

# MODEL BAKERY, 119 HIGH STREET, STEYNING

## DESIGN & ACCESS STATEMENT

3rd June 2026





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# CLIENT & CONSULTANT TEAM

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# 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 remodelin to provide 4 no. new apartments at former Model Bakery 119 High Street, Steyning, BN44 3RE.

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

## Summary of Proposals

- Remodelling of Existing building to provide 4 no. 2 Bedroom / 4 Person Apartments
- 4 no. Parking Spaces
- Hip to Gable on eastern roof slope & New Dormers to Roof

## Site Address

Model Bakery  
119 High Street  
Steyning  
West Sussex  
BN44 3RE

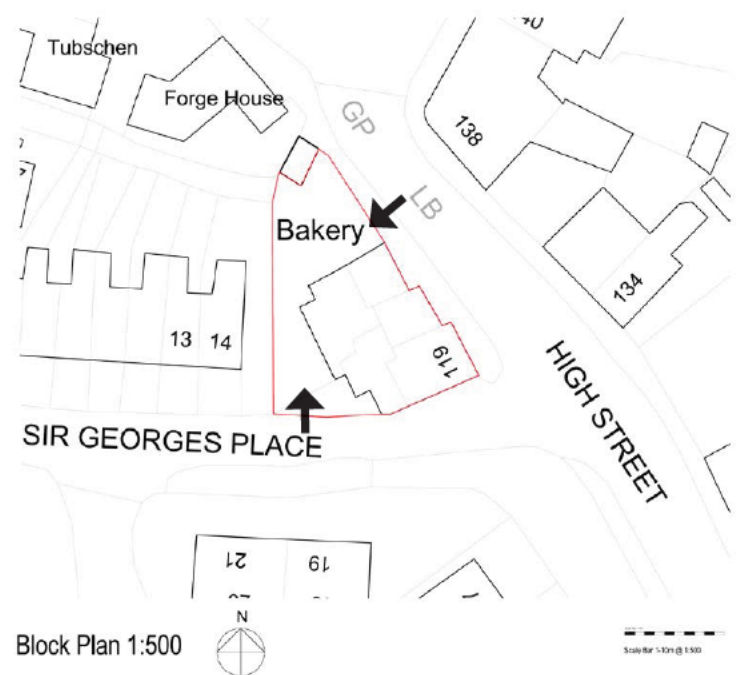


Illustrative View from High Street



SITE

EXISTING SITE LOCATION PLAN





# EXISTING SITE & CONTEXT

## Existing Site & Context

Located on the edge of Steyning’s historic town centre, the former Model Bakery at 119 High Street has historically occupied a more detached and peripheral position relative to the principal commercial core of the High Street. Whilst forming part of the wider historic frontage and contributing to Steyning’s character as a traditional market town, the property has long been physically separated from the main retail “drag” and lacks the prominence, visibility and footfall associated with the town’s primary shopping area.

The building operated for many years as a traditional bakery and retail premises. Historically, the property also incorporated residential accommodation above the bakery, reflecting the traditional arrangement commonly found within historic High Street buildings where commercial and domestic uses were closely integrated.

The wider town centre contains a rich collection of historic buildings dating from the medieval period onwards, with many properties evolving over time to accommodate changing commercial requirements.

In common with many smaller secondary retail locations, the commercial viability of the property has diminished over time. Historic records identify “The Model Bakery” as a longstanding local bakery business within Steyning, continuing the town’s tradition of small-scale craft and food production associated with its historic High Street. More recently, however, the bakery use has ceased, presenting an opportunity for the sensitive and sustainable reuse of the building through residential conversion. This approach will help secure the long-term occupation, maintenance and preservation of the property while continuing its contribution to the character and appearance of the historic High Street and conservation area. There are existing vehicular access points located at the northern end of the site as well as the southern end via Sir Georges Place. These give access to areas of hard standing and parking provision for approximately 4 no. Vehicles.

The existing building is 2 storey brick facade with a slate roof. There are various roof additions and add hoc rear additions.’



MODEL BAKERY - EXISITNG VIEW FROM HIGH STREET



SITE PHOTOS



View looking south - Parking Areas



View from High Street (Model Bakery on Left)



Parking Court & North Elevation



1st Floor Terrace



High Street Entrance



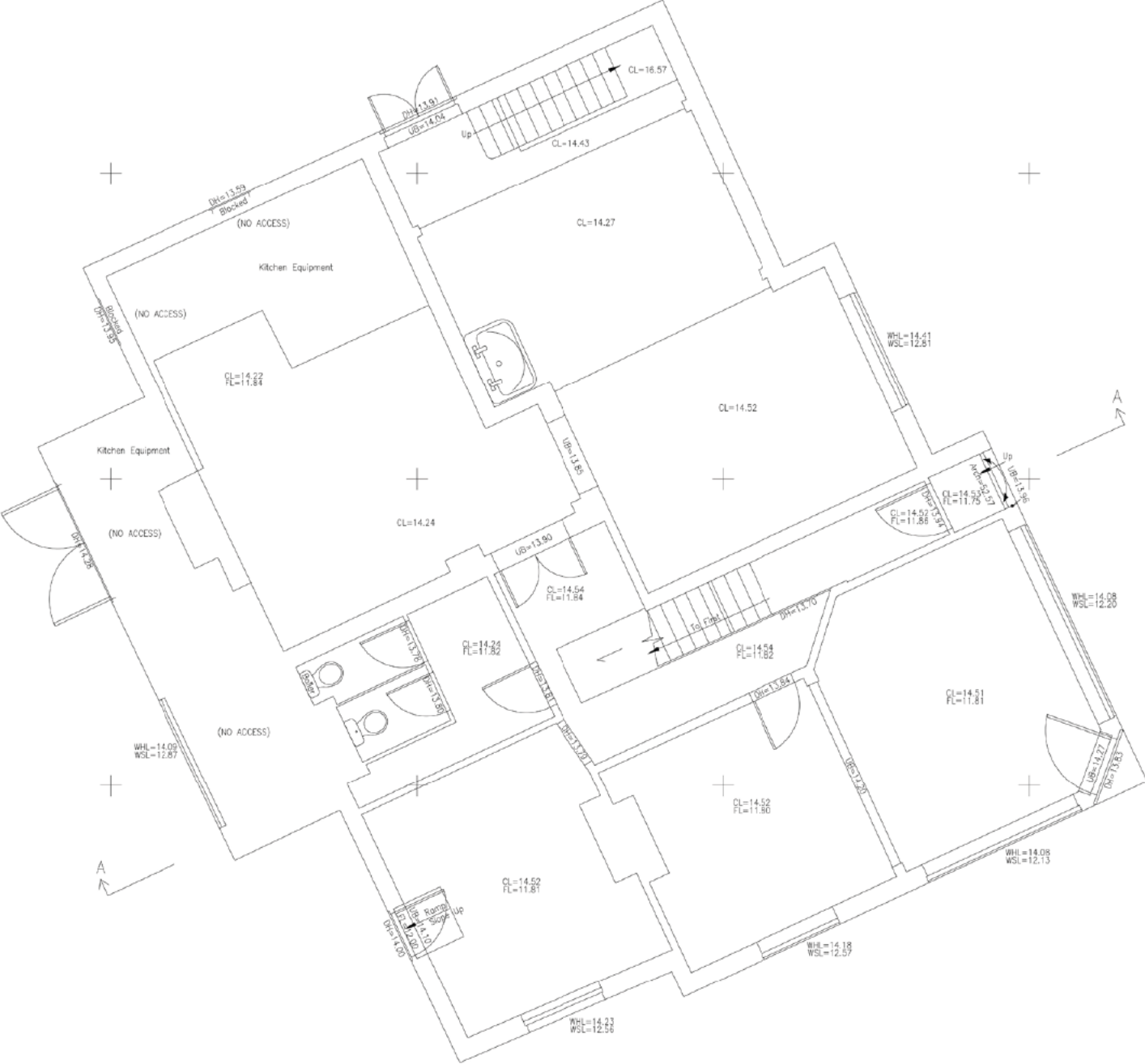
## SITE PHOTOS



MODEL BAKERY - EXISTING VIEW FROM HIGH STREET



EXISTING PLANS & ELEVATIONS



GROUND FLOOR PLAN

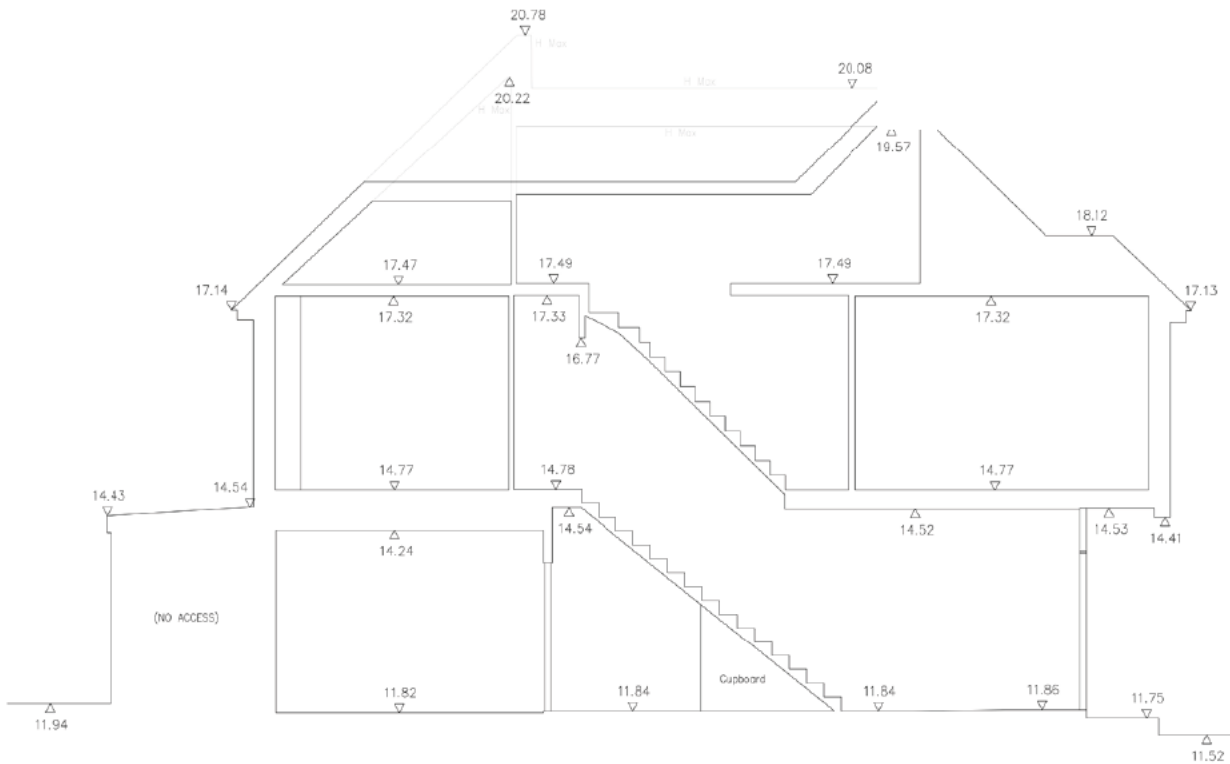
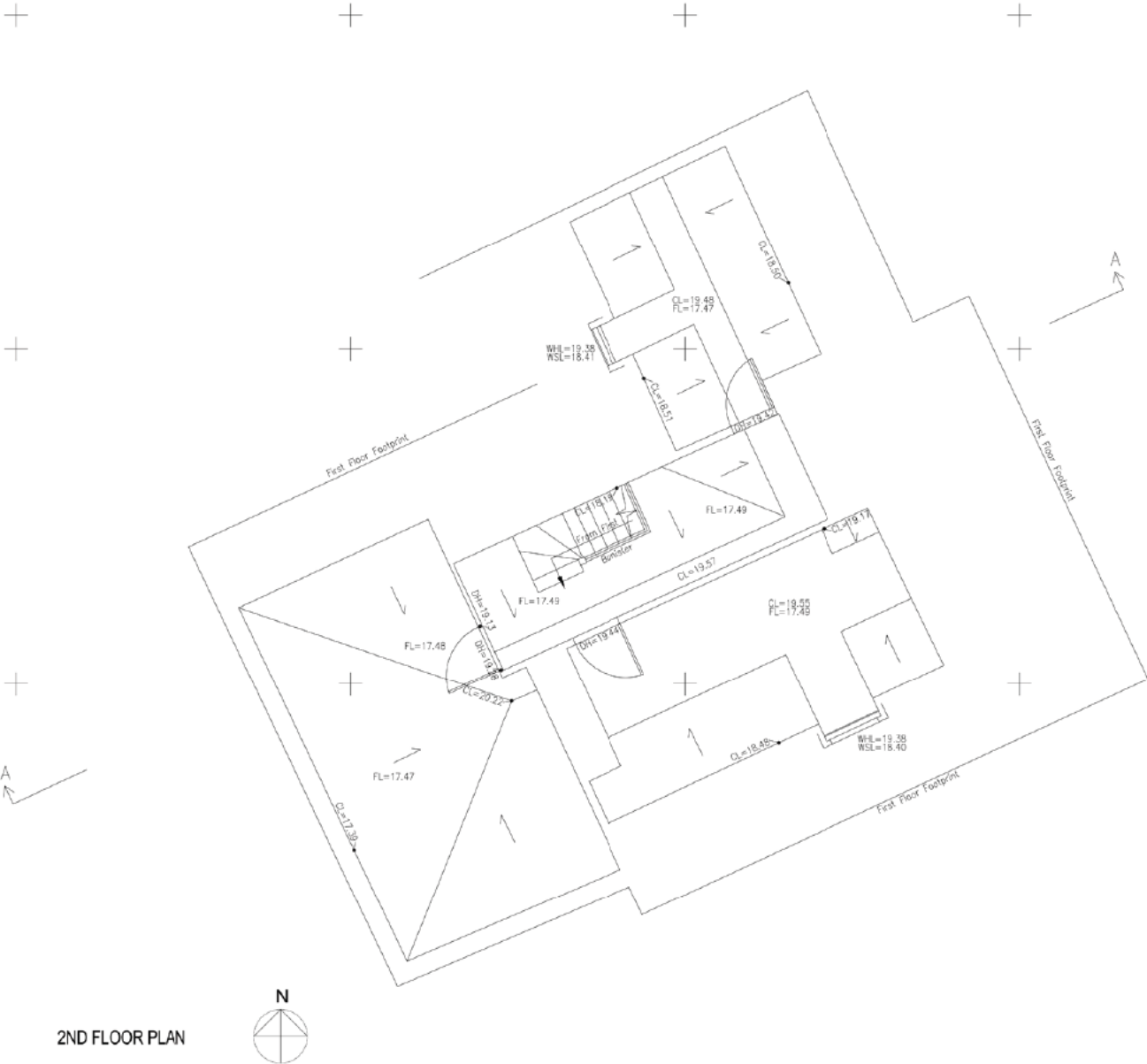


1ST FLOOR PLAN





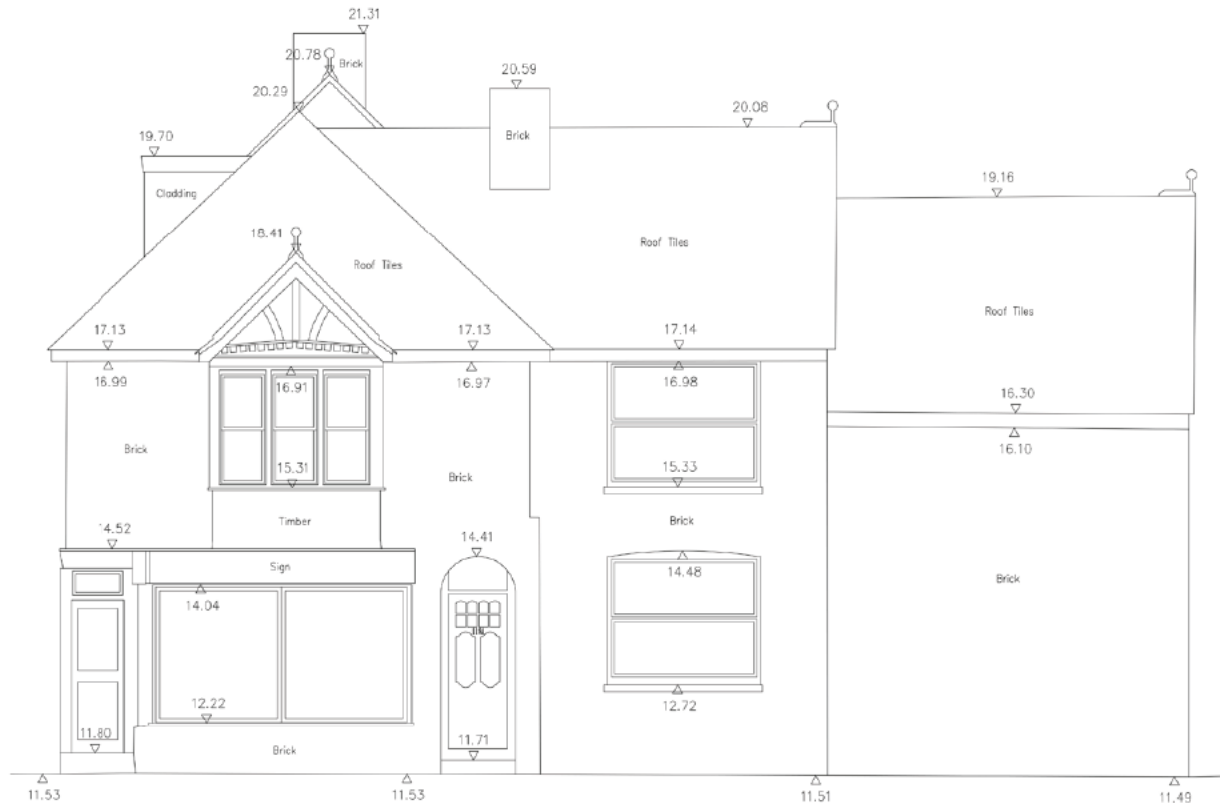
EXISTING PLANS & SECTION



Section A-A  
Datum 10.00m

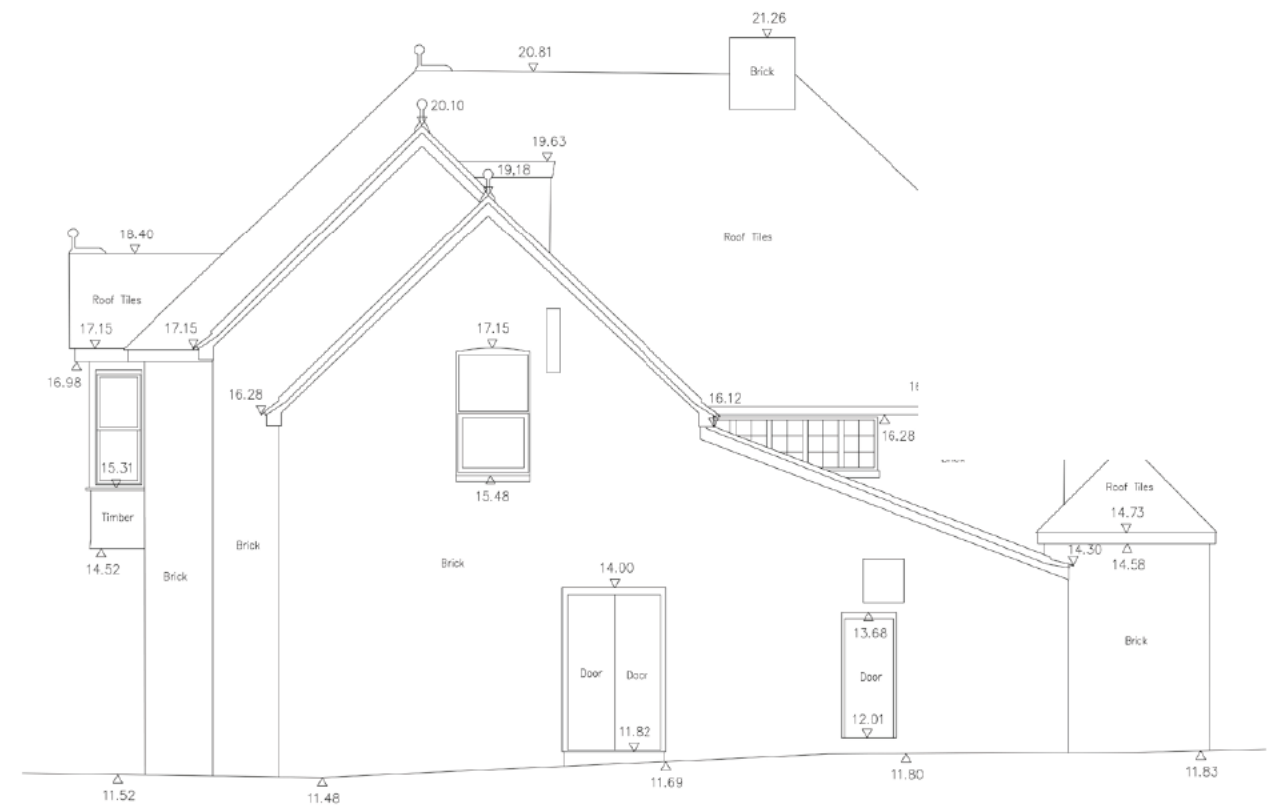


## EXISTING ELEVATIONS



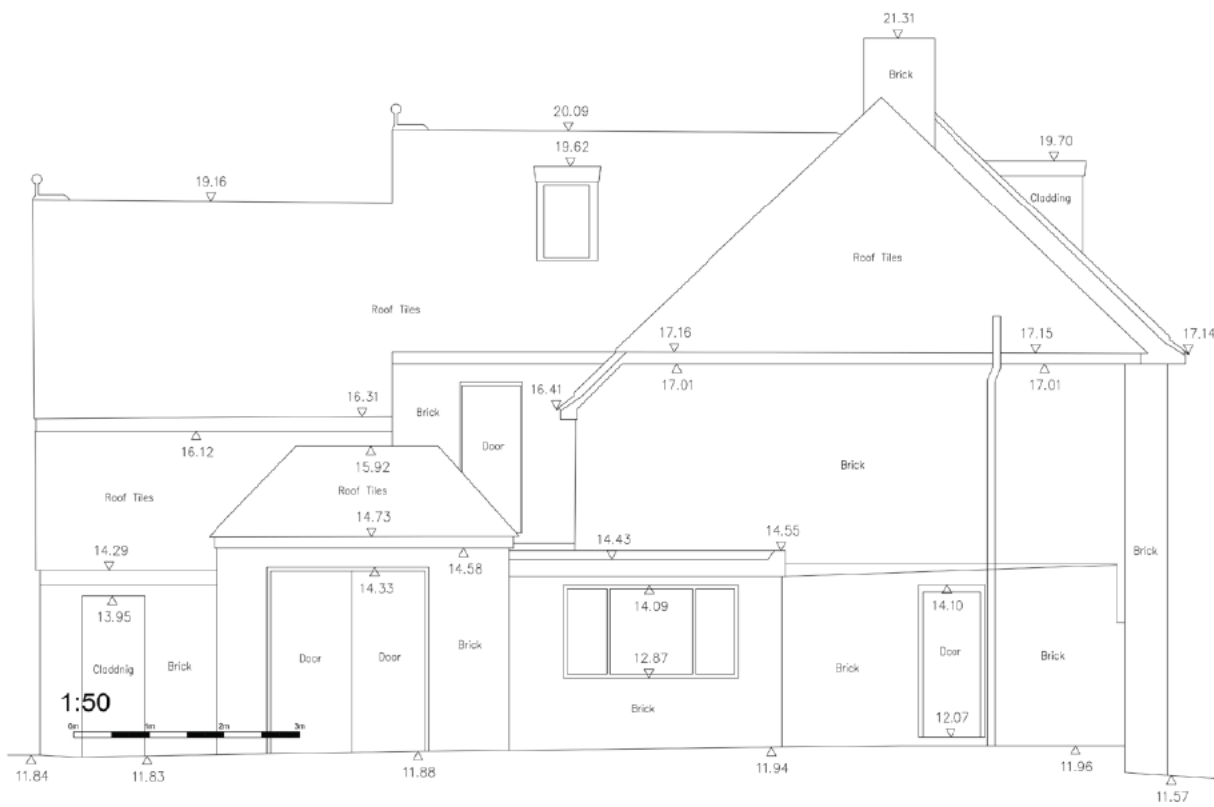
### East Elevation

Datum 10.00m



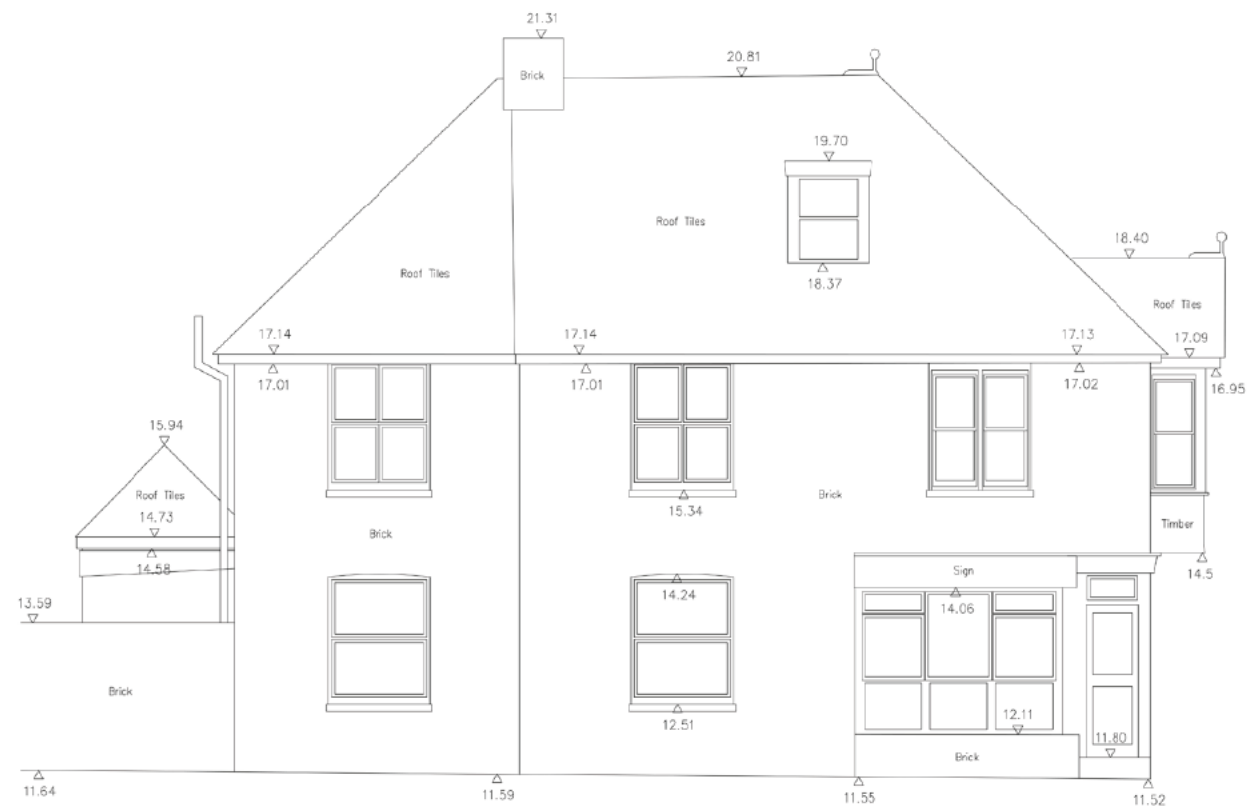
North Elevation

Datum 10.00m



### West Elevation

Datum 10.00m

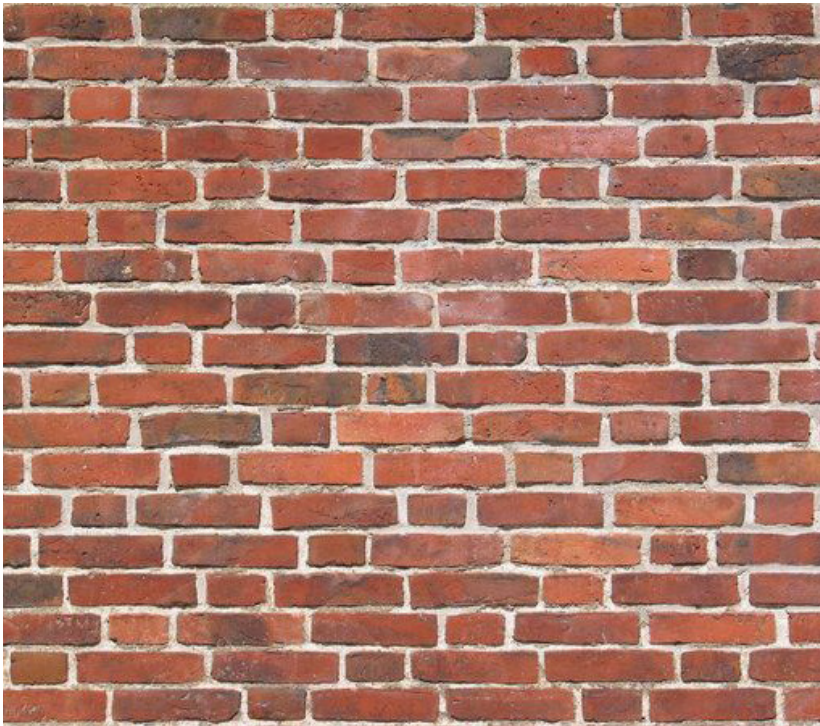


### South Elevation

Datum 10.00m



MATERIALITY



Red Brick



Render



Slate



Clay Plain Tiles



# PROPOSALS



# DESIGN STATEMENT

## The Site Context and Development Opportunity

The proposals relate to the sensitive conversion and refurbishment of the former Model Bakery building at 119 High Street, Steyning, which is currently vacant and in a dilapidated condition. Historically, the building accommodated both a bakery use at ground floor level and residential accommodation above, forming part of the established mixed-use character of Steyning High Street.

The development represents the sustainable re-use of an existing building within a highly accessible location and will contribute towards the delivery of additional high-quality housing within Horsham District. In this regard, the proposals support the objectives of Horsham District Council's spatial and housing policies through the efficient use of previously developed land within an established settlement boundary.

The proposals seek to rejuvenate and secure the long-term future of the building through its conversion into 4 no. thoughtfully designed apartments, delivering a form of development that accords with the overarching design aspirations of Horsham District Council in relation to high-quality and contextually responsive development.

The architectural approach responds positively to the semi-industrial character and historic grain of the High Street, retaining the established scale, form and appearance of the building whilst introducing a series of carefully considered enhancements. These include the introduction of high-quality Crittall-style windows and the refurbishment and replacement of roof finishes using slate and clay plain tiles, elevating the overall quality and appearance of the building whilst preserving its established character. The proposals therefore align with Horsham District Council policies that seek to conserve and enhance local character and distinctiveness.

## Parking and Access

Access to the proposed apartments will be taken from the existing points of access via High Street and Sir Georges Place. The development utilises the existing parking areas within the site and will provide 4 no. off-street parking spaces, equating to one space per apartment.

In addition, secure and covered cycle storage will be provided within the rear parking court to encourage sustainable methods of travel in accordance with Horsham District Council's sustainable transport and

parking policy objectives.

The site occupies a highly sustainable location within Steyning town centre, with convenient access to local services, facilities and public transport connections, reducing reliance on the private car.

## Internal Space Standards

The proposed development comprises 4 no. 2-bedroom, 4-person apartments designed to meet or exceed the requirements of the Nationally Described Space Standard (NDSS), in accordance with Horsham District Council's requirements for high-quality residential accommodation.

All apartments provide generous internal layouts with compliant gross internal floor areas, appropriately sized bedrooms and good levels of natural daylight and outlook, ensuring a high standard of residential amenity for future occupants.

## Layout, Form and Massing

The proposals are accommodated predominantly within the envelope of the existing retained building and therefore do not result in any material change in terms of the building's relationship with its surroundings.

The overall scale and massing remain largely unchanged from the existing form, with only modest roof alterations proposed, including the introduction of sensitively designed dormer windows and the conversion of part of the western roof slope from a hipped roof to a partial gable arrangement. These alterations are considered sympathetic to the character and appearance of the building and wider High Street context.

Overall, the proposals retain the established built form whilst enhancing the architectural quality and functionality of the building in a manner consistent with Horsham District Council's design policies relating to scale, massing and contextual response.

## Materials and Appearance

The material palette has been carefully considered to respect and enhance the character of the existing building and surrounding High Street context. The proposals largely retain the existing external materials, with replacement and refurbishment works undertaken on a like-for-like basis where appropriate.

The proposed external materials comprise:

- Red facing brickwork to the external walls
- Slate and clay plain roof tiles
- High-performance Crittall-style windows and doors

The proposals seek to reinforce the building's historic and semi-industrial character whilst improving its visual quality, longevity and thermal performance, supporting Horsham District Council's objectives for high-quality, locally distinctive design.

Construction waste generated during the refurbishment process will be managed in accordance with best practice principles, with opportunities for the re-use and recycling of materials maximised wherever feasible.

## Residential Amenity

The proposed apartments have been designed to provide a high standard of residential amenity for future occupants in accordance with Horsham District Council's residential design objectives.

The ground floor apartments each benefit from private patio areas, providing usable external amenity space. In addition, all apartments are dual aspect, allowing for good levels of natural daylight, ventilation and outlook throughout the homes.

The orientation and layout of the apartments ensure a balanced relationship between sunlight, privacy and internal living quality, contributing positively towards the health and wellbeing of future residents.

## Refuse and Recycling

Dedicated refuse and recycling storage areas will be provided within the parking courts and positioned to allow convenient access for residents and refuse collection operatives.

The refuse stores will provide sufficient capacity for general waste and recyclable materials in accordance with Horsham District Council requirements and are located within an appropriate drag distance of the highway for collection purposes.

## Trees and Landscaping

There are currently no existing trees or meaningful soft landscaping features within the site and therefore no tree removal is required to facilitate the proposed development.

The proposals will introduce areas of soft landscaping and native planting within the parking courts and external spaces to soften the appearance of hardstanding areas, improve the visual quality of the site and contribute positively towards biodiversity enhancement, in accordance with Horsham District Council's environmental and landscape policy objectives.

## Sustainability

The proposals represent the sustainable retention and re-use of an existing building, significantly reducing the embodied carbon impacts associated with demolition and new construction, in line with the sustainability objectives of Horsham District Council.

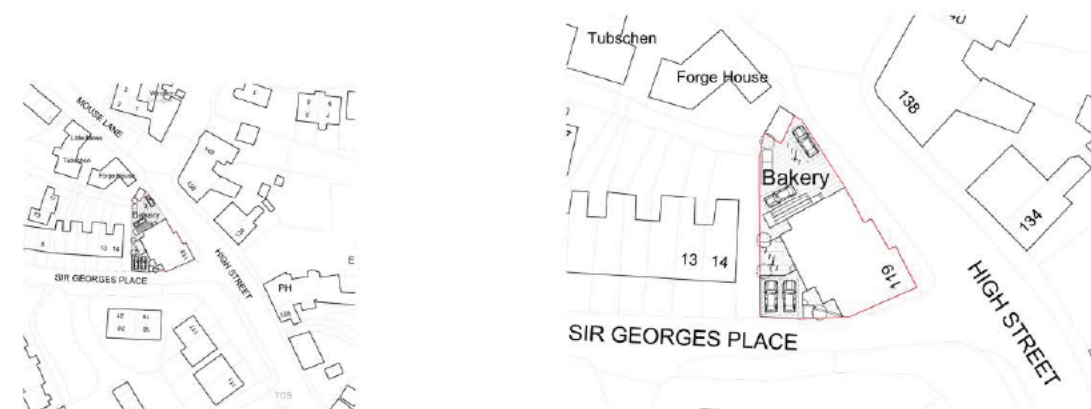
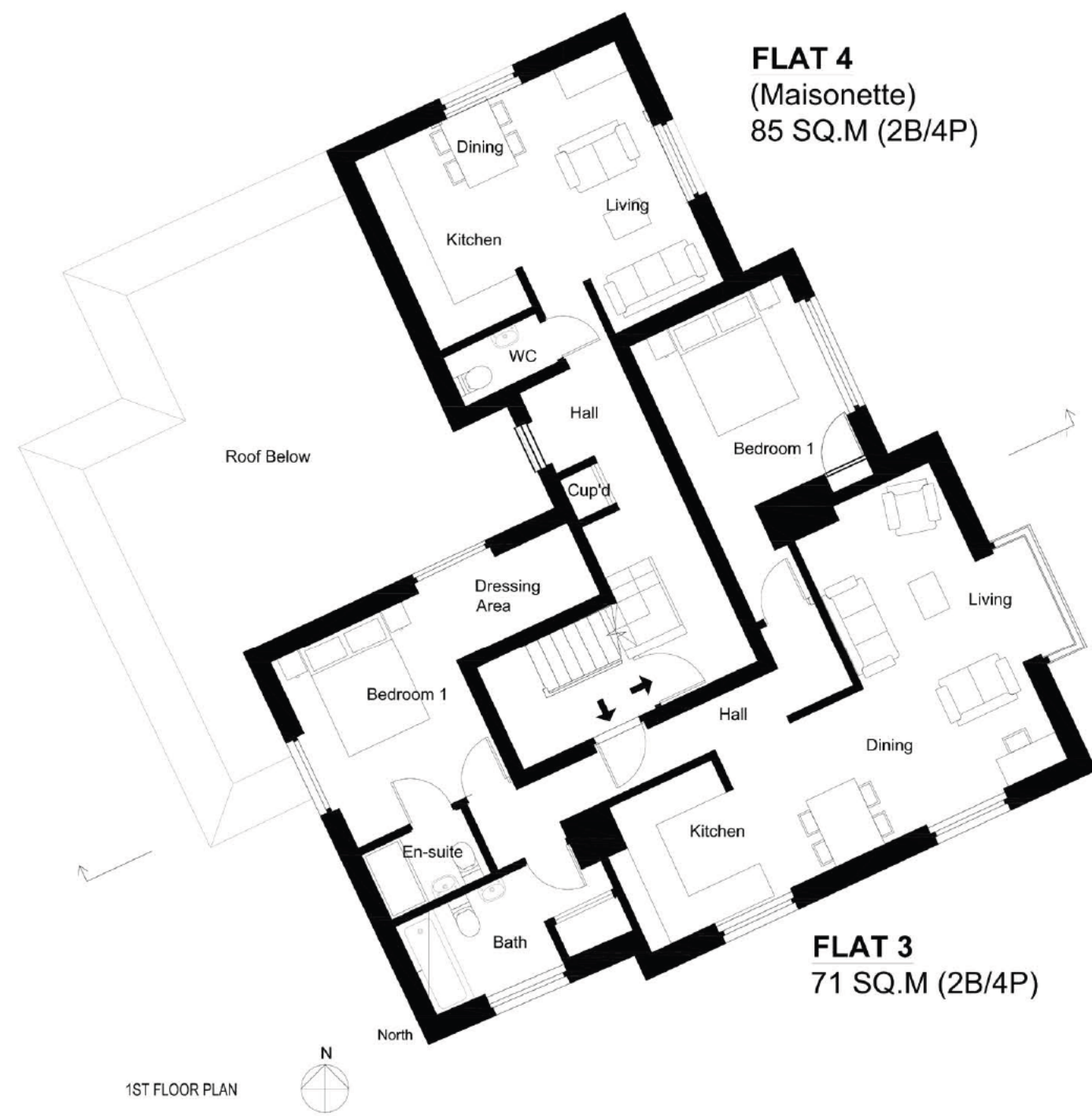
A fabric-first approach to energy efficiency will be adopted, incorporating enhanced insulation, improved thermal performance and airtightness measures that will meet or exceed the requirements of the current Building Regulations.

The development will incorporate low-carbon technologies, including air source heat pumps to provide efficient heating and hot water to the apartments. In addition, roof-mounted photovoltaic panels will generate renewable electricity on site, helping to reduce operational carbon emissions and improve the overall energy performance of the development.

Energy-efficient mechanical and electrical systems, including LED lighting and smart controls, will also be integrated throughout the scheme to minimise energy consumption and support sustainable living, consistent with Horsham District Council's aspirations for sustainable and energy-efficient development.



PROPOSED PLANS & ELEVATION



## MODEL BAKERY





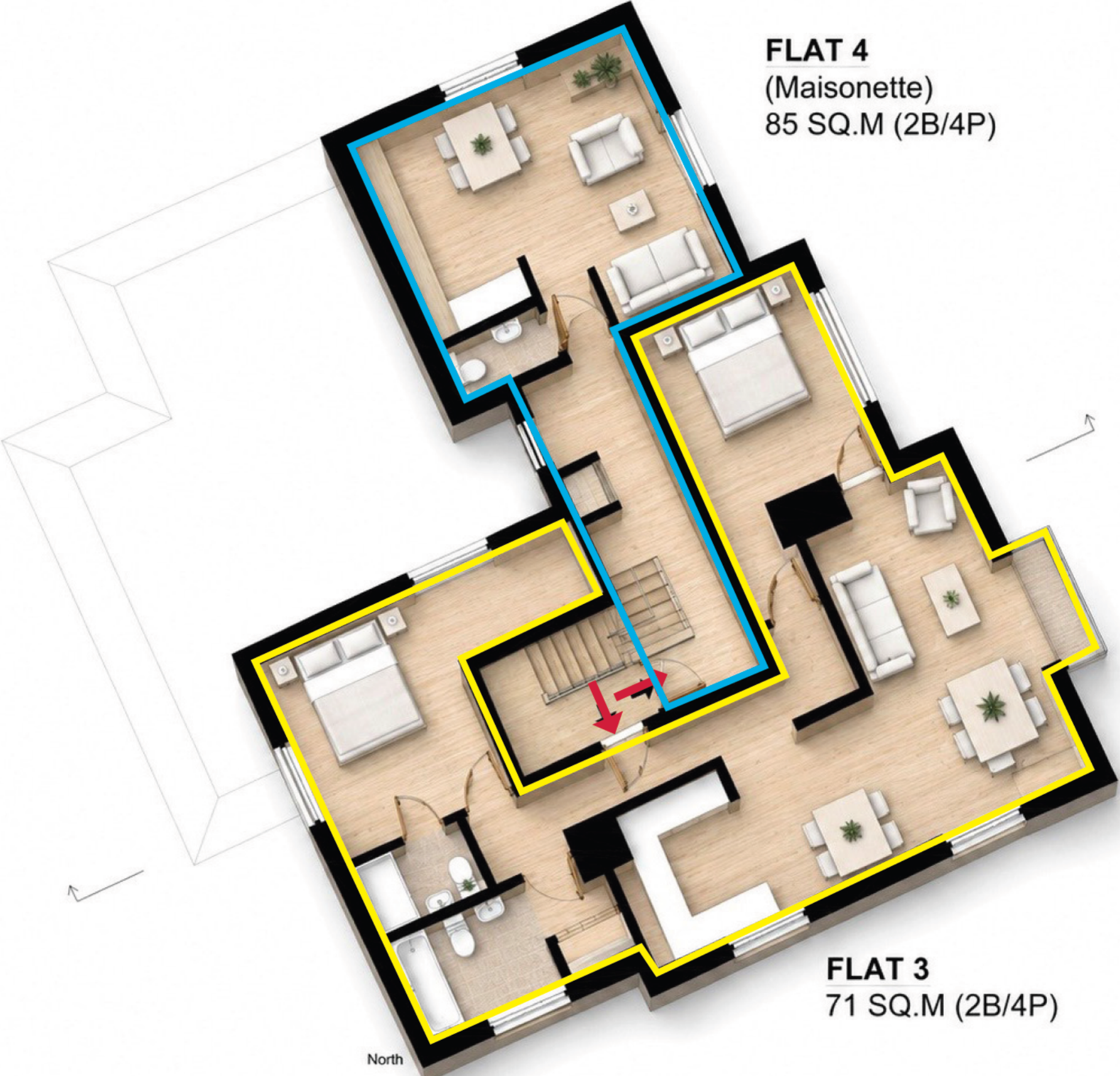
PROPOSED APARTMENT PLANS



Flat 1 & Flat 2



PROPOSED APARTMENT PLANS



Flat 3 & Flat 4 Level 1



PROPOSED APARTMENT PLANS



Flat 4 Level 2



## ILLUSTRATIVE SKETCH



Illustrative View from High Street



PROPOSED ELEVATIONS



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



## PROPOSED SITE PLAN

The scheme will secure the long-term future of the building through its sustainable re-use, whilst rejuvenating its appearance and reinforcing its positive contribution to the richness, character and vitality of the High Street.



Illustrative Site Plan

MODEL BAKERY



Illustrative View from High Street



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 existing building at the Model Bakery provides clear and active frontages to the street, ensuring strong natural surveillance of public and semi-private areas including the peripheral parking courts. 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 into the building is simple and legible from the High Street and the northern parking court, avoiding hidden or poorly lit routes. Private rear patios to the ground floor apartments are fully enclosed with secure boundary treatments of an appropriate height and specification to prevent unauthorised access.

## 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.

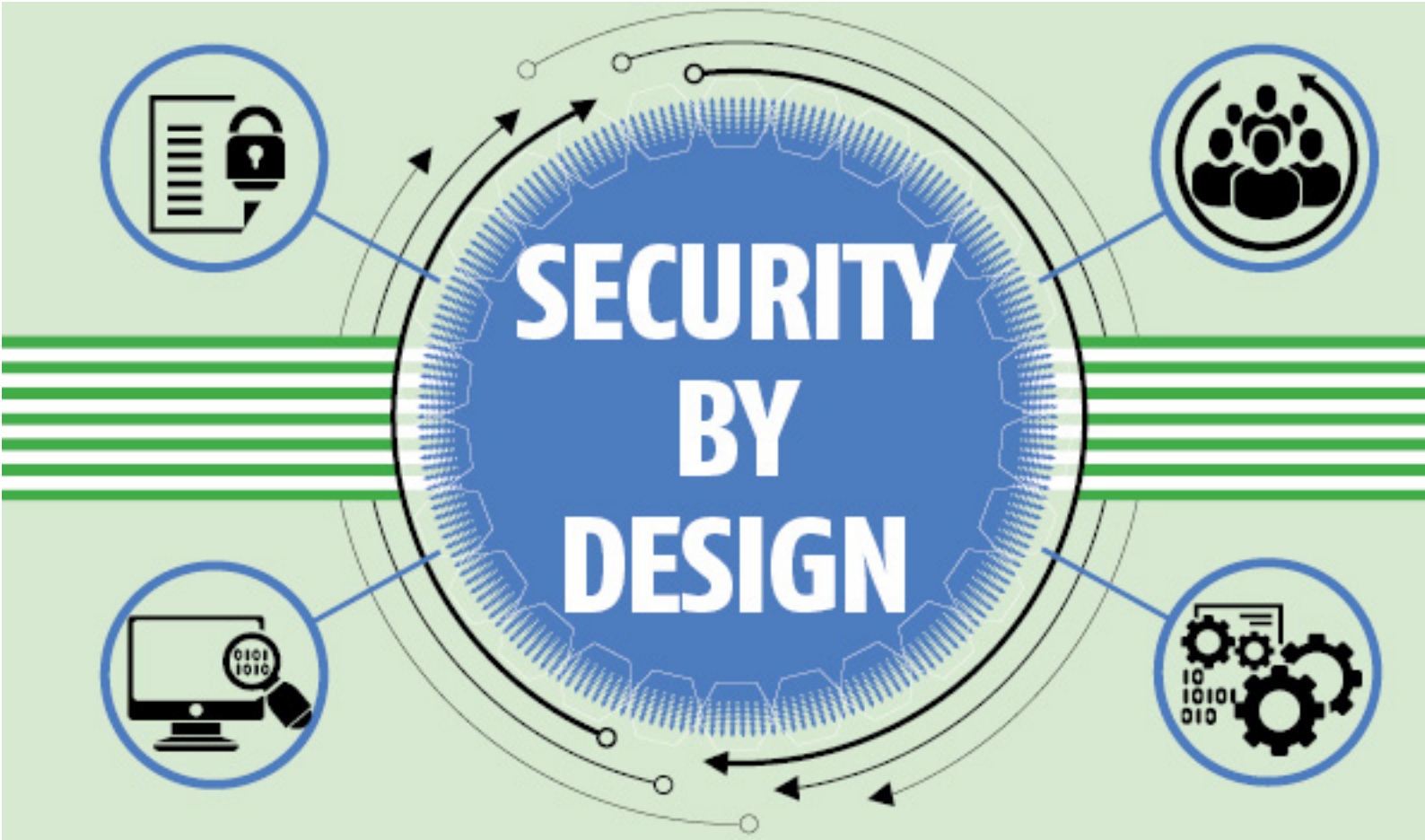
## Lighting and Visibility

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

## Parking

The proposed development incorporates a total of 4 no. on-site car parking spaces, comprising 1 allocated space per apartment together with 2 additional visitor spaces. The parking arrangement has been carefully integrated into the overall site layout to ensure a functional and efficient provision that supports the operational requirements of the development whilst maintaining a high-quality residential environment.

The level of parking provision has been informed by the site's sustainable and accessible location, including its close proximity to existing public transport connections and local services within the High Street. As such, the proposals adopt a balanced and proportionate approach to parking provision that responds appropriately to the site context and anticipated patterns of travel.

The development has been designed in accordance with the relevant transport and parking objectives of Horsham District Council planning policy and is considered to provide an appropriate level of parking for the scale and nature of the proposals. The scheme also supports wider sustainability objectives by encouraging opportunities for alternative modes of travel, including walking, cycling and the use of public transport, thereby reducing reliance on private vehicle use where possible.

## Cycle Storage

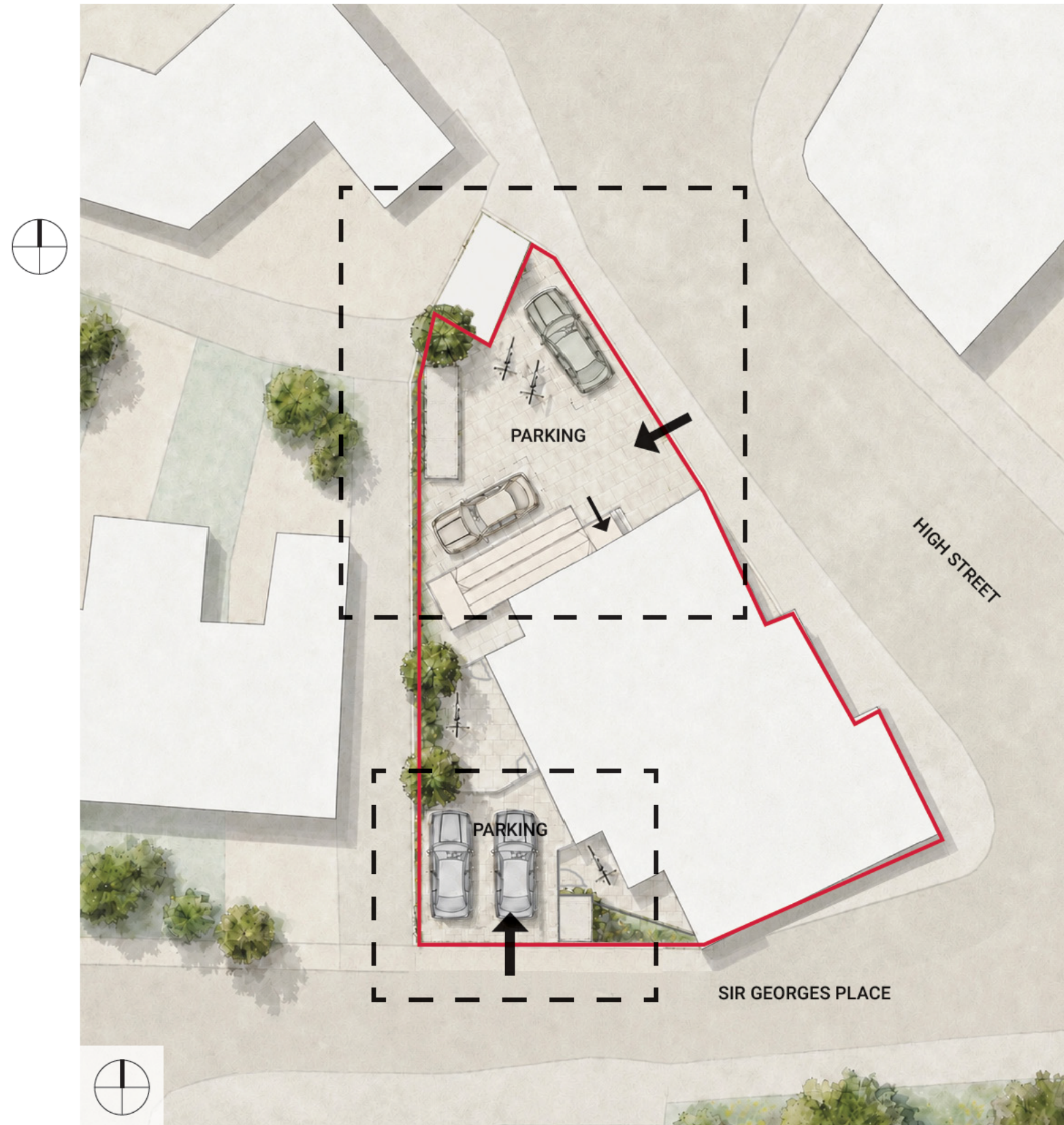
The proposed development incorporates secure and convenient cycle storage provision for up to 6 no. bicycles, located within the northern parking court in a readily accessible position for future residents. The cycle storage has been integrated into the overall site layout to ensure that it is both functional and discreet, whilst encouraging cycling as a practical and attractive mode of transport for day-to-day journeys.

The provision of dedicated cycle storage forms an important component of the development's wider sustainability and transport strategy, promoting opportunities for active travel and reducing reliance on private vehicle use where possible. The site's accessible location, in close proximity to local services, facilities and public transport connections, further supports the suitability of cycling as a sustainable means of travel.

The proposals have been developed in accordance with the sustainable transport objectives of Horsham District Council planning policy, which seeks to encourage developments that support alternative modes of transport and contribute towards more sustainable patterns of movement. The level of cycle parking provision is therefore considered appropriate to the scale and nature of the development and will provide a secure and attractive facility for future occupants.

## NOTE:

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



Illustrative Site Plan



NDSS COMPLIANT HOMES



# NDSS COMPLIANT HOMES

## Residential Quality and Space Standards

The proposed development will deliver 4 no. high-quality two-bedroom apartments that have been carefully designed to provide well-proportioned, functional and comfortable living environments for future residents. The internal layouts have been thoughtfully arranged to maximise usability, circulation efficiency, natural daylight and outlook, creating homes that are both practical and of a high standard in terms of residential quality and day-to-day living experience. The design approach seeks to achieve clear and legible layouts that support flexibility, accessibility and long-term adaptability for a range of future occupants.

All homes meet or exceed the minimum internal floor areas and requirements set out within the Nationally Described Space Standards (NDSS), ensuring that the accommodation achieves an appropriate standard of residential amenity and spatial quality.

The proposals have been developed in accordance with the relevant residential design and housing objectives of Horsham District Council planning policy, supporting the delivery of sustainable new housing within the district. In doing so, the scheme will make a positive contribution towards the Council's identified housing needs through the provision of efficient, sustainable and well-designed new homes in an accessible location.

## 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.

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



Ground Floor Plan



ENERGY & SUSTAINABILITY



# ENERGY & SUSTAINABILITY

## Sustainability and Environmental Performance

The overarching sustainability strategy for the proposed development is centred on the sensitive retention, adaptation and refurbishment of the existing building to deliver high-quality residential accommodation. By prioritising the re-use and remodelling of the existing structure, the proposals significantly reduce the environmental impacts and embodied carbon typically associated with demolition and complete redevelopment. This approach represents a responsible and sustainable form of development that aligns with both national and local planning objectives relating to climate resilience, resource efficiency and the re-use of existing building stock.

The design proposals seek to extend the useful lifespan of the existing building through a series of carefully considered fabric improvements and energy efficiency measures. The thermal performance of all retained elements, including the external walls, ground floor and roof construction, will be upgraded as part of the refurbishment works in order to enhance the overall environmental performance of the building and improve long-term energy efficiency for future occupants.

In addition to fabric-first improvements, the sustainability strategy will also consider the integration of low-carbon technologies and renewable energy solutions where appropriate. This may include measures such as photovoltaic panels and air source heat pumps to further reduce operational energy demand and carbon emissions associated with the development.

The development has been designed to meet or exceed the relevant requirements of the Building Regulations in relation to energy performance and sustainability. Through the enhancement of the existing building fabric, together with the consideration of renewable technologies and the delivery of efficient new homes within a sustainable location, the proposals support the wider sustainability and environmental objectives of Horsham District Council planning policy, whilst contributing positively towards the delivery of sustainable development.

## 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.

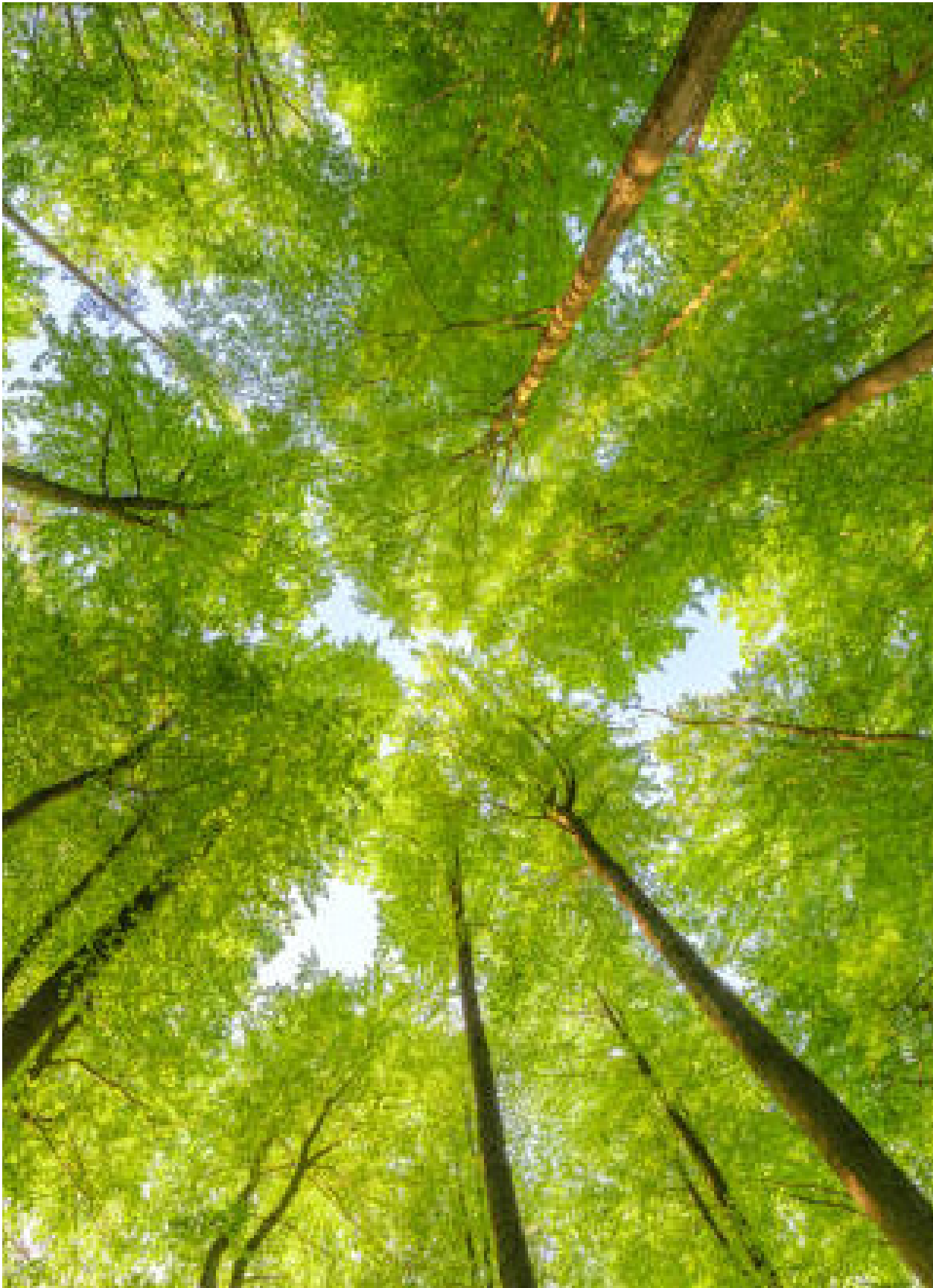
These measures intend to produce a home that demonstrably exceeds the energy performance baseline of the notional Building Regulations dwelling, aligning with Horsham’s objective of delivering energy-efficient, low-carbon housing.

## 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

Dedicated refuse and recycling storage areas will be provided within the parking courts and positioned to allow convenient access for residents and refuse collection operatives.

The refuse stores will provide sufficient capacity for general waste and recyclable materials in accordance with Horsham District Council requirements and are located within an appropriate drag distance of the highway for collection purposes. Storage capacity per apartment has been designed to accommodate the standard residential waste provision issued by Horsham District Council,

- In total refuse storage can accommodate 5 no. 1100 litre Euro bins.

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 within the parking courts ensuring:

- Minimal visual impact on the street scene
- Convenient access for residents
- 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

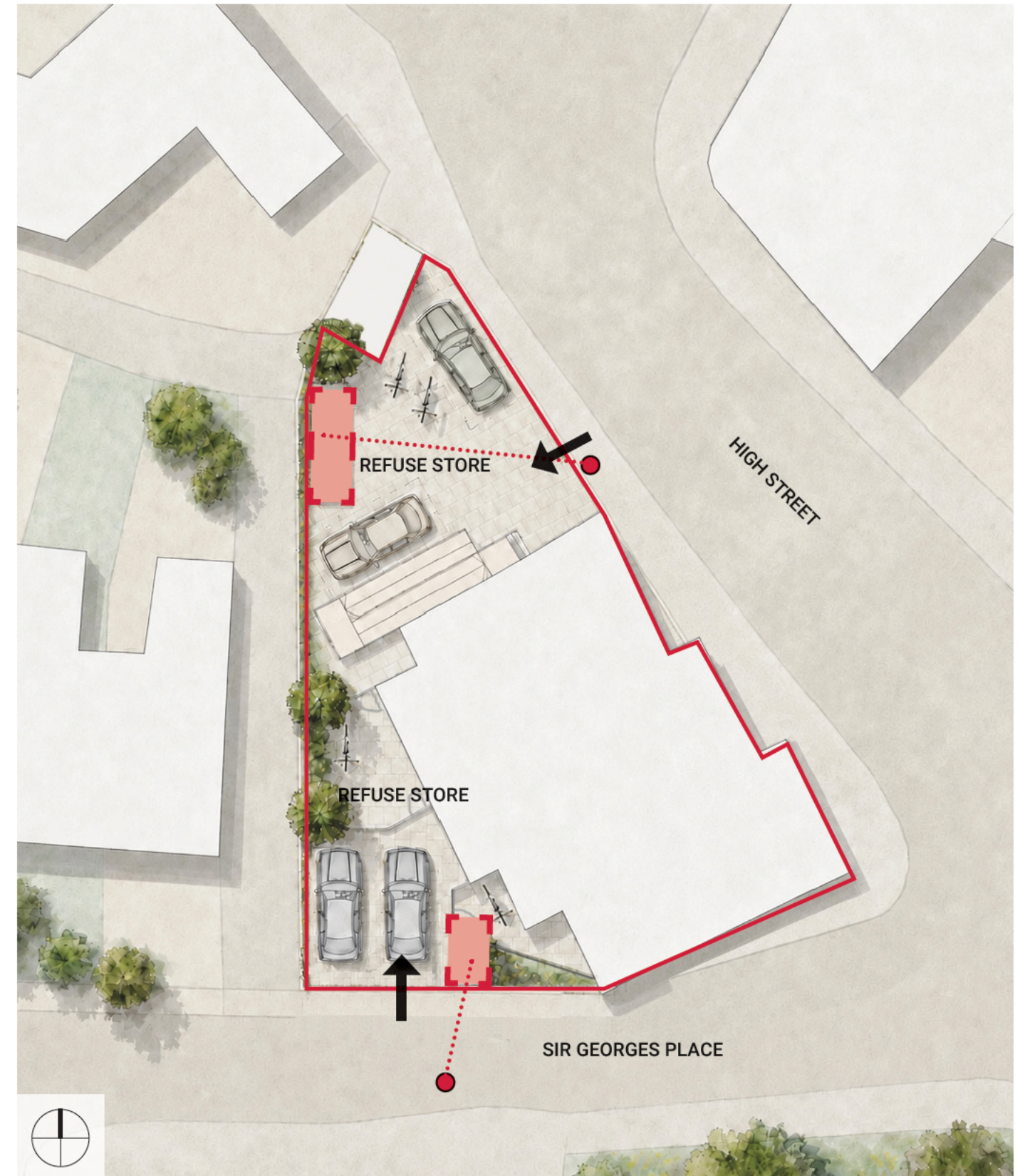
On collection days, residents will present bins at the agreed kerbside collection point along the adopted highway as existing. The carry distance from each store to the collection point is within recommended guidance limits and does not require movement over steps or steep gradients. The highway frontage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



Illustrative Site Plan



# LANDSCAPE & BNG

There are currently no existing trees or meaningful soft landscaping features within the site and therefore no tree removal is required to facilitate the proposed development.

The proposals will introduce areas of soft landscaping and native planting within the parking courts and external spaces to soften the appearance of hardstanding areas, improve the visual quality of the site and contribute positively towards biodiversity enhancement, in accordance with Horsham District Council's environmental and landscape policy objectives.



NO ONSITE TREES OR LANDSCAPING



# SUMMARY



# SUMMARY

## Summary

In summary, the proposals for the former Model Bakery will deliver the following key attributes:

- The creation of 4 no. high-quality apartments within a sustainable and sensitively designed development.
- A sensitive remodel and repurpose the existing dilapidated and disused building to deliver much-needed new housing accommodation.
- The scheme will secure the long-term future of the building through its sustainable re-use, whilst rejuvenating its appearance and reinforcing its positive contribution to the richness, character and vitality of the High Street.
- A positive contribution towards the housing targets of Horsham District Council.
- The provision of NDSS-compliant homes that meet and exceed the requirements of the Nationally Described Space Standards, ensuring high-quality living accommodation for future residents.
- The responsible and sustainable re-modelling and re-use of an existing building, retaining and enhancing the value of the site and avoiding a demolition approach.
- The incorporation of renewable technologies, including photovoltaic panels and Air Source Heat Pumps, to support a low-carbon and energy-efficient development.
- A balanced approach to parking provision and sustainable travel, in accordance with Horsham District Council planning policies.
- An enhancement in biodiversity through the introduction of new planting and landscape improvements across the site.
- The transformation of the currently dilapidated building into a high-quality built asset in a prominent location on Steyning High Street.

Overall, the proposals represent a transformation of the currently dilapidated building into a high-quality built asset in a prominent location on Steyning High Street.

