



Design & Access Statement

Proposed Replacement Dwelling

At

**Bramblewood
Newhouse Lane
Storrington
West Sussex
RH20 3HQ**

Rev A – Planning Issue

1.0 Introduction & Project Overview

This Design & Access Statement has been prepared to accompany the planning application for the development at Bramblewood, Newhouse Lane, Storrington, West Sussex, RH20 3HQ. The site and the proposed development are described in detail below.

This application proposes the development of the plot to construct a replacement dwelling on the site. The proposed development requires the demolition of the existing property although the existing vehicular access is to be retained.

The site has no recent planning history based on a search of the Horsham District Council *Planning Applications Search* facility.

The principal rationale behind the scheme is one of creating two family homes that are conducive with modern living standards as well as sustainable in terms of the environment and energy efficiency.



Aerial view of the site (courtesy of google maps)

2.00 Policy

The proposed development located at Bramblewood, Newhouse Lane, Storrington is located within the Horsham District. The principle of planning policy is that development should be considered in accordance with national policies and the local plan.

National Planning Policy Framework December 2024

Planning Policy

The latest version of the the National Planning Policy Framework (NPPF) was published in August 2023

The NPPF confirms that planning law, as set out at Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, requires that applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.

The focus of the revised NPPF continues to be achieving sustainable development. The NPPF clarifies that *“The planning system should be genuinely plan-led. Preparing and maintaining up-to-date development plans should be seen as a priority for providing housing and other development in a sustainable manner.”*

Horsham District Planning Framework 2015

The Horsham District Planning Framework (HDPF) was adopted by the Council on 27th November 2015. This document replaces the policies of the Horsham District Core Strategy as well as the General Development Control Policies document which were both adopted in 2007. The HDPF sets out the planning strategy to deliver the social, economic and environmental needs of Horsham for the years up to 2031.

The vision for the Horsham District Planning Framework is:

“A dynamic district where people care and where individuals from all backgrounds can get involved in their communities and share the benefits of a district that enjoys a high quality of life.”

Therefore, the key objective themes that the HDPF focuses on are as follows:

- Economic Prosperity;
- High Quality of Life;
- Opportunities for all;
- Valued natural and historic environment;
- A green sustainable place.

It is considered that the following policies are relevant in the determination of this application.

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 24 - Strategic Policy: Environmental Protection
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Strategic Policy: Development Principles
- Policy 35 - Strategic Policy: Climate Change
- Policy 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 41 - Parking

Policy 2 - Strategic Development: item 13

Support development which protects, conserves and enhances the District's built heritage whilst ensuring that new development is safe, well designed, adapts to climate change and helps to reduce the District's carbon emissions.

Policy 32 - The Quality of New Development

High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to:

- 1. Provide an attractive, functional, accessible, safe and adaptable environment;*
- 2. Complement locally distinctive characters and heritage of the district;*
- 3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;*
- 4. Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses;*

Policy 33 - Development Principles

In order to conserve and enhance the natural and built environment developments shall be required to:

- 1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;*
- 2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;*
- 3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;*
- 4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;*
- 5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;*
- 6. Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,*
- 7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.*

Policy 35 - Climate Change

Development will be supported where it makes a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the district's carbon reduction targets as set out in the Council's Acting Together on Climate Change Strategy, 2009. Measures which should be used to mitigate the effects of climate change include;

- 1. Reduced energy use in construction;*
- 2. Improved energy efficiency in new developments, including influencing the behaviour of occupants to reduce energy use;*

- 3. The use of decentralised, renewable and low carbon energy supply systems;*

Policy 37 - Sustainable Construction

Proposals must seek to improve the sustainability of development. To deliver sustainable design, development should incorporate the following measures where appropriate according to the type of development and location:

- 1. Maximise energy efficiency and integrate the use of decentralised, renewable and low carbon energy;*
- 2. Limit water use to 110 litres/person/day;*
- 3. Use design measures to minimise vulnerability to flooding and heatwave events;*
- 4. Be designed to encourage the use of natural lighting and ventilation;*
- 5. Be designed to encourage walking, cycling, cycle storage and accessibility to sustainable forms of transport;*
- 6. Minimise construction and demolition waste and utilise recycled and low-impact materials;*
- 7. Be flexible to allow future modification of use or layout, facilitating future adaptation, refurbishment and retrofitting;*
- 8. Incorporate measures which enhance the biodiversity value of development.*

All new development will be required to provide satisfactory arrangements for the storage of refuse and recyclable materials as an integral part of design.

New homes and workplaces should include the provision of high-speed broadband access and enable provision of future technologies where available.

3.0 Existing Site

The application site is located to the southern side of Newhouse Lane, heath common lying to the north east of Storrington.

The overall proposed development site (redline area) is approximately 1883m².

The site currently comprises of a residential plot with a single, detached two storey chalet bungalow with ancillary buildings. The site is accessed from the north off Newhouse Lane via a gated access which leads on to an area of hardstanding set between the northern boundary of the dwelling.

There are areas of planting to the boundaries to the north of the dwelling with hedgerow of a variety of species and mix type fencing lining the remaining three boundaries. The majority of the site is laid to lawn with ornamental planting confined primarily to the boundaries.

There are a number of mature trees on site which is a non-native ornamental tree. It is not proposed to remove any of the trees on the site

Based on the Environment Agents Flood Risk Mapping, the site falls into Flood Risk Zone 1 and therefore has a low probability of flooding.

The surrounding area is comprised of a mixture of house typologies, predominantly detached properties which is a common pattern of development with the post war development in and around Storrington.

The surrounding properties vary in scale, massing and appearance with a range of material finishes adding a sense of individuality to each property,



Existing front elevation from Newhouse Lane



Existing rear elevation

4.0 Amount of Development

The proposed development is alter the existing property and the construction of a detached dwelling.

Existing House:

Ground Floor	147.5 m ²
First Floor	41.6 m ²
Garage – incl FF	87.7 m ²

Total:	276.8 m²
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The alterations to the existing dwelling includes the demolition of the detached garage and the side extensions to the existing house. It is proposed to extend the remaining foot print to the front and to include a extended first floor.

The proposed development does alter the existing density on the site, by creating an additional dwelling on the site. However, this reflects the development pattern within Newhouse Lane

The altered existing dwelling comprises of 3 bedrooms, which is commiserate with the previous number of bedrooms available with the existing dwelling.

The proposed floor spaces are as scheduled below (GIA):

Altered Existing House:

Ground Floor	132.6 m ²
First Floor	73.8 m ²

Total:	206.4 m²
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The proposed dwelling comprises of 3 bedrooms, which is commiserate with the previous number of bedrooms available with the existing dwelling.

The floor spaces are as scheduled below (GIA):

Proposed House:

Ground Floor	82.0 m ²
First Floor	66.6 m ²
Garage	18.0 m ²

Total:	156.6 m²
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Whilst this does intensify the site, with the alterations and adaptations of the floor areas on the site, the increase in floor area is only 96.2. This is an overall percentage increase of 31%

5.0 Layout

The application site is synonymous with the development pattern with an established building line between adjacent properties,

The Existing (Altered) Dwelling

The existing dwelling retains much of its original footprint, removing the latter extensions to the west and the single garage to the east. Additionally, the detached garage to the northwest of the site has been demolished as part of this proposal.

The proposal includes extending the existing house to the front to create additional floor space to the ground and first floor.

The ground floor includes an open plan living room, kitchen and dining room, with a snug situated off the living room. Additionally, a utility and shower room is located off the kitchen. Finally, a study, which can be utilised as a guest room, is located to the front of the dwelling. The staircase leads to the first floor, accommodating the master bedroom with en-suite with two additional bedrooms, family bathroom.

The positioning of the accommodation has been designed to minimise the potential overlooking of the neighbouring properties.

New Dwelling.

It is proposed, to situate the new dwelling approximately 20.5m away from the public highway. This maintains the existing building line on Newhouse Lane. In addition, to allow for parking provisions and driveway to the front of the property, utilising the existing access off the highway. The house has been designed to address the road by maintaining a stepped frontage and elevation.

The proposed property has been designed to consider the impact of overlooking to and from neighbouring properties and their respective private amenity space. There will not be any windows to the east and west facing elevations.

The ground floor includes the living room, kitchen and dining study, and wc. The staircase leads to the first floor, accommodating the master bedroom with en-suite with two additional bedrooms, family bathroom.

The building is situated entirely towards the west of the site to not be visually overbearing and to create a stepping effect down to the east this mimics the current street scene.

The positioning of the accommodation has been designed to minimise the potential overlooking of the neighbouring properties.

The properties has been considered with all fair and reasonable standards of Lifetime Homes. Ample parking will be provided at the front of the site. All switches and sockets will be located between 450mm and 1200mm from the floor level and more than 300mm away from internal corners. Additionally, windows will be installed so as to allow views out when seated.

The front provides adequate off-street parking for the occupants as well as visitors and potentially emergency services if required.

The layout will also allow vehicles to enter and leave the site in forward gear, therefore reducing the risk to road users on Newhouse Lane

6.0 Appearance, Scale and Massing

The proposals have been designed in consideration of the scale of the overall site, boundaries, and the neighbouring properties, taking inspiration from the mixture of single and two storey dwellings in the near vicinity regarding the overall height of the proposals.

The proposal relates to the provision of 2no. 3-bedroom houses. This provision is felt to be adequate in terms of policy for the proposed scheme. In keeping with local character, buildings are shown as detached houses.

The proposal is in line with existing dwelling types situated in the immediate area and has no demonstrative impact on adjoining properties or setting of the existing residential dwelling along Newhouse Lane.

The form, scale and massing of the proposed dwellings are more traditional form and scale which is an adoptive approach from the guide for development located with a semi-rural setting. The design represents high quality design that has a simple form comprising of a 'L' shape floor plan and a simple pitched roof. The development pattern is representative of the surround development.

Each of the plots have been sited within generous plots to provide suitable private amenity space between the buildings and to follow the development pattern of the surround area.

The key aspects of the appearance of the development is to create an attractive development of a high-quality, in keeping with local character in terms of scale, massing, architectural style and detailing.

A mixed palette of traditional vernacular materials is proposed to reflect and compliment the mix of materials found in the surrounding area. The choice of materials is synonymous with the detailed design. The intention is that wherever possible the development will be constructed from materials that will have a reduced impact on the environment and locally sourced.

A selection of the proposed unit types is illustrated showing that they have respected the scale, massing and materials found within Storrington. This ensures that this is a high-quality residential development in keeping with the village location.

7.0 Landscaping

The property benefits from relatively mature hedging to the site's perimeters which are generally to be retained and reinforced as necessary. New hedgerow planting is proposed to the boundaries.

To the front of the proposed dwelling the existing drive will be replaced with a new permeable surface. Access into the new house will be via the front door will be level threshold, allowing ease of access.

To the rear of the property a new terrace is proposed, which will be set to match the finished floor level of the dwelling to afford seamless access between the interior and exterior spaces.

In order to ensure accessibility to the rear garden the hard landscaping incorporates a footpath around the building and a sloped access on to the terrace area.

The majority of the site is remain laid to lawn, although additional ornamental planting is proposed to the edge of the terrace.

8.0 Access

The scheme, has, at all times, been developed with the regulations regarding access and fire at the forefront of the design process, ensuring that all aspects are integrated into the scheme to create a holistic approach to the design.

The dwelling, and its approaches have all been designed to passively incorporate measures to ensure that the dwelling is accessible and adaptable to changing needs in line with the guidance set out within Approved Document M – Volume 1, and in particular M4(2) Category 2: Accessible and Adaptable Dwellings.

The driveway approach rises gently from the gate off Newhouse Lane up to the principal entrance, where you enter the dwelling to an open plan floor layout

9.0 Sustainability Summary

The need for sustainable development is well documented and it is estimated that 40% of the UK's carbon emissions are generated by the built environment. The need to decarbonise the built environment is essential to achieve the Net Zero standards set by the government by 2050 and it is critical that all new development addresses the issues and works towards reducing the Embodied and Operational Carbon from the early design stages.

The Embodied Carbon is the level of carbon dioxide emissions associated with manufacturing and transport of the materials and the construction processes involved in the realisation of the project.

The Operational Carbon is the level of carbon dioxide emissions associated with the running, or operation, of the building – i.e. heating, lighting, ventilation.

The construction industry is addressing these issues with the imminent updates to the Building Regulations in June 2022, which will act to uplift the current requirements to help the construction industry adapt to the changing regulations and low carbon heating.

Although the built environment is a large contributor to the UK's carbon emissions, it is only through a whole shift across the economy and the country that will allow development to truly reach the Net Zero standards.

This scheme is proposing to utilise the following components to make the development as sustainable as possible and allow the decarbonisation of the UK to help it reach Net Zero in the future.

Building location, orientation, and form: the property has been designed and positioned to work with the existing topography and has been orientated to maximise their exposure to the sun and utilise solar gain where possible.

The low-density nature of the design means that overshadowing of neighbouring properties has been minimised. The forms of the buildings have been kept relatively compact in order to reduce the external surface areas, therefore improving the overall energy efficiency of the dwellings.

Fabric element design: the most important aspect of energy efficiency of any building is the fabric of the building, in particular the floor, walls and

roof elements. In order to address both the Embodied and Operational Carbon of the dwellings the intention is to utilise Modern Methods of Construction (MMC)

Ventilation & airtightness: ventilation is critical in maintaining indoor air quality and maximise the health of the occupants. Ventilation is to be provided within the dwelling via background trickle vents to the high performance door and window systems, but also by the opening casements within every room. The airtightness of the building is important to prevent heat escaping through the superstructure of the building, and in fact contributes to the comfort levels within the building by allowing the occupants control over the temperature and airflow via opening/ closing windows.

Renewable technology: The intention is to use a Air Source Heat Pump to provide the domestic hot water and heating demands for the property

Photovoltaic panels are to be included on the two storey element of the house to allow microgeneration of electricity, which will either be utilised within the dwelling and/ or sold back to the electricity grid. The potential for storage of electricity within the dwellings is becoming more popular and as the technology improves the addition of an energy storage system will greatly benefit the dwelling.

Appliances, lighting, and use: The specification and installation of efficient white goods and light fittings throughout the dwelling reduces the energy demand for the dwelling but also has the added benefit of reducing the running costs of the dwelling for the occupants.

However, it is through the ongoing use of the building that can have the most significant impact on the efficiency of the dwelling, and therefore the running costs. The dwelling will include a guide on ways to 'save energy', including:

- leaving thermostats are a fixed temperature,
- reducing room temperatures to 18°
- turning off appliances rather than leaving on standby,
- turn off lights when not in the room,
- reducing water usage by taking shorter showers and not leaving taps running.

An Electric Vehicle Charging point is to be included within the garage.

10.0 Conclusion

The proposed development has been designed to respond to and respect the site and its immediate context while considering the private amenity spaces of the neighbouring properties and the applicants alike.

The amount of proposed development creates two new dwellings that are commensurate in scale to those in the local context and is similar in scale to that of the previously approved scheme on the site.

The proposed scheme accords with the relevant policies set out with the NPPF and the Horsham Local Development Framework, as set out above.

The scale, massing and appearance of the dwellings have been carefully considered to create a new dwelling that enhances the site and will contribute in a positive way to the sustainable development of the area by creating a new dwelling within the built-up area of Storrington.

Through the careful specification of structural materials, the new dwelling can be designed to reduce the energy use of the dwelling through both higher insulation levels, therefore lower energy demand for heating, and lower embodied carbon.