



Project 26-107: Design and Access Statement in support of new residential flats at; No.37 London Road, Pulborough, RH20 1AS.

Prepared By: DH Architecture + Design.

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1.0 Introduction:

This Design and Access Statement is submitted in support of a full planning application for 5 no new residential flats at; No.37 London Road, Pulborough, RH20 1AS. This Design and Access Statement should be read in conjunction with the following drawings prepared by DH Architecture + Design Ltd:-

- 26-107- 001-P - Site Location and Block Plan
- 26-107 - 005-P - Existing and Proposed Site Plans
- 26-107 - 010-P - Existing Plans and Elevations
- 26-107 - 011-P - Proposed Plans and Elevations
- 26-107 - 020-P - Proposed Soft & Hard Landscaping
- 26-107 - 021-P - Proposed Bin & Cycle Store Details
- 26-107 - Flood Map Planning - Zone 1



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2.0 Proposed Development

The proposed development comprises the erection of a new residential building at No. 37 London Road, Pulborough, RH20 1AS, providing 5 self-contained flats arranged over three storeys.

The development has been carefully designed to provide a mix of accommodation, comprising 2 no. two-bedroom flats and 3 no. one-bedroom flats, contributing towards the range and choice of housing available within the local area. The proposed arrangement seeks to deliver well-proportioned and functional living accommodation suited to modern residential requirements.

The building has been designed with a clear and cohesive architectural approach, responding appropriately to the character and appearance of the surrounding street scene along London Road. The scale, form, and massing of the development have been considered to ensure the proposal integrates sympathetically within its context, whilst making efficient use of the site.

Internally, the flats are arranged to provide practical and well-connected layouts, with appropriate levels of natural light, outlook, and residential amenity for future occupants.

Secure and convenient provision for bin storage and cycle parking is incorporated within the site, ensuring that these facilities are appropriately located, easily accessible, and designed to support the needs of future residents without detracting from the appearance of the development.

3.0 Site Assessment:

The application site comprises No. 37 London Road, Pulborough, a mixed-use property providing commercial accommodation at ground floor level with a residential flat above. The site also includes a detached garage block positioned to the rear, set a considerable distance back from the main road.

The existing building is of a dated appearance and makes a limited positive contribution to the character and visual quality of the surrounding street scene. Its form, materials, and general condition do not reflect the standard of development within the wider area and present an opportunity for comprehensive redevelopment.

The site currently reflects a utilitarian layout associated with its mixed-use nature, with commercial frontage to London Road and ancillary residential accommodation above. The detached rear garage block further contributes to an inefficient and underutilised arrangement of built form across the site.

The proposal seeks the full demolition of the existing building and rear garage structure, enabling a comprehensive redevelopment of the site. This presents a significant opportunity to enhance the appearance and functionality of the site, while delivering a more coherent and appropriate form of residential development.

The surrounding context along London Road is mixed in character, comprising a variety of residential and commercial properties of differing scales and ages. There is therefore an opportunity for the proposed development to contribute positively to the ongoing evolution and improvement of the street scene through a well-considered residential scheme.



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3.0 Site Assessment: (Continued)

The recently taken photographs on this page show the existing condition of the site and buildings, which, as can be seen, are in poor condition and detract from the street scene and both the immediate and wider areas.



4.0 Form, Scale and Appearance:

The surrounding area along London Road, Pulborough comprises a varied mix of residential and commercial development, with building forms and architectural styles reflecting incremental change over time. Notwithstanding this variety, there are strong traditional architectural influences within the immediate vicinity which positively contribute to the character of the street scene.

In particular, the adjacent row of dwellings comprises a significant and cohesive terrace of traditionally designed properties, which provide a clear architectural reference point for the proposed development. These properties are characterised by strong vertical proportions, sash windows, double-height projecting frontages with gabled roof forms, slate roof coverings, and red brick elevations, all of which contribute to a well-defined and consistent streetscape.

The proposed development has been carefully designed to take cues from these established design characteristics, while introducing a contemporary interpretation appropriate for a new-build residential scheme. The scale of the building has been considered to ensure it sits comfortably within its context, adopting a three-storey form that responds to the prevailing building heights within the surrounding area.

The overall massing has been broken down to reflect a more traditional rhythm of development, with articulation introduced through changes in plane, fenestration patterns, and roof form. This approach helps to reduce the perceived bulk of the building and ensures it relates positively to the finer grain of the adjacent terrace.

In terms of appearance, the proposal draws upon the material palette of the neighbouring properties, with red brick and complementary traditional roofing materials proposed to reinforce the local architectural vernacular. Window proportions and detailing are also informed by the adjacent terrace, with vertically emphasised openings proposed to reflect the established sash window proportions in the area.



4.0 Form, Scale and Appearance: (Continued)

The proposed street scene elevation has been specifically informed by the architectural composition of the adjacent terrace, taking direct design inspiration from the prominent double-height off-centre projecting bays, vertically proportioned window openings, and the use of traditional stone cills and lintels. These elements which repeat several times along London Road, have been carefully incorporated into the proposed design to create a strong visual relationship with the neighbouring buildings, helping the development sit comfortably within the established streetscape while reinforcing the traditional character evident along London Road.

This purposeful design approach, together with the proposed external material palette, ensures that the development sits comfortably within its context.



5.0 External Materials:

The proposed external materials have been carefully selected to respond positively to the character and appearance of the neighbouring terrace and wider street scene along London Road. The adjacent terrace properties display a strong and consistent traditional material palette, characterised primarily by red brick elevations, natural slate roof coverings, and stone/concrete cills and lintels, all of which contribute significantly to the visual identity of the area.

Taking direct inspiration from these surrounding buildings, the proposed development will incorporate high-quality facing brickwork, complementary roofing materials, and traditionally proportioned detailing to ensure a cohesive relationship with its context. Stone cills and lintels are also proposed to reinforce the vertical emphasis and traditional architectural character evident within the neighbouring terrace.

This considered approach to material selection will help ensure the development appears well integrated within the established streetscape, whilst still presenting as a high-quality residential scheme. The proposed palette has been chosen not only for its visual compatibility, but also for its durability and longevity, contributing positively to the long-term appearance and quality of the development.



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6.0 Access:

The proposed development will be accessed via the existing frontage onto London Road, with pedestrian access provided directly from the public highway. No on-site parking is proposed as part of the development.

The site occupies a highly sustainable location within Pulborough, with a range of day-to-day services and facilities located within comfortable walking distance. In addition, the site benefits from good connectivity to public transport infrastructure, including nearby bus routes and Pulborough railway station, providing convenient access to surrounding towns and wider destinations.

Given the sustainable nature of the location and accessibility to local services and transport links, the proposed residential use is considered appropriate and would not give rise to unacceptable highway or accessibility concerns.

7.0 Landscape:

The proposed development will result in a significant improvement to the overall appearance and landscaping of the existing site. The existing site, due to its commercial use, is currently dominated by areas of hardstanding associated with vehicle parking and access, resulting in a somewhat neglected and visually harsh environment. The redevelopment proposals present an opportunity to introduce a more considered and attractive landscape setting appropriate for residential use.

Soft landscaping, new trees, and improved boundary treatments will all help to soften the appearance of the development and contribute positively to the street scene, whilst also improving the overall quality and usability of the external environment for future occupants.

8.0 Sustainability:

The proposal adopts a 'fabric first' approach, seeking to maximise the thermal efficiency of the building through the use of modern construction methods and high-performance materials.

Enhancements to the building fabric will improve insulation and air tightness, contributing towards reduced energy consumption and lower operational costs for future occupants. The development will also incorporate air source heat pump systems as a low-carbon heating solution, further supporting the overall sustainability credentials of the scheme.

9.0 Flood Zone:

The application site is located within Flood Zone 1, as defined by the Environment Agency, representing land at the lowest probability of flooding. As such, the site is considered entirely appropriate for the proposed residential development, which falls within the 'more vulnerable' classification of development under national planning guidance.



10.0 Conclusion:

Overall, the proposed development represents a well-considered redevelopment of a dated and underutilised mixed-use site within a sustainable location in Pulborough. The scheme will deliver 5 high-quality residential flats, comprising a mix of one-bedroom and two-bedroom accommodation, contributing towards local housing provision whilst making more efficient use of the site.

The proposal has been carefully designed in response to the surrounding context, taking clear architectural inspiration from the adjacent terrace and wider street scene. Through the use of appropriate scale, form, detailing, and materials, the development will integrate comfortably within its setting whilst significantly improving the visual appearance of the site and its contribution to London Road.

In addition, the development incorporates appropriate provision for cycle and bin storage, enhanced landscaping, and sustainable design measures, including a fabric-first approach and the use of air source heat pump systems. The site also benefits from excellent accessibility to local services and public transport connections, making it an appropriate location for residential development without reliance on private vehicles.

Furthermore, the site is located within Flood Zone 1 and is therefore considered suitable for the proposed residential use, with no increased risk of flooding arising from the development.

For these reasons, the proposal is considered to represent a sustainable and high-quality form of development that accords with the relevant planning policies and should therefore be supported.



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