

EAST STREET, RUSPER

DESIGN AND ACCESS STATEMENT

DOCUMENT P01, 01/2025



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1.0 INTRODUCTION

1.0 INTRODUCTION

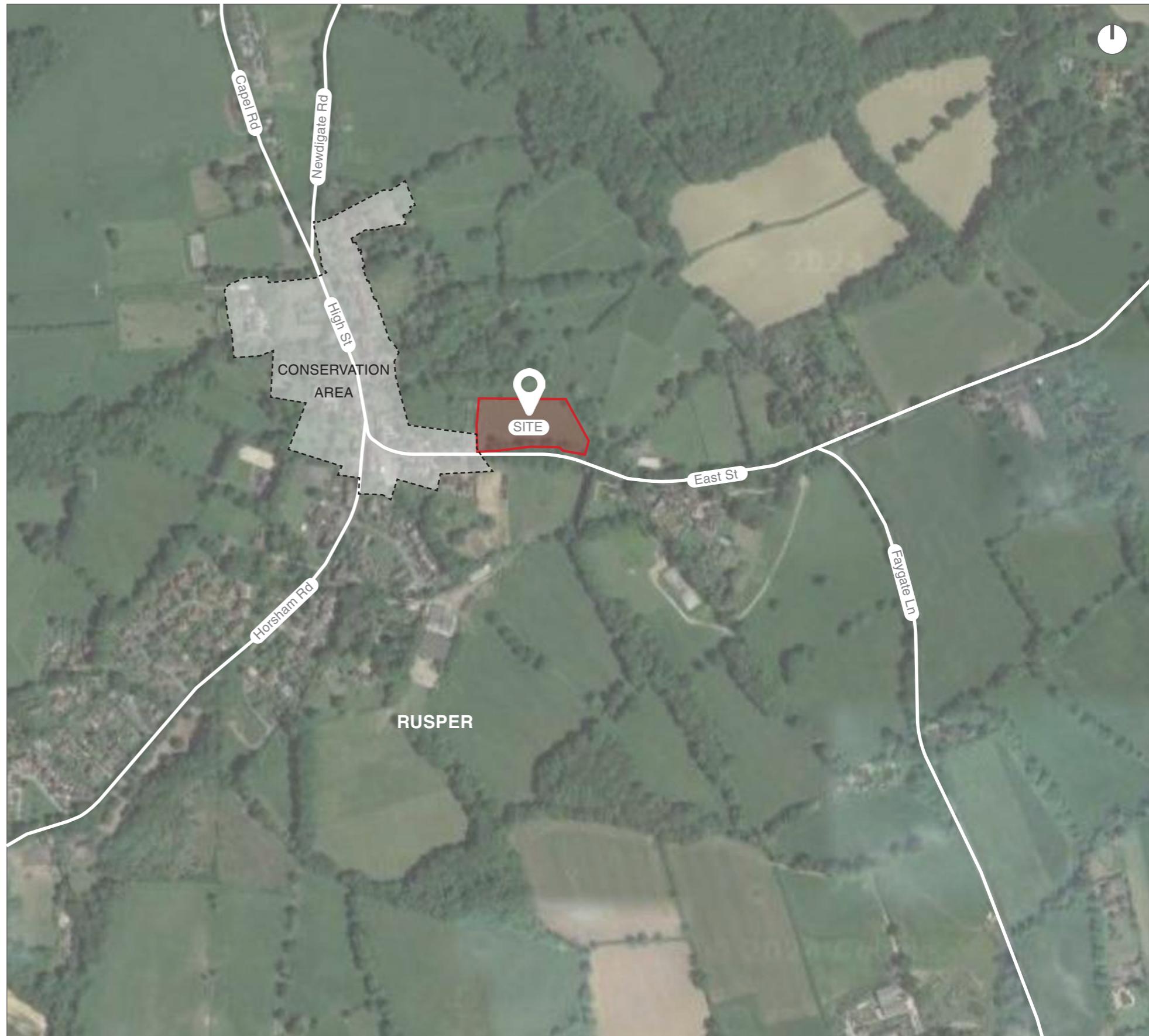
Rusper has been identified in the settlement hierarchy as a 'Smaller Village' and has been considered suitable for some modest growth in sustainable locations. The site (Land north of East Street) has been allocated for up to 20 homes under the Strategic Policy HA15 within the emerging Horsham District Local Plan, with an emphasis placed on maintaining the rural approach to the village.

This Design and Access Statement has been produced to illustrate Devine Homes' vision for developing the site to provide new homes in accordance with the draft allocation. The document contains a context study of the site and its surroundings, an opportunities and considerations plan, the conceptual design, and a material study to inform the architectural language of the scheme.

By presenting this comprehensive information, the Local Planning Authority and other interested parties can better understand the analysis and principles that have underpinned the design of the development proposal. This document is intended to support the detailed planning application for 18 new homes on the site.



Strategic Context Plan



Site Location Plan

2.0 SITE CONTEXT

2.01 THE SITE

2.02 FACILITIES

2.03 ACCESSIBILITY

2.04 LOCAL CHARACTER

2.05 MILLFIELD FARM, RUSPER

2.06 CONSIDERATIONS

2.07 OPPORTUNITIES

2.0 SITE ANALYSIS

2.01 The Site

The site is located on the eastern edge of the village of Rusper. Rusper village serves as the focal point of the parish, offering a number of local facilities and services.

Geographically, Rusper lies between the towns of Crawley and Horsham. The village is primarily concentrated on a linear pattern along High Street/ Horsham Road; however, the village envelope also extends east from the crossroads. A recent permission for 43 houses to the south of East Street will further expand the village to the east.

The proposed residential development is strategically located just off Horsham Road, on East Street. This position places the scheme directly adjacent to the built-up area boundary, minimizing its impact on the surrounding countryside while maintaining the village's established development pattern.

The site is a greenfield characterized by an open field used for occasional grazing. There is a belt of mature trees along the southern boundary. To the north, a public footpath meanders through a picturesque woodland area. The proposed development scheme aims to preserve the existing tree population, with careful planning to ensure no significant trees are removed, while simultaneously looking to enhance the site's boundaries through strategic screen planting. The site is allocated as part of Strategy Policy HA15 in the emerging Horsham District Local Plan, and is identified for up to 20 homes.



Photo Locations Key



2.0 SITE ANALYSIS

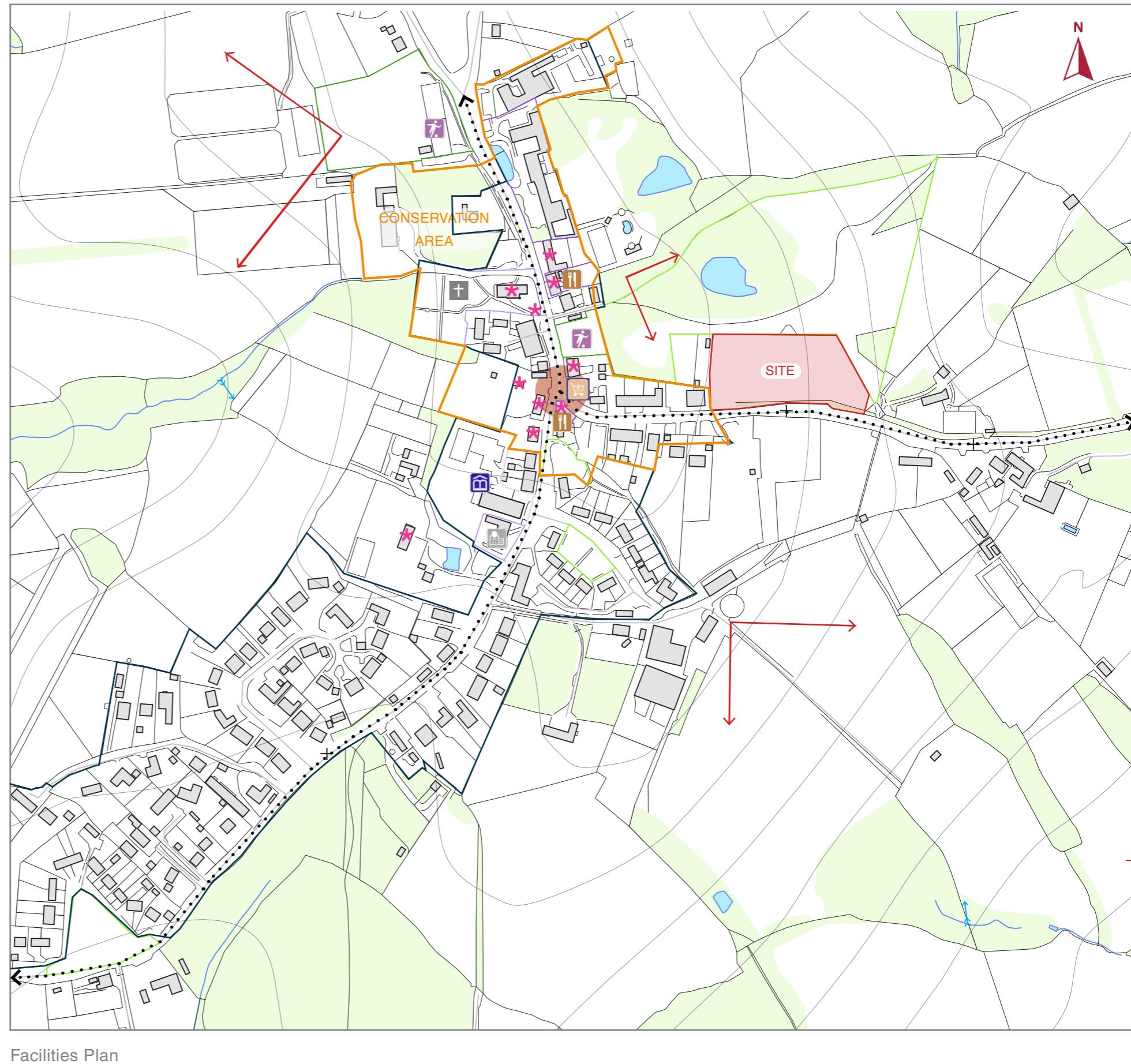
2.02 Facilities

The site is well located with good accessibility to a comprehensive range of local amenities within the charming village setting. The village provides a range of essential and community-orientated facilities, including a well-stocked village shop, a local post office, a residential care home, a community park, a historic church, a recreational sports area, and two historic pubs, village hall, and Rusper Primary school.

Beyond the immediate village amenities, the site's strategic location offers convenient access to large nearby towns. Specifically, Crawley and Horsham are easily reachable within a 15-minute drive or a comfortable 20-minute bus journey. These large towns provide an extensive range of additional services, shopping opportunities, and urban amenities, further enhancing the site's appeal by combining rural tranquillity with urban convenience.

Key

—	Built-Up area boundary
—	Conservation area
—	Site boundary
↗	Design - Important Vistas
■	Local Green Spaces
■	Landform Area
↔	Movement Route
●	Rusper village home centre
*	Listed Building
■	Leisure
■	Eatery/ Pub
■	School/ Academy
■	Shops
■	Community Facilities
+	Church



2.0 SITE ANALYSIS

2.03 Accessibility

The site has reasonable transport connectivity through multiple options. While there are no railway stations directly in the Parish, the nearby stations of Ifield, Littlehaven and Faygate offer convenient commuter links.

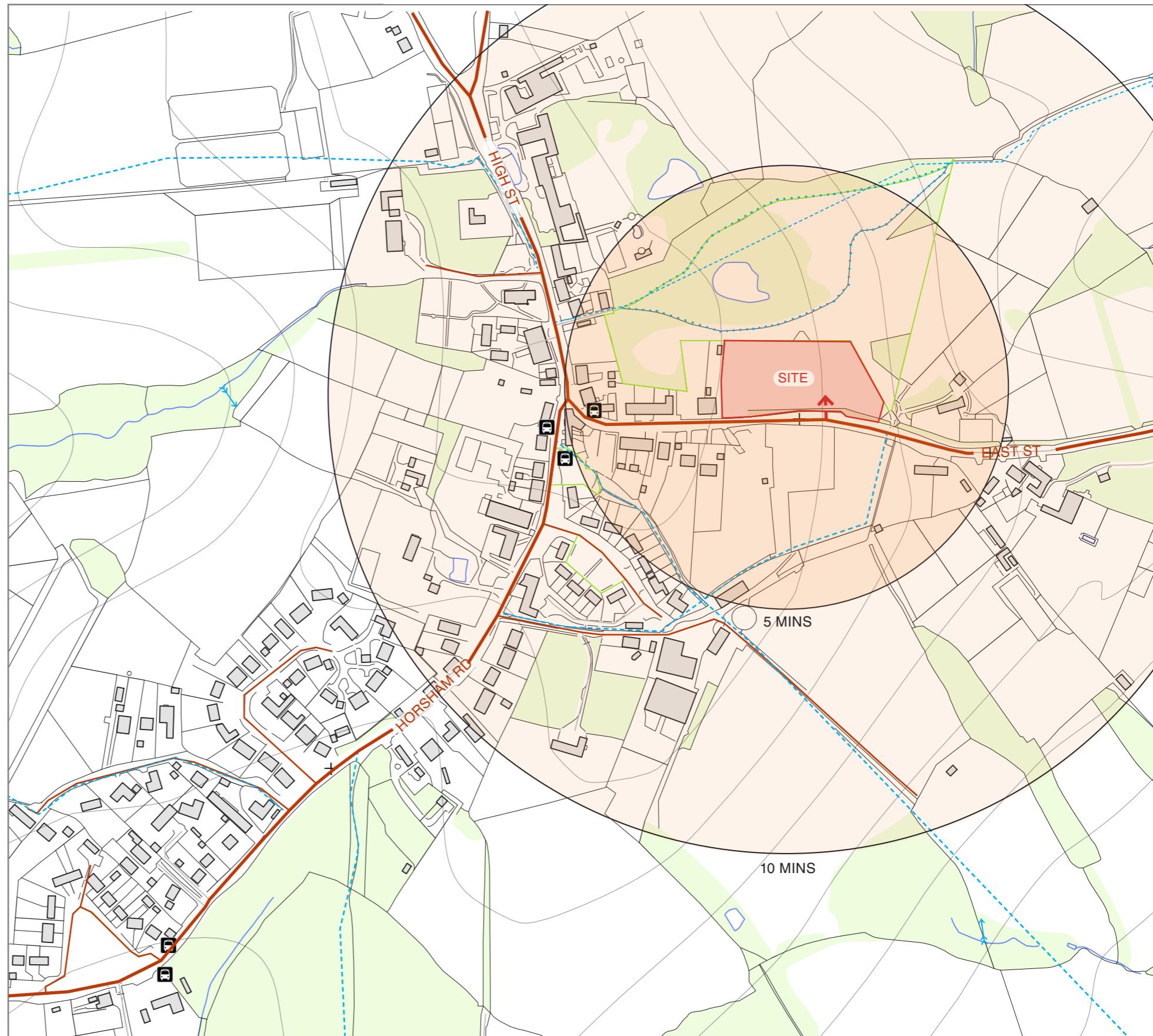
The area boasts an extensive network of pedestrian routes, including the Sussex Boarder Path and a scenic 'green walk' connecting Rusper through Lambs Green on to Ifield. The village bus stops are a short walk from the site, providing connections to destinations including Horsham and Crawley.

Strategic road connections are another advantage, with the major A24 road just a 10-minute drive away, offering easy links to Crawley, Horsham and the South.

Additionally, the expansion to the north of Horsham will deliver new homes alongside significant new facilities including employment space, community facilities and new schools. This strategic development prioritizes sustainable transport and infrastructure to connect new communities with the town center. Located just north of the expansion, Rusper will benefit from this developing infrastructure.

Key

- Existing Road Network
- Site Access off West Hill Road
- .Bus Stops
- Local Green Space
- Public Rights of Way



Accessibility Plan

2.0 SITE ANALYSIS

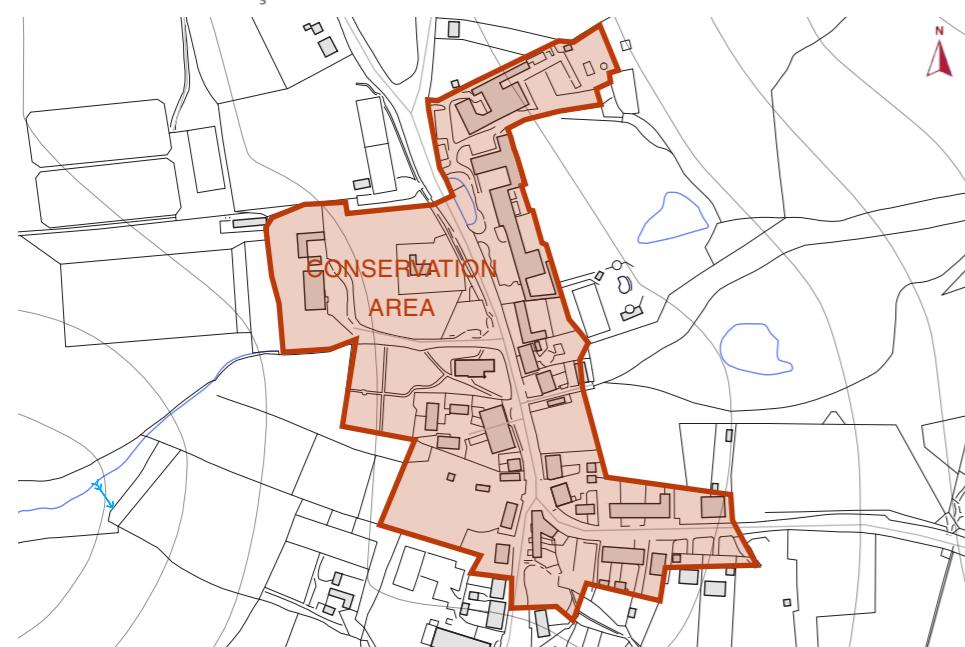
2.04 Local Character

The village of Ruper has a rich architectural heritage, with the buildings exhibiting a diverse range of ages and scales, with the majority being two storey structures. The Conservation Area epitomises the quintessential charm of a traditional West Sussex village, featuring a number of Listed buildings, showcasing traditional building styles and materials throughout.

The village's architectural character is defined by its use of materials - warm local bricks, distinctive tile hanging, mock Tudor detailing. What sets Ruper apart is its unique detailing; brick quoining, statement chimneys that punctuate the skyline, refined brick banding, and an elegant mix of hipped and barn-hip roof forms.

Drawing inspiration from this distinguished architectural heritage, our design approach will incorporate these defining elements to create a seamless and sympathetic addition to the village:

- A variety of brick header and sill types
- Brick quoining that adds visual interest to the dwellings
- Traditional barn-hip and hipped roof details that reflect the local vernacular
- Characterful chimneys that contribute to the village's distinctive roofscape.
- Mock Tudor façades



2.0 SITE ANALYSIS

2.05 Millfield Farm, Rusper

ECE Architecture secured approval for a 43-dwelling development at Milfields Farm, located opposite and south of Rusper Road. The approved scheme includes new access points, public open space, comprehensive landscaping, and associated works.

The design evolved through close collaboration with Planning Officers and local residents, involving multiple pre-application meetings and a public consultations. This collaborative approach ensured the development authentically reflects the local vernacular.

Our aesthetic approach for the current site draws direct inspiration from the approved Milfields Farm scheme, incorporating similar architectural elements such as gable porches, decorative brick banding, and barn hip roof forms. However, given our smaller site area and reduced unit count, we've opted for a more focused material palette. While maintaining contextual references to Rusper village, we've introduced subtle variations in architectural detailing to create a distinct identity that complements the approved scheme.

VILLAGE-STYLE: HOUSE STYLES & MATERIALITY



Materials and detailing shown that are going to be incorporated into our scheme: *Gable Porches, Brick Banding Detail, Cottage Style Front Doors, Plain Red Roof Tiles, Brown Brick, Chimneys to Key Plots, Tile Hanging, Clay Club Feature Tiles.*



FARM STYLE: HOUSE STYLES & MATERIALITY



Materials and detailing shown that are going to be incorporated into our scheme: *Barn-Hipped Roof Form, Black Weatherboarding, Plain Brown Roof Tiles.*

2.0 SITE ANALYSIS

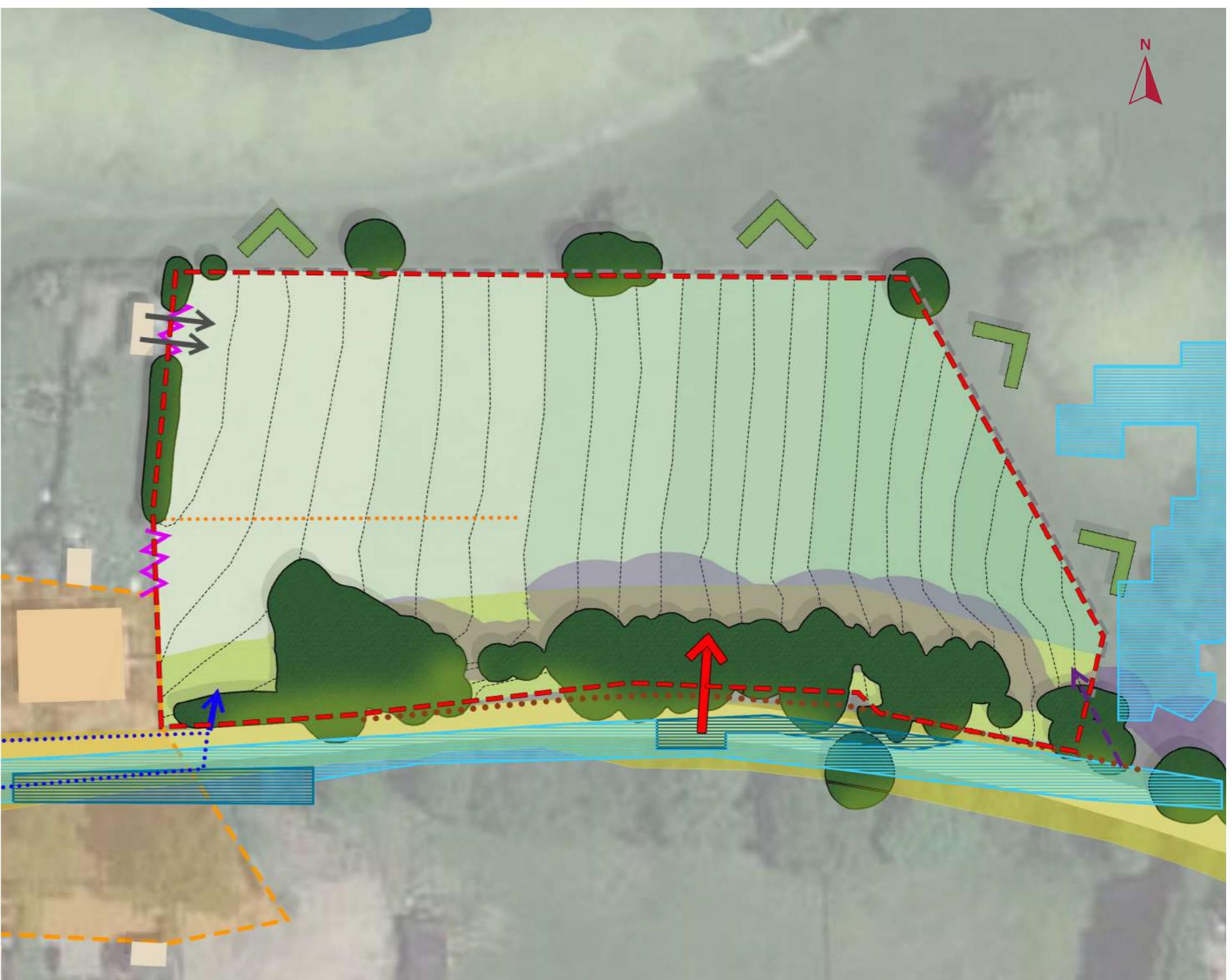
2.06 Considerations

As part of the design process, we have identified some key considerations:

- Existing Trees and Hedgerows: Carefully assess and retain as many of the existing trees and hedgerows within the site, while also incorporating new tree planting.
- Scale and Proximity of Built Form: Ensure the proposed scale and proximity of the built elements integrate harmoniously with the existing context.
- Pedestrian Connectivity: Establish pedestrian links that connect the site to the existing footpath network, promoting sustainable and accessible movement.
- Sensitive Edge Conditions: Provide a landscape buffer to the rural edges of the site, as well as the sensitive boundary to neighbours adjacent to the western boundary, allowing the scheme to sensitively respond to the site's edge of settlement location.

Key

- Site boundary
- Main access point
- Potential pedestrian access point/ connection to existing footway
- ↗ Sensitive boundary to neighbour
- Outbuilding/ home office faces over site
- Existing SW drain
- Existing field gate access
- Existing drainage ditch to site frontage with East Street.
- ↑ Rural Edge
- Low risk of surface water (between 0.1% and 1% chance each year)
- Medium risk of surface water (between 1% and 3.3 chance each year)
- Yellow denotes adopted highway
- Existing trees
- Shadow pattern
- Rusper Conservation Area
- Existing pond
- Topography of the site
- Avoid any built form in this area, the edge represents a 10m offset from the existing southern boundary fence.



2.0 SITE ANALYSIS

2.07 Opportunities

A series of development considerations have been acknowledged for the site and these are illustrated on the Opportunities Plan as shown on the right. These principles include:

- To create up to 20 dwellings in a range of sizes to meet local housing needs and Local Authority Affordable Housing targets.
- Focussed around existing mature trees that will supplement the existing landscaping with additional planting.
- Retain most of the existing trees and hedgerows to the site boundaries, in particular those located along the southern boundary.
- The scheme will need to sit comfortably with both surrounding countryside and Rusper conservation area.
- The access into the site needs to be carefully considered, to take into account minimising the impact to existing mature trees.

Key

— -	Site boundary
→	Main access point
→	Potential pedestrian access point/ connection to existing footway
N	Sensitive boundary to neighbour
→	Outbuilding/ home office faces over site
...	Existing shallow SW drain
→	Existing field gate access
....	Existing drainage ditch to site frontage with East Street.
↑	Rural Edge
■	Low risk of surface water (between 0.1% and 1% chance each year)
■	Medium risk of surface water (between 1% and 3.3 chance each year)
■	Yellow denotes adopted highway



Opportunities Plan

3.0 SITE PROPOSAL

3.01 DESIGN PROCESS

3.02 SITE LAYOUT

3.03 ACCESS AND MOVEMENT

3.04 LANDSCAPE STRATEGY

3.05 DRAINAGE STRATEGY

3.06 SUSTAINABILITY

3.0 SITE PROPOSAL

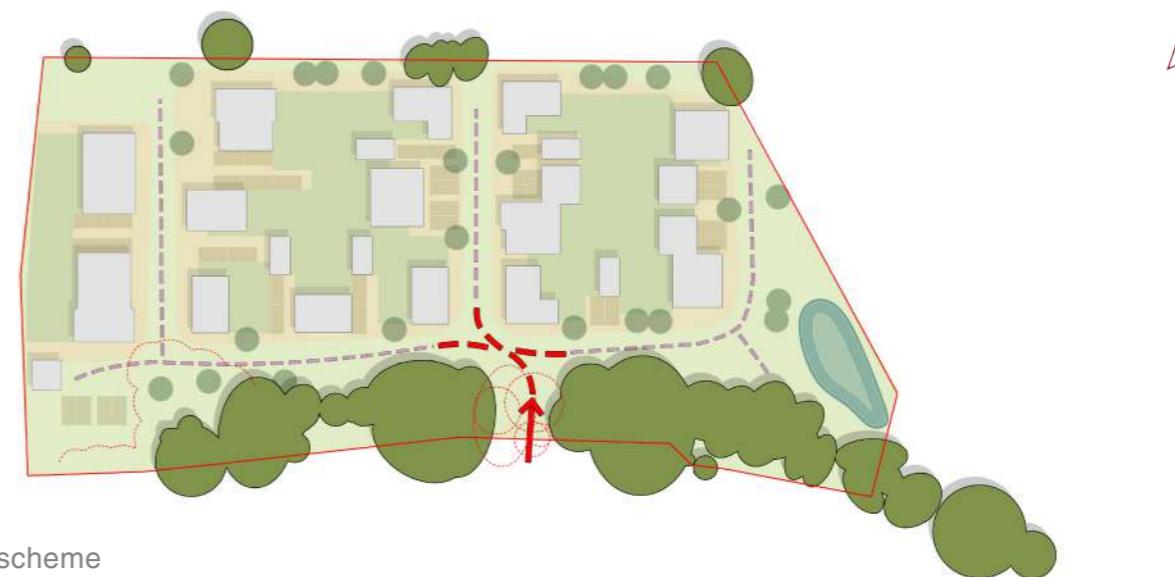
3.01 Design Process

The design scheme has evolved through several iterations as our team explored optimal approaches to the site's spatial organization. The site presented several key constraints that influenced the orientation of the dwellings. Primary among these was a desire to provide a frontage streetscene onto East Street whilst also avoiding having gardens backing onto the countryside boundaries to the north and east. Additionally, the presence of existing trees along the southern boundary necessitated careful road placement to prevent overshadowing of the proposed dwellings and their gardens.

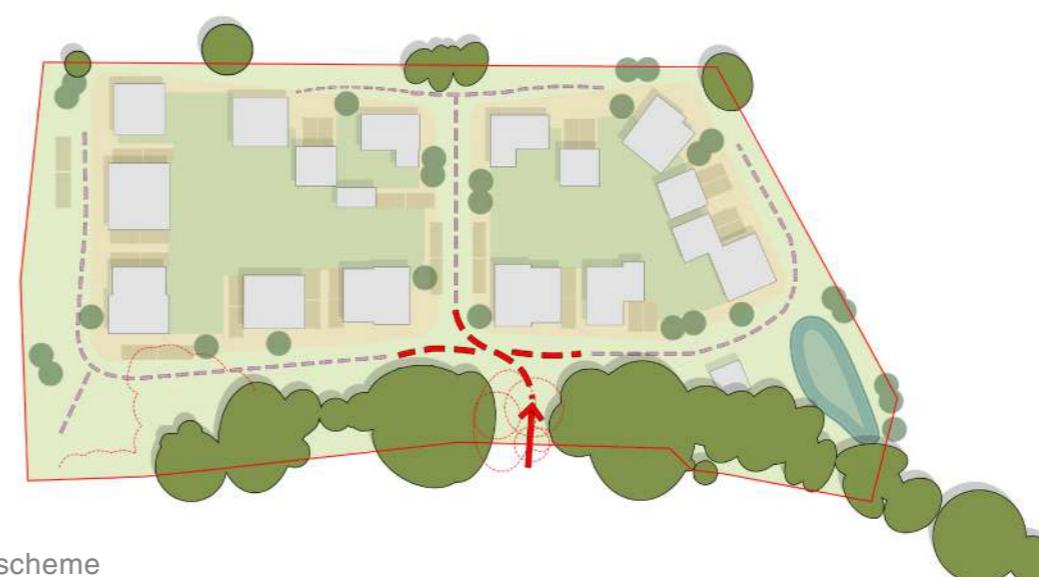
Sketch 1: Our initial layout proposed 20 units, but this proved too dense for an edge-of-settlement location considering the local context. The proximity to existing trees on the northern boundary was problematic, and the design lacked sufficient open space to meet our standards.

Sketch 2: In this iteration, we reduced the development to 18 units, achieving better spatial balance. We introduced a green buffer zone around the site's perimeter to minimize visual impact and create a more self-contained development that better reflected the surrounding area's character. However, the parking solution, which featured three sets of on-street parallel parking, felt inconsistent with the local context. We also had concerns about the treatment of the western boundary adjacent to the neighbouring property.

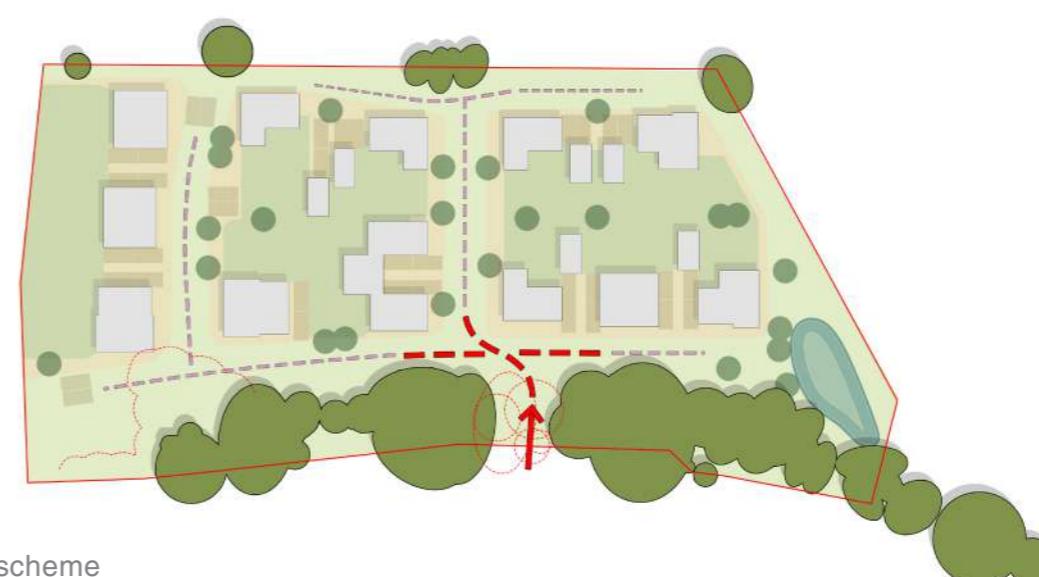
Sketch 3: Our current proposal synthesizes the strongest elements of the previous iterations. Maintaining 18 units, it preserves the green buffer along the northern and eastern boundaries while introducing an improved solution for the interface with the neighbouring property to the west. The revised parking arrangement better reflects local patterns and is more appropriate for this semi-rural setting.



Sketch 1 - 20 unit scheme



Sketch 2 - 18 unit scheme



Sketch 3 - 18 unit scheme

3.0 SITE PROPOSAL

3.02 Site Layout

— Site Boundary

1. Site Access.
2. Pedestrian Access Point, connecting to Existing Footpath.
3. Gardens abutting the western boundary with retained and supplemental buffer planting.
4. Attenuation Basin.
5. Affordable Provision, consisting of a mix that reflects the local councils needs.
6. Shared Surface Road.
7. Houses orientated to overlook adjoining countryside - softer edge.
8. Corner plots to provide interest and activity onto front and side elevations.
9. Houses oriented to provide streetscene onto East Street.
10. Buildings set back to retain tree belt along East Street Frontage.
11. New landscape buffer to eastern boundary.

Mix

The proposal is for 18 homes consisting of a mix that will comprises 2 and 3 bed family houses. This will include a 35% affordable housing provision consisting of:

● A total number of 6no. Dwelling, providing a mix of:

5no. 2 Bedroom Dwellings
1no. 3 Bedroom Dwellings



3.0 SITE PROPOSAL

3.03 Access and Movement

Access for refuse and emergency vehicles will be via the main access road off East Street with turning heads integrated into the road configuration.

Refuse storage for dwellings will be within rear gardens with bins brought to the front of properties by residents on collection day.

Cycle storage will be provided in garages for properties that have them. For properties without garages, secure cycle storage will be accommodated in dedicated sheds within the rear gardens.

For full tracking and parking details please refer to the Transport Statement submitted as part of this application.

Vehicular Access & Movement

A new safe and adequate access from East Street will be provided in accordance with adopted highway standards. This has been designed to achieve required visibility splays.

Movement through the site has been designed to create a well-structured street pattern. Given the nature and scale of the development, internal roads have been designed as a shared surface which is suited to the volume of movements and semi-rural setting of the site.

The internal road layout provides turning heads to enable safe maneuvering by servicing and emergency vehicles. The location of turning heads ensures that all dwellings are within acceptable firefighting distances and acceptable drag distances for refuse collections.

Pedestrian Access

Pedestrian access is proposed at the western end of the site, closest to the existing built up area of Rusper. A new section of footway will be provided on the southern side of East Street, connecting into existing footways within the village and providing pedestrian access to local services such as the Primary School. A safe pedestrian crossing point, with appropriate visibility splays, is provided.

Parking

Car parking has been provided in line with local parking standards, with a mix of parking bays and garages. Total parking provision, including garages (at 0.5 space), is 47 spaces, including 5 visitor spaces.

Cycle parking (2 bicycles per dwelling) is included, with storage provided either within garages or in separate sheds within rear gardens.



Key:

Access and Movement

- Pedestrian access and crossing point
- Vehicular access point
- Turning Head
- Private parking bays
- Visitor parking bays

Refuse Strategy

- Refuse and Recycling Bins
- * Refuse Collection Point
- Residents Dragging Distance
- ↷ Garden Gate

Storage and Cycle Parking

- Secure Timber Shed
- Garages
- Cycle Storage

3.0 SITE PROPOSAL

3.04 Landscape Strategy

Landscaping proposals for the development have been designed with ecological input in order to maximise biodiversity and habitat creation on site.

The proposals retain existing key landscape features, such as hedgerows and the wooded strip along East Street which form part of character of the area and provide setting to the site.

The landscape strategy for the site seeks to reinforce the landscape character of the area and the semi-rural nature of this part of Rusper as well as being designed to promote biodiversity. Key aspects of the planting proposals include:

- New native hedgerow planting to reinforce northern and eastern boundaries to surrounding countryside
- A landscaped buffer zone to the eastern boundary, including meadow grassland, native hedge and a new belt of tree planting
- Native shrub/scrub introduced as an understory to the retained wooded strip along East Street
- New native tree planting, including Field Maple, Oak and Hornbeam
- Areas of new meadow grassland

The open attenuation basin will provide a dual function of managing surface water run-off whilst also providing aquatic habitat when holding water.

Bird and bat boxes and log pile hibernacula will also be introduced within landscaped areas to provide additional habitat.

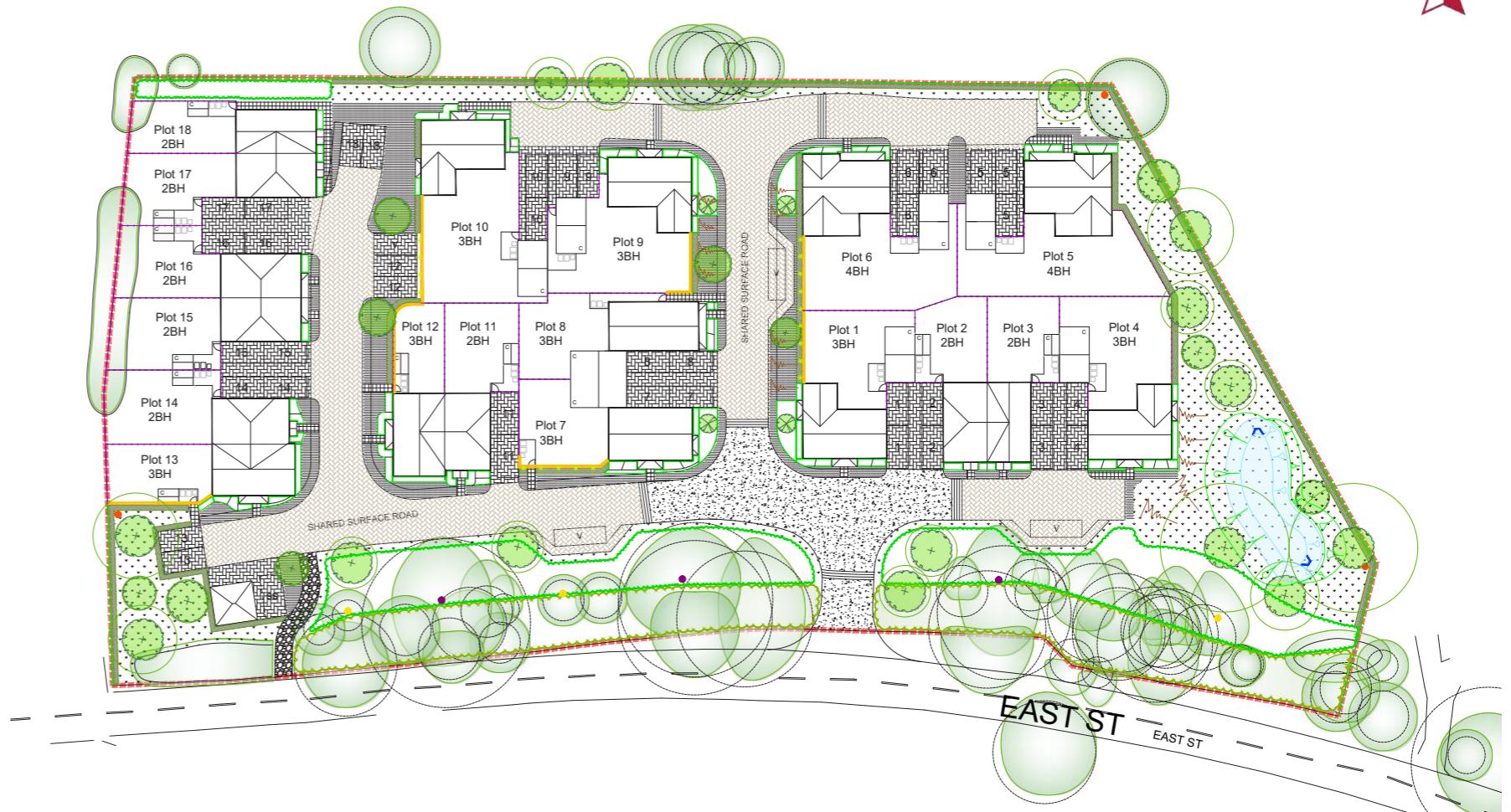
Hard surfacing materials have been selected to be in keeping with the village character of Rusper. The shared surfaces are proposed to be block paving and the pedestrian footpath is to be formed of hoggin surface.



Key:

Tarmacadam. To Engineer's specification	Hoggin surfacing	Proposed Tree - refer to planting schedule	Planting - Native Hedge Refer to plant schedule
Block Paving Marshalls brindle paving to Engineer's specification (or similar approved). Refer to Engineer's drawings for location of permeable block paving	Boundary - 1.8m brick wall Refer to Architect's details	Proposed Multistem - refer to planting schedule	Climbers Refer to plant schedule
Block Paving Marshalls charcoal paving to Engineer's specification (or similar approved). Refer to Engineer's drawings for location of permeable block paving	Boundary - close board fence 1.8m height with integrated hedgehog holes	Existing Trees / Shrubs	Grass
Block Paving Marshalls 100x100 cobble setts to Engineer's specification (or similar approved).	Boundary - post and rail fence 1.2m height	Planting - Native Shrub Buffer Refer to plant schedule	Meadow grass Refer to plant schedule
Slab Paving Marshalls 450x450 slabs to Engineer's specification (or similar approved).	Bird Box	Bat box	Log Pile
			Meadow grass (For seasonally wet areas) Refer to plant schedule

Landscape Layout



3.0 SITE PROPOSAL

3.05 Drainage Strategy

The scheme has been designed to manage surface water run-off effectively in order to ensure that it will not increase risk of flooding.

Due to prevailing ground conditions, infiltration of surface water into the ground is not viable on the site. As such, the drainage strategy has been designed to store surface water and discharge it at a controlled rate into the existing ditch network.

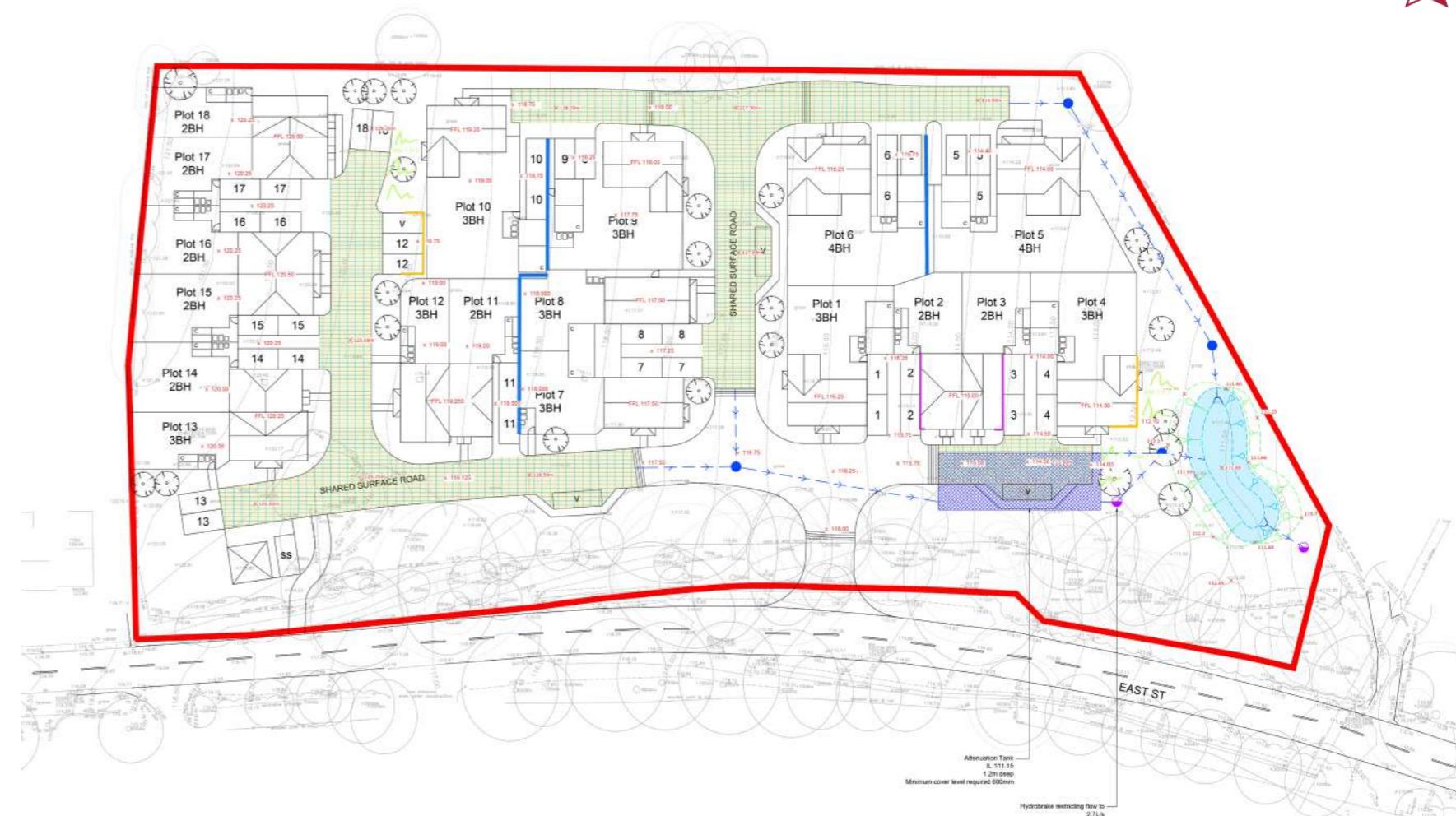
The drainage strategy has been designed in accordance with adopted standards and includes the following measures:

- Permeable paving to the shared surface roads
- Geo-cellular attenuation under the road surfaces
- A landscaped attenuation basin to provide final storage prior to outfall

These measures provide sufficient storage on site, with the discharge of surface water to the ditch network controlled to a maximum of 2.9 l/s through the use of a hydrobrake.

The use of permeable paving and the attenuation basin will also provide pollution control to assist with maintaining water quality.

Drainage Strategy Layout



Key:

	New Surface Water Gravity Pipe		Composite permeable paviours made up of 250mm Crushed Stone and 200mm Permevoid Crates
	New Surface Water Manhole		New Gabion wall
	New Surface Water Flow Control		New Post and Rail Fence
	New Headwall		Proposed Levels

3.0 SITE PROPOSAL

3.06 Sustainability

In order to address the requirements of the current and future policies, a broad range of sustainable design measures will be adopted for the development that will address the key environmental issues within the current Local Plan and Part L of the Building Regulations. Ensuring the scheme promotes sustainable transport modes will be at the core of the development. This will be achieved through creating an attractive development that has good pedestrian and cycle links to Ruper Village centre, encouraging movement by foot or bicycle.

Sustainability Objectives

A series of commitments and goals are set out to facilitate the delivery of a well rounded sustainable development. These include:

Site and Layout

- Providing high quality housing that is representative of the local vernacular
- Solar orientation optimised
- Reduced Building Form Factor increases proposals energy efficiency

Carbon Reduction

- Operational carbon reduced through energy efficiency measures
- Air source heat pumps to provide heating and hot water, further reducing carbon emissions.
- Increased air tightness with reduced thermal bridging

Healthy Homes

- All dwellings to meet or exceed national space standards
- Dwellings designed to ensure natural daylight to habitable rooms
- Natural ventilation

Energy Strategy

BE LEAN: Fabric First Approach

The specification of the building fabric and thermal envelope (insulation, glazing, air permeability etc.) designed to drive down heat losses from the dwellings, minimise energy consumption and reduce running costs.

BE CLEAN: High-Efficiency, all-electric

Ultra high-efficiency heating & hot water systems. Energy efficient LED lighting and appliances.

BE GREEN: Renewable Energy Generation

An energy strategy that can rely on electricity generated from low carbon sources. Air source heat pumps provide the heating and hot water requirements.

Water Efficiency

The new homes have been designed to achieve high levels of water efficiency, to minimise mains water use.

Through the use of water efficient fittings, flow restrictors and efficient appliances, the development will achieve water use of 85 litres per person per day or less.

The residual mains water usage from the development will be offset by off-site water savings, which are achieved through installation of a borehole to supply a cattle farm which will partially replace mains water use on the farm. These savings will more than offset the demand from the development, ensuring that the scheme is Water Neutral.



4.0 DESIGN APPROACH

4.01 MATERIAL PLAN

4.02 STREET SCENE

4.0 DESIGN APPROACH

4.01 Material Plan

The materials chosen have been carefully considered and are reflective of the local context. The approach is to have subtle differences in the brick used, along with key buildings featuring distinctive architectural detailing such as exposed rafter feet, chimney and brick quoining. This creates a cohesive yet varied aesthetic that ties the development to the surrounding architectural character. The selective use of accent materials, such as tile hanging and weatherboarding on prominent structures helps to add visual interest and promote wayfinding.

Key

External Walls

■ Half Height Weatherboarding with Brown Multi Brick

■ Half Height Clay Tile Hanging with Red Multi Brick

■ Brown Multi Brick

■ Red Multi Brick

Roof Finish

■ Plain Red Roof Tiles

■ Plain Gray Roof Tiles

Enhanced Architectural Detailing

* Exposed Rafter Feet, Chimney and Brick Quoining



5.0 DESIGN APPROACH

4.02 Street Scene

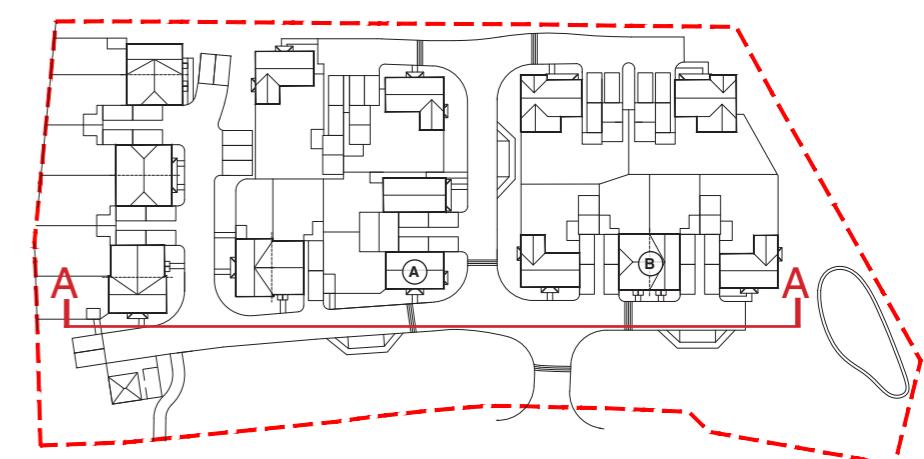


Street Scene A-A



Key

1. Front-to-back porch (hipped) with timber post
2. Chimney
3. Exposed rafter feet
4. Brick quoining
5. Brick crest cill
6. Soldier brick head
7. Decorative brick gable feature
8. Decorative brick banding



Close Up of Housetype

4.0 DESIGN APPROACH

4.02 Street Scene



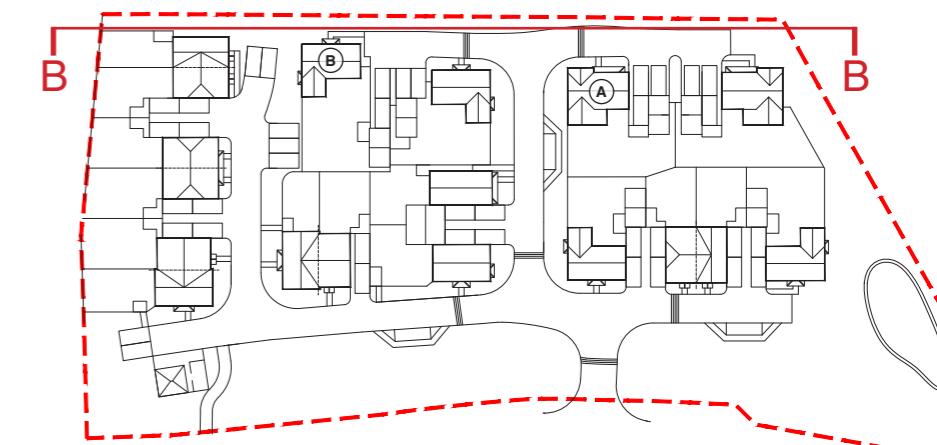
Street Scene B-B



Close Up of Housetype

Key

1. Decorative gable boarding detail
2. Black weatherboarding
3. Cottage inspired front door
4. Bay window
5. Clay club feature tile
6. Vertical and horizontal mullions
7. Tile hanging
8. Grey window frames
9. Protruding brick detail



5.0 CONCLUSION

5.01 CONCLUSION

6.0 CONCLUSION

This Design and Access illustrates how the design has arisen from a firm understanding of the local character of Rusper and full grasp of the constraints and opportunities. This has resulted in an appropriate proposal that meets all the development criteria and makes efficient use of the available land, that has been allocated for development as part of Strategic Policy HA15: Rusper within the emerging Horsham District Local Plan.

The scheme has been assessed against all relevant National and Local Planning Policy and guidance. The design process resulting in this Application has been rigorous and carefully considered to create a high-quality design solution that respects the character of the surrounding area and the specific constraints of the site. As a result, a proposal has been created that respects the wider surrounding context, creating an aesthetically pleasing and sustainable residential development within a well landscaped setting.



Illustrative view from Southeast corner of the site



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