



Planning, Design and Access Statement

Plot 2 Townhouse Farm, Church Lane, Ardingly

Construction of 1 No. detached four-bedroom dwelling house with basement, detached single storey garage/home office, detached single storey garden store and associated landscaping and infrastructure at

Plot 2 Townhouse Farm, Church Lane, Ardingly

Planning, Design and Access Statement

on Behalf of

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Contents

1. Introduction	1
2. Use	2
3. Amount	2
4. Layout.....	2
5. Planning Statement	3
6. Landscaping.....	5
7. Appearance.....	5
8. Access	6
9. Sustainability	6
10. Flood Risk Assessment	6
11. Drainage Strategy.....	7
12. Conclusion	7
13. APPENDIX A – Material Schedule.....	8

1. Introduction

- 1.1 This is a Planning, Design and Access Statement is prepared to accompany the Full Planning Application for the construction of a detached four-bedroom dwelling house with basement, detached single storey garage/home office, detached single storey garden store and associated landscaping and infrastructure at Townhouse Farm Cottages, Church Lane, Ardingly.
- 1.2 This application is a resubmission of approved application reference DM/21/3536 which spanned Plots 1, 2 and 3. This application is a standalone application for Plot 2 on behalf of our clients, who have procured the plot. This approval has established the principle of the residential development on the site.
- 1.3 Demolition of the existing barns has been undertaken under extant planning approval reference DM/21/3536, whereby the conditions were varied under application DM/23/1431 to allow for demolition to be undertaken prior to discharge of pre commencement conditions.
- 1.4 Plot 2 Townhouse Farm is a substantial plot, located on Church Lane, Ardingly. The site is in Ardingly Conservation Area as well as the High Weald Area of Outstanding Natural Beauty. The site is also located within 7km of Ashdown Forest.
- 1.5 This document incorporates the Sustainability Statement, which can be found in Section 9.
- 1.6 This document incorporates a Drainage Strategy, which can be found in Section 10.
- 1.7 This application demonstrates the following:
 - a) Significant improvement to the architectural vernacular and aesthetic appearance of the main dwelling, compared to that already approved under reference DM/21/3536, is proposed.
 - b) Only minor amendments to the Home Office/ Garage and Garden Store approved under reference DM/21/3536 are proposed, with sympathetic detailing added, and therefore remain acceptable.
 - c) The scale, form and massing of the proposed dwelling and ancillary buildings are sympathetic to the conservation area, the AONB and its' surroundings.
 - d) The key components/ principles of the approved planning application DM/21/3536 have been retained.
 - e) The proposed, largely cosmetic, updates remain sensitive to the character of the area and high-quality local materials are utilised within the proposals.
 - f) The property is in a sustainable location and the proposals will not have a detrimental impact upon the amenity of the neighbouring properties.

2. Use

- 2.1 The demolished barns were used for commercial purposes (B8) with proposed dwelling and ancillary building proposed to be residential (C3).

3. Amount

- 3.1 The proposals comprise the following works:

- Construction of 1 No detached two storey, four-bedroom dwelling with basement.
- Construction of a detached single storey home office/ garage.
- Construction of a detached single storey garden store.
 - o The home office/garage and garden store are almost identical to that approved under DM/21/3536, but with more sympathetic detailing added (exposed rafter feet, bonnet tiles etc)
- Associated landscaping and infrastructure work.

4. Layout

- 4.1 The existing layout can be viewed on the accompanying survey drawings.
- 4.2 The produced site layout has been produced with a key focus on the visibility of the proposals from outside of the site, and minimising this. Compared to that approved under DM/21/3536, the Home Office/ Garage has been moved away from the northern boundary with Plot 3, and the dwelling has been moved to the west to assist with this. For further information please refer to accompanied drawings.
- 4.3 The detached dwelling is formed of three key elements, host 2 storey building with 2 storey subservient wing in masonry with tile hanging over and masonry plinth (stone to front elevation only, brick elsewhere), and single storey wing in weatherboarding with brick plinth. See Section 7/ Appendix A for further information on materials.
- 4.4 The ground floor Main Entrance provides access to the stairs, Bedroom 4, WC, Utility/ Boot Room, and Dining Area. The open plan Dining Area leads to Kitchen/ Breakfast Area with spiral wine cellar, and on to the Lounge.
- 4.5 The first floor comprises Main Bedroom with En Suite and Walk in Wardrobes, Bedrooms 1, 2 and 3 with En Suites, and Laundry Room.

5. Planning Statement

5.1 There are several planning policies relevant to this application, including:

Ardingly Neighbourhood Plan 2013-2031

Policy ARD 1: The Presumption in Favour of Sustainable Development

Policy ARD 2: A Spatial Plan for the Parish

Policy ARD 5: Housing Design

Policy ARD 8: Biodiversity

Policy ARD 9: Heritage Assets

Policy ARD 16: Broadband

Mid Sussex District Plan 2014-2031

DP4 – Housing

DP12 – Protection and Enhancement of Countryside

DP13 – Preventing Coalescence

DP15 – New Homes in the Countryside

DP21 – Transport

DP26 – Character and Design

DP27 – Dwelling Space Standards

DP37 – Trees, Woodland, and Hedgerows

DP35 – Conservation Areas

DP39 – Sustainable Design and Construction

DP41 – Flood Risks and Drainage

5.2 **Planning History and Principles**

This application is a resubmission of approved application DM/21/3536 which spanned Plots 1, 2 and 3. This application is a standalone application for Plot 2 on behalf of our clients, who have procured the plot. This approval has established the principle of the residential development on the site.

5.3 **Site Location**

The property is located within the Ardingly Conservation Area as well as the High Weald Area of Outstanding Natural Beauty. Great care has been taken to ensure that the proposed works are sensitive to the existing property and its setting, and as such demonstrate compliance with planning policies DP26 and DP35.

A Heritage Assessment has been submitted with this application which is as considered and approved under DM/21/3536. Discussions took place when Plot 1 was resubmitted previously (DM/23/2282) in relation to this Heritage Assessment, and Senior Planning Officer Joanne Fisher confirmed by email on 12th January 2024 that:

"It is considered that the submitted Heritage Assessment does not seem to include any assessment of the scheme or its impact, which ideally should be the case (ref. Historic England GPA Note 3 'The setting of heritage assets'). However, as this was not requested in the previous application for the demolition of the cottages and formation of 2 dwellings, nor included in the previous Heritage Assessment, in this instance the details within the heritage assessment ... would be acceptable. Please note that this submitted heritage assessment on page 14 relates to the previous proposal referring to Plots 1 and 2. This should be updated to refer to the application now being considered in relation to plot 1 only. "

As such, the Heritage Assessment has been redacted to remove reference to Plot 1 and 3 where required, and we trust this document is once again considered acceptable in the circumstances.

The site is located within 7km of Ashdown Forest. Discussions took place when Plot 1 was resubmitted previously (DM/23/2282) in relation to SAMM and SANG, and Senior Planning Officer Joanne Fisher confirmed by email on 12th January 2024 that:

"the replacement of the second dwelling lost through this current scheme (DM/23/2282) could be linked to a standalone application for plot 2 and so no SAMM or SANG payments should be applied to this future application. A note for officer information will be placed on this current file and the previous permission for the larger site (DM/21/3536) in respect of this."

We would like to ensure please that, as a result of the above, no SAMM/SANG payments are requested in relation to this application.

5.4 **Neighbour Amenity**

In reference to DP26, the proposed works will not have a negative impact upon the amenity of neighbouring properties.

5.5 **Design**

The proposed dwelling and ancillary Garage/ Home Office will use traditional materials to match that found often within the area, including timber weatherboarding, brick, plain clay tiles, local stone. More information on this can be found in Section 7.

5.6 **Scale**

Compared to approved application DM/21/3536, the total Gross Internal Floor Area (GIFA) of the proposed dwelling has increased slightly from circa 237.5m² to 274m².

The GIA of the Garage/ Home Office and Garden Store remain unchanged to that approved.

5.7 **Setting**

The proposed dwelling, Garage/ Home Office and Garden Store continue to largely occupy the same position as that approved under application reference DM/21/3536. Therefore, the buildings continue to be respectful to the AONB Setting.

6. Landscaping

- 6.1 The proposed dwelling and ancillary Garage/Home Office and Garden Store require minor grading of the topography, and it is proposed that a set down into the lounge be provided to coincide with the existing topography.
- 6.2 To proposed landscaping is sympathetic to its surroundings and a softened approach here ensures the garden blends into the landscape, whilst providing the functional space that a family home requires. Further information can be found in the supporting Landscaping Package by PJC.
- 6.3 Also submitted with this application is an Arboricultural Impact and Method Statement in accordance with DP37.
- 6.4 Submitted with the application are the PEA, Bat Survey, Great Crested Newt survey results in accordance with DP38. Key recommendations and enhancements of the site as noted within these will be actioned to enhance the sites ecological value.

7. Appearance

- 7.1 The proposed dwelling and ancillary Garage/Home Office, by virtue of its design and detailing, can demonstrate an extremely high standard of design quality. The changes made to that of the approved scheme are minor and further enhance the scheme.
- 7.2 The proposed dwelling will use traditional materials to match that found often within the area, including timber weatherboarding, facing brick, plain clay tiles, stone all in line with the rural vernacular. A full material schedule can be found in Appendix A.
- 7.3 Lead aprons to first floor windows are proposed as well as an oak framed porch to the rear, finished with traditional mop stick lead detailing. The chimneys to the host building are proposed to be formed in local stone to match the plinth to the front elevation of this building.
- 7.4 The proposed Garage/ Home Office and Garden are almost identical to that approved under DM/21/3536, but with more sympathetic detailing added (exposed rafter feet, bonnet tiles etc).
- 7.5 The proposed buildings are of traditional design with areas of contemporary design incorporated including the gable glazing to the front (south) of the single storey wing.
- 7.6 The glazing throughout will be double-glazed flush timber casements (colour to be confirmed), with glazing bars as indicated. This is much more sympathetic to the rural vernacular than the powder coated aluminium proposed and approved under DM/21/3536.
- 7.7 The proposed buildings will not have any detrimental impact upon the amenity of the neighbouring properties.

8. Access

- 8.1 The proposed access remains unchanged from that approved under application DM/21/3536.

9. Sustainability

- 9.1 The proposals for Plot 2 Townhouse Farm, achieves a high level of sustainability primarily through low energy use. It is envisaged the following will be incorporated:
- (a) The thermal performance of the new building fabric will far exceed the standards determined by Building Regulations Part L. This will be achieved through improvements in thermal efficiency in respect of walls, windows, roofs, and floors. In addition, reductions in air permeability will be provided, as will reductions in thermal bridging.
 - (b) A high level of airtightness will be achieved throughout the new building fabric, in conjunction with a mechanical ventilation and heat recovery (MVHR) system to further reduce heat losses.
 - (c) High performance double-glazed windows with gas-filled cavities, formed in sympathetic, painted timber frames (provisionally)/ thermally broken aluminium frames.
 - (d) Water usage will be reduced through the installation of flow reducing / aerating taps, reduced capacity showers, and low-flush cisterns.
 - (e) The proposed dwelling will use a form of renewable heating system to provide for its space heating and hot water requirements, with the type of system to be determined by the mechanical services engineer.
 - (f) The provision of electric car charging points, within the garage and attached to the dwelling, to encourage the use of electric vehicles.

10. Flood Risk Assessment

- 10.1 A Flood Risk Assessment has been submitted with the application. See package by EAS for further information.

11. Drainage Strategy

- 11.1 It is intended that the foul and surface water strategy be the same as that approved under DM/24/1851. A detailed drainage design was discharged under DM/24/1851 on the previous approval DM/21/3536.

Strategy as follows:

- 11.2 **Foul Water** – Sewage Treatment Plant to be located to south of site and discharge into existing ditch.
- 11.3 **Surface Water** – Percolation tests on site have disproved soakaways as feasible. Underground attenuation to be provided to the south, discharging via a flow control chamber into the existing ditch.

12. Conclusion

- 12.1 By virtue of its design and detailing, the proposed extensions and alterations demonstrate a **high standard of design**.
- 12.2 The following can be concluded:
- a) Significant improvement to the architectural vernacular and aesthetic appearance of the main dwelling, compared to that already approved under reference DM/21/3536, is proposed.
 - b) Only minor amendments to the Home Office/ Garage and Garden Store approved under reference DM/21/3536 are proposed, with sympathetic detailing added, and therefore remain acceptable.
 - c) The scale, form and massing of the proposed dwelling and ancillary buildings are sympathetic to the conservation area, the AONB and its' surroundings.
 - d) The key components/ principles of the approved planning application DM/21/3536 have been retained.
 - e) The proposed, largely cosmetic, updates remain sensitive to the character of the area and high-quality local materials are utilised within the proposals.
 - f) The property is in a sustainable location and the proposals will not have a detrimental impact upon the amenity of the neighbouring properties.
- 12.3 Therefore, for the reasons stated above, the proposals comply with the relevant policies of the MSDC and the NPPF.

13. APPENDIX A – Material Schedule

Facing Brickwork

Old Clamp Handmade Bricks



Facing Stonework

Wealden Sussex Sandstone Coarse
Tooled Walling (CHT)



Timber Weatherboarding

Horizontal featheredged timber
weatherboarding in black finish 24
x 136mm



Pitched Roof:

Handmade plain clay tiles –
Ashbury Restoration Mix



Timber Windows/Doors:

Bereco traditional sliding sash
timber windows



Crittall Windows/ Doors:

Crittall style glazing with slim profile
formed in aluminium



Rainwater Goods Finish:

Alutec Tudor cast aluminium traditional half round gutters and circular downpipes in black finish.

