-piece en-suite. Note that there are no side facing windows on the first floor.

The private cycle stores and bins are anticipated as being stored within the private gardens with the bins being moved to the Bin Collection Area (BCP) opposite plots 1 & 2 on bin collection day. These three new dwelling(s) are sized to follow a 3B6P standard as noted within the national minimum space standards. The floor area will be in excess of the minimum 102m² required and as such is in excess of the Minimum Space Standards.

The design of these houses have been carefully selected to ensure that they integrate well into the current environment following a review of existing adjacent dwellings. These dwellings are on the right-hand side of the site upon entry to the site once you have passed plots 1 & 2. The proposed facing brickwork is featured on the adjacent dwellings. Windows will be traditional casement design which is like other properties in the immediate area and adjacent. The height of plots 3, 4 & 5 is approximately 6.5m.



Plot 3 (Design using materials similar to those in the immediate area)



Plot 4 (Design using materials similar to those in the immediate area)



Plot 5 (Design using materials similar to those in the immediate area)

Plots 6, 7 & 8

These detached dwelling(s) are situated on the eastern edge of the site but on the left-hand side of the access road opposite plots 3 through 5 & 9, with their rear gardens facing due East.

The ground floor will provide for an open plan kitchen / dining and family area to the side of the property (with direct access to the private garden). There is a living area on the left-hand side of the property at the rear and a Study situated at the front. An entrance level WC and Coats cupboard is provided too alongside a Utility Room.

There is a variance on the ground floor where plot 6 has a wider footprint and is partially built under the carport roof, whereas plots 7 & 8 do not.

The first-floor level has a master suite (facing rear) which also has a 4-piece en-suite. A further double bedroom is situated to the front of the proposed dwelling on the right hand side of the property facing forward. The left hand side of the property has a further two double bedrooms and a family bathroom. Note that there are side facing windows on the first floor, but these are opaque.

The private cycle stores and bins are anticipated as being stored within the private gardens with the bins being moved to the Bin Collection Area (BCP) opposite plots 1 & 2 on bin collection day. These three new dwelling(s) are sized to follow a 4B8P standard as noted within the national minimum space standards. The floor area will be in excess of the minimum 124m² required and as such is in excess of the Minimum Space Standards.

The design of these houses have been carefully selected to ensure that they integrate well into the current environment following a review of existing adjacent dwellings. These detached dwelling(s) are situated on the eastern edge of the site but on the left-hand side of the access road opposite plots 3 through 5 & 9, with their rear gardens facing due East. The proposed facing brickwork is featured on the adjacent dwellings. Windows will be traditional casement design which is like other properties in the immediate area and adjacent. The heights of plots 6, 7 & 8 is approximately 7.8m.



Plot 6 (Design using materials similar to those in the immediate area)



Plot 7 (Design using materials similar to those in the immediate area)



Plot 8 (Design using materials similar to those in the immediate area)

Plot 9

This detached dwelling are situated on the right-hand side of the site upon entry, with the rear garden facing due West. It is at the end of the access road adjacent to the turning head.

The ground floor will provide for an open plan kitchen / dining and living area to the rear of the property (with direct access to the private garden), with a separate Dining Room and a study to the front of the property on the ground floor. An entrance level WC and Airing cupboard is provided too.

The first-floor level has a master suite (facing rear) which also has a 3-piece en-suite which doubles as a Jack / Jill bathroom. A further double bedroom is situated to the opposite side of the proposed dwelling. Note that there are no side facing windows on the first floor.

The private cycle stores and bins are anticipated as being stored within the private gardens with the bins being moved to the Bin Collection Area (BCP) opposite plots 1 & 2 on bin collection day. This new dwelling is sized to follow a 2B4P standard as noted within the national minimum space standards. The floor area will be in excess of the minimum 70m² required and as such is in excess of the Minimum Space Standards.

The design of these houses have been carefully selected to ensure that they integrate well into the current environment following a review of existing adjacent dwellings. The proposed facing brickwork is featured on the adjacent dwellings. Windows will be traditional casement design which is like other properties in the immediate area and adjacent. The height of plot 9 is approximately 6.5m.



Plot 9 (Uses materials similar to those within the immediate area)

5 – Planning Considerations

The issues concerning the addition of these dwellings within this proposal is as follows: -

- Principle of development
- Design and impact of the development upon the character of the area
- Materials
- Impact upon residential amenities of surrounding properties
- Trees
- Car parking and highway safety
- Refuse & Recycling
- Accessibility
- Sustainability

Principle of development

The principle of development in this location should be supported as the attached proposal not only mimics the grain of existing dwellings in the immediate area but also sits comfortably within a highly sustainable residential area. This proposal would also provide for much needed additional dwellings in the immediate area whilst complying with local plans and policies. The proposal does not affect the character of the area.

Therefore, the principle of development in this location is acceptable.

Design and impact of the development upon the character of the area

This proposal carefully considered the proposed units' relationship with adjacent dwellings throughout the design process to ensure that the proposed dwellings would not impact upon neighbouring dwellings.

The site as it currently stands is mostly lawn with minimal hardstanding areas and impermeable areas too (which is the norm) but also currently offers little or not benefit to neighbouring properties. The proposal does not reflect an increased ridge height greatly above that of neighbouring properties, and these dwellings have been sensitively designed to ensure they minimise their impacts on neighbouring properties, such as with the successful use of barn hips etc.

The current proposal(s) wouldn't increase overlooking and have limited habitable windows off flank walls toward neighbouring properties. It does allow for individual gardens for each dwelling too as expected. The gardens could be accessed via private side or rear gated in the normal manner.

The design offers future residents an appropriate level of light, outlook and private amenity, including gardens or outdoor space, commensurate with the type and location of housing proposed (and existing) locally.

Materials

The selection of materials throughout the construction process will ensure where possible, the use of sustainable materials from managed sources. All timber used within the construction of the building will be FSC certified where and if possible. The choice of materials will also reflect future requirements in terms of maintenance redecoration and component replacement.

Should this application be determined positively, we would anticipate submitting a materials schedule to the local authority if requested to ensure that the local authority is satisfied with the intended materials and their relationship with the neighbouring properties.

Impact upon residential amenities of surrounding properties

The proposals will not impact upon the residential amenities of neighbouring properties.

Plots 1 through 5 and 9 have retained an Open Space area to the southwest of the site to ensure that there is sufficient separation to the adjacent off site listed dwellings. This also retains existing planting along the boundary locally and our proposals allow ample opportunity for additional planting to this area which can be added via condition in the normal manner. The other boundaries across the site are proposed to be a 1.8m high fence and a hedge to be positioned on both the northern and southern boundaries.

All dwellings are positioned to ensure that any existing dwellings would only be looking at flank elevations of our proposed dwellings which is intentional in terms of minimising overlooking. There is ample opportunity throughout the site to provide additional planting or screening as all plots have generous proposed gardens; which again can be dealt with via condition at a later stage.

Trees

Please refer to the Tree report and Arboricultural Impact Assessment submitted alongside this application by the Canopy Consultancy for further information in relation to the existing trees.

It is proposed to plant new trees or hedgerow and shrubs, in order to ensure that new proposal is attractively screened and privacy for both the occupiers of the new dwellings and neighbouring properties is not only fully maintained but improved.

Car parking and highway safety

The site is located in Henfield. Henfield is a large village and civil parish in the Horsham District of West Sussex, England. It lies 41 miles (66 km) south of London. Henfield is located along the A281 (Brighton Road) between Brighton and Cowfold.

The site is conveniently located within Henfield and within easy reach to many of the local facilities such as the school, sports leisure centres, local parks, local pubs and convenience. The main train line in the near vicinity is Hassocks which is approx. 5.6 miles from Henfield. It provides convenient links to Brighton and London Waterloo. There is also a convenient bus route which links the immediate area adding to the site's accessibility. The site is therefore considered to be a very sustainable site.

The site itself is located on the eastern side of the Daisycroft, and also just to the south of Henfield Bowling Club (situated to the North of the site). There are existing dwellings located to the South and West of the site too. The site consists of existing outbuildings. It is also worth noting that the existing neighbouring properties at Stipenhoke (plots 1 through 6) are currently listed buildings.

A rough provision of 2 car parking spaces per dwelling has been allowed for under these proposals. However, we ask you to refer to the transport statement submitted alongside this application (by Sarnlea Consulting Engineers) which clarifies the parking requirements and confirms that the provision allowed for this site is suitable and is therefore policy compliant.

Refuse & Recycling

This site has also considered refuse and recycling as is required by the local planning policy. Private Collection is currently proposed under this application.

Plots 1 through 9 are anticipated as retaining their bins within their own rear gardens and then moved to the bin collection area to the front of Plots 1 & 2 on Bin Collection Day.

Accessibility Statement

This statement will examine how the proposals have considered the needs of the disabled at present and the ability to be adapted in the future.

Parking: - as mentioned above, this proposal provides ample parking spaces for each of the proposed dwellings, even though it is situated in a highly sustainable location.

Our proposal also provides a location within the site for secure cycle storage for up to two bicycles (and more if required) in the private rear gardens of each of the proposed dwellings, and is therefore also compliant from that perspective. The proposal also provides for secure locations for refuse and recycling bins within the rear gardens and a bin collection point at the rear or front of the site, which is easily accessed as needed on collection day.

These proposals provide the following:

- Short and easy access distances to the main entrance. All gradients will not exceed 1 in 12 where possible, or steps will be provided in accordance with the building regulations.
- The principal access points will be level where possible, or steps will be provided in accordance with the building regulations.
- The front entrance will be illuminated and have level threshold access.
- All main ground floor rooms will have a generous manoeuvring space for wheelchairs. All doors and hallways will conform to Part M of the building regulations where possible.
- Wall construction could be of block work throughout as to enable handrails to be fixed if required.
- The living area will be provided with outward opening doors onto level patio areas, or with minimal steps where the site allows.

The proposals will provide for new dwellings of the highest standards, adaptable in the future to meet the long-term needs of individuals irrespective of personal circumstances.

Sustainability

Energy Efficiency - This statement has been prepared in support of a full planning application for the provision of nine dwellings on Land South of the Bowling Club, The Daisycroft, Henfield, West Sussex, BN5 9RN. The dwellings will be 3No 2Bed 4 Person, 3No 3Bed 6 Person & 3No 4Bed 8 Person dwellings being 9No dwellings in total. It will examine how the proposals are efficient in terms of the use of energy and water and the general level of accessibility.

The intention is to provide well-designed low maintenance dwelling(s) which will be insulated in compliance with or to exceed the requirements of Part L1 of the Building Regulations and will be tested to fully comply with standard limiting thermal bridging and air leakage if required by the building regulations. The dwellings have been designed to ensure that all spaces will benefit from good quality natural light.

Domestic heating will be via energy efficient condensing boilers and high efficiency panel radiators with individual thermostatic valves or under floor heating if selected. Low energy electrical equipment and apparatus will be installed where practical, including low-level lamps throughout the building. This will be reviewed at building control stage and appropriate selections made.

Ventilation will be via natural means of opening windows and trickle vents with mechanical extractors for bathroom/WC if appropriate.

Selection of materials throughout the construction process will ensure where possible, the use of sustainable materials from managed sources. All timber used within the construction of the building will be FSC certified where and if possible. The choice of materials will also reflect future requirements in terms of maintenance redecoration and component replacement.

Standard Assessment Procedures (SAPS) will be completed upon submission of Building Regulations providing an indication of the overall energy efficiency of the building.

The proposed dwellings would use low flow appliances with supply restrictor valves, low flow shower heads, spray taps and dual flush toilets. This can potentially provide up to 40% saving in water usage when combined with 'A' rated appliances. However, all will be installed in accordance with the Water Calculations provided as part of the building regulations compliance process.

Rainwater run-off could be collected in water butts where possible with surplus running to soakaways if possible and will be considered at the construction stage.

These dwellings are in a highly sustainable location with a good choice of shopping and leisure facilities within easy walking distance from the site. The dwellings will be constructed to the most up to date legislation and utilize energy and water resources in an efficient manner. The site is situated within an established residential sustainable location.

6 – Conclusion

- 6.1 The proposed application is for the demolition of the existing structures on site and for the erection of nine dwellings and is of an appropriate scale and design to respect the character of the surrounding built environment of Henfield. It is not considered to present any adverse impact on neighbouring properties. It is very similar to existing adjacent dwellings that have already been implemented.
- 6.2 The site forms part of a draft housing allocation in the Draft Horsham District Local Plan as well as the current neighbourhood plan.
- 6.3 The proposals will provide for much needed sustainably designed dwellings suitable for first time buyers, suitable also for an elderly or disabled occupier(s) and represents an efficient use of land all in accordance with National and Local Planning Policies and will integrate sensitively with the character of the locality.
- 6.4 The houses as proposed have been designed with the older generations in mind.
- 6.5 The applicants have provided on-site parking as required. The parking space sizes would be 2.5m x 5.0m.
- 6.6 The proposal integrates well within the built form of existing surrounding area and integrates well adjacent to the other established properties adjacent to the site.
- 6.7 Cycle storage has been provided within the rear gardens and refuse collection areas are also shown on the plans as required.
- 6.8 The proposal provides very high-quality living conditions for future occupants with modern energy efficient accommodation complemented by immediately accessible private gardens.
- 6.9 The proposal is in keeping with recent consents in the borough and the proposal would not have any greater impact on the character of the surrounding area or the amenities of neighbouring occupiers.
- 6.10 The internal layouts are designed to be compliant with the National Minimum Space Standards and are similar in nature to those already approved within the borough and should therefore be supported.