

DRPJ

9 MONTPELIER GARDENS, WASHINGTON

DESIGN & ACCESS STATEMENT

March 2026



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CLIENT & CONSULTANT TEAM

CLIENT

DRPJ Ltd.

ARCHITECT

Mark Walker

PLANNING CONSULTANT

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TRANSPORT

Motion

BIODIVERSITY & ECOLOGY

Arbtech

INTRODUCTION

EXECUTIVE SUMMARY

Purpose of Report

This design & access statement document has been prepared by to accompany a detailed planning application for DRPJ Ltd.

The document illustrates the design proposals for 2 no. new dwellings on a vacant plot adjacent to no. 9 Montpelier Gardens.

It should be read in conjunction with the submitted drawings and supporting documentation.

Summary of Proposals

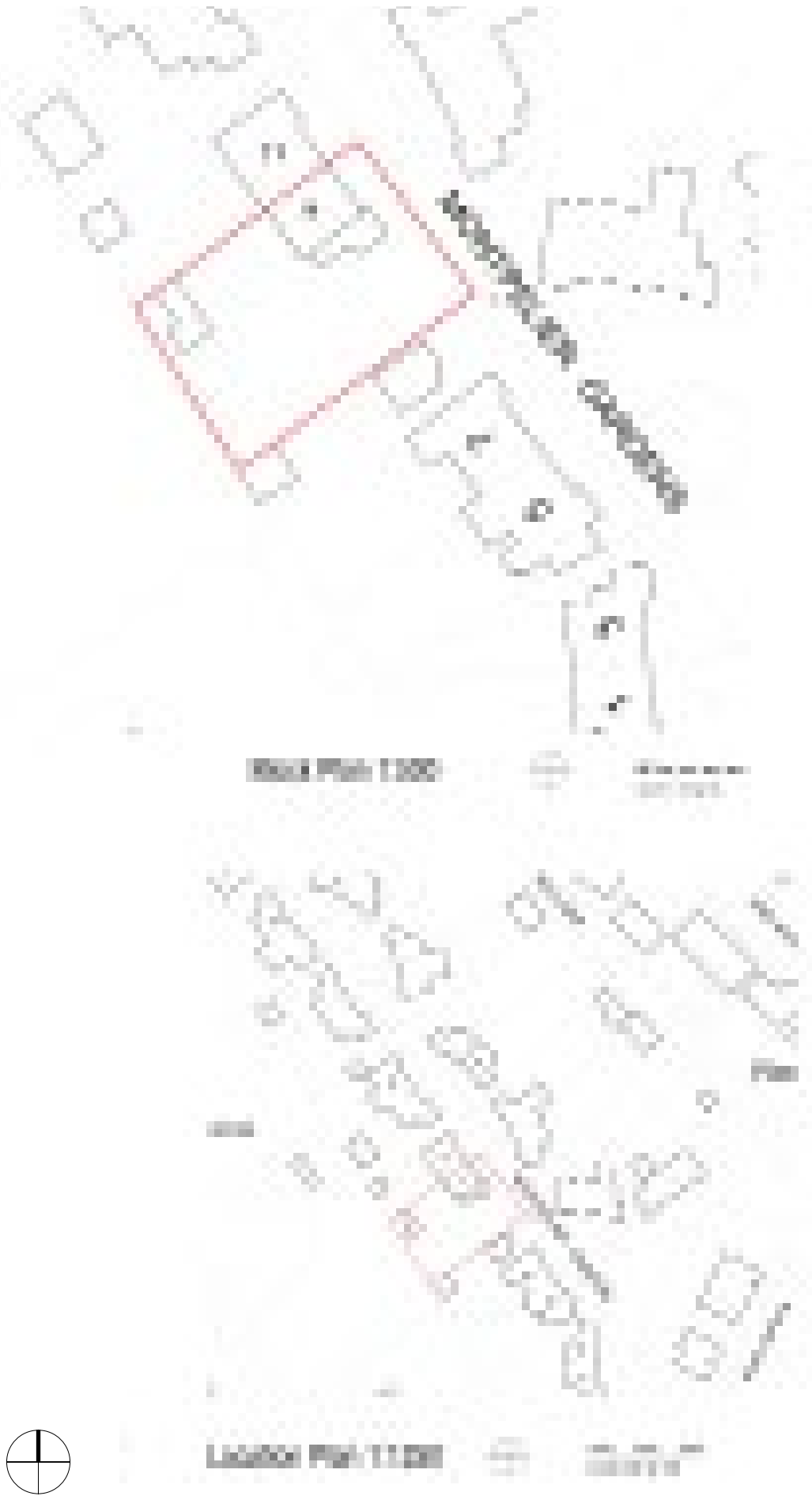
- 2 no. 2 Bedroom / 3 Person Houses
- 4 no. Parking Spaces
- Rear Extension to existing no. 9 Montpelier Gardens
- Demolition of existing single storey side element to existing house

Site Address

9 Montpelier Gardens
Washington
Pulborough
RH20 3BW



EXISITNG SITE LOCATION PLAN



SITE PHOTOS



Key Plan (nts)



View from no.9 looking South



View of London Road development



View from no.9 looking south



No.9 looking towards Montpelier Gardens

LOCAL CONTEXT PHOTOS



Key Plan (nts)



Montpelier Gardens Parking Areas



London Road



Montpelier Gardens



London Road

SITE PHOTOS



Site Photo looking north west - Showing vacant plot adjacent to no.9 Montpelier Gardens

SITE PHOTOS



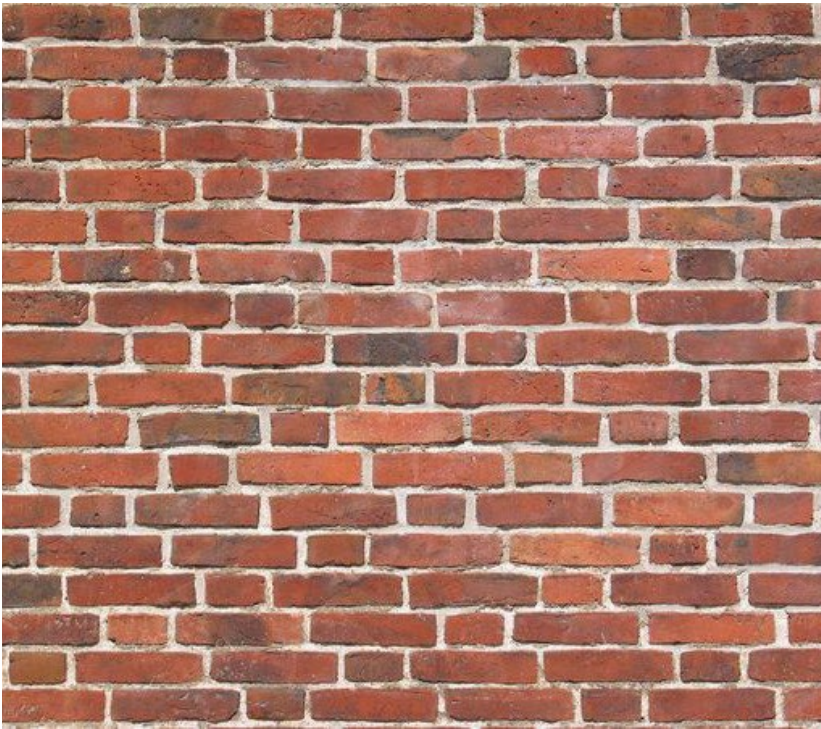
Montpelier Gardens - View looking north

EXISTING PLANS & ELEVATIONS - No.9 Montpelier Gardens



MATERIALITY

Local Materials



Red Brick



Render



Artificial Slate



Red Concrte Roof Tiles

PROPOSALS

DESIGN STATEMENT

Site Context and Development Opportunity

The proposal relates to a vacant and underutilised parcel of land adjacent to the existing dwelling at No. 9 Montpelier Gardens. The development represents the efficient use of previously developed land within an established residential area and will contribute to the delivery of additional housing within the district.

The scheme has been designed to respond positively to the character and grain of Montpelier Gardens, ensuring the scale, form and materials reflect the established residential context while making a positive addition to the street scene.

Parking

Access to the proposed dwellings will be taken directly from Montpelier Gardens via individual driveways serving each property.

Each dwelling is provided with two off-street parking spaces, ensuring an appropriate level of parking provision in accordance with local standards. Vehicle tracking has been undertaken using AutoTURN software to confirm that vehicles can safely enter, exit and manoeuvre within the site.

Secure cycle storage will be provided within the rear garden of each dwelling.

Internal Space Standards

The proposed development comprises two-bedroom, three-person dwellings designed to meet the requirements of the Nationally Described Space Standard.

The proposed housees meet or exceed the minimum gross internal floor area and minimum bedroom sizes specified by the standard. The dwellings are also designed with level access at the principal entrance, supporting accessibility and ease of use for future occupants.

Layout, Form and Massing

The proposed dwellings are positioned slightly set back from the prevailing building line along Montpelier Gardens. This modest setback maintains an appropriate relationship with neighbouring properties and contributes to a sense of openness within the street scene.

To the rear, the building line broadly reflects that of the neighbouring property to the south and aligns with the proposed extended rear elevation of the existing dwelling at No. 9, ensuring a coherent relationship between the built forms on the site.

The development comprises a pair of two-storey dwellings with pitched roofs running from front to back and hipped ends. This roof form reflects the architectural character of surrounding properties within Montpelier Gardens. The proposed dwellings sit at a slightly lower level relative to neighbouring houses due to the natural topography of the site. As a result, both the eaves and ridge heights remain below those of adjacent dwellings, ensuring the development integrates comfortably within the established streetscape.

Overall, the scale and massing are considered appropriate to the character of the area and will not appear dominant or incongruous within the street scene.

Materials and Appearance

The proposed material palette has been selected to reflect the character of the surrounding residential context.

The external materials are proposed as follows:

- Red facing brickwork to the external walls
- Clay or concrete plain roof tiles
- High-performance uPVC windows
- Hardwood or composite timber-effect

front doors

This palette reflects materials commonly found within the locality and will ensure the development integrates visually with neighbouring properties while providing a durable and high-quality finish.

Materials have also been selected with regard to durability, responsible sourcing and reduced embodied carbon where practicable. Construction waste will be managed in accordance with best practice, with opportunities for reuse and recycling maximised.

Residential Amenity

Each dwelling will benefit from a private rear garden of a generous size, providing appropriate outdoor amenity space for future occupants.

The orientation of the plots ensures the gardens will receive a good balance of natural sunlight throughout the day. Soft landscaping and native planting will be incorporated to enhance the character of the gardens and contribute positively to biodiversity.

The scale, siting and relationship of the proposed dwellings have been carefully considered to ensure that neighbouring residential amenity is preserved, with no unacceptable impacts in terms of overlooking, overshadowing or loss of outlook.

Refuse and Recycling

Refuse and recycling storage areas will be provided to the frontage of each dwelling. These facilities will provide adequate capacity for waste and recyclable materials and will be conveniently located for collection from the highway.

Trees and Landscaping

The proposed development will retain all existing trees on the site, and no tree removal is required to facilitate the proposed development.

Additional planting will be introduced within the rear gardens to enhance the green character of the site and provide ecological benefits.

Sustainability

The proposed dwellings adopt a fabric-first approach to energy performance, ensuring high levels of thermal efficiency through enhanced insulation, improved U-values and airtightness performance exceeding the minimum requirements of the UK Building Regulations.

Low-carbon technologies will be incorporated into the development, including air source heat pumps to provide heating and hot water. Energy-efficient mechanical and electrical systems will also be installed, including LED lighting and smart controls to minimise energy consumption.

In addition, roof-mounted photovoltaic panels on the rear roof slope will generate renewable electricity on site, helping to reduce operational carbon emissions and improve the overall energy performance of the dwellings.

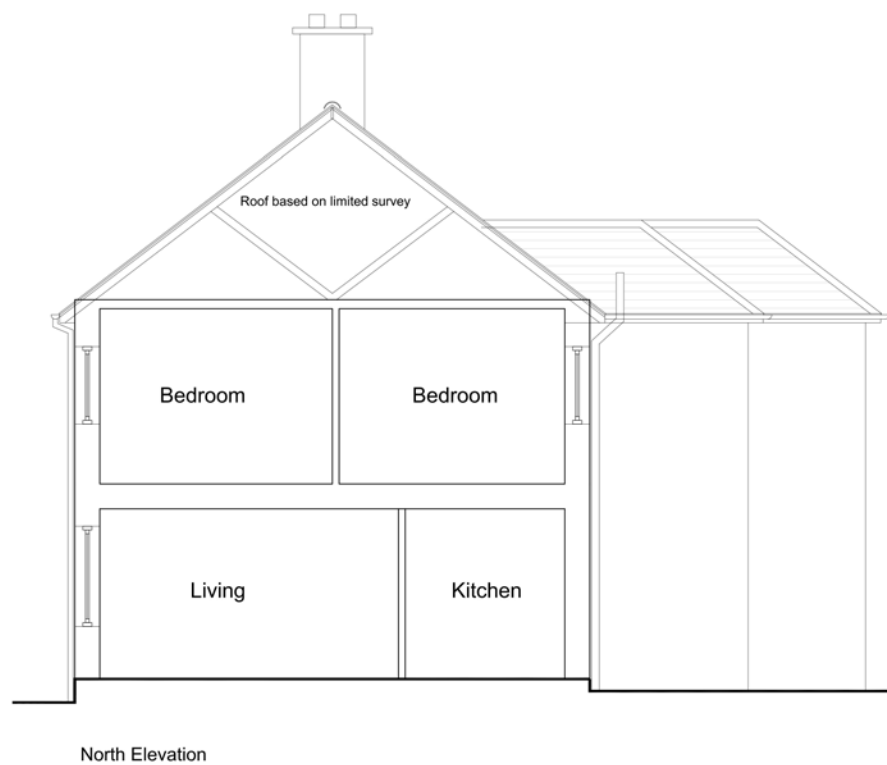
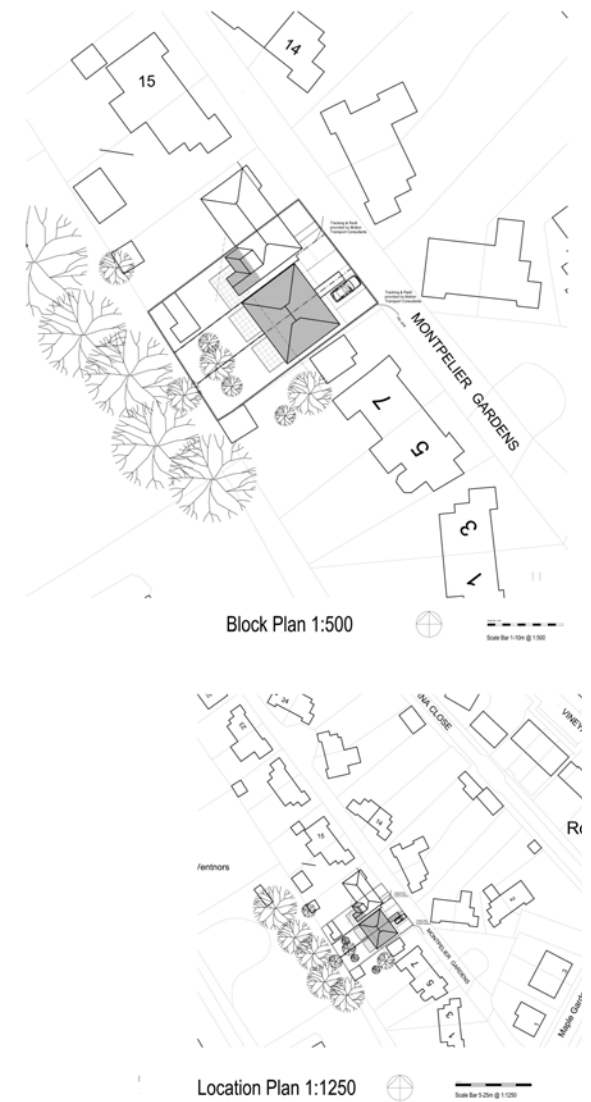
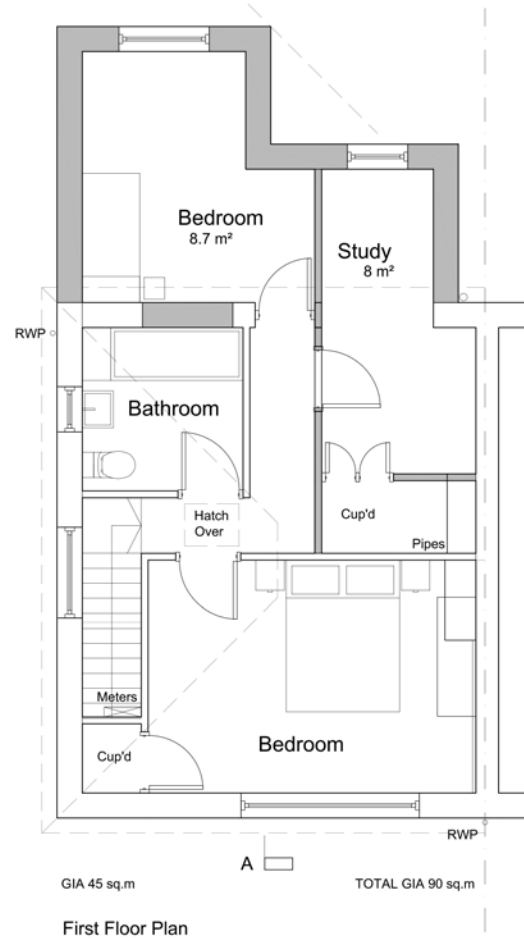
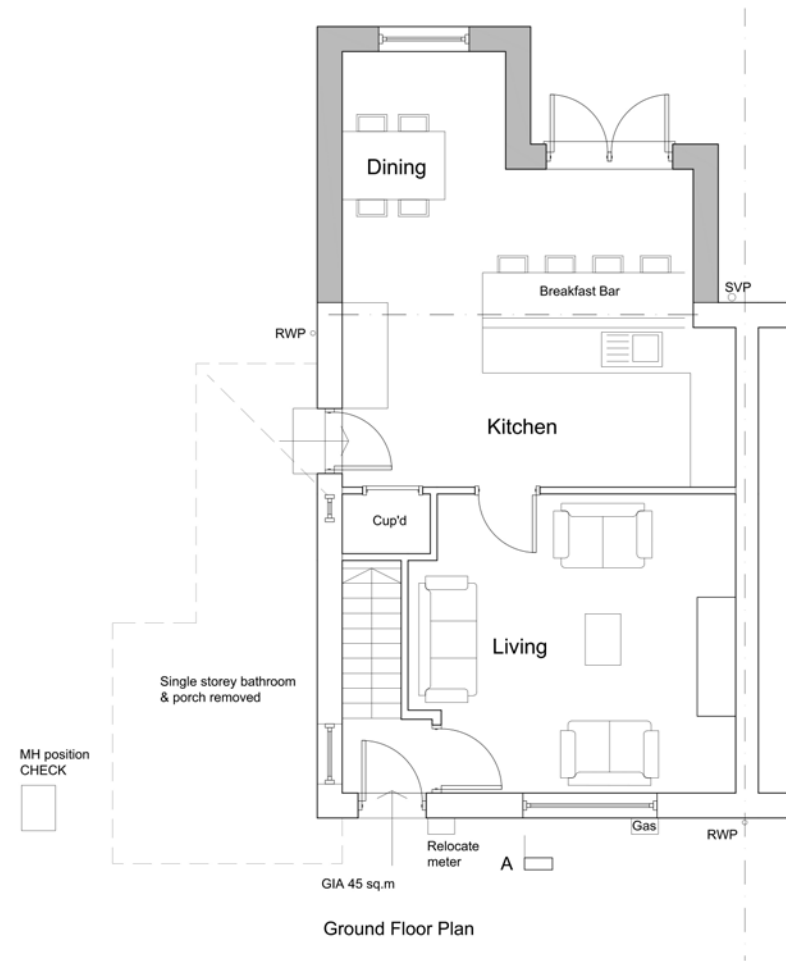
These measures will ensure that the homes perform significantly better than the notional Building Regulations dwelling and support the delivery of energy-efficient housing within the district.

Biodiversity and Green Infrastructure

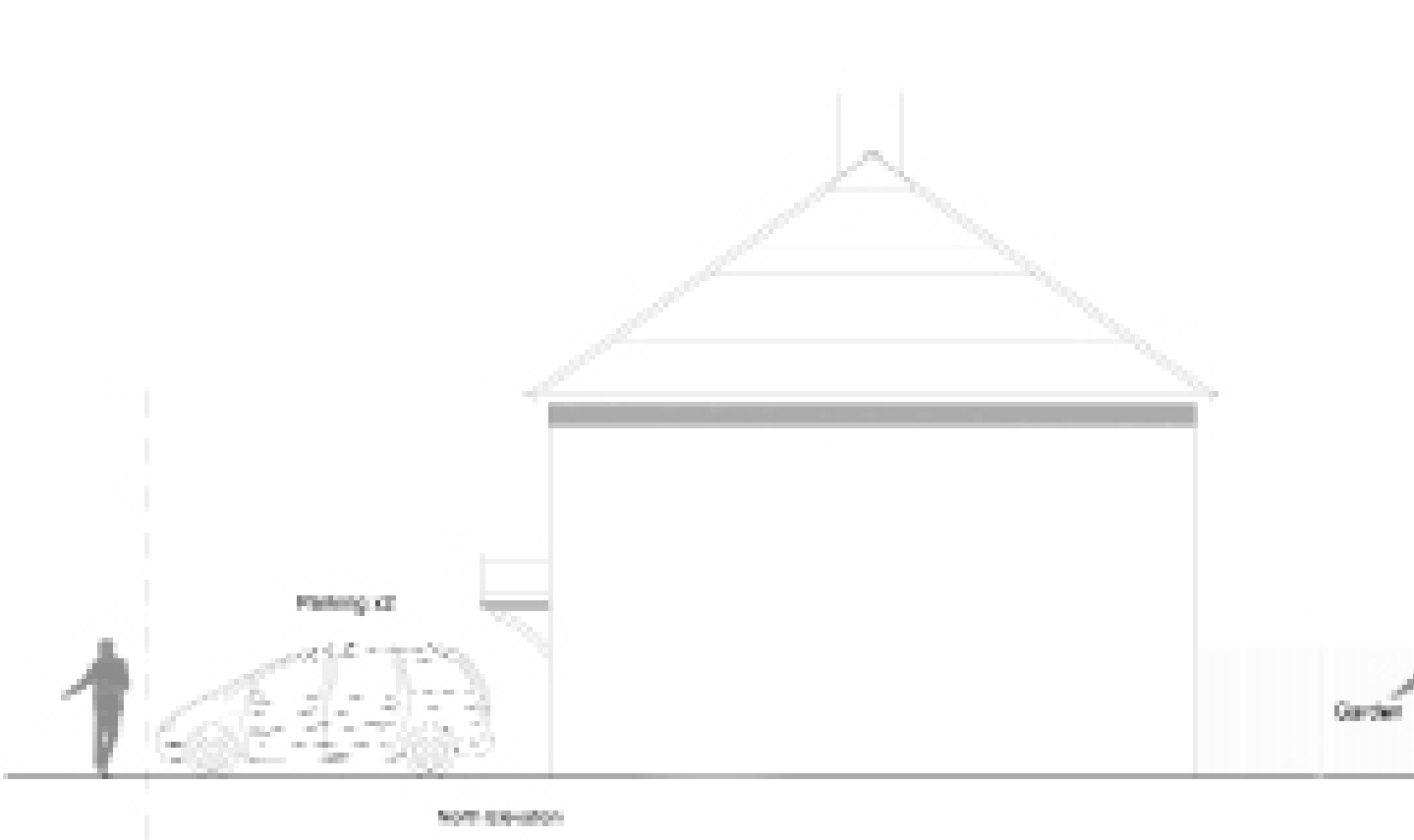
The landscape design will enhance biodiversity through the introduction of native planting and soft landscaping within the rear gardens. These measures will create habitat opportunities for wildlife and contribute to local ecological connectivity.

This approach aligns with local planning objectives which seek to promote environmental enhancement alongside residential development.

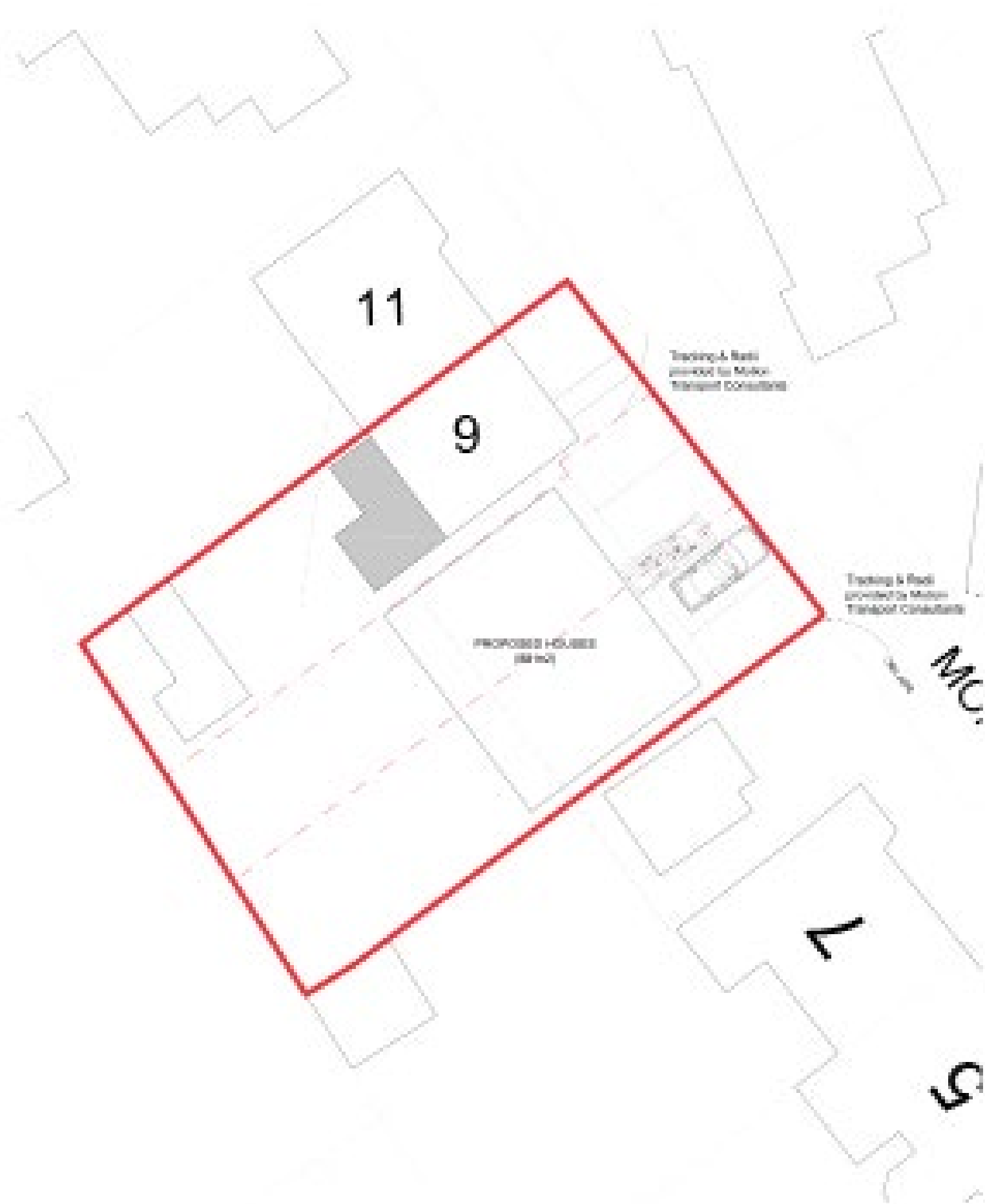
PROPOSED PLANS & ELEVATION - No.9 Montpelier Gardens Extension



PROPOSED ELEVATIONS - NEW DWELLINGS



PROPOSED SITE PLAN - NEW DWELLINGS



PROPOSED SITE PLAN

The development represents the efficient use of a vacant plot within an established residential area and will contribute to the delivery of valuable new additional housing within the district.



Illustrative Site Plan



Illustrative View from Montpelier

SECURE BY DESIGN

SECURE BY DESIGN

The proposed development has been designed with community safety as a fundamental consideration. The scheme reflects the principles of Secured by Design, the official police security initiative that promotes crime prevention through environmental design.

Although formal Secured by Design certification is not necessarily required for a development of this scale, the design has been informed by its key principles to ensure the creation of safe, secure and resilient homes.

Layout and Natural Surveillance

The dwellings are arranged to provide clear and active frontages to the street, ensuring strong natural surveillance of public and semi-private areas. Principal habitable room windows overlook access points, parking areas and private amenity spaces, reducing opportunities for concealed activity. Boundaries are clearly defined to distinguish between public and private space, reinforcing a sense of ownership and territoriality.

Access and Defensible Space

Access to each dwelling is simple and legible, avoiding hidden or poorly lit routes. Private rear gardens are fully enclosed with secure boundary treatments of an appropriate height and specification to prevent unauthorised access.

Side access gates will be lockable and robustly constructed. Any shared access arrangements are designed to remain overlooked and well defined.

Doors, Windows and Physical Security

All external doors, windows and accessible glazing will be specified to meet recognised security standards equivalent to PAS 24 or similar enhanced security performance criteria. Multi-point locking systems, laminated glazing (where required), and secure ironmongery will be incorporated to reduce vulnerability.

Ground floor and easily accessible windows will be designed to resist forced entry while maintaining appropriate means of escape in the event of fire.

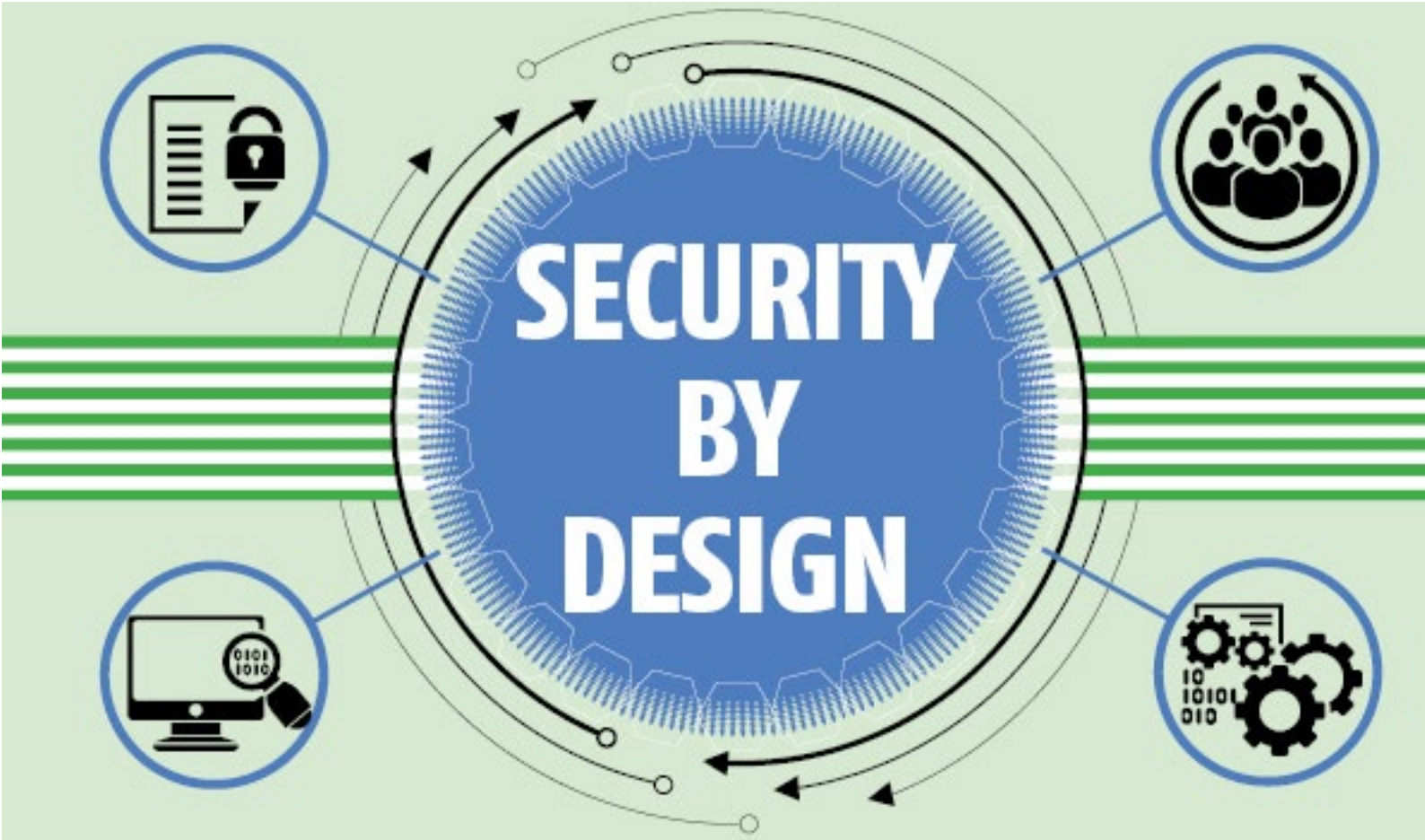
Lighting and Visibility

The site benefits from clear sightlines and good visibility. External lighting will be carefully positioned to illuminate entrances and access paths without causing light spill or glare, thereby enhancing safety while respecting neighbouring amenity and biodiversity considerations.

Parking and Cycle Storage

Parking spaces are located within clear view of the dwellings to maximise passive surveillance. Any cycle storage provided will be secure, enclosed and located within private curtilage.

Overall, the scheme promotes a safe residential environment through thoughtful design, robust specification and clear spatial definition. The proposals support Horsham District Council's objectives to deliver well-designed, secure and sustainable residential development.



TRANSPORT & PARKING

TRANSPORT & PARKING

The proposed development has been designed to provide appropriate and policy-compliant vehicle parking in accordance with the adopted parking standards of Horsham District Council and West Sussex County Council as Local Highway Authority.

Quantum of Parking

The scheme provides:

- 2 off-street car parking spaces per dwelling
- A total of 4 parking spaces across the development

This provision meets the requirements set out in Horsham District Council's Residential Parking Supplementary Planning Guidance (SPD) and is therefore fully policy compliant for 2-bedroom dwellings in this location.

Layout and Accessibility

The parking spaces are located within the private curtilage of each dwelling, ensuring:

- Direct and convenient access to the homes
- Clear natural surveillance from principal habitable rooms
- Safe and independent manoeuvring without overhang onto the highway or footways

Vehicle tracking confirms that cars can enter and exit the site in a forward gear, maintaining visibility splays and meeting local highway safety standards.

Electric Vehicle Charging

In accordance with current Building Regulations and Horsham District Council guidance, each dwelling will be provided with electric vehicle charging infrastructure to support low-emission travel and future-proof the development.

Cycle Storage

Secure cycle storage is provided within private garden areas to promote sustainable travel and reduce reliance on private vehicles where possible.

NOTE:

PLEASE ALSO READ IN CONJUNCTION WITH TRANSPORT STATEMENT HAS BEEN PREPARED BY MOTION IN SUPPORT OF THIS APPLICATION.



Tracking Prepared by Motion

NDSS COMPLIANT HOMES

NDSS COMPLIANT HOMES

Residential Quality and Space Standards

The proposed dwellings comprise two 2-bedroom, 3-person houses designed in full accordance with the Nationally Described Space Standard (NDSS), ensuring high-quality, functional and adaptable accommodation.

Gross Internal Area (GIA)

In accordance with the NDSS, the minimum Gross Internal Area (GIA) for a 2-bedroom, 3-person, two-storey dwelling is:

- 72 square metres

Each proposed dwelling meets or exceeds this minimum requirement.

Minimum Bedroom Areas

The NDSS sets out the following minimum bedroom sizes:

- Principal double bedroom (2 persons)
 - o Minimum floor area: 11.5 sqm
 - o Minimum width: 2.75m
- Single bedroom (1 person)
 - o Minimum floor area: 7.5 sqm
 - o Minimum width: 2.15m

All bedrooms within the proposed dwellings meet or exceed these requirements.

Built-in Storage

The NDSS requires a minimum of 3.0 sqm of built-in storage for a 2-bedroom, 3-person dwelling. The proposed layouts incorporate compliant dedicated storage space in addition to circulation areas.

Internal Layout and Ceiling Heights

The dwellings are designed with efficient circulation and well-proportioned rooms to ensure usability and adaptability over time. In accordance with NDSS requirements:

- At least 75% of the Gross Internal Area achieves a minimum ceiling height of 2.3 metres.

Residential Amenity

In addition to internal space compliance, each dwelling benefits from private outdoor amenity space of an appropriate size and proportion, supporting overall residential quality.

Overall, the scheme delivers policy-compliant homes that fully satisfy nationally recognised space standards, ensuring long-term comfort, practicality and adaptability for future occupants.



1st Floor Plan

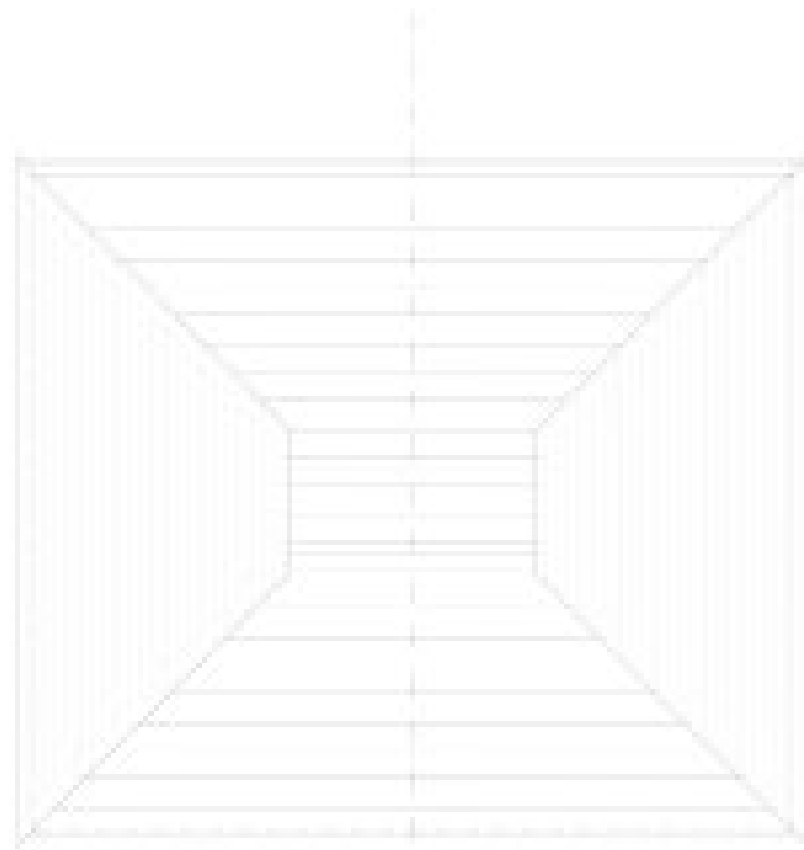


Ground Floor Plan

PROPOSED PLANS - NEW DWELLINGS



1st Floor Plan



Sectional view



Scale Bar 1:100 @ 1:50

1:50

ILLUSTRATIVE CGI



Illustrative View from Montpelier

ENERGY & SUSTAINABILITY

ENERGY & SUSTAINABILITY

Sustainability and Environmental Performance

Sustainability is a core design principle for the proposed two new dwellings and has informed key decisions from site layout to building systems. The development is designed not only to comply with the statutory requirements of the UK Building Regulations — including Part L (Conservation of Fuel and Power), Part O (Overheating), and Part G (Sanitation, Hot Water Safety & Water Efficiency) — but to go beyond minimum standards. It also reflects the direction of emerging local planning policy and best practice guidance for sustainable development in Horsham District Council’s planning framework.

Energy and Carbon Performance

The dwellings have been specified with a high-performance fabric first approach that ensures excellent thermal continuity, including enhanced insulation, U-values that outperform standard regulatory targets, and airtightness significantly better than minimum Building Regulations requirements. This reduces heating demand at source and minimises overall energy consumption.

Low-carbon technologies are embedded into the design. All-electric systems featuring air source heat pumps will provide heating and hot water, supported by energy-efficient mechanical and electrical systems, including LED lighting and smart controls. Roof-mounted photovoltaic panels will generate renewable electricity on site, further reducing operational carbon emissions and lowering running costs for future residents.

These measures intend to produce a home that demonstrably exceeds the energy performance baseline of the notional Building Regulations dwelling, aligning with Horsham’s objective of delivering energy-efficient, low-carbon housing.

Water Efficiency and Water Stress Response

The Horsham District is classified as an area of serious water stress and local planning guidance encourages new residential development to achieve high standards of water efficiency, traditionally informed by emerging Local Plan policies and strategic studies.

To support this, the dwellings will be designed to comply with tighter water-use standards beyond the baseline Part G requirements — targeting maximum internal mains water use at 110 litres per person per day (or better) through the specification of low-flow sanitaryware, dual-flush WCs, and other water-saving fittings. Additional measures such as rainwater harvesting and greywater reuse are also considered where practicable.

Overheating Mitigation and Climate Resilience

Passive design measures — including considered orientation, shading devices and appropriate window ratios — have been integrated to reduce overheating risk under current and future climate scenarios, in line with Part O guidance. Careful detailing ensures natural ventilation and occupant comfort throughout seasonal variations.

Sustainable Materials and Construction

Materials are selected for durability, low embodied carbon and responsible sourcing. Preference will be given to products with environmental certifications (e.g., EPDs, sustainably sourced timber) and low-impact construction techniques. Construction waste will be managed in accordance with best practice to maximise reuse and recycling, reducing off-site disposal.

Sustainable Transport and Connectivity

The design promotes low-carbon travel options through provision of cycle storage, safe pedestrian access, and easy access to local bus links. Electric vehicle charging infrastructure will be provided to support future-proof, low-emission transport choices.



REFUSE & RECYCLING

REFUSE & RECYCLING

The proposed development has been designed to fully accord with the waste and recycling requirements of Horsham District Council and West Sussex County Council, ensuring adequate capacity, accessibility and convenience for both residents and collection operatives.

Storage Capacity

Each dwelling will be provided with dedicated, private refuse and recycling storage within its curtilage. Storage capacity per dwelling has been designed to accommodate the standard residential waste provision issued by Horsham District Council, typically comprising:

- 1 x residual waste bin (240L)
- 1 x mixed recycling bin (240L)
- 1 x garden waste bin (subject to subscription service, if required)
- Internal space provision for food waste caddies

The storage areas are sized to comfortably accommodate the full complement of containers without encroaching on circulation space and allow lids to be fully opened. The capacity provided ensures that waste arising from a single household can be stored between scheduled collections without overflow.

Location and Design

Bin storage areas are located discreetly to the side or rear of each dwelling within screened enclosures, ensuring:

- Minimal visual impact on the street scene
- Convenient access for residents
- Appropriate separation from primary habitable room windows
- Hard, level and durable surfacing

Enclosures will be constructed of materials complementary to the main dwelling and may incorporate timber screening or brickwork to ensure a high-quality visual appearance consistent with the overall design approach.

Collection Strategy

On collection days, residents will present bins at the agreed kerbside collection point along the adopted highway. The carry distance from each dwelling to the collection point is within recommended guidance limits and does not require movement over steps or steep gradients.

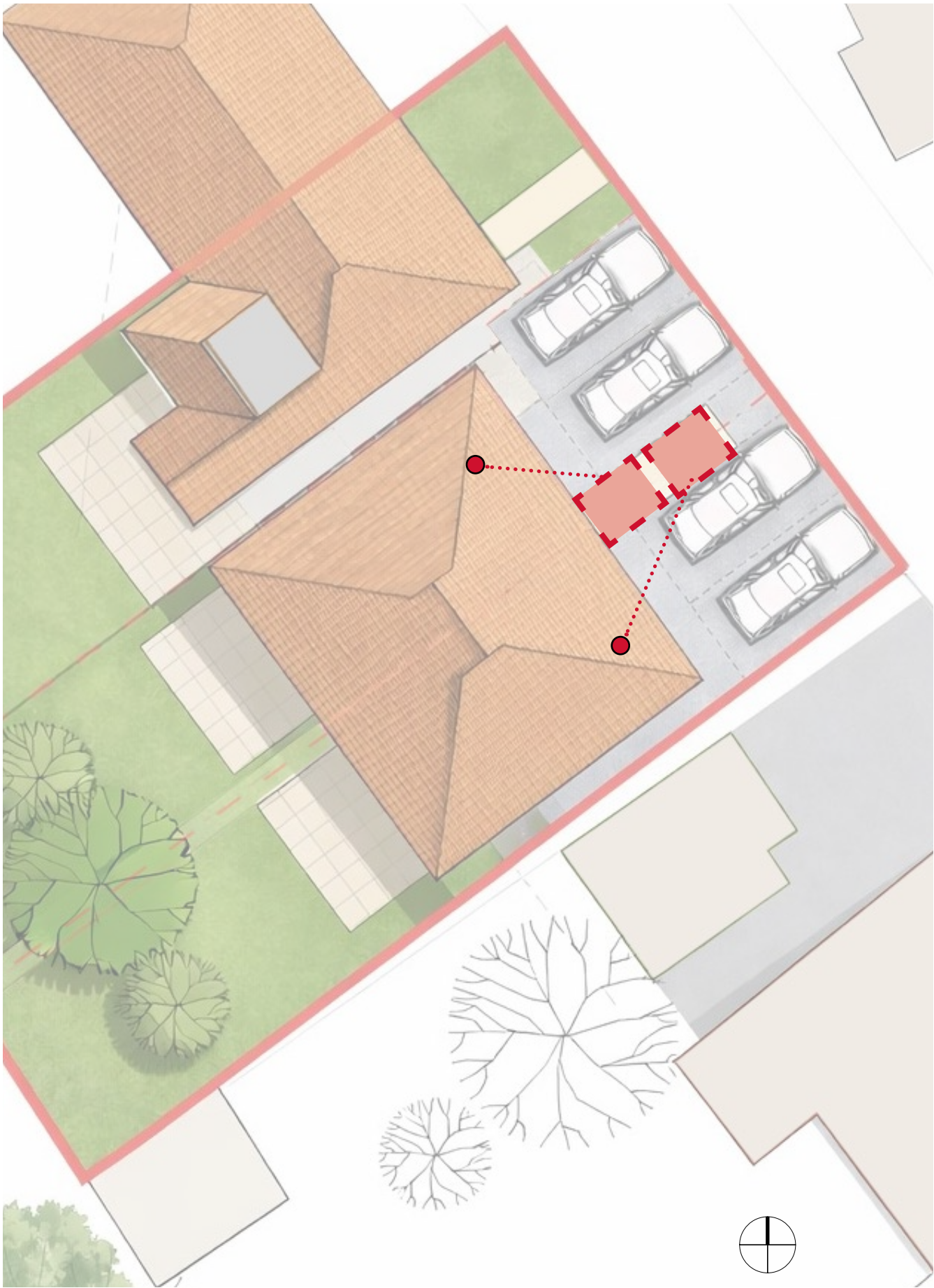
The highway frontage allows refuse vehicles to stop safely without impeding traffic flow, and vehicle tracking confirms that a standard refuse collection vehicle can access and manoeuvre within the site (where applicable).

Accessibility and Compliance

The refuse strategy ensures:

- Compliance with Building Regulations Part M (accessibility considerations)
- Adherence to local authority waste guidance
- Safe and convenient movement for both residents and waste operatives
- Avoidance of obstruction to footways or neighbouring properties

The proposed arrangements ensure the development will operate efficiently in waste management terms while maintaining the quality of the streetscape and residential amenity.



DRAINAGE

DRAINAGE

Drainage

The proposed development will incorporate a sustainable approach to surface water drainage in accordance with the principles of Sustainable Drainage Systems. Surface water generated from the roofs of the proposed dwellings and associated hardstanding areas will be directed to a new on-site soakaway.

The soakaway will allow rainwater to naturally infiltrate into the ground, thereby replicating natural drainage patterns and reducing the rate and volume of runoff from the site. The system will be designed and sized following site infiltration testing and will accord with the guidance set out within Approved Document H of the Building Regulations and BRE Digest 365.

This approach ensures that surface water is managed sustainably on site, avoiding additional pressure on the existing drainage infrastructure and supporting national and local planning policy objectives relating to sustainable drainage and flood risk management.

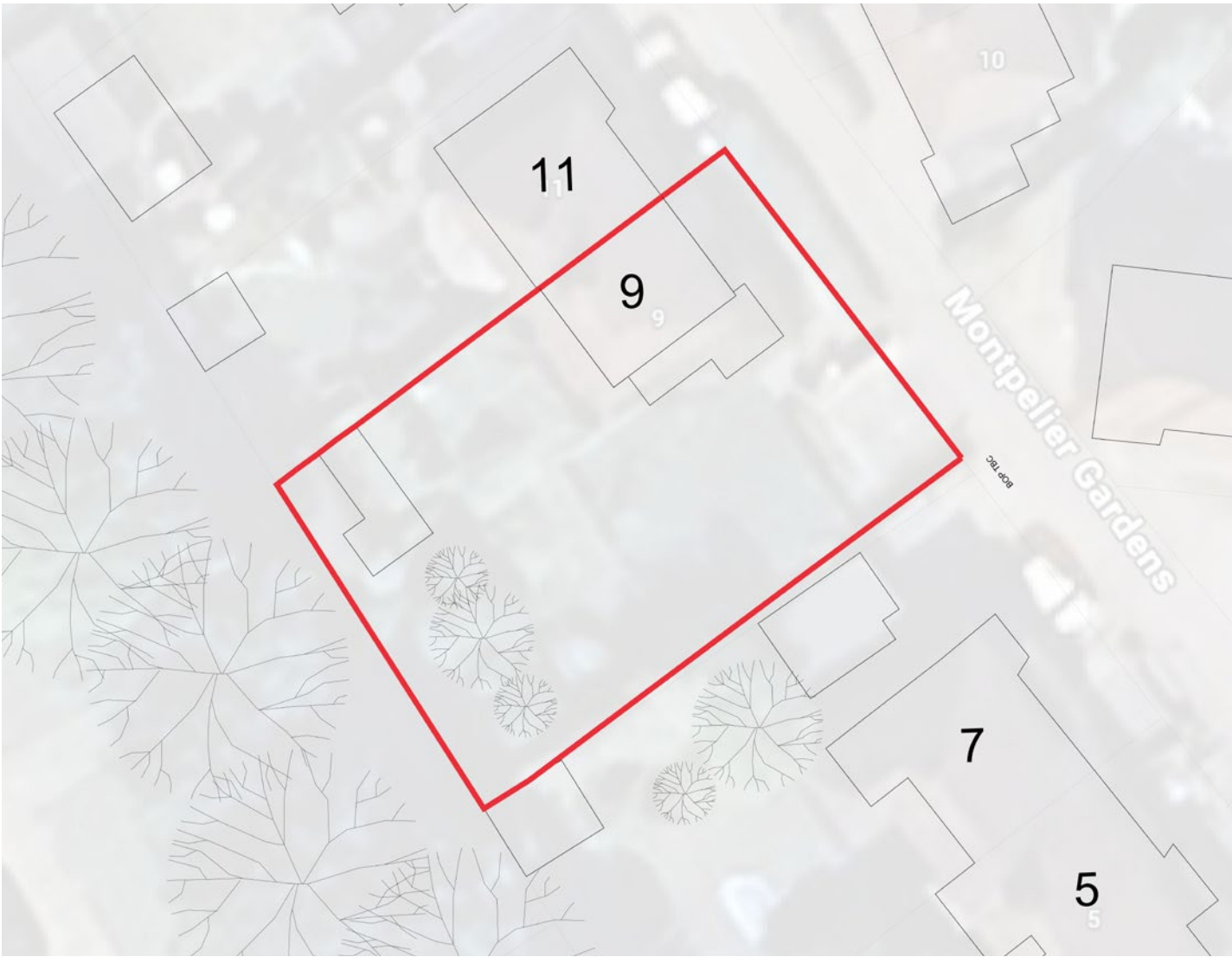
Foul water generated by the proposed dwellings will discharge to the existing mains foul sewer network, subject to agreement with the relevant statutory undertaker.



TREE RETENTION PLAN

EXISTING & PROPOSED TREE PLAN

All existing trees on the site are retained and unaffected by the proposed new dwellings.



Existing Tree Plan



Proposed Tree Plan

TREES & ARBORICULTURAL CONSIDERATIONS

The proposed development has been carefully designed to respect and retain all existing trees on and adjacent to the site. Trees were a key consideration in establishing the site layout, building footprints and access arrangements.

Retention Strategy

All existing trees are to be retained as part of the proposals. The dwellings and associated hard landscaping have been positioned to avoid incursion into identified root protection areas (RPAs), ensuring that the long-term health and structural stability of the trees is not compromised.

The retention of existing trees preserves the established landscape character of the site and surrounding area, maintaining visual amenity and continuity within the streetscape.

Protection During Construction

Proximity to trees should not require protection during construction.

However if and where required tree protection measures will be implemented in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations. Protective fencing will be erected prior to the commencement of works and maintained throughout the construction period to safeguard root systems, trunks and canopies.

Where construction activity occurs in proximity to retained trees, appropriate no-dig or low-impact construction techniques will be employed where necessary to prevent soil compaction or root damage.

Amenity and Environmental Benefits

The retention of all existing trees provides significant ongoing benefits, including:

- Contribution to local character and visual quality
- Biodiversity value and habitat continuity
- Natural shading and microclimate regulation
- Carbon sequestration and air quality improvement

By preserving the established tree cover, the development supports Horsham District Council's objectives to protect landscape character and enhance environmental quality.



NO ONSITE TREES AFFECTED

SUMMARY

SUMMARY

Summary

The proposed development at No. 9 Montpelier Gardens represents a well-considered and sustainable residential scheme that will make efficient use of an underutilised site within an established residential area.

The key attributes of the proposal include:

- Delivery of high-quality NDSS compliant homes
- Retention of all existing trees on the site
- A contextually appropriate form and scale that reflects the surrounding character
- Heights that remain below neighbouring dwellings
- Protection of neighbouring residential amenity
- Provision of two off-street parking spaces per proposed new dwelling
- Adequate refuse and recycling storage capacity
- Generous private rear gardens
- High standards of sustainability and energy efficiency
- Biodiversity enhancements through landscaping

Overall, the proposal will integrate successfully with its surroundings and deliver much-needed new homes within the district while maintaining the character, scale and massing of the existing street scene.



Existing



Proposed