

**Design and Access Statement -
Addendum**

**Stetton Works,
Crawley Down**

November 2024



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Project Name:	Stetton Works, Crawley Down
Location:	Land of Stetton Works, Crawley Down
Client:	JW Stratton
File Reference:	7504/D04_1

Issue	Date	Author	Checked	Notes
P1	08.11.24	AX	AK	Planning Issue

Introduction

This addendum has been prepared in association with the scheme at Stetton Works, Crawley Down and the submitted Outline Application (DM/22/0867) which was allowed at appeal under reference (AP/23/0015). Following the decision appeal on the 15th November 2023, changes have been made to enhance the overall scheme. The outline of changes is discussed in this addendum document alongside the associated substitute drawings.

Scheme Description

This document references the residential development for 5 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. Existing homes are present surrounding the application site with farm land and woodland surrounding the small cluster of buildings. The site is located approximately 3 miles from the A23 and 4.5 miles north-west of the centre of Crawley town centre. Crawley Down village centre is just over a mile to the south east and can be easily walked via several different routes.

The application site is comprised of a pre-existing tyre merchants, bordered by hedgerows on all sides and houses on the west perimeter. The site ground is completely tarmacked. (Please refer to DAS for full site description)

Design Response

We have carefully considered your previous comments and believe that the scheme provides the following key improvements:

1. **Ecological and Landscape Considerations:** The revised changes do not affect the root protection areas of surrounding trees or the ecological mitigation and enhancement measures set out in the previously allowed application. A reduction in hardstanding is proposed, in conjunction with an improved relationship between front garden and driveway.
2. **Site Access:** The access point remains as previously approved, and sufficient space has been allowed for refuse vehicles to easily manoeuvre.
3. **Site Layout:** Turning areas have been improved for larger vehicles, including deliveries and fire appliances. A refuse collection storage area is retained within 25 metres of the site access, which allows for kerb side waste collection. Please refer to the accompanying Transport Technical Note for further details.
4. **Appearance and Character:** The dwellings have been redesigned to better integrate with the immediate setting (Chelsea Cottage) and align with the area's character. Proposed materiality has been drawn from the surrounding context, including use of red brick, flemish bond brickwork, timber weatherboarding and tiled roofs.
5. **Housing Standards:** The proposal retains the same number of dwellings and bedroom numbers as previously submitted, and all units meet the National Design Space Standards. The proposed houses are also very similar in terms of internal floor area, but have been updated to reflect improvements to the internal layouts.

Proposed Site Layout

The site layout has been amended to address the key points raised by the case officer. The Proposed Site Plan incorporates the following alterations:

- Road network to accommodate the provision for any root protection areas;
- Improvements to the landscaping strategy and enhanced planting;
- Gates to be set back to allow for adequate space for refuse vehicles to be clear of the highway whilst the gates are open;



Site Layout

Proposed Street Scene

This sample street scene indicates a number of the changes made to improve the design and quality of the scheme. The north east 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 in the first floor of the front of the large gabled elements. The south west elevation incorporates red multi-brick with horizontal weatherboarding which also responds to the neighboring context (Chelsea Cottage).



Street Elevation – North East



Street Elevation - South West

Proposed House Types – Examples

The following elevations have been amended; please see the revised drawing extract below. Additional architectural detail has 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 all dwellings. The revisions are as follows;





Plot 3 – Front Elevation



Plot 4 – Front Elevation



Plot 5 – Front Elevation



3D View

Conclusion

It is considered that these scheme changes will improve the overall scheme and living environment for the residents and local community. These benefits are achieved without any negative impact on the amenity of surrounding neighbours as the critical parameters of the previous application have been maintained. Additional sustainable considerations have informed the proposed scheme with additional sustainable principles implemented into the design.

