

ECE Architecture

**Design, Access
Heritage Statement
& Planning
Statement**

**Stetton Works,
Crawley Down**

December 2025



64-68 Brighton Road
Worthing
West Sussex
BN11 2EN
Tel - 01903 248 777
Sussex@ecearchitecture.com

Project Name:	Stetton Works, Crawley Down
Location:	Land of Stetton Works, Crawley Down
Client:	JW Stratton
File Reference:	7504A/D05_1

Issue	Date	Author	Checked	Notes
/	24.07.25	AX	JB	Issue
A	19.11.25	AX	JB	Planning Submission
B	16.12.25	AX	JB	Updated Heritage and Planning Statement
C	27.02.25	AX	JB	Post Submission Updates

Introduction & Planning History

This Design and Access Heritage Statement has been prepared in support of a full planning application for the redevelopment of two residential plots (Plot 6 & 7) at the southern portion of the site at Stetton Works, Crawley Down. The application includes the demolition of a one-storey building which is approximately 56.90 sqm, used as a storage and offices (as indicated by the purple dotted line on the submitted (7504A PL03B Proposed Site Plan) and the erection of two detached dwellings with associated landscaping and parking. The two proposed dwellings will utilize the access arrangement approved under outline planning application DM/22/0867, and subsequently varied under DM/24/2981 (Variation of Condition 4 of Planning Appeal Ref : AP/23/0015 – to allow for design changes). A reserved matters application (DM/25/0483) was also submitted and approved, securing improvements to the landscaping strategy and enhanced planting across the site.

Scheme Description

This document references the residential development for 2 dwellings with vehicular and pedestrian access, car parking, landscaping and all other associated works at Stetton Works, Crawley Down.

The Site

The application site is located to the north-west of the village of Crawley Down in West Sussex. It is situated on Turners Hill Road with this road forming the main north-south connection between other villages. The application site is comprised of an existing garage/shed.

Design Response & Relationship to Heritage Asset

Chelsea Cottage is a Grade II listed building (ref. 1025540) situated immediately south-west of the application site. Its significance derives from its early nineteenth-century vernacular form, weatherboarded elevations, modest scale and its contribution to the rural character of Crawley Down. The cottage sits within a well-defined curtilage containing mature hedgerows and trees that reinforce its historic setting.

The proposed development has been designed to ensure that the setting of the listed building is preserved. The two proposed dwellings are positioned approximately 27 metres away from Chelsea Cottage and are separated by existing vegetation and a new 2-metre-high brick boundary wall reflective of local vernacular forms. The traditional material palette and restrained scale ensure the dwellings remain visually recessive and do not compete with, or intrude upon, the appreciation of the heritage asset.

No key views to or from Chelsea Cottage are affected, and the proposal will not diminish its architectural character, legibility or historic narrative. In accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the scheme has given special regard to conserving the listed building and its setting.

The NPPF requires great weight to be given to the conservation of designated heritage assets. As the proposal introduces no physical alteration to Chelsea Cottage and results in no visual encroachment, any impact is assessed as either 'no harm'. In line with NPPF paragraph 213, this is outweighed by the public benefits of replacing an outdated structure and enhancing local character.

The proposal accords with Policy **DP34** of the Mid Sussex District Plan as it responds appropriately to the significance of Chelsea Cottage, respects its scale and form, safeguards its setting and introduces no adverse visual or physical effects.

Under Policy **CNP8** of the Copthorne Neighbourhood Plan, development must conserve or enhance designated and non-designated heritage assets and their settings. The scheme satisfies this requirement through sensitive positioning, appropriate separation distance and the use of materials that complement the historic character of the area.

Overall, the development is heritage-compliant and preserves the special interest and setting of Chelsea Cottage. It represents a proportionate, context-driven intervention capable of being supported under national and local planning policy.

Architectural Integration

The proposed dwellings adopt a vernacular-led approach consistent with the established settlement character and the setting of Chelsea Cottage. The architecture employs a traditional material palette comprising red multi brick, plain clay roof tiles, tile hanging and timber cladding. These materials accord with local distinctiveness and reflect the characteristic finishes of Crawley Down, ensuring cohesion with the heritage context. The building form incorporates modest roof pitches, restrained gables and appropriately scaled openings, achieving a sympathetic relationship with the surrounding built form.

Compliance is achieved with **DP26 (Character and Design)** and **CDNP05 (Built Character and Design)** through the use of locally responsive materials, proportionate massing, and a layout that maintains the established pattern of development along Turners Hill Road. The proposal preserves spacing between buildings, maintains rural edge character, and respects residential amenity, resulting in a contextually appropriate and visually harmonious scheme.

The proposal also accords with **DP12 (Protection and Enhancement of Countryside)** as it represents proportionate redevelopment within an already developed site, avoiding encroachment into open countryside and retaining the landscape structure that contributes to the rural setting. The scheme consolidates the existing pattern of development and does not project further into undeveloped land.

In relation to local neighbourhood policies, **CNP1 (Built Character and Design)** requires development to reinforce settlement form, materials, and boundary treatments, while **CNP9 (Character Areas)** seeks the retention of spatial rhythm and openness. The development maintains the semi-rural pattern of built form along Turners Hill Road, safeguards existing landscape features, and respects established building lines, thereby complying with both policies.

Proposed Site Layout

In terms of site layout, the proposed dwellings are positioned to the north-east of Chelsea Cottage, maintaining a generous separation of approximately 27 meters. This ensures there is no interference with key views of the listed building or its interpretation from Turners Hill Road. A 2-metre-high brick boundary wall will be constructed between them, to provide further visual separation. This brick wall, designed in a material consistent with both the proposed dwellings and the local character, will provide a defined edge to the curtilage of Chelsea Cottage, enhancing privacy while preserving the traditional sense of enclosure. Additionally, enhanced soft landscaping and retained hedgerows will further buffer the new development, soften its presence and ensure the edge of the site is respected and maintained. The proposed development demonstrates that such modest extension to the built-up area can be delivered in a visually integrated, environmentally sensitive and sustainable manner with housing that is deliverable on the site to meet Mid Sussex District Council's housing needs in accordance with policies **DP4, DP5, DP6 and DPH2**.



Site Layout

Proposed Street Scene

This sample street scene describes the elevational relationship with the adjacent approval. The northeast elevation incorporates red multi-brick mixed with plain clay tiles and brick Flemish bond in some elements to respond to the immediate historic setting. This has been designed with prominent gabled elements. The southwest elevation incorporates red multi-brick with timber cladding which also responds to the neighboring context (Chelsea Cottage).



Street Elevation – Southeast

Proposed House Types – Examples

Architectural details have been added to improve the quality of the design, with particular attention paid to materiality and proportion. Below are examples of principal elevations taken from the proposed dwellings.



Plot 6– Front Elevation & Plot 7 Side Elevation

Plain Clay Roof Tiles

Hanging Tiles

Timber Cladding



Plot 7– Front Elevation

Ecological Approach

The site comprises modified grassland and a single outbuilding of low ecological value, with no Priority habitats and ecological importance limited to confirmed roosting by common pipistrelle and brown long-eared bat, requiring a Natural England licence, soft-strip demolition under supervision, integrated bat boxes and sensitive lighting in accordance with **DP38**. The Preliminary Ecological Appraisal and supporting surveys confirm no wider protected species constraints, and boundary vegetation provides limited but usable ecological connectivity. The Biodiversity Net Gain Design Report demonstrates that the proposals achieve a **14.44% net gain in habitat units** through the creation and enhancement of modified grassland, vegetated gardens, native planting and structural landscaping, satisfying the statutory requirements of the Environment Act 2021 and aligning with **DP38** and **CDNP09**. The scheme incorporates habitat creation, native planting, ecological connectivity measures and long-term management in accordance with **DP37** relating to trees and boundary features. The proposals follow the mitigation hierarchy, avoid significant ecological effects, and protect boundary vegetation, delivering measurable enhancement and strengthening the site's ecological function. Overall, the development represents an ecologically sustainable and policy-compliant scheme that accords with **DP37**, **DP38**, **CDNP09**, the **NPPF**, and the Environment Act 2021. Further information can be found in Biodiversity Net Gain Design Report, PEA Report and Bat Survey Report by Co-ecology submitted as part of this application.

Sustainability

The proposed development incorporates a range of sustainable design and construction measures consistent with the requirements of **DP39 (Sustainable Design and Construction)** of the Mid Sussex District Plan. The scheme adopts a fabric-first approach, delivering high thermal performance and reducing operational energy demand through controlled energy use, low-energy lighting and durable, efficient building materials. Water-efficient fixtures are incorporated to reduce consumption and support resilience to climate change in accordance with national policy expectations.

Sustainable drainage principles are embedded within the design, including permeable surfacing and soft-landscaped areas that assist natural infiltration and surface-water management. In accordance with **CDNP06 (Sustainable Drainage Systems)**, the landscape-led strategy ensures that runoff is appropriately managed within the site, flood risk is not increased elsewhere, and long-term site resilience is supported.

The landscape proposals comprise predominantly native and climate-resilient planting, contributing to ecological enhancement and reinforcing the site's environmental function. These measures support the objectives of **DP38 (Biodiversity)** and align with NPPF requirements to enhance the natural environment and support climate adaptation. Sustainable transport principles have been incorporated through the provision of on-site cycle storage and safe access arrangements, in accordance with **DP41 (Sustainable Transport)**.

Overall, the proposed development demonstrates a comprehensive response to sustainable design principles.

The scheme integrates:

- sustainable design and construction methods;
- energy- and water-saving measures;
- sustainable transport considerations;
- waste-reduction practices; and
- enhancements to the ecological value of the site.

Through early consideration of energy-efficient design and specification, the proposed development satisfies the requirements of the **NPPF (Chapter 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change)**, **DP39 (Sustainable Design and Construction)**, **DP38 (Biodiversity)**, **DP41 (Sustainable Transport)**, **DP42 (Water Infrastructure)** and **CDNP06 (Sustainable Drainage Systems)**, delivering a high-quality and sustainable form of development.

Conclusion

This statement demonstrates that the proposed development for Plots 6 and 7 is sensitive to its historic context, particularly in relation to Chelsea Cottage. The siting, design, materials and landscaping have been carefully developed to respect the listed building's setting and enhance the character of the site. The removal of the existing building and its replacement with high-quality, modest dwellings will improve the site's contribution to the local townscape and help sustain the heritage significance of Chelsea Cottage into the future.

