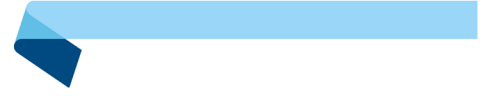


Batcheller Monkhouse



DESIGN & ACCESS STATEMENT

Demolition of an agricultural building and shed, and the erection of a dwelling with associated driveway and landscaping
(as an alternative to DC/19/0591)

at

Wiltshire's Farm
Pickhurst Lane
Codmore Hill
West Sussex
RH20 1DA



June 2026

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1 INTRODUCTION

- 1.1 This Design and Access Statement has been prepared in support of a planning application for the erection of a new dwelling at Wiltshire's Farm, Pickhurst Lane, Codmore Hill.
- 1.2 The proposal seeks to create a high-quality family dwelling set within an appropriately landscaped setting. The design has been informed by the site's rural character, the established pattern of development in the locality and the opportunities presented by the site's mature landscape framework.
- 1.3 The development has been designed to integrate successfully into its surroundings whilst providing a well-designed and sustainable home that responds positively to local character

2 SITE CONTEXT

- 2.1 The application site forms part of Wiltshire's Farm and occupies a parcel of land accessed from Pickhurst Lane. The site is characterised by open grassland, existing boundary vegetation and mature trees which contribute to the rural character of the area.
- 2.2 The surrounding landscape is predominantly agricultural and semi-rural in nature, with built form generally comprising detached dwellings, farmsteads and associated buildings set within spacious plots.
- 2.3 The site benefits from an established landscape framework which provides opportunities for the proposed dwelling to be successfully assimilated into the wider landscape.

3 DESIGN PRINCIPLES

- 3.1 The architect's brief was to re-appraise the previously permitted house at Wiltshire's Farm through a more traditional architectural lens, to create both a more traditional exterior appearance along with a more traditional internal arrangement of accommodation.
- 3.2 The area is characterised by rolling farmland with a mix of arable & livestock farming along with significant equestrian uses. Topographically the site sits at a relative low point, in a shallow valley, between the higher ground of Hill Farm Lane to the south and the Toat monument to the North.
- 3.3 The site is bounded by a ring of lanes that loop from Pulborough Church to the south, along Hill Farm Lane, Coombelands Lane, and Pickhurst Lane and back onto Stane Street and Codmore Hill.
- 3.4 There are several architecturally interesting domestic buildings in this area that have influenced the contextual response to the design, these include the early (13th-16th c.) buildings at New Place with its three storey stone tower-house form and the 15th.-16th century Old Place and Old Place Manor, which are the remnants of another Manor House with its elongated range of stone and timber framed forms, all of which were restored from the 1930's onwards.
- 3.5 The third house of note is Coombelands, which is a remodelling of three cottages by E.S. Prior (an apprentice to Norman Shaw) in 1904, into a beautiful Arts and Crafts home that creates the feel of an early manor house extended over its life.
- 3.6 All of these buildings utilise the local sandstone, clay tiled roofs in red Wealden clay and orange-red clay brickwork and some Oak half timbering. These materials are also used in the smaller scale buildings of the three lanes from cart sheds, and barns to cottages and walling, some of these buildings are illustrated below.



Amount and Scale

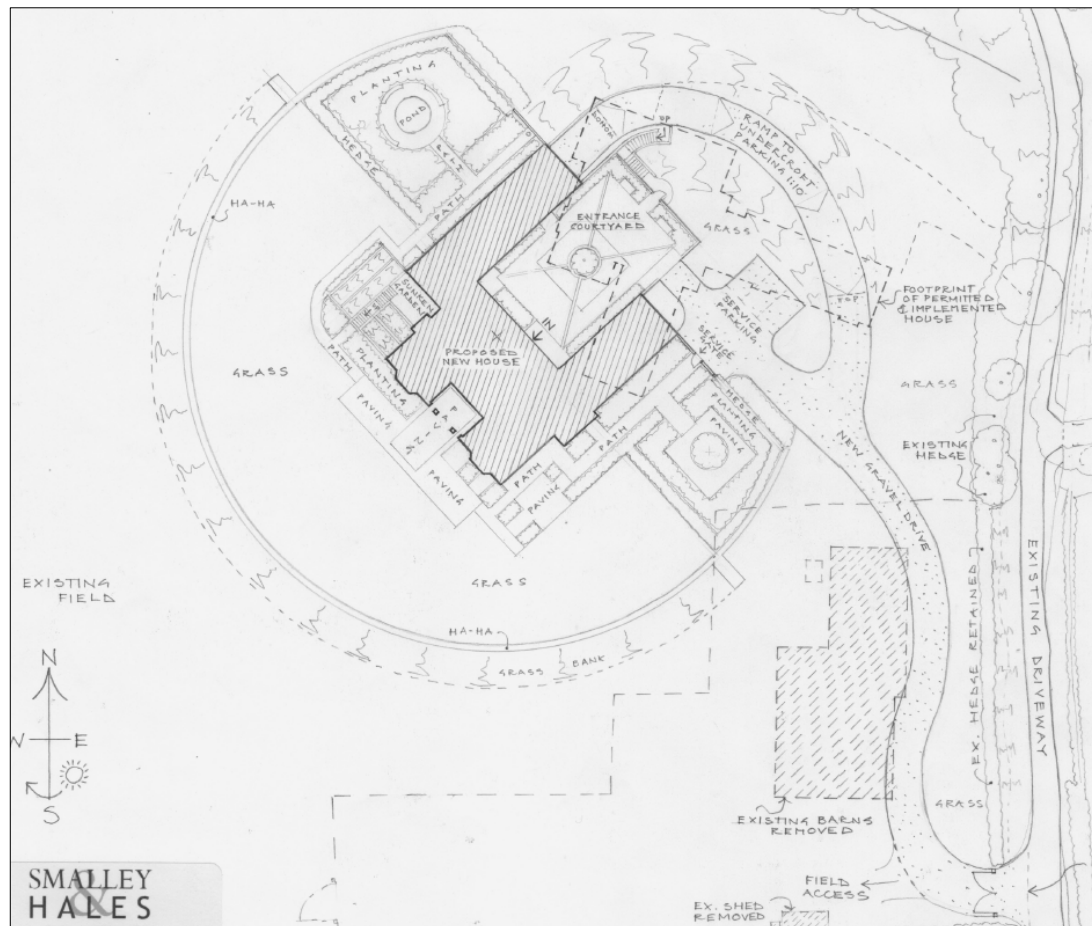
- 3.7 The proposal comprises a single detached dwelling replacing the existing agricultural building and associated structures. Whilst differing architecturally from the extant consent, the scale of development remains broadly comparable to that already approved and partially implemented on the site.
- 3.8 The dwelling provides approximately 457.3sqm of accommodation at ground floor level,

which is virtually identical to the 457.4sqm approved under planning permission DC/19/0591. A basement level is also proposed, consistent with the approved scheme.

- 3.9 The proposal has therefore been carefully calibrated to remain within the scale parameters established by the extant permission. It is substantially smaller than the scheme previously refused under application DC/21/1264 and subsequently dismissed at appeal. As such, the proposal does not introduce a materially greater form of development than that already accepted as appropriate for the site.
- 3.10 Although the use of traditional roof forms results in a modest increase in ridge height compared to the contemporary design of the approved dwelling, the building retains a fundamentally single-storey character. The articulated and varied roofscape and use of traditional materials reduce the perceived scale of the dwelling and assist its integration within the landscape.

Layout

- 3.11 The siting of the dwelling has been informed by both pre-application discussions and a detailed assessment of landscape character. The building occupies a position that limits encroachment into the surrounding pastureland and maintains the open character of the wider field.



- 3.12 The arrangement creates a traditional courtyard form that provides a clear sense of arrival whilst enclosing parking and service functions within the development. The dwelling is set against the backdrop of existing woodland to the north and east, helping to visually contain the development and minimise its presence within the wider landscape.
- 3.13 The layout allows the more open western part of the site to remain largely undeveloped, ensuring that the field continues to be perceived primarily as a pastoral landscape rather than a domestic garden.
- 3.14 In relation to the arrangement of accommodation, the entrance courtyard is defined by two bedroom wings that take the form of barns or former utility wings, converted to living accommodation. At the south-western head of the courtyard is the main entrance with the entrance hall leading onto the Kitchen, Dining Room and Living Room. The floor plan is laid out in traditional manner with the front door being on an axis with the dining room doors and the view out over the western landscape.
- 3.15 The main reception rooms are linked by a transverse ambulatory that runs the length of the the south-western courtyard and allows access to both bedroom wings and all of the main rooms. This ambulatory has an open ceiling above the entrance hall, with high level glazing

over the front door in the entrance gable, to the NE and a small dormer above the utility wing's flat roof to the SE.

- 3.16 The Sitting Room and Kitchen both have open ceilings with oak truss structures reminiscent of early timber framed construction, these rooms terminate to the rear in tile-hung gables with high bay windows making the most of the views over the south-western farm landscape.
- 3.17 The Dining room occupies the third and central gable, but is distinct from the neighbouring rooms in that it is recessed behind a covered area giving it a more protected and cosy character. The external space (beneath the central gable) links all three reception rooms to the rear garden area. This space is also open to the ridge and has a high-level window to allow day- light to permeate into the space and give a sky view.
- 3.18 In line with the permitted scheme, the house benefits from a cellar level with undercroft parking. This parking area has been sized to allow for ease of access and would accommodate four cars with a turning space.
- 3.19 The undercroft garage has its own cellar level access to the house with a staircase and lift as well as a storage cellar and a small bedroom below the bedroom wing which could be utilised as a guest suite. The cellar and Bed 6 both enjoy access to a small sunken garden.

Landscape Character and Visual Impact

- 3.20 Landscape considerations have been central to the evolution of the design. The site occupies a transitional position between existing woodland to the north and east and open meadowland to the west. The proposal responds directly to these characteristics through both its siting and landscape strategy.
- 3.21 The South Downs National Park boundary lies immediately to the north of the site. However, the proposed dwelling is viewed against an established woodland backdrop and benefits from substantial existing and proposed vegetation. Consequently, the development will have a limited presence in views from the National Park and will not adversely affect its setting, special qualities or sense of place.
- 3.22 The proposal introduces minimal change to the wider field. The majority of the grassland remains undeveloped and the landscape strategy reinforces existing landscape patterns through additional woodland planting, meadow management and habitat creation. The use of a ha-ha along the western edge enables uninterrupted views across the meadow whilst avoiding the need for visually intrusive boundary treatments.
- 3.23 Importantly, the proposal does not give rise to the landscape concerns identified in relation to the previously refused scheme. The dwelling remains comparable in scale to the extant

permission and has been designed to sit comfortably within its rural surroundings without appearing prominent, intrusive or visually dominant.

Appearance

- 3.24 The architectural approach draws inspiration from traditional Arts and Crafts country houses and rural Sussex vernacular architecture. The design creates a series of interconnected elements that break down the overall mass of the building and provide visual interest.
- 3.25 The house was designed specifically to accommodate a traditional plan form and achieve the feel of a traditional house that had developed over time.
- 3.26 As the house is arranged over a single storey, and traditional pitched roofs have steep pitches (especially with hand-made clay tiles), it was recognised that volume of the house would need to be broken up into a number of smaller forms to avoid the roofs becoming, proportionally, too large for the single storey wall height. This was achieved by splitting the house into three main wings and then subdividing the reception wing with 3 gables linked by a cross-ridge. This allowed elegant, steeply pitched at a pitch appropriate both visually and for hand-made clay-tiles.
- 3.27 The roofs were then carefully designed to create visual separation between the wings, giving the appearance of a series of practical, historic buildings that have been later linked and re-purposed to form a country house.

South-East Elevation

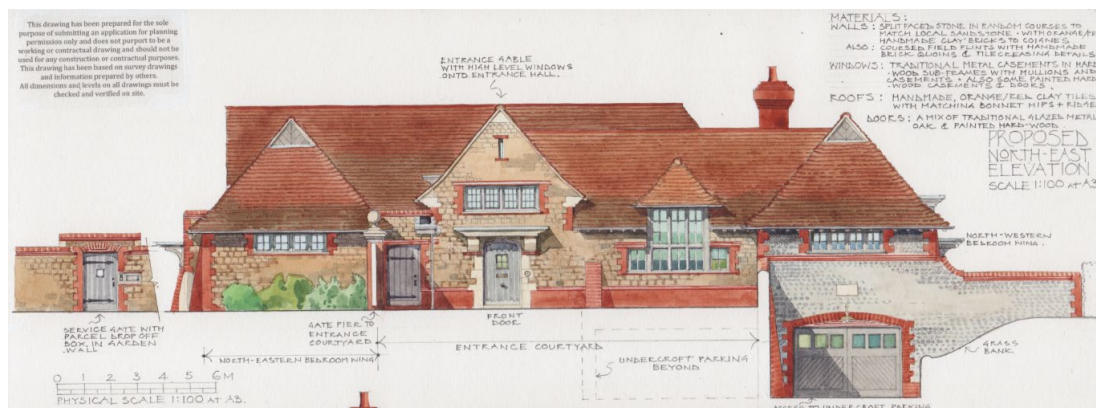


- 3.28 This separation is best illustrated on the Southeast Elevation (above) where the bedroom wing has an independently hipped roof, which is separated from the main body of the house by a parapeted, lead-flat-roofed link that forms the south-eastern projection of the ambulatory across the front of the house.
- 3.29 There is also a lower ridge line between the entrance gable and the north-western bedroom wing which again creates a lower fore-ground roof from the courtyard.
- 3.30 The two bedroom wings are modelled on the kind of building form that is often found

associated with rural farmhouses such as low-level cart-sheds, stables and storage barns. The south-eastern wing has a slightly older appearance with its randomly coursed stonework, and brick buttresses and smaller openings.

- 3.31 The north-western wing is designed with coursed field flints to the walls, and larger window openings redolent of an Edwardian or arts-and-crafts renovation.
- 3.32 Both of these wings would have clay brick coignes to the windows and a mix of brick arches and tile-creasing lintel details over the window openings. Windows would be a mix of traditional metal frames in black within oak subframes and traditional timber casements.

North-East Elevation



- 3.33 The main body of the house has two distinct identities, to the north-east it has a low-key entrance gable onto the courtyard in coursed-split-faced sandstone that signifies the front door and appears over the parapet to the south and the low-eaves broken by a half dormer to the northern end of the courtyard.
- 3.34 This courtyard elevation has a brick lower portion with a decorative tile-crease course over, a sloping buttress and a stone surround to the Oak front door.

South-West Elevation



- 3.35 The rear southwestern Elevation of the house is visually driven by the three tile-hung dormers with their Oak apex details and lead valleys with generous hoppers. The outer gables have the tall headed oak framed bay windows with Oak mullioned and transomed subframes with traditional metal windows within. The central bay has the generously recessed metal glazed screen onto the dining room. With the outer opening framed by canted stone pilasters, and intermediate Oak columns.
- 3.36 The whole elevation is book-ended by large sloping brick buttresses, with tumbled courses visible on the return of the north-west elevation. This elevation is unashamedly arts-and-crafts in style and speaks of a later phase of reworking to the older house within.
- 3.37 The freestanding courtyard walls have been designed in orange-red clay brickwork and should be in a traditional bond with expressed headers. The coping should be a moulded brick coping with a course of tile creasing under. This expansion of the material from coignes and plinths on the main house to face brickwork on the enclosing walls will give a lovely warm setting to the eastern side of the house and will again add to the feel of the temporal progression of the composition.
- 3.38 Generally the materials of the house need to be of a very high quality and will include coursed sandstone, flintwork, handmade clay tiles and traditional detailing to create a building that appears firmly rooted within its rural setting.
- 3.39 The result is a dwelling that achieves a high standard of design whilst remaining sympathetic to the character of the surrounding countryside and the nearby setting of the South Downs National Park.

Landscaping

- 3.40 The site occupies a transitional position between the established woodland edge to the north and east and the open meadow landscape extending to the west. The proposal has been carefully designed to respond to these characteristics and to ensure that the development sits comfortably within its rural setting.



- 3.41 The dwelling occupies a broadly similar position to the extant consent and has been located so as to limit encroachment into the surrounding pastureland. As a result, the majority of the field remains undeveloped and retains its existing open character. The proposal therefore represents only a limited change to the wider landscape when compared to both the existing situation and the approved fallback position.
- 3.42 The design seeks to reinforce the existing landscape structure rather than impose a suburban form of development. Existing trees and hedgerows are retained and protected, whilst additional woodland and native planting are proposed to strengthen the eastern and northern boundaries. This planting will enhance habitat connectivity, reinforce the existing pattern of vegetation and further assimilate the dwelling into its surroundings over time.
- 3.43 To the west, the landscape remains deliberately open, allowing uninterrupted views across the meadow and maintaining the pastoral qualities of the site. The introduction of a ha-ha provides a subtle means of defining the immediate residential curtilage without the need for visually intrusive fencing or boundary treatments. This approach ensures that the wider field

continues to read as a cohesive landscape rather than becoming fragmented by domestic subdivision.

- 3.44 Particular regard has been given to the proximity of the South Downs National Park boundary, which lies immediately to the north of the site. The dwelling is viewed against a backdrop of existing woodland and benefits from substantial existing and proposed vegetation. Consequently, the development will have a limited presence in wider views and will not adversely affect the setting, special qualities or landscape character of the National Park.
- 3.45 The accompanying Landscape Strategy demonstrates how the proposals will deliver landscape enhancement through habitat creation, meadow management and structural planting whilst ensuring that the open and rural character of the site is preserved.

Inclusive Design

- 3.46 The dwelling has been designed to provide a comfortable and accessible living environment.
- 3.47 The principal entrance is clearly identifiable and benefits from level or gently graded access from parking areas. Internal spaces have been arranged to provide a practical and adaptable layout capable of meeting the needs of occupants throughout different stages of life.

Sustainability

- 3.48 The proposal incorporates a number of sustainable design principles, including:
- Efficient building fabric and insulation standards;
 - High-performance windows and doors;
 - Opportunities for renewable energy technologies;
 - Retention and enhancement of existing vegetation;
 - Significant new tree planting;
 - Biodiversity enhancements;
 - Sustainable surface water management measures.
- 3.49 These measures will contribute towards reducing energy consumption and improving environmental performance.

Access

- 3.50 The proposal utilises the existing established access arrangements serving Wiltshire's Farm and, unlike the consented scheme, does not require the creation of a new point of access onto the local highway network.
- 3.51 A gently curving driveway leads from the existing access towards the dwelling and has been designed to follow the natural character of the site. The driveway forms part of the overall landscape strategy and creates a gradual and attractive arrival sequence whilst minimising visual prominence within the wider field.
- 3.52 Vehicle parking is accommodated primarily within the basement level, consistent with the approved scheme. This approach reduces the extent of visible hardstanding around the dwelling and assists in maintaining the rural character of the site. Adequate turning space is provided to enable vehicles to enter and leave the site in a safe and convenient manner.
- 3.53 The proposal therefore results in no material increase in traffic generation compared to the extant permission and does not alter the established relationship between the site and the local highway network. The development can be safely accessed by all users and provides an appropriate level of parking and manoeuvring space within the site.
- 3.54 Pedestrian access is provided directly from the driveway and parking areas to the principal entrance courtyard. The arrangement creates a clear and legible route to the dwelling and reflects the traditional courtyard form that underpins the architectural design.
- 3.55 Overall, the proposal makes efficient use of the existing access arrangements, minimises the visual impact of vehicle parking and circulation, and integrates successfully with the wider landscape-led design approach.

4 CONCLUSION

- 4.1 The proposed development represents a carefully considered and high-quality residential scheme that responds positively to its rural setting.
- 4.2 The design draws upon traditional architectural forms and materials whilst being supported by a comprehensive landscape strategy that will enhance the character and appearance of the site.
- 4.3 The proposal provides an attractive and sustainable dwelling, delivers landscape and biodiversity enhancements, and achieves a form of development that is appropriate to its context.