

Land adjoining No. 2 & No. 3 Townhouse Cottages

Design & Access Statement
November 2025 Rev - P02

Land adjoining No. 2 & No. 3
Townhouse Cottages
Townhouse Farm
Coolham Road
Thakeham
RH20 3EW

Rev	Amendments	Date
P01	First Issue	03.10.25
P02	Updated to comments	09.11.25

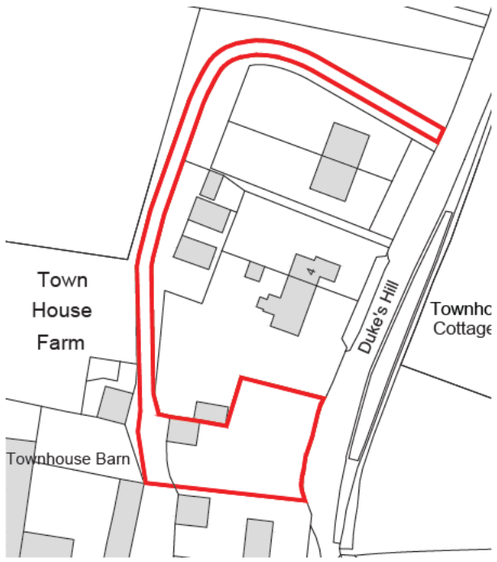
Contents

1.0 Introduction
2.0 Site
3.0 Local Context
4.0 Existing Use
5.0 Existing Site Layout
6.0 Design Development
7.0 Proposed Site Layout
8.0 Proposed Layout
9.0 Appearance
10.0 Use & Amount
11.0 Scale
12.0 Landscape
13.0 Existing Trees
14.0 Access
15.0 Sustainability
16.0 Ecology
17.0 Sustainable Drainage
18.0 Biodiversity Net Gain

1.0 Introduction

This design and access statement has been prepared to identify and explain the design and decisions which have resulted in the submission of this Full Planning Application.

The application seeks planning permission for the demolition of an existing Storage Unit on site and the erection of 2 no. three bedroom dwellings, along with associated private gardens, parking and landscaping.



Proposed Application Site



Aerial Plan - 2 Townhouse, Thakeham

2.0 Site

The site is located to the west side of Coolham Road (Dukes Hill), where access currently exists to the site via a private access lane which is shared with the existing Townhouse Farm.

The site is currently being used as residential land by the adjoining neighbouring property and sits within a wider rural area characterised by farms, commercial uses and several dwellings.

The front of the site is considered to address the private lane where there is a lay-by for car parking and a single barrel vaulted store. The rear of the site is well screened from Coolham Road by a dense and established hedgerow which will remain unchanged as part of the application.

To the south of the site sits a semi-detached pair of dwellings each with single-storey outhouses / garages positioned next to the lane to the west. To the north there is a further set of semi-detached houses with greater separation to the site by a garden area. These dwellings also have a car port positioned next to the lane.



View east towards the site from the private lane.



View towards the site from the south on Coolham Road



View towards the neighbouring property to the south of the site and its outhouse



View towards the north of the site from Coolham Road

3.0 Local Context

The neighbouring context to the south and north of the site is characterised by two-storey residential properties, with eaves lines frequently dropping to create 1.5-storey elements of built form.

Architecturally, these dwellings are finished with hanging tiles, half-hipped roofs, render, clay tiles, chimneys, white window frames, and black rainwater goods.

Within the curtilage of these properties, timber-clad stores are common, along with timber post-and-rail or close-board fencing, shingle or block-paved driveways, and areas of soft landscaping.



View towards the southern neighbouring properties



View towards the northern neighbouring properties



Frontage carport parking to the north directly off of the private lane



White render single storey office opposite the site



Newly finished semi detached dwellings to the north of the site



Neighbouring single storey barn style accommodation to the south of the site

4.0 Existing Use

The rear of the site is currently used as residential garden land by the adjoining property, while the frontage adjacent to the private lane is used for parking approximately two cars and accommodates a small storage unit.

5.0 Existing Site Layout

The existing layout is L-shaped, with the front of the site extending to the private lane to the west, where lay-by parking is provided. In this area, the existing store defines the northern boundary, running alongside the neighbouring single-storey shed.

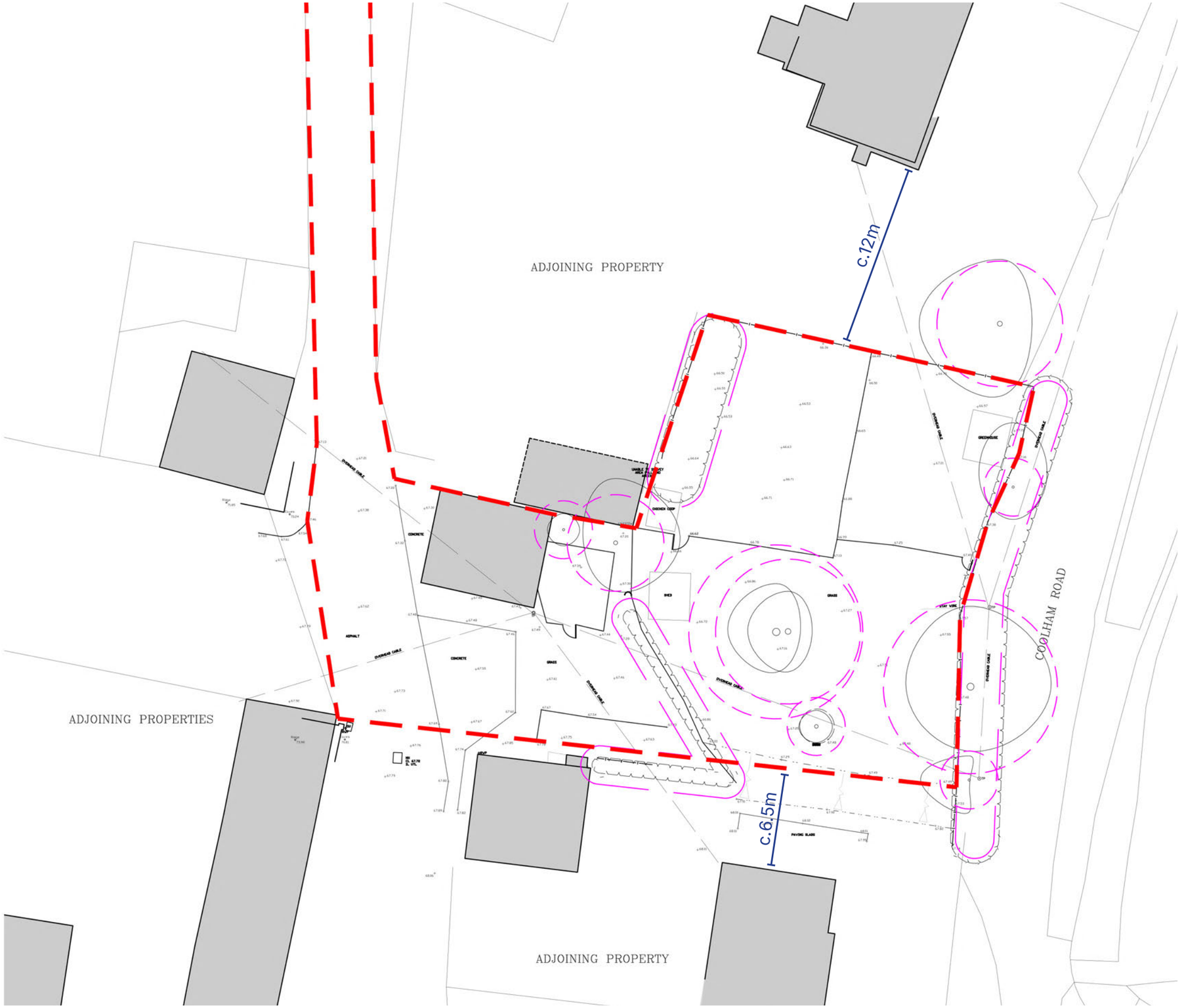
A communications pylon is positioned adjacent to the store and will be relocated within the site as part of the application. A hedge and fence separate the front portion of the site from the main garden area, which sits between the neighbouring properties to the north and south.

The existing property to the south is approximately 6.5 m from the boundary. There is a level change of approximately 700 mm between its garden and the site, with a small bank along the boundary. Further along the southern boundary, towards the lane, is the neighbouring property's external outhouse, which appears to provide accommodation at ground and first floor levels.

The eastern boundary is lined with a dense existing hedgerow that separates the site from Coolham Road. This vegetation effectively screens views into the site from the east when passing. Several established trees of varying quality line this boundary and will be retained as part of the proposed scheme.

The northern boundary is defined by a garden fence separating the site from the property to the north, which is approximately 12m away. The site slopes gently from the higher area in the south down towards the northern boundary, with an overall level change of approximately 1m.

Within the site, there are several ancillary structures, garden enclosures, and trees of varying quality.



Existing Site Topography

0 2 4 10m

1:250 @A3

6.0 Design Development

In January 2025, pre-application advice was sought for a new development on the site, proposed as a suitable infill between the existing properties to the north and south.

The submitted scheme comprised three new dwellings fronting the private lane, with rear gardens extending to the eastern boundary along Coolham Road. Each dwelling was provided with two parking spaces and took architectural cues from the local vernacular, featuring half-hipped roofs, tile hanging, and pitched dormer windows.

The proposal received positive feedback from Horsham District Council (dated 03/01/25, reference PE/24/0227), with the key points summarised as follows:

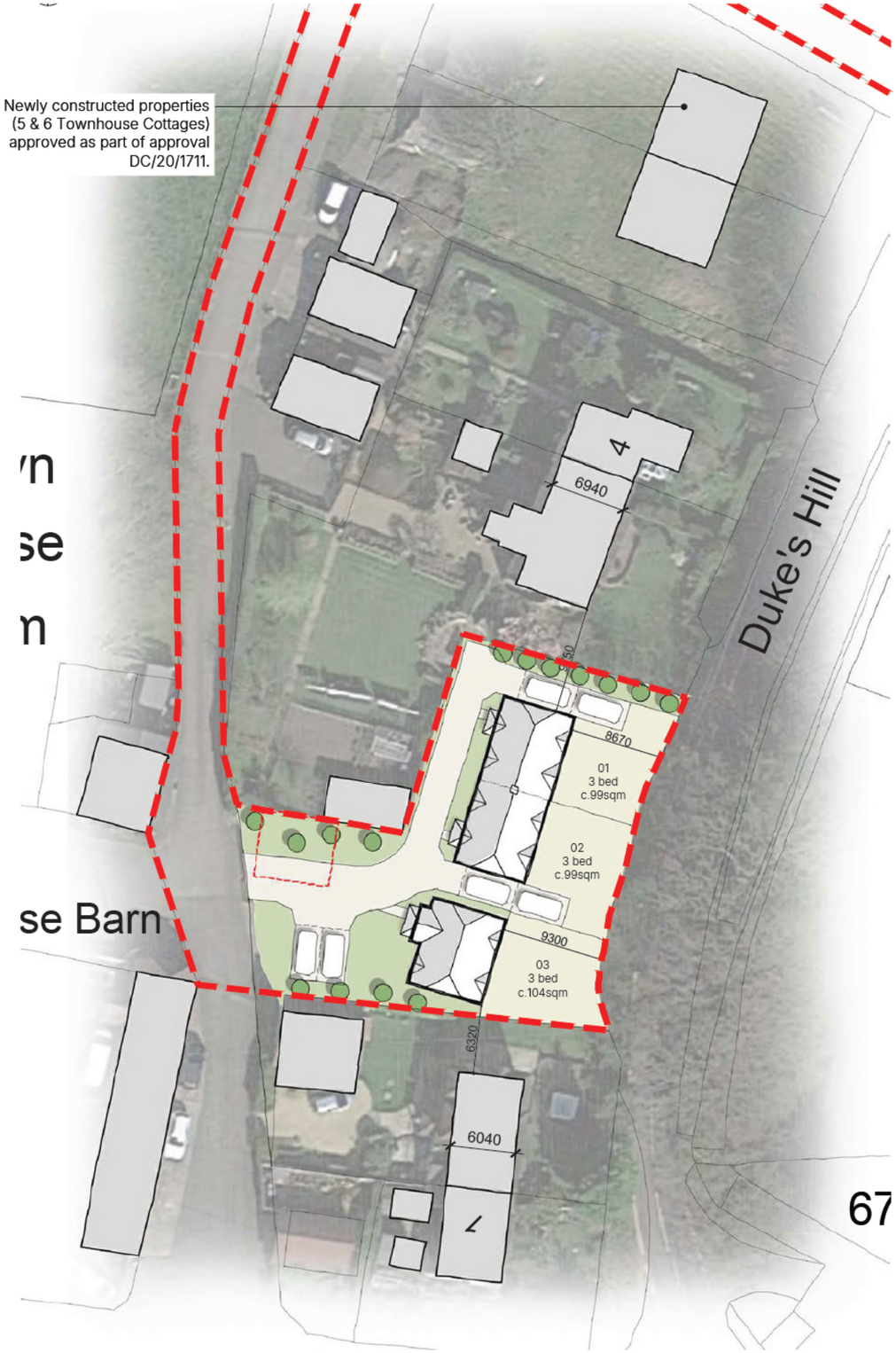
'The proposed design takes cues from the neighbouring properties to the south and north, in terms of hanging tiles, half hipped roofs and scale which would generally be considered to be appropriate for this countryside setting.

'A reduction in scale to the dwellings would provide additional benefit/ or of removal of one unit so as to not appear as tightly fitting within the plots and would allow a more reasonable residential curtilage which currently would be very minimal.

'The design of the dwellings would be acceptable, however the form the three dwellings take cumulatively would result in a cramped form of development and a simple improvement to the visual appearance of the site would be to remove one of the dwellings'

'The proposed development is unlikely to result in an unacceptable relationship in terms of loss of outlook, obtrusive appearance or loss of light to the neighbouring dwellings.'

The constructive feedback received at this stage has informed the onward development of the scheme with the key take outcomes being looking to remove one dwelling to provide improved curtilage to the plots and boost the retention and enhancement of the landscaped setting.





Illustrative Front Elevation



Illustrative Front Elevation

7.0 Proposed Site Layout

The proposed site layout comprises two 3-bedroom, 6-person dwellings, a reduction of one unit from the pre-application scheme. With the removal of one dwelling, the separation distance to the adjoining property to the south has been increased by approximately 2m, and by approximately 4 m to the property to the north.

In line with the surrounding context, parking for both dwellings is located at the front of the site and accessed directly from the private lane, where the existing shed is to be removed. Each dwelling includes an open-sided carport, allowing views through the site towards the houses and providing an active frontage. A low-level post-and-rail fence with soft landscaping is proposed behind the carports to establish a secure yet visually permeable boundary between public and private space.

By relocating the parking to the front of the site and reducing the overall number of units, each plot now benefits from a substantial and well-proportioned curtilage. Both dwellings have generous front and rear gardens that contribute positively to the site's setting.

Due to the sloping nature of the site, Plot 01 sits slightly higher than Plot 02. Their rear garden accesses are arranged separately, allowing the garden levels to follow the natural slope of the site.

The dwellings have been designed to achieve the optional M4(2) standard of Part M of the Building Regulations, with approaches, pathways, and gradients designed to provide accessible and adaptable homes.

Site boundaries are to be reinforced with new hedgerow and tree planting to further screen the development from adjoining properties. Each rear garden is generous in size, allowing the existing hedgerow along Coolham Road to be retained and enhanced, with replacement tree planting proposed in key locations.

Cycle storage will be provided for the units in rear garden sheds to meet West Sussex County Council requirements.



Proposed Site Layout

0 2 4 10m

1:250 @A3

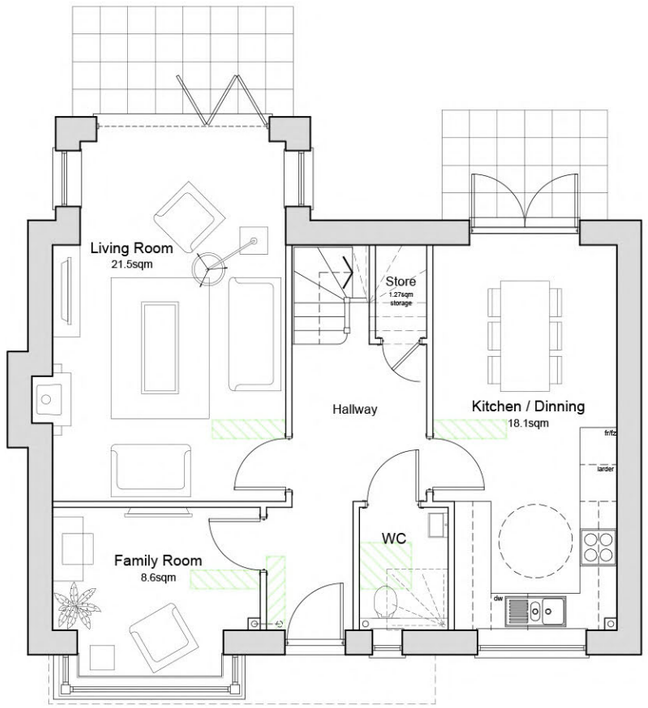
8.0 Proposed Layout

The proposed layout of the dwellings provides a comfortable 3-Bedroom family home. The plan has been designed to the optional M4(2) standard, where corridors, doorways, clear access zones and sanitary provisions have been designed to provide an accessible home.

At ground floor, a generous hallway provides a transitional space upon entry. A family room is located at the front of the property, benefiting from a large bay window, and a WC is provided that can be adapted to provide a shower room in the future. To one side of the plan, a kitchen/dining room opens onto the rear garden via double doors, alongside a spacious living room featuring a fireplace and a single-storey extension out to the garden area.

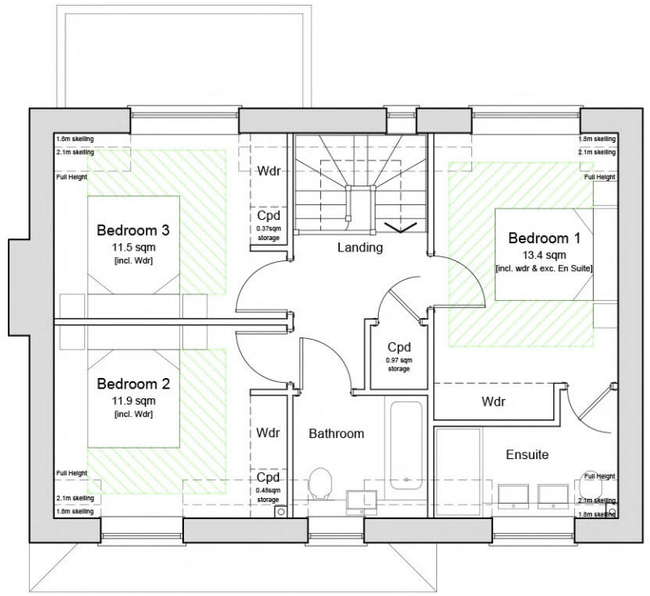
Three double bedrooms are provided at first floor. Bedroom 1 benefits from its own en suite and built in wardrobe space with bedrooms 2 & 3 also having space for built in wardrobes. Each of these bedrooms provide the minimum 750mm clear access zones to the foot and side of the bed as required by the M4(2) standard.

The proposed GIA of the dwellings exceeds the minimum area set out in the Nationally Described Space Standards (NDSS) for a 3-bedroom 6-person homes along with each of the bedrooms and storage provision also exceeding the minimum area requirements.



Ground Floor Plan

3-Bedroom 6-Person
Detached House
123.03 sqm / 1,324sqft



First Floor Plan

9.0 Appearance

The proposed appearance of the scheme directly references that of the local vernacular, with the material palette consisting of clay red hanging tiles, half hipped roofs, white windows, a red facing brick and black rainwater goods.

Visual interest is added to the elevations through the addition of architectural detailing such as pitched dormer windows, brick quoining, scalloped hanging tiles and lead flashing, a bay window, chimney breast, stone copings and soldier course brick window headers.

10.0 Use & Amount

The scheme is proposed for two 3-Bedroom 6-Person residential dwellings of 123sqm which achieve the minimum requirement set in the NDSS.

Each dwelling is provided with 4 no. parking spaces and will have storage for 2 no. cycle parking spaces within a shed in the rear garden.



Front Elevation
Plot 01
Plot 02 Handed

Side Elevation

Materials Key

1 - Red Facing Brick
2 - Red Brick Quoining
3 - Tile Hanging
4 - Clay Roof Tile
5 - White Windows Frames
6 - Soldier Course Window Header
7 - Brick on End Window Cill
8 - Decorative Tile Hung Detail



Rear Elevation

Side Elevation

11.0 Scale

The proposed scale of the scheme has been carefully considered throughout the design development to ensure the dwellings sit comfortably within the site as an infill between the adjoining properties to the north and south. The existing bank to the south of the site is to be extended alongside Plot 01, allowing this dwelling to be positioned at a lower level. Due to the natural slope of the site, Plot 02 sits slightly lower, with a comfortable separation distance is maintained between the two plots to accommodate the change in level and any required banking.

In keeping with the neighbouring property to the south, the eaves are proposed to be dropped, incorporating a series of pitched dormer windows. At first floor level, this results in a lower skeiling line within the bedrooms, with the external wall height set at approximately 1.8 m.

12.0 Landscape

The proposed landscaping has been designed to enhance the setting of the dwellings and strengthen boundary treatments through the introduction of tall hedgerow and tree planting. Within the front gardens, low-level shrub planting is proposed to define approach routes and soften views towards the dwellings. The rear gardens will incorporate patio areas for private amenity, alongside reinforcement planting to the boundary with Coolham Road.

All proposed planting species will complement the existing garden character and reflect the surrounding landscape. The proposed development has been designed to relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development.

13.0 Existing Trees

There are several existing trees within the site of varying quality. Two C grade trees are proposed to be removed from the northern boundary adjacent to the existing shed and two B grade trees are proposed to be removed from the centre of the site. Replacement tree planting is proposed with large species being accommodated in the rear gardens alongside Coolham Road.

The established B Grade tree and hedgerow planting along the eastern boundary is to remain in place with the root protection area also preserved. Care will be taken during construction to avoid ground compaction or damage to existing planting, and protective fencing will be used where appropriate. A full assessment of existing and proposed planting is provided within the accompanying Arboricultural Impact Assessment.

14.0 Access

Access to the property will be as existing from the private lane leading from Coolham Road. Vehicular access will be limited to the parking at the front of the site where 8 no. spaces are provided. Access to the dwellings is gained via a 1.5m wide path between the carports where there is a gated entry to the private curtilage of the dwellings.

The pathways are 1.2m wide and design to the M4(2) standard, leading both to the front door and rear garden access of the plots. Bins are to be stored in the rear gardens and dragged by residents to the front of the site on collection days. Any delivery, refuse or emergency vehicles are to pull alongside the site entrance on the lane and service the site by foot. The dragging distance for operatives is compliant with the requirement WSCC.



15.0 Sustainability

The site is considered to be in a sustainable location, walking distance from the services in Thakeham village. There is a bus stop to the north of the site on Coolham Road providing connections to the surrounding villages and Chichester beyond.

The dwellings have been designed with a fabric first approach, with the external walls being set at 400mm, allowing for high U-Values to be achieved. The homes will aim to achieve an Energy Performance Certificate 'A' rating.

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

Energy efficient, LED lighting will serve the development using a clean form of energy. In order to achieve the target A-rated EPC, each dwelling will be required to generate a proportion of its own electrical demand. This will be achieved through roof-mounted photovoltaic (PV) panels which which are considered the most appropriate method of generation accounting for the constraints of the site.

Water consumption in all dwellings will be reduced through the use of practical and hygienic water saving measures such as flow restrictors, reduced bath volumes, water efficient white goods and dual flush toilets.

16.0 Ecology

The site comprises an established residential garden, predominantly consisting of a lawn with areas of amenity planting, horticultural plots, and small pockets of unmanaged vegetation. A desktop study and on-site survey of the existing ecological value was undertaken by Essential Ecology, which identified the site as having limited ecological value.

The retention of mature trees where possible, together with comprehensive replacement boundary planting, will ensure the continuation of habitat opportunities for potential nesting birds and small mammals. Additional measures are proposed to protect and enhance the site's ecological value, including:

- Implementation of construction-phase mitigation measures to minimise impacts on surrounding habitats, such as dust suppression, secure storage of materials and food waste, and protection of existing trees and hedgerows.
- Provision of hedgehog access cut-outs within all new garden fencing
- Integration of bee bricks and bird and bat boxes within the new building fabric.
- Use of native species planting within the garden to strengthen ecological connectivity.

A detailed assessment is provided within the supporting Ecological Appraisal prepared by Essential Ecology for this application.

17.0 Sustainable Drainage

The proposed scheme will result in a minor increase in impermeable area. In accordance with the supporting Surface Water Drainage Strategy prepared by Motion, sustainable drainage features will be incorporated to mitigate any impact on surface water run-off, including:

- Permeable paving with cellular crates in the subbase to the parking areas for attenuation.
- Roof water will be collected by a piped system in the gardens to individual soakaway tanks within the back garden of each property.
- Rainwater harvesting through the use of water butts for garden irrigation and car washing.

These measures will ensure that surface water is managed effectively on site, reducing pressure on the existing drainage infrastructure and helping to mitigate potential local flood risk.

Further details of the drainage strategy are provided within the supporting report prepared by Motion.

18.0 Biodiversity Net Gain

A Biodiversity Gain Statement has been prepared by Essential Ecology in support of this application. The site currently comprises a residential garden formed of lawn, amenity planting and a small number of trees, representing habitats of low to medium ecological distinctiveness.

The proposed scheme will result in a minor reduction in on-site habitat value, with the site largely forming private gardens and shared driveway space. To ensure compliance, additional habitat units will be secured through an approved habitat bank to deliver the required 10% net gain.

Off-site measures will likely need to include tree planting and/or the creation of higher distinctiveness habitats, in line with DEFRA guidance. Full details of the assessment and accompanying Statutory Metric are provided within the supporting Biodiversity Gain Statement prepared by Essential Ecology.