



Design and Access Statement

Erection of a bungalow, alterations to existing access,
partial removal of existing hardstanding, creation of a
driveway with associated hard and soft landscaping

at

Former fishery car park
Lake View Road
Furnace Wood Estate
Felbridge
RH19 2QD

On Behalf of

White Oak Developments Ltd

Prepared by

Clare Bartlett MRTPI PIEMA
c.bartlett@batchellermonkhouse.com
01798 877555

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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 detached two-bedroom bungalow at the former fishery car park within the Furnace Wood Estate, Felbridge.
- 1.2 The statement describes the site and its context, explains the design principles that have informed the proposal, and demonstrates how the development responds positively to the characteristics and constraints of the site. It also addresses access arrangements and outlines the sustainability measures incorporated within the scheme.
- 1.3 The application seeks planning permission for:
- The erection of a detached two bedroom bungalow;
 - Alterations to the existing vehicular access and hardstanding to create a driveway and parking area;
 - Associated hard and soft landscaping;
 - Biodiversity enhancements.
- 1.4 The proposal has been informed by ecological, arboricultural and heritage considerations and seeks to make effective use of an underutilised parcel of previously developed land.

2 SITE CONTEXT

Site

- 2.1 The application site covers approximately 0.19ha and comprises a former fishery car park together with an adjoining area of maintained grassland within the Furnace Wood Estate.
- 2.2 The site is accessed from Lake View Road and benefits from an existing vehicular access. The former fishery use has ceased and the car park no longer serves any operational purpose.
- 2.3 The site is enclosed by mature trees and vegetation and is situated between existing residential properties known as Vulcan Springs and Furnace.
- 2.4 A public footpath runs along the southern boundary and provides connections to the wider public rights of way network.

Figure 2.1 – Site Location Plan



Figure 2.2 – Aerial Image



Figure 2.3 – Site Photographs



- 2.5 To the west lies ancient woodland and the Warren Furnace Scheduled Monument, both entirely outside the site boundary. The land is situated within a residential area comprising approximately 90 dwellings spread across the parishes of Horne and Worth.

Surrounding Character

- 2.6 Furnace Wood Estate is characterised by detached residential dwellings of varying architectural styles and materials, set within generous plot sizes. The estate has an informal layout and spacious, wooded character with properties are generally well screened from public views.

3 DESIGN PRINCIPLES

Design Approach

- 3.1 The design has evolved from a detailed assessment of the site and its surroundings.
- 3.2 Key objectives were:
- To provide a modest dwelling appropriate to its setting;
 - To respect the spacious character of the estate;
 - To retain existing trees and vegetation wherever possible;
 - To minimise visual impact;
 - To create a high-quality accessible home that meets modern living requirements;
 - To maximise biodiversity and environmental benefits.
- 3.3 The proposal represents a logical infill opportunity between existing dwellings and would not extend development into open countryside.

Layout

- 3.4 The dwelling is positioned to reflect the positioning of neighbouring properties to the north, whilst remaining clear of any tree root protection areas. The scheme utilises the existing access and provides a plot size comparable with those nearby.

Scale

- 3.5 The proposal comprises a single-storey bungalow. The modest scale has been selected to reflect the low-density character of the estate, minimise visual prominence, protect neighbouring amenity and privacy, and to reduce impacts on the wider landscape.
- 3.6 The bungalow sits comfortably within its plot.

Appearance

- 3.7 The proposed dwelling adopts a traditional architectural approach consistent with the character of the surrounding area.

- 3.8 Features include a simple building form, pitched roof, and a traditional chimney and front entrance porch.

Image showing the design intent



- 3.9 The design seeks to provide a timeless appearance that complements the established character of Furnace Wood Estate.

Materials

- 3.10 The proposed materials include:

- Sussex flint walling with a lower brick course;
- Slate roof tiles;
- Aluminium windows and doors;

- 3.11 These materials have been selected due to their strong association with local vernacular architecture and their ability to integrate successfully within the surrounding landscape setting.

Landscaping

- 3.12 Landscape considerations have been central to the design process.

- 3.13 The proposal seeks to retain all existing trees and boundary vegetation and introduce additional native planting along the southern and western boundary.

4 ACCESS

Vehicular Access

- 4.1 The site benefits from an established vehicular access from Lake View Road.
- 4.2 The proposal utilises this existing access, requiring only minor alterations.
- 4.3 The access arrangement avoids the need for any additional access points and minimises impacts on existing vegetation.

Parking and Turning

- 4.4 Two off-street parking spaces are provided in accordance with West Sussex County Council parking standards. There is also space within the driveway for the parking of visitors.
- 4.5 Adequate turning space is available within the site to allow vehicles to enter and leave in a forward gear.

Pedestrian Access

- 4.6 Pedestrian access is available directly from Lake View Road.
- 4.7 The adjacent public footpath network provides connections towards Felbridge, Snow Hill and Crawley Down.

Inclusive Design

- 4.8 The dwelling has been designed with accessibility in mind.
- 4.9 As a single-storey property it provides step-free internal accommodation, accessible circulation space, and adaptability for future occupiers. As such it would be suitable for older residents and/or those with mobility limitations.
- 4.10 The proposal therefore supports the objectives of inclusive design and lifetime living principles.

5 SUSTAINABILITY STATEMENT

- 5.1 The proposal seeks to balance environmental, social and economic objectives through the delivery of a high-quality home on part-brownfield land whilst minimising environmental impacts.

Sustainable Location

- 5.2 Although located within a rural area, the site forms part of an established residential community and is not isolated.

- 5.3 The site benefits from:

- Existing public rights of way;
- Access to bus services on Copthorne Road;
- Connections to nearby settlements including Felbridge, Crawley Down and East Grinstead;
- Opportunities for walking and cycling.

- 5.4 The proposal also makes use of an existing developed site and existing access arrangements.

Efficient Use of Land

- 5.5 The development represents the effective use of underutilised previously developed land and avoids encroachment into open countryside. The scheme would deliver a new home within an established residential setting.

Energy Efficiency

- 5.6 The dwelling will adopt a fabric-first approach to energy efficiency.

- 5.7 Measures are expected to include:

- High levels of insulation;
- Energy-efficient windows and doors;
- Enhanced air tightness standards;
- Low-energy lighting throughout;
- Energy-efficient appliances.

- 5.8 These measures will reduce energy demand and improve occupant comfort.

Low Carbon Technologies

- 5.9 The development will incorporate low-carbon technologies where practicable.
- 5.10 This will include a ground or air source heat pump and electric vehicle charging infrastructure.
- 5.11 These measures will contribute towards reducing operational carbon emissions.

Water Efficiency

- 5.12 The dwelling will be designed to achieve current Building Regulations water consumption standards.
- 5.13 Measures will include:
- Low-flow sanitary fittings;
 - Water-efficient appliances;
 - Water-saving controls;
 - Water butts for garden use.
- 5.14 These measures will reduce potable water consumption and support sustainable resource use.

Biodiversity

- 5.15 The proposal will deliver ecological enhancements through:
- Habitat creation;
 - Native planting;
 - Tree planting;
 - Bat boxes;
 - Bird boxes; and
 - Log piles and hibernacula

Trees and Landscaping

- 5.16 Existing mature trees and vegetation make a significant contribution to the character and biodiversity value of the site.

- 5.17 The design has therefore been informed by an Arboricultural Impact Assessment to ensure that important landscape features are retained and protected during construction.

Sustainable Drainage

- 5.18 The site lies within Flood Zone 1 and is at low risk of flooding.
- 5.19 Surface water will be managed through appropriate sustainable drainage measures to ensure runoff rates do not exceed existing conditions.

6 CONCLUSION

- 6.1 The proposal has been carefully designed to respond positively to the opportunities and constraints of the site.
- 6.2 The development will provide a modest and well-designed bungalow within an established residential setting whilst making effective use of previously developed land.
- 6.3 The design respects the character of Furnace Wood Estate through its scale, layout, appearance and landscaping, whilst retaining important trees and delivering biodiversity enhancements.
- 6.4 The proposal also incorporates sustainable design principles through energy efficiency measures, biodiversity enhancements, sustainable drainage and low-carbon technologies.
- 6.5 Overall, the development represents a high-quality and sustainable form of residential development that responds appropriately to its context and should be supported.