

Design and Access Statement

875_Land Adjacent to Nightingales

June 2026

Revision: -

The Applicant :
Georgy Bochkov

Project Location:
Land Adj to Nightingales,
Bolney,
Haywards Heath.
RH17 5PJ.

For Planning Permission

Erection of single dwelling house, associated car parking and landscaping.

This document must be read in conjunction with the full plans
associated to this application.

ECOTECTURE ECOLOGICAL DESIGN LIMITED

Sussex +44 (0) 1444 416 745
info@ecotecture.co.uk

Ecotecture Ecological Design Ltd 2019
Registered in England and Wales
Company Registration Number: 11114542
Registered Address: Basepoint Business Centre,
Suite 43, Little High Street,
Shoreham by Sea,
West Sussex,
BN43 5EG

RIBA 
Chartered Practice

IHBC
INSTITUTE OF HISTORIC
BUILDING CONSERVATION



Contents

- 01. Introduction
- 02. Surrounding History
- 03. Site In Context
- 04. Site Constraints
- 05. Pre App Engagement
- 06. Sustainability
- 07. Our Proposal
- 08. Access

1.1 Introduction

This Design and Access Statement supports a Full Planning Application to Mid Sussex District Council for a single detached dwelling on a generous plot in Bolney, West Sussex.

The proposal is for a 3-bed + study, split-level dwelling designed to respond sensitively to the site's context and topography. The building will be positioned to maintain appropriate separation from neighbouring properties and to take advantage of the surrounding landscape and views.

The layout and form have been considered to ensure the dwelling sits comfortably within the site and responds positively to its immediate surroundings while minimising the impact on the existing landscape.

The design approach is traditional in character, drawing on local vernacular materials and forms. Features such as dormers and a low-profile roof line are used to provide interest and scale while ensuring the building remains proportionate within the street scene.

Sustainability and energy efficiency have informed the overall approach to the design. The proposal seeks to deliver a high-quality, adaptable, and contextually sensitive home that respects its setting while making efficient use of the land.



1.2 Ecotecture

Since starting Ecotecture, we've prioritised conscious and mindful practice, always considering and minimising our impact. This commitment is reflected in our name, Ecotecture.

At Ecotecture, we pride ourselves on being proactive designers specialising in energy-efficient architecture. We ensure we have early input from the council, structural engineers, heating engineers, and cost consultants, where possible.

This proactive design ethos allows us to develop solutions that are well-informed and tested by a myriad of experienced industry professionals, giving you confidence in our capabilities.

Our Values

We design buildings that enable people to lead better, more sustainable lives by combining our expertise in historic building conservation, energy efficiency, and retrofit.

We adhere to Quaker principles: Simplicity, Peace, Integrity, Community, Equality, and Stewardship of the Earth.

Our Design Approach

We follow the five Passivhaus principles:

- 1 – High quality insulation.
- 2 – Heat control and robust joinery
- 3 – Airtight construction
- 4 – Heat recovery ventilation.
- 5 – Thermal bridge free design.

Sustainability is our core ethos, not an afterthought. Our values are evident in our work and extends to our business operations and community activities.

We set annual objectives and measure our progress alongside our financial performance, reporting each New Year.

At Ecotecture, we think green, live green and design green.



Ecotecture Office
Ecotecture

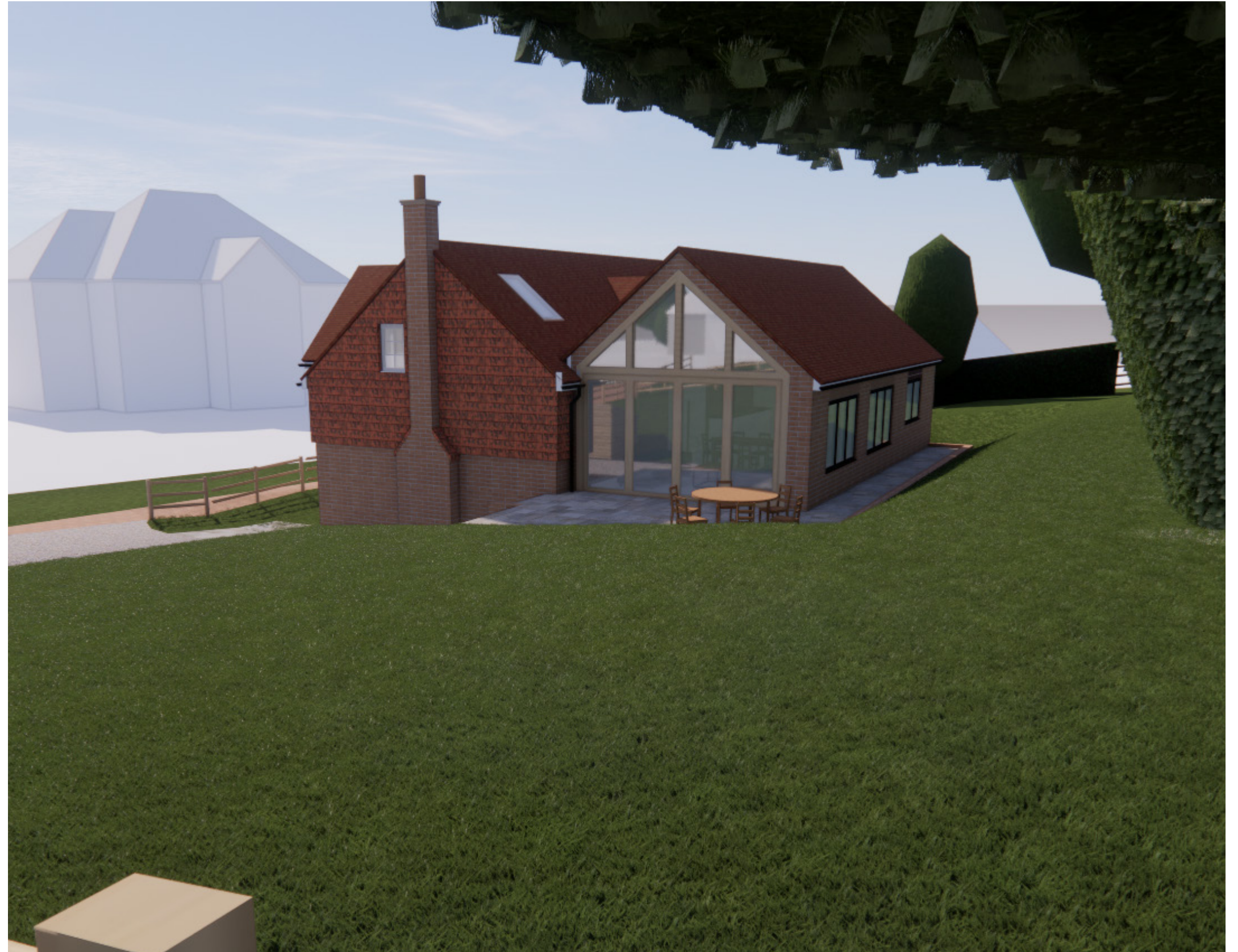
1.3 Vision Statement

The vision for the proposed development in Bolney is to deliver a high-quality, contextually sensitive single dwelling that responds positively to its rural village setting and complements the character of the area.

The proposal makes efficient use of the generous plot, providing a well-designed home that is appropriately scaled, sensitively sited, and integrated into its surroundings.

The split-level layout responds to the site's natural topography, with living spaces oriented to take advantage of rear views, while maintaining a low-profile and proportionate form. The design draws on traditional chalet-style forms and local materials, including tile hanging and clay roof tiles, reflecting local vernacular.

In line with Mid Sussex District Plan policies, the scheme prioritises design quality, residential amenity, and sustainability. The siting and form are intended to minimise visual impact, protect neighbouring amenity, and respect the wider landscape. Sustainability principles, including energy-efficient design and a fabric-first approach, underpin the proposal, creating a durable, adaptable home that contributes positively to Bolney's character.



02 | Surrounding History

Relevant Planning History (Approved)

1 - DM/18/0264 - 03 May 2018 - Approved

Approval of Reserved Matters application covering the appearance, layout and landscaping of the site. Amended plans received 27th March 2018 showing changes to elevations and removal of first floor terrace.

1 - 14/03449/OUT - 21 Jan 2015 - Approved

Outline application for erection of 1 no. two-storey pitched-roof house, off-road parking and garage with access and scale. Revised plans received 01/12/14 showing reduction in scale.

2 - DM/15/1876- 05 Oct 2015 - Approved

New detached single storey 2 bedroom dwelling. (Tree Report received 27.07.15)

3 - 14/04138/FUL - 29 Dec 2014 - Approved

Proposed new straw bale round house in revised location.

3 - 14/01644/FUL - 11 Jul 2014 - Approved

Proposed new straw bale round house.

4 - BK/025/88 - 01 Jul 1988 - Approved

Erection of two detached dwelling houses.

5 - BK/040/86 - 31 Oct 1986 - Approved

New four bedroomed detached house with integral garage.

6 - BK/032/86 - 17 Jun 1987

Erection of two houses

4 - BK/049/81/AP3 - 07 Aug 1984 - Approved

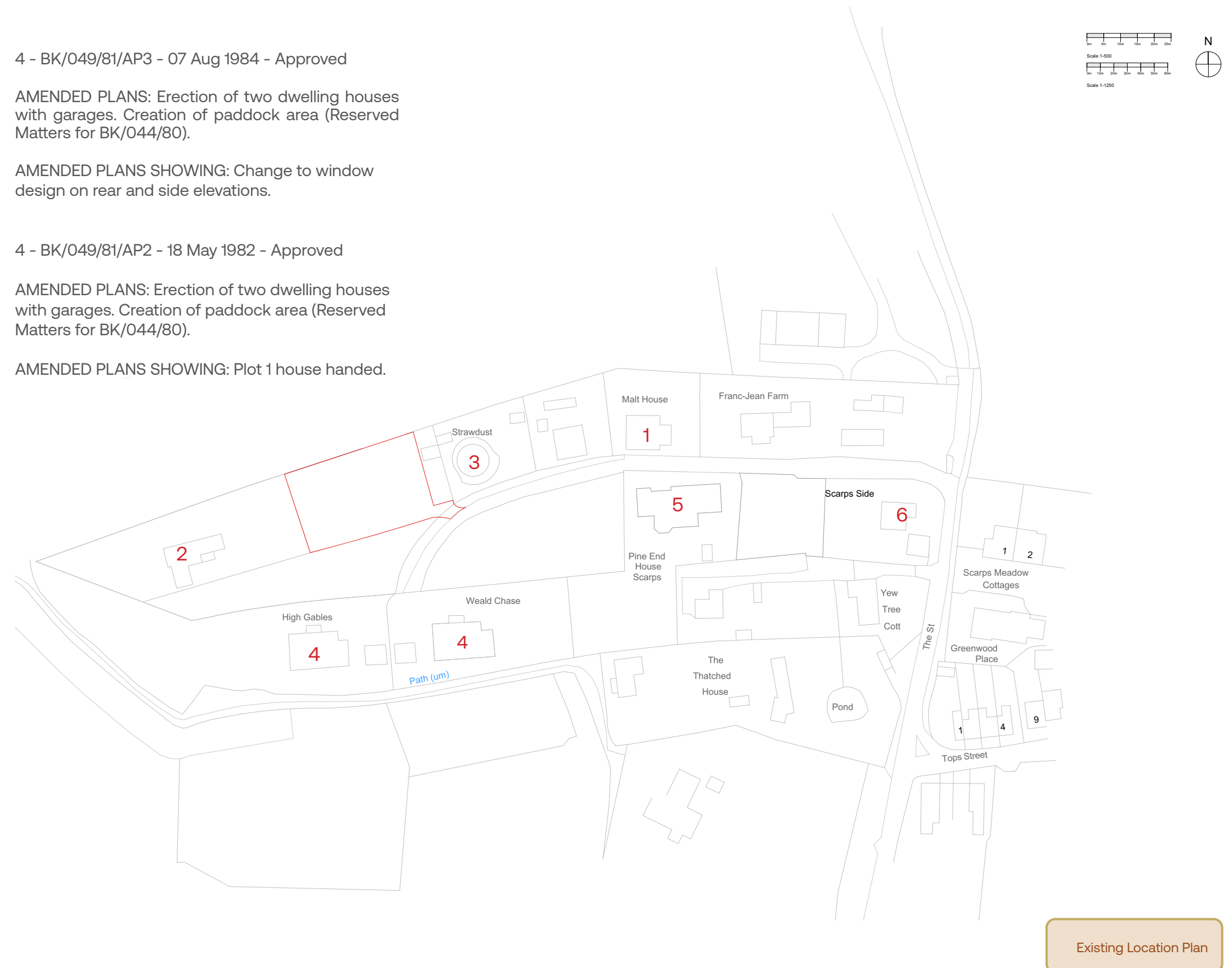
AMENDED PLANS: Erection of two dwelling houses with garages. Creation of paddock area (Reserved Matters for BK/044/80).

AMENDED PLANS SHOWING: Change to window design on rear and side elevations.

4 - BK/049/81/AP2 - 18 May 1982 - Approved

AMENDED PLANS: Erection of two dwelling houses with garages. Creation of paddock area (Reserved Matters for BK/044/80).

AMENDED PLANS SHOWING: Plot 1 house handed.



3.1 Site Location

Bolney is a village and civil parish located within the Mid Sussex District of West Sussex. The village occupies a strategic position approximately 36 miles south of London and 11 miles north of Brighton, providing convenient access to both regional and national centres.

Its location near the junction of the A23 and A272 affords strong north-south connectivity along the London-Brighton corridor, while also linking the village to the wider Mid Sussex countryside and neighbouring settlements, including Haywards Heath to the east and Burgess Hill to the south-east.

The village has a predominantly linear form, with development largely concentrated along The Street, a north-south route that forms the historic core of Bolney. Secondary roads, including Top Street, Cherry Lane, and Ryecroft, extend east-west and contribute to the village's dispersed character.

Beyond the main settlement, development extends south of the A272 along Bolney Chapel Road and east of the A23 at Crossways. Despite the presence of a flyover at the A23/A272 junction, this transport corridor remains a significant infrastructure feature that influences movement, access, and the spatial structure of the village.



3.2 Local Character

In January 1989, the Local Planning Authority designated two parts of Bolney as a Conservation Area due to their special architectural and historic interest.

The southern part contains several listed buildings, including the Grade I Church of St Mary Magdalene. The northern part features low-density development with trees, hedges, and open spaces contributing to its attractiveness.

The following features, in particular, contribute to the character of the Conservation Area:

- The lack of a uniform building line which adds variety and interest, reflects the gradual growth of the village and enhances its semi-rural character;
- The variety of age and style of the buildings and the use of natural and traditional building materials;
- The attractive walling within the area;
- The attractive countryside views; and
- Views into and out of the Conservation Area.

Bolney

Conservation Area

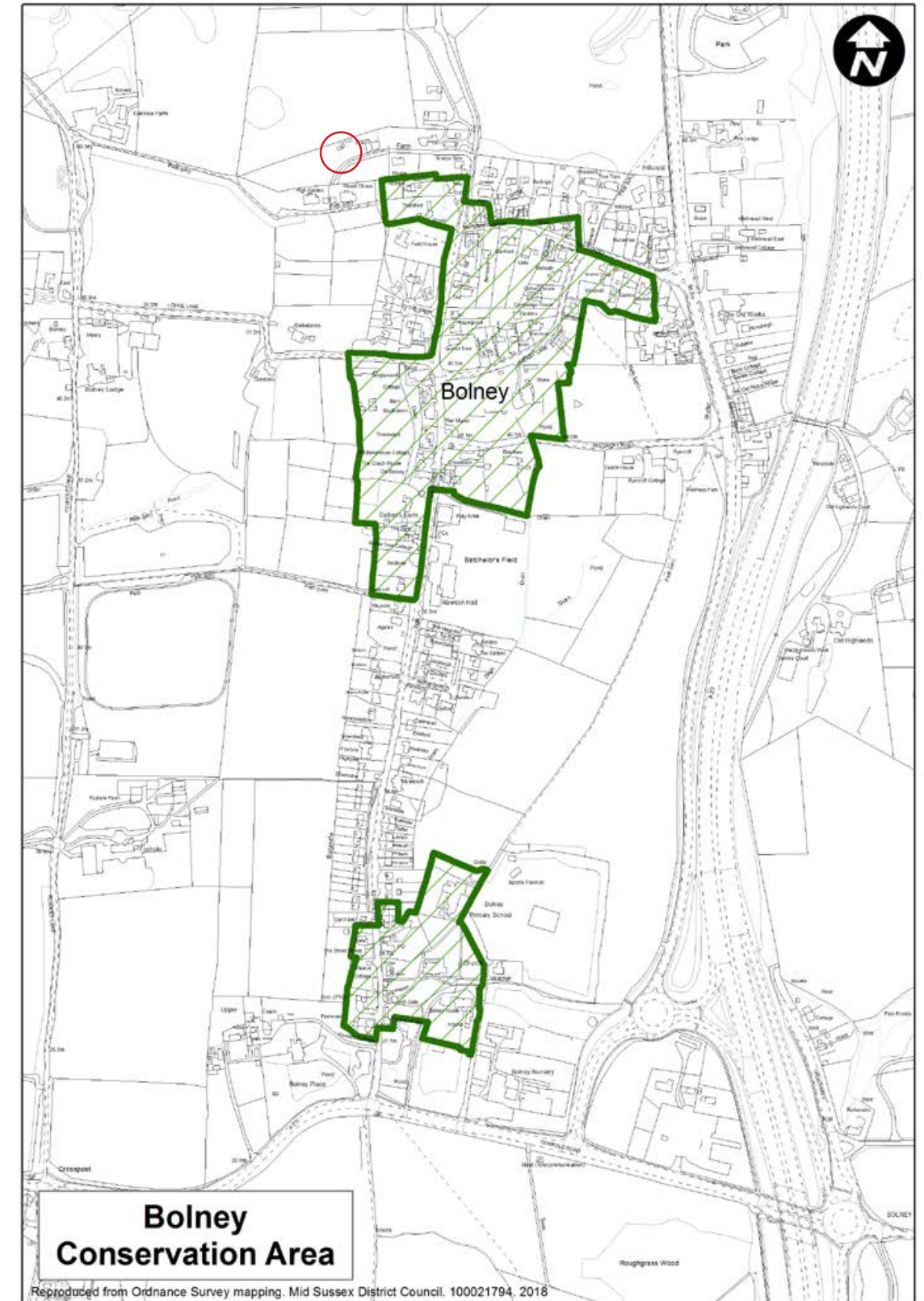
In recognition of the special architectural and historic interest of sections of the village the Local Planning Authority designated two parts of Bolney as a Conservation Area in January 1989.

The southern part of the village contains several listed buildings, including the Grade I Church of St Mary Magdalene with its Norman chancel and nave. The buildings which are arranged in an attractive manner around Bolney Street together create a sense of enclosure and form an attractive entry to the village. The northern part of the Conservation Area, which also contains a number of listed buildings, includes those properties fronting onto Bolney Street, north of 'Leacroft', Cherry Lane and Top Street. It is characterised by low density development, with trees, hedges and open spaces making an important contribution to its attractiveness.

The following features, in particular, contribute to the character of the Conservation Area:

- the lack of a uniform building line which adds variety and interest, reflects the gradual growth of the village and enhances its semi-rural character;
- the variety of age and style of the buildings and the use of natural and traditional building materials;
- the attractive walling within the area;
- the attractive countryside views; and
- views into and out of the Conservation Area.

Bolney Conservation Area Description
Mid Sussex Council



Bolney Conservation Area Map (Green line)
Mid Sussex Council

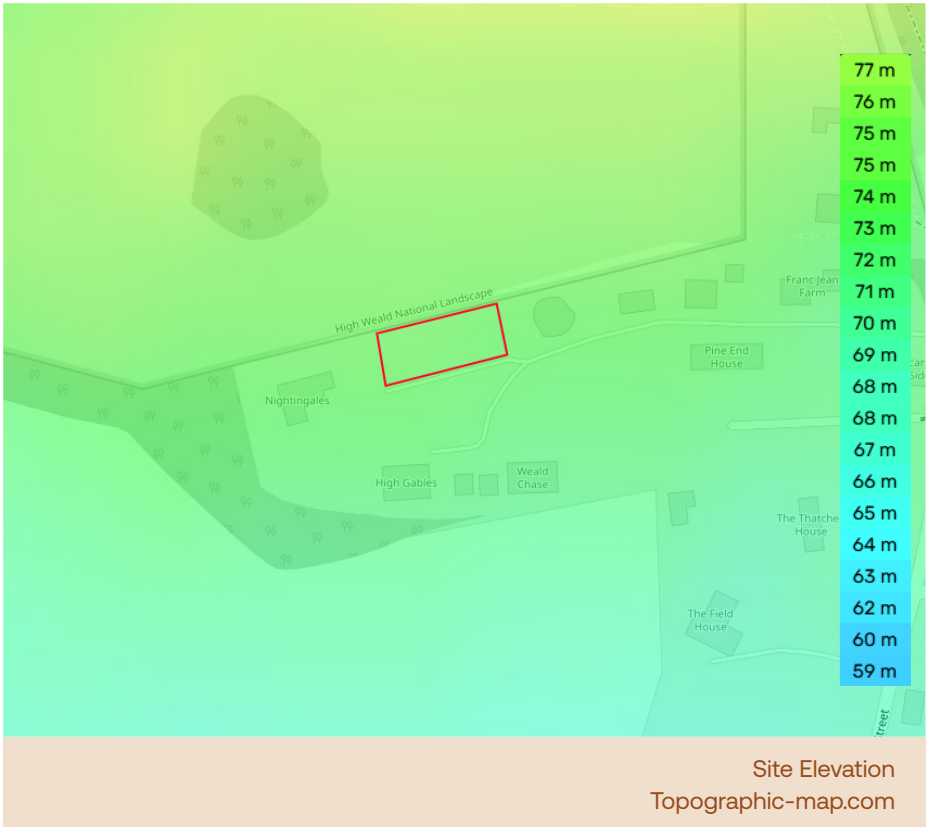
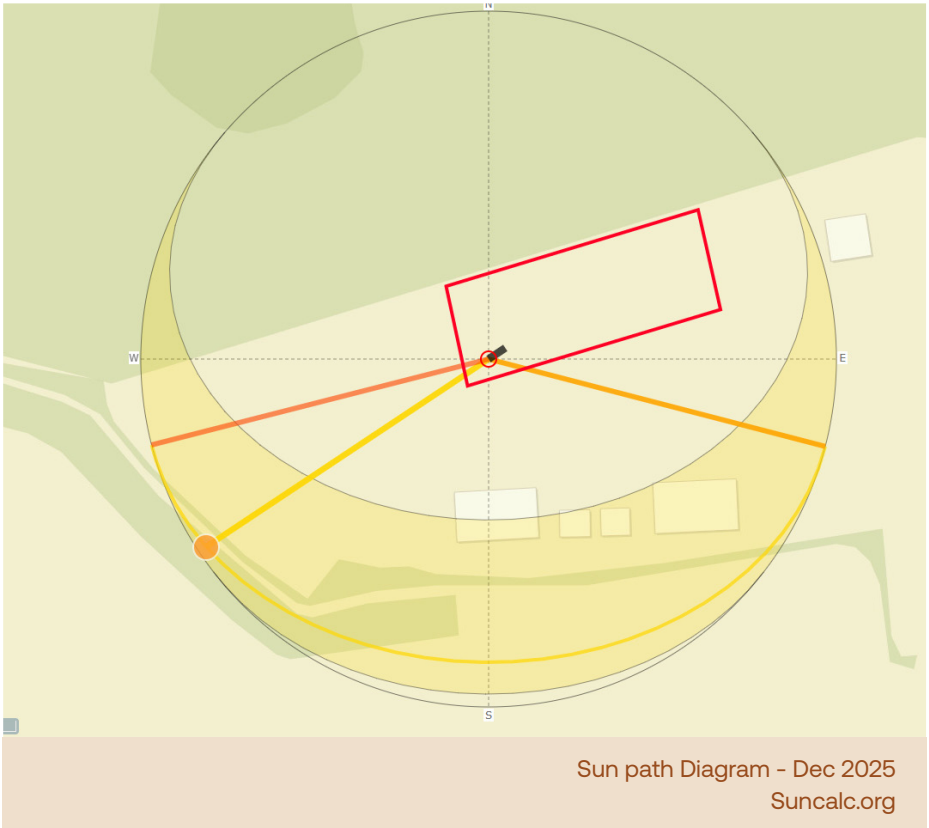
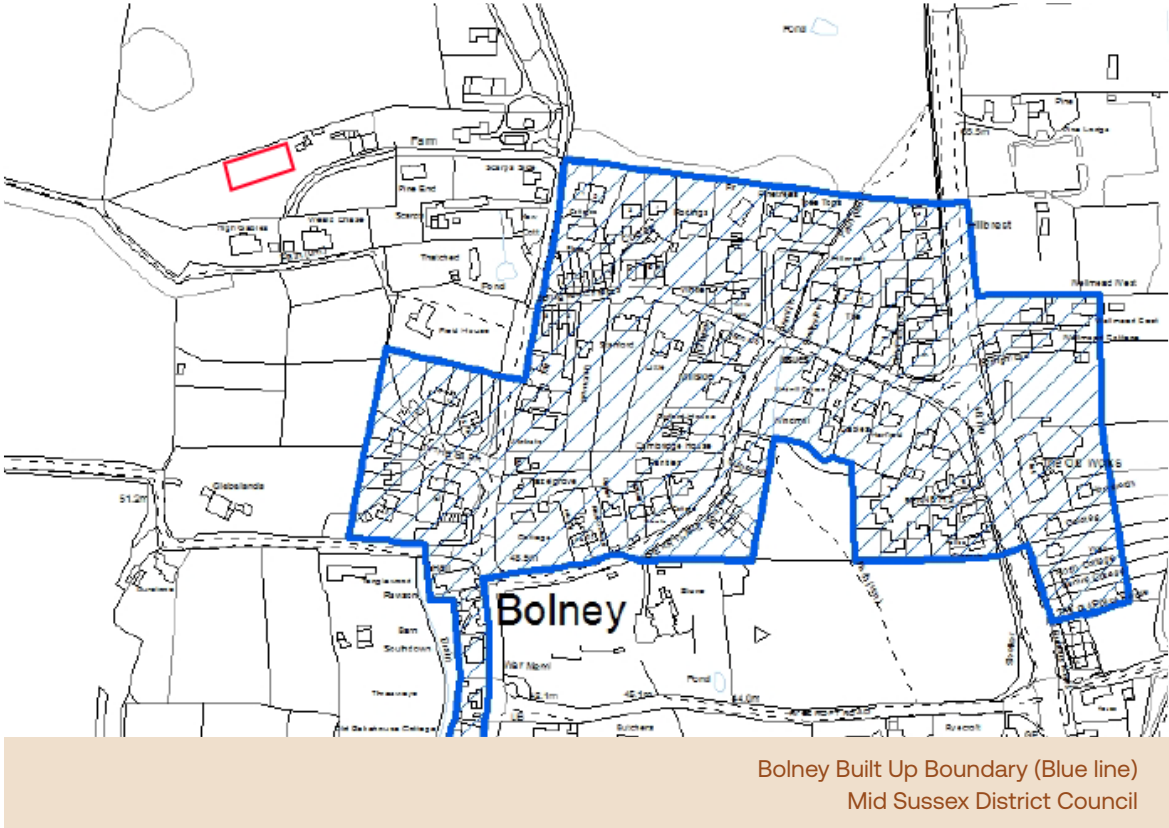
3.3 Site Analysis

The site is located at the tip of the Built-up Area boundary of Bolney village, there are a number of homes built to the west and south of the site location.

The area around the site is characterised by a number of designated heritage assets that contribute to the historic and architectural interest of Bolney. To the south of the site, within the Bolney Conservation Area, lies the Grade I listed Church of St Mary Magdalene, a building of exceptional significance with origins dating back to the Norman period and later medieval additions, which forms a focal point of the village’s historic core.

In addition, the village contains numerous Grade II listed buildings such as The Bolney Stage on London Road, Walnut and Well Cottage on The Street, Hill View and Rose Cottage on Cherry Lane, and Bolney Lodge on Foxhole Lane, which collectively reflect the varied architectural evolution and rural character of the settlement.

These heritage assets and the Conservation Area setting inform the character of the locality and provide important context for the design consideration of new development in proximity to the site.



3.4 Local Site Context

The site is located on the northernmost edge of Bolney village. It is bounded to the north by a number of trees and the edge of the Area of Outstanding Natural Beauty (AONB), to the east by a fence along the site boundary, to the west by a tree marking the boundary with the Nightingales property (with no traditional fence demarcation), and to the south by an access road serving the dwellings to the south and west of the site. The land rises steeply from south to north.



Site within the local context of Bolney
Google Earth

3.5 Site Photos

The following images of the current site show sparse vegetation on the plot, with tall mature trees on the northern boundary of the site.



2. View of western Boundary (Nightingales)



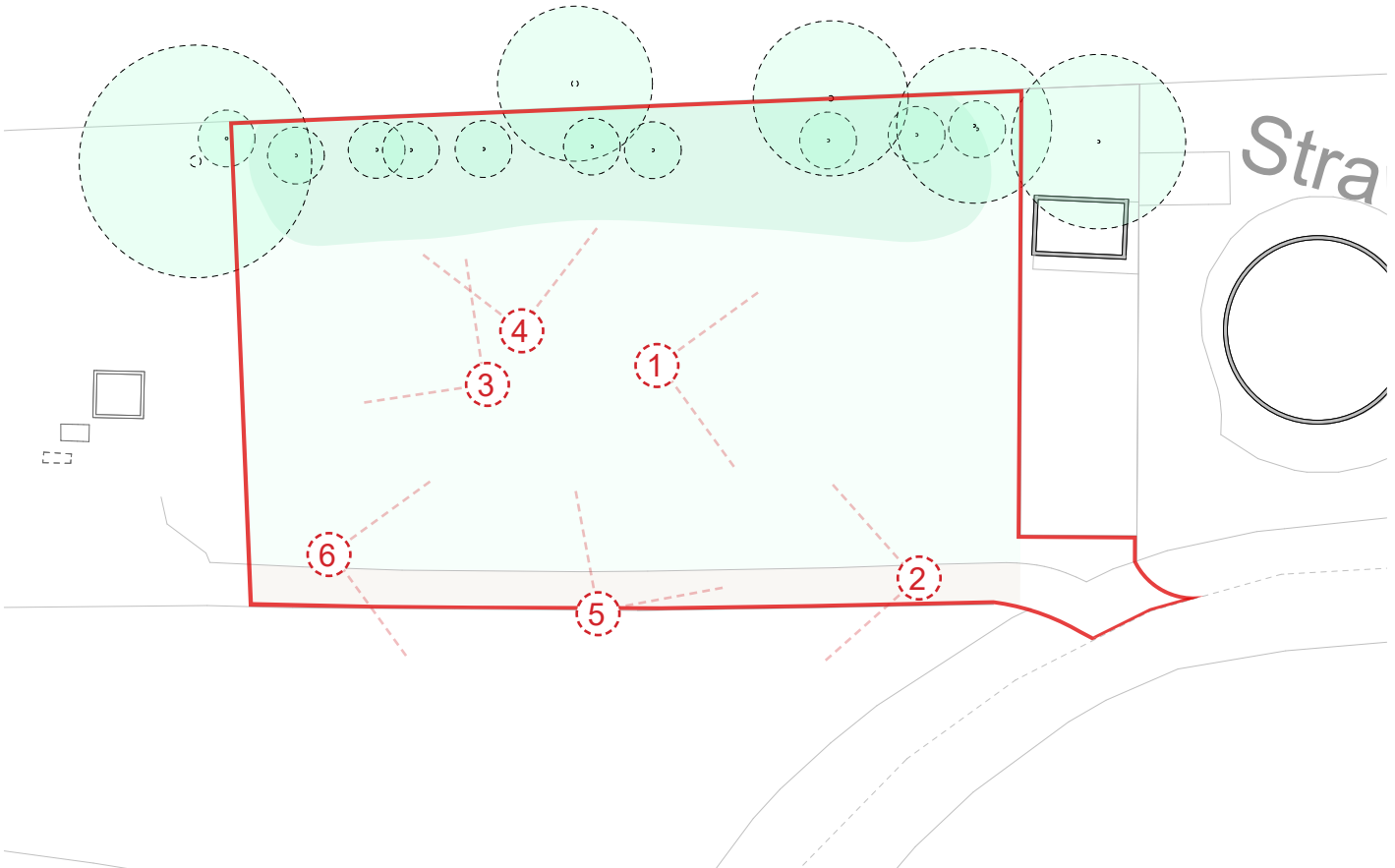
3. View of north west portion of plot



4. View of western site boundary



1. View of existing access route to site



Site Plan



5. View of north east boundary of site.



6. View of eastern boundary of plot (Strawdust).

[illegible]

Page 12 ↘

4.2 Tree Root Protection

This page shows the existing trees along the northern boundary of the site. The location of the trees will play a role in the location of the dwelling on site. Our design will aim to avoid any interaction with the Tree Root Protection Area where possible.

For further information please see the report produced by Arbtech submitted along with the application.

Tree Categories

Trees are categorised in accordance with the cascade chart in Table 1 of the British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'

Category 'U' - Trees in such condition that they cannot realistically be retained as living trees in context of the current land use for longer than 10 years.

Category 'A' - Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category 'B' - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category 'C' - Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

Root Protection Area

In order to avoid damage to the roots or rooting environment of retained trees, the Root Protection Areas (RPAs) should be plotted around each of the category A, B and C trees. This is a minimum area in m² which should be left undisturbed around each retained tree.

The RPA is calculated using the British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

The calculated RPA is capped to 707m², which is the equivalent to a circle with a radius of 15m. Where there appears to be restrictions to root growth the root protection area is reshaped to more accurately reflect the likely distribution of the roots.

Tree Survey Report

Please refer to Arbtech Consulting Ltd. Tree Survey Report and Tree Schedule for full details on all surveyed trees, hedgerows and major shrub groups.

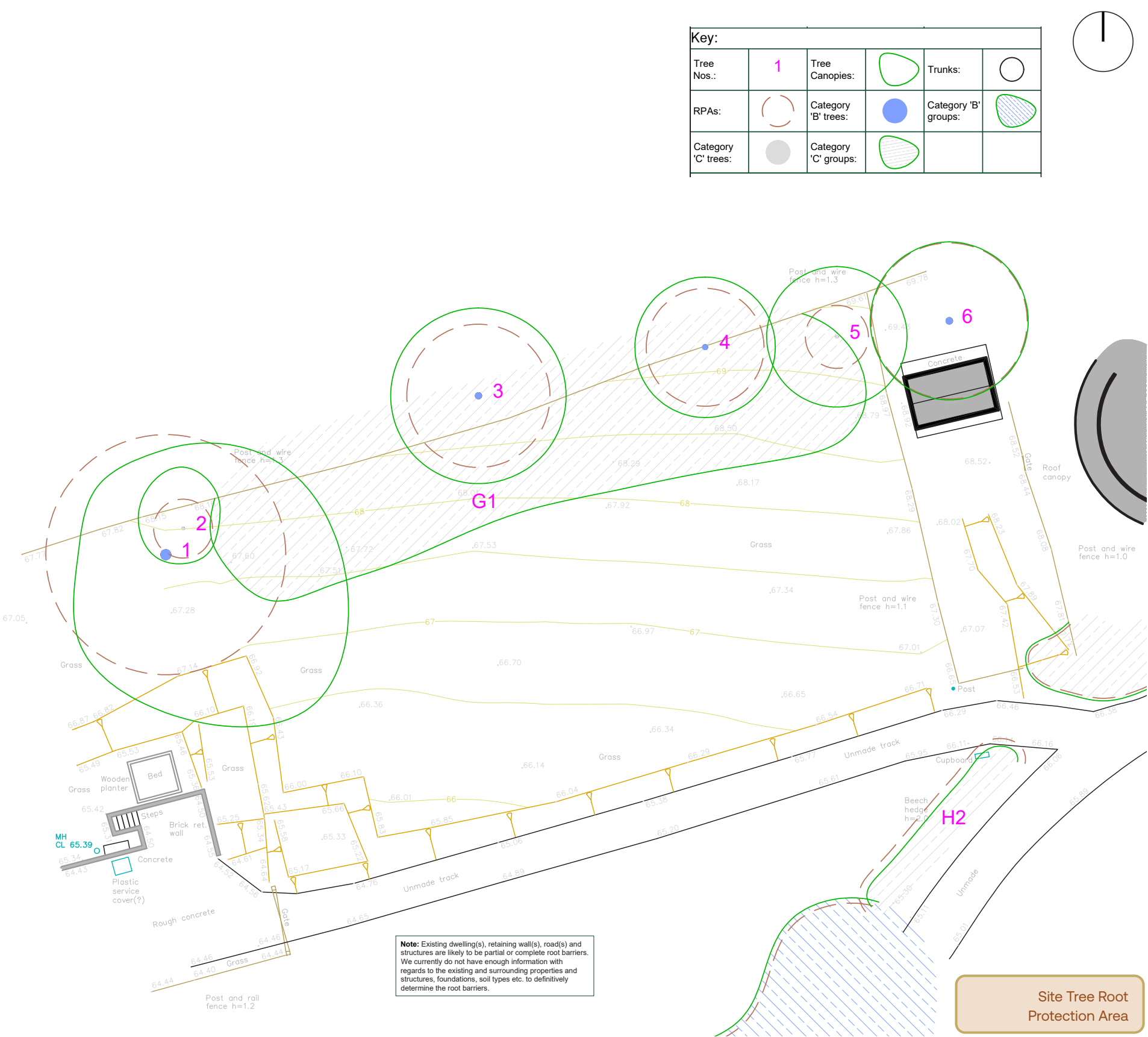
All trees were surveyed and categorised in accordance with the guidance as set out in the British Standard BS5837:2012 Tree in relation to design, demolition and construction - Recommendations.

We make the following recommendation to ensure that no conditions relating to arboriculture are attached to any planning consent secured: obtain an arboricultural report to include:

a) An arboricultural impact assessment (AIA);

b) An arboricultural method statement (AMS); and

c) A tree protection plan (TPP).



4.3 Built Up Area and AONB

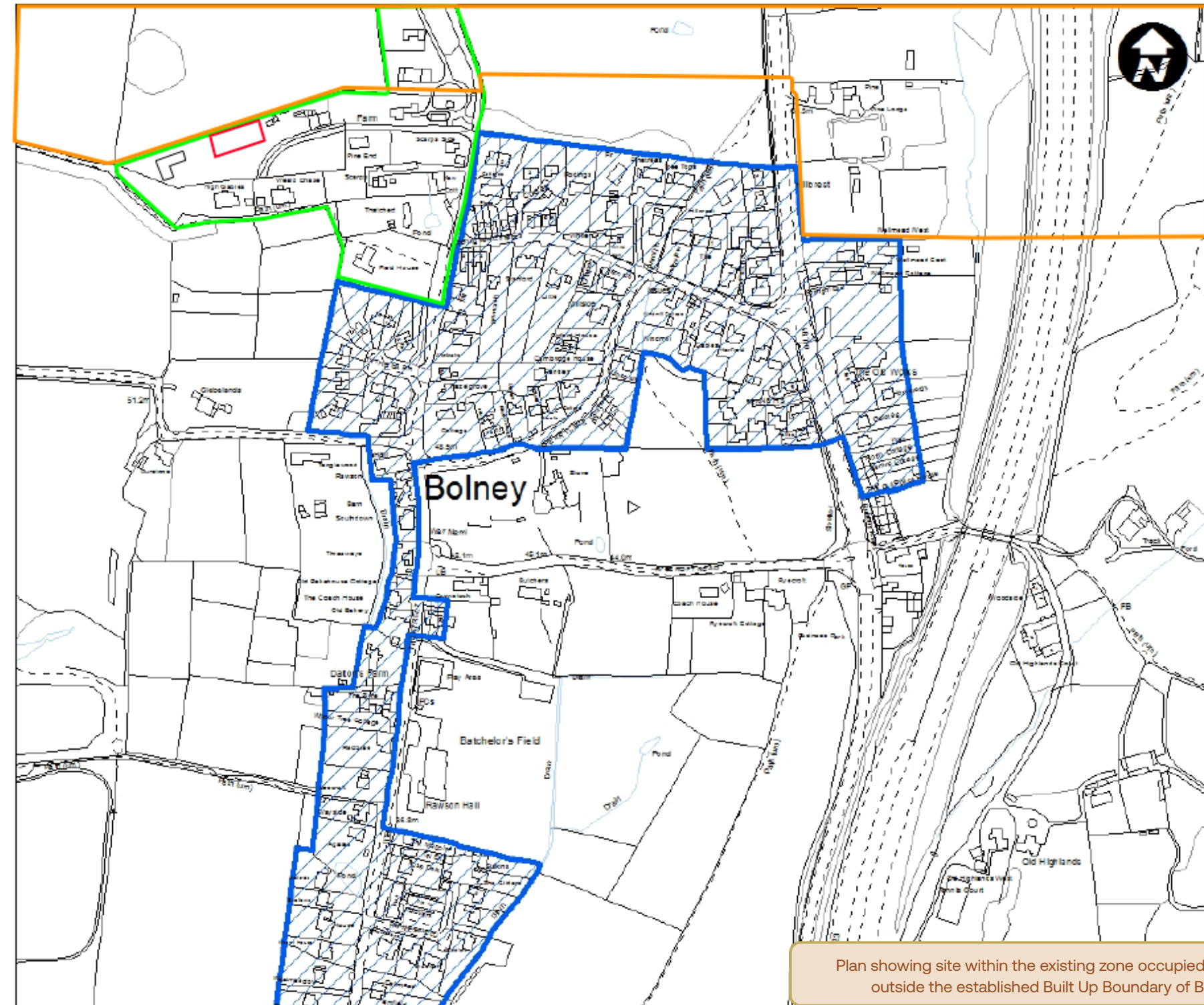
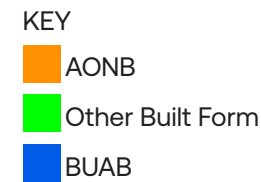
This page illustrates the built-up boundary of Bolney as defined in the Bolney Neighbourhood Plan 2015–2031.

The area shown in green identifies developments and dwellings constructed over the past 30 years. This demonstrates that the application site is centrally located within established area of recent development and reflects the natural evolution and growth pattern of the settlement.

Further within this document, a more detailed plan is provided, showing the site in relation to the existing dwellings within the green-designated area.

The site lies adjacent to the boundary of the Area of Outstanding Natural Beauty (AONB). The proposed building has been positioned away from the AONB boundary in order to respect its setting and to follow the established development pattern of the local area.

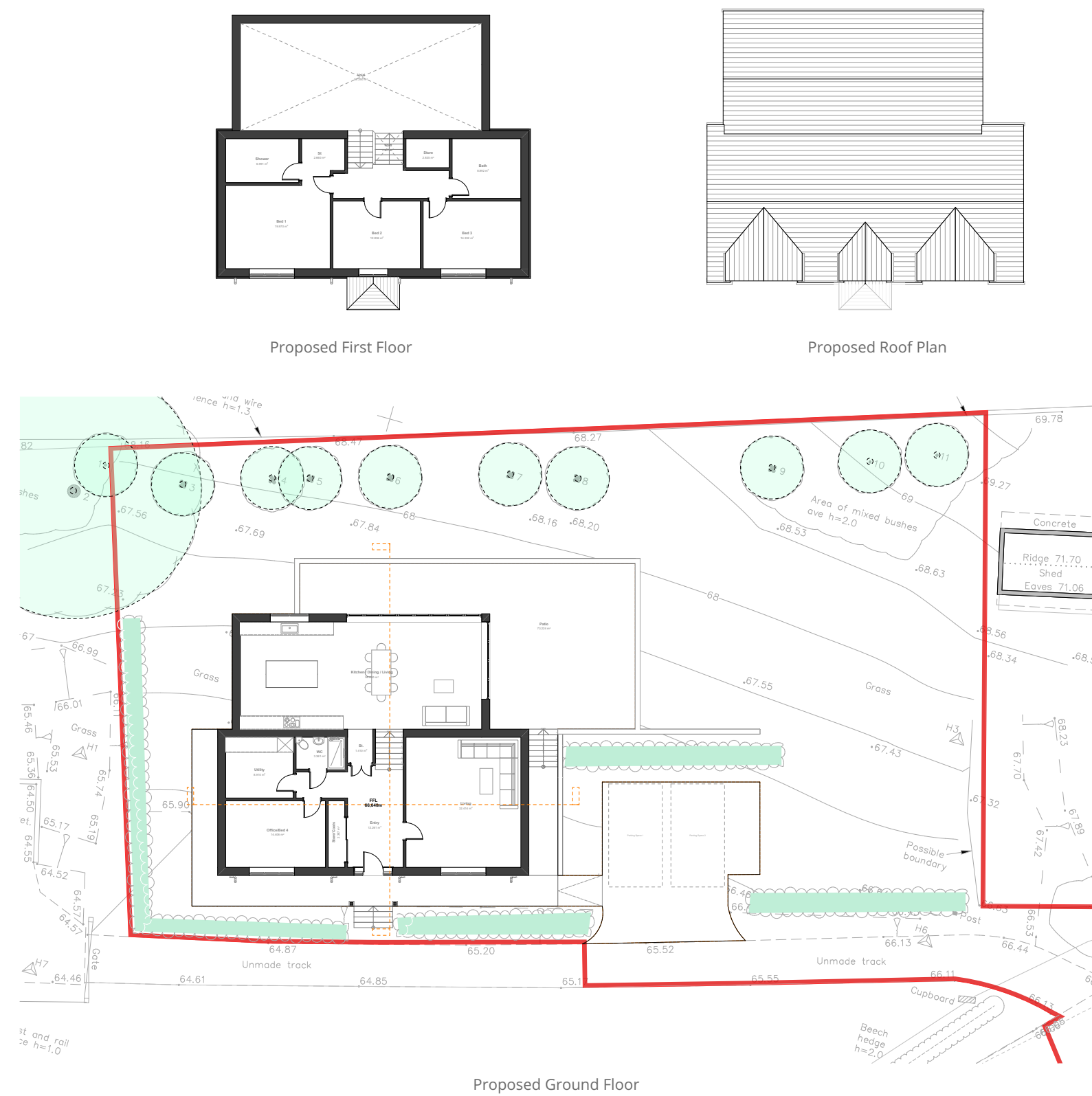
The addition of a new detached dwelling looks to be the missing piece of the urban fabric.



5.1 Pre App

As part of our collaborative design philosophy we engaged with the MSDC with a work in progress scheme embodying the vernacular design of the surrounding area ensuring that the design fit seamlessly within the existing context.

The massing, materials and boundary treatment were discussed and on the next page the comments received have been written to show how the proposal in the next section has evolved.



Pre App Proposed Plans