

Land West of Selsfield Road, Ardingly, West Sussex

DESIGN STATEMENT

DS-01 - REV.A



ANTLER HOMES

APRIL 2026

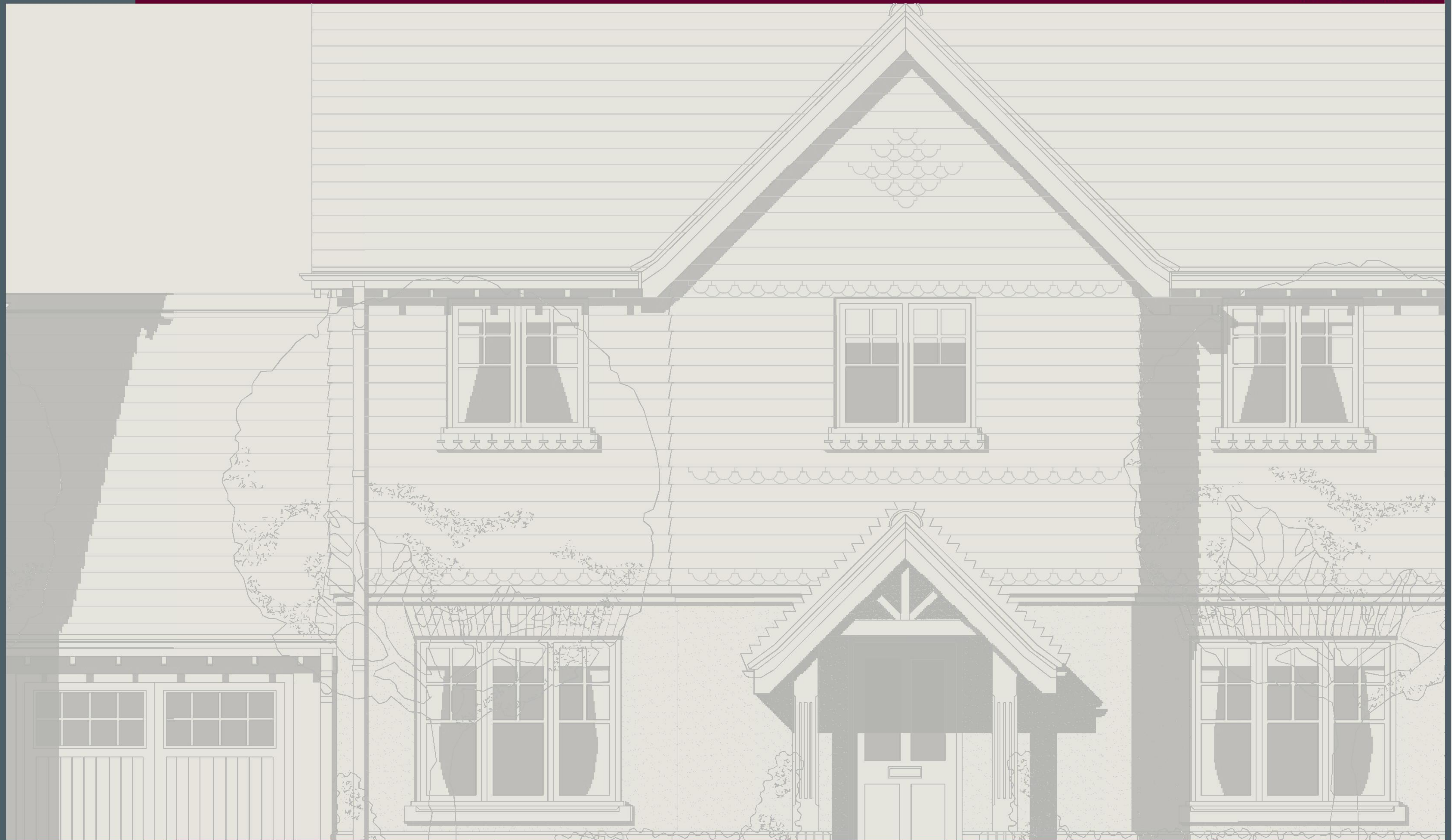


Design Statement prepared on behalf of Antler Homes PLC to support Reserved Matters Application for the erection of 35 dwellings, with associated access, drainage works, tree works, open space and landscaping.

This document should be read in conjunction with all design information and technical reports submitted in support of this application.



1.0	INTRODUCTION	
	Purpose & Structure	Page 03
	Vision & Objectives	Page 04
4.0	DESIGN	
	Illustrative Master Plan	Page 06
	Movement Strategy	Page 07
	Building Typologies	Page 08
	Tenure	Page 09
	Scale	Page 10
	Highways Strategy	Page 11
	Parking Strategy	Page 12
	Refuse Strategy	Page 13
	External Materials	Page 14
	Appearance - House Plans	Page 15
	Appearance & Achitecture	Page 16
	Sample Street Scenes	Page 17
5.0	SUSTAINABILITY	
	Sustainability	Page 19
6.0	CONCLUSION	
	Summary	Page 21



OVERVIEW

This Design Statement has been prepared on behalf of Antler Homes PLC for the Reserved Matters Application for 35 dwellings, with associated access, drainage works, tree works, open space and landscaping. This document should be read in conjunction with all design information and technical reports in support of this application.

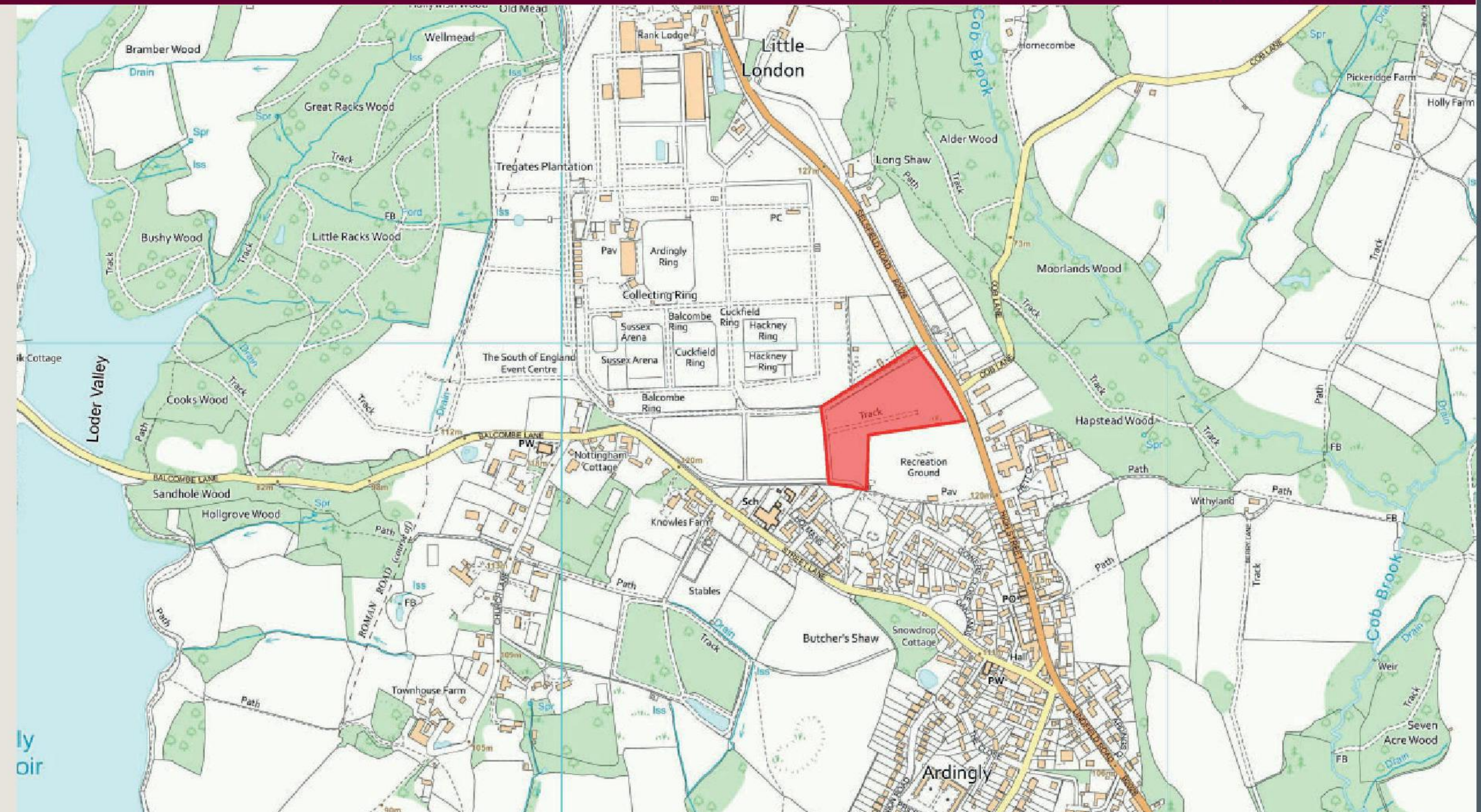
PURPOSE OF DOCUMENT

The key purpose of this Design Statement is to expand upon the principles approved under Outline Consent no. DM/22/1575 and should be read in conjunction with the Design & Access Statement that accompanied that application.

This Design Statement does not seek to re-invent any of the approved principles but to document the design evolution following detailed technical guidance with regard arboriculture, drainage, sound, landscaping, ecology and architecture.

Site evaluation, constraints and opportunities formed part of the approved Design & Access Statement and should be referred to when reading this Design Statement.

Whilst the approval of the site layout is a reserved matter, and accompanies this application for consideration, it has been based around the principles discussed and agreed during the outline application process and evolved taking into consideration detailed technical advice received to date.



DOCUMENT STRUCTURE

1. INTRODUCTION
2. DESIGN
3. SUSTAINABILITY
4. CONCLUSION

VISION STATEMENT

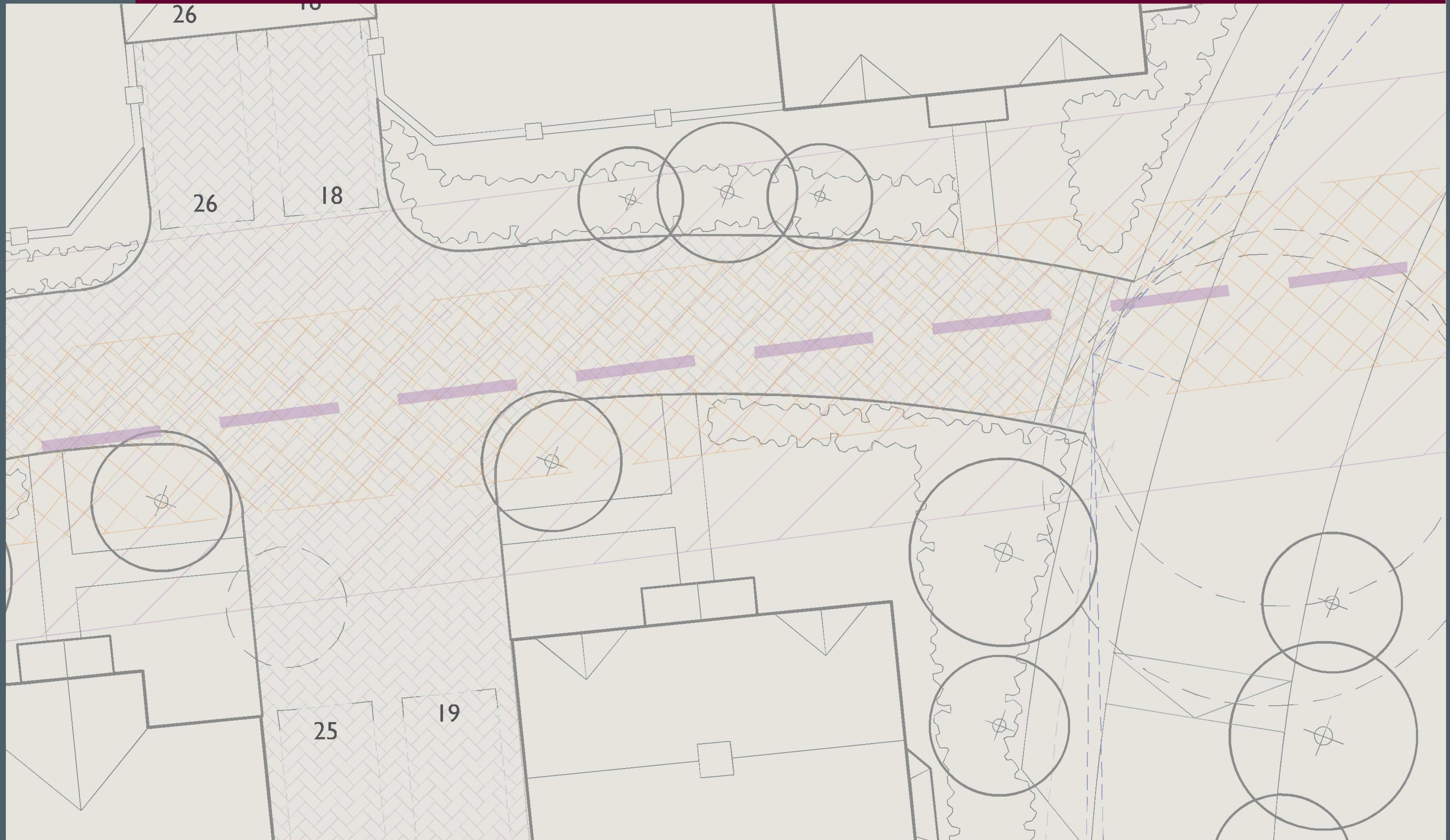
“To create a high quality, attractive new residential development that offers a range of private and affordable housing , that responds to and enhances the local area and integrates into the wider community.”

OBJECTIVES

- >To create a high quality and attractive development.
- >To create a development that reflects its geographical location and is sympathetic to the local environment.
- >To create an environment that is in keeping with the local area and vernacular.
- >To create a safe and secure environment.
- >High emphasis on creating spaces with character and a strong sense of place
- >Sustainability to be at the forefront of our approach.
- >Enhancing the local area and facilities for local people.
- >Respect and enhance the landscape framework.
- >Creating a positive, long lasting legacy.



*IMAGE ABOVE IS INDICATIVE



ILLUSTRATIVE MASTER PLAN

KEY DESIGN CRITERIA -

Perimeter Block form of development creating clear boundaries between public & private spaces and a strong active frontage.

Built form strategically placed to shield rear gardens from sound emitted from Selsfield Road and the show ground in times of use.

Pedestrian friendly street network with parking located so that it does not dominate the street scene.

Landscape led Design including open space, play space, extensive planting and fully integrated surface water drainage system to increase bio-diversity.

Integrated Pedestrian / Cycle pathways to create permeability from Selsfield Road to the public footpath network to the South.

Carefully designed street scapes reflecting local vernacular & character.



St Peter's C of E
controlled (Primary School)

MOVEMENT STRATEGY

Vehicular access will be from the existing access road to the show grounds to the North of the proposed site. The existing junction with Selsfield Road to the East will be subject to improvements, agreed at the Outline stage, and secured via a S278 application.

The access road will be of varying widths, corresponding to the internal road hierarchy and provide adequate turning areas to allow vehicles to enter and exit the proposals, safely in a forward gear including Refuse Trucks & Fire Tenders.

Pedestrian access will be from Selsfield Road to the East and the existing public right of way to the South. A 2m wide pedestrian footpath is proposed alongside the primary access road connecting to shared surfaces and path ways, linking to the network beyond. Crossing points will be provided throughout so that pedestrians can traverse the site safely.

DESIGN PRINCIPLES - MOVEMENT STRATEGY

LEGEND :

- SITE BOUNDARY
- VEHICULAR MOVEMENT
 - PRIMARY
 - SECONDARY
 - TERTIARY
- BICYCLE MOVEMENT
- PEDESTRIAN MOVEMENT
- EXISTING FOOTPATH



BUILDING TYPOLOGIES

A mix of 2, 3, 4 & 5 bedroom high quality homes will be provided.

4 x 2 bedroom Houses
 10 x 3 bedroom Houses
 3 x 3/4 bedroom Houses
 8 x 4 bedroom Houses
 4 x 4/5 bedroom Houses
 6 x 5 bedroom Houses

At least 20% homes designed to Building Regulations M4(2) unless otherwise stated - See accommodation Schedule

DESIGN PRINCIPLES - BUILDING TYPOLOGIES



TENURE

Affordable housing will be provided at 31% of the 35 units proposed.

Private Housing

- 3 x 3 bedroom houses
- 3 x 3/4 bedroom houses
- 8 x 4 bedroom houses
- 4 x 4/5 bedroom houses
- 6 x 5 bedroom houses

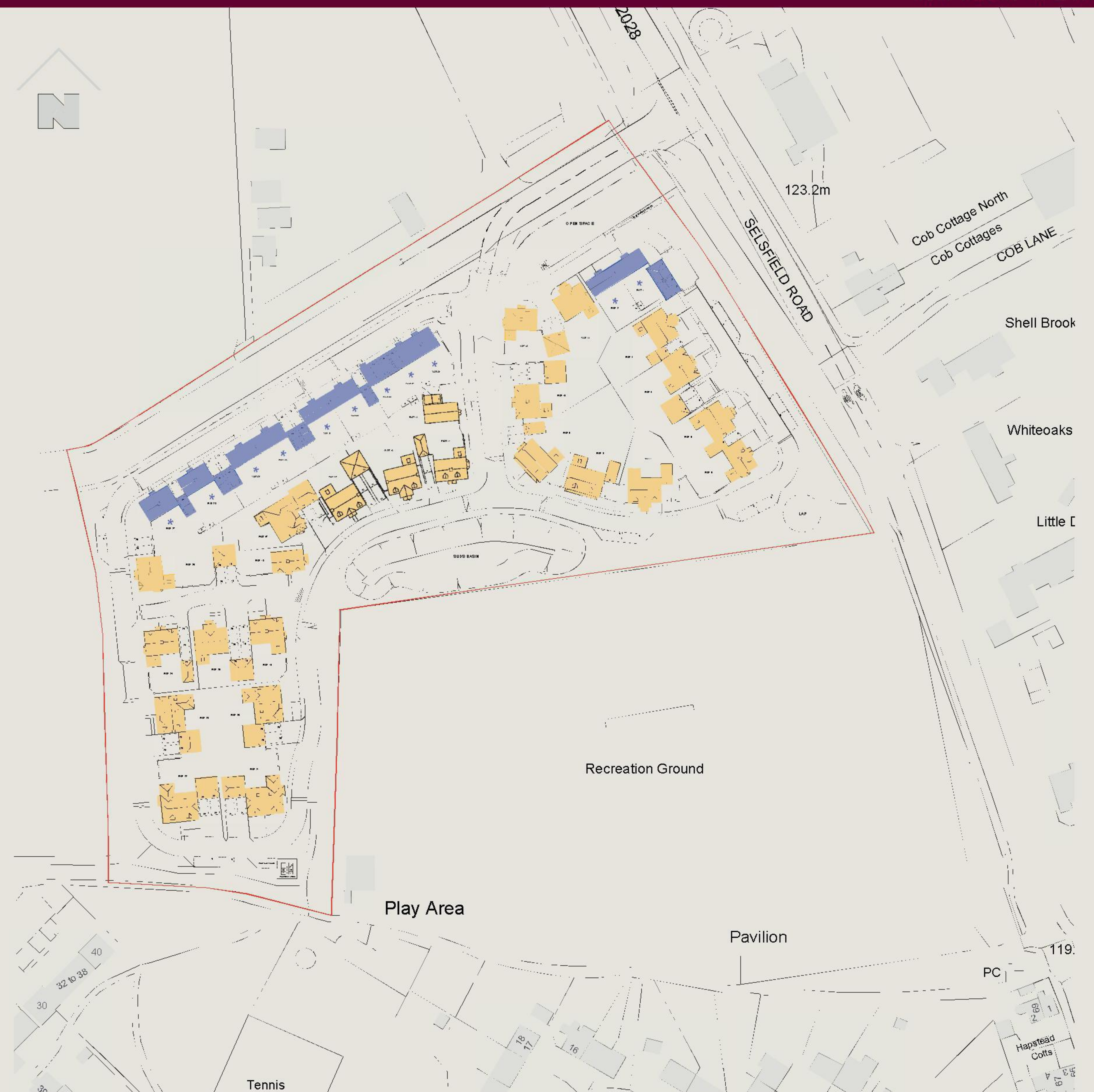
Affordable Housing -

- 4 x 2 bedroom houses
- 7 x 3 bedroom houses

DESIGN PRINCIPLES - TENURE

LEGEND :

- SITE BOUNDARY
- PRIVATE SALE
- AFFORDABLE



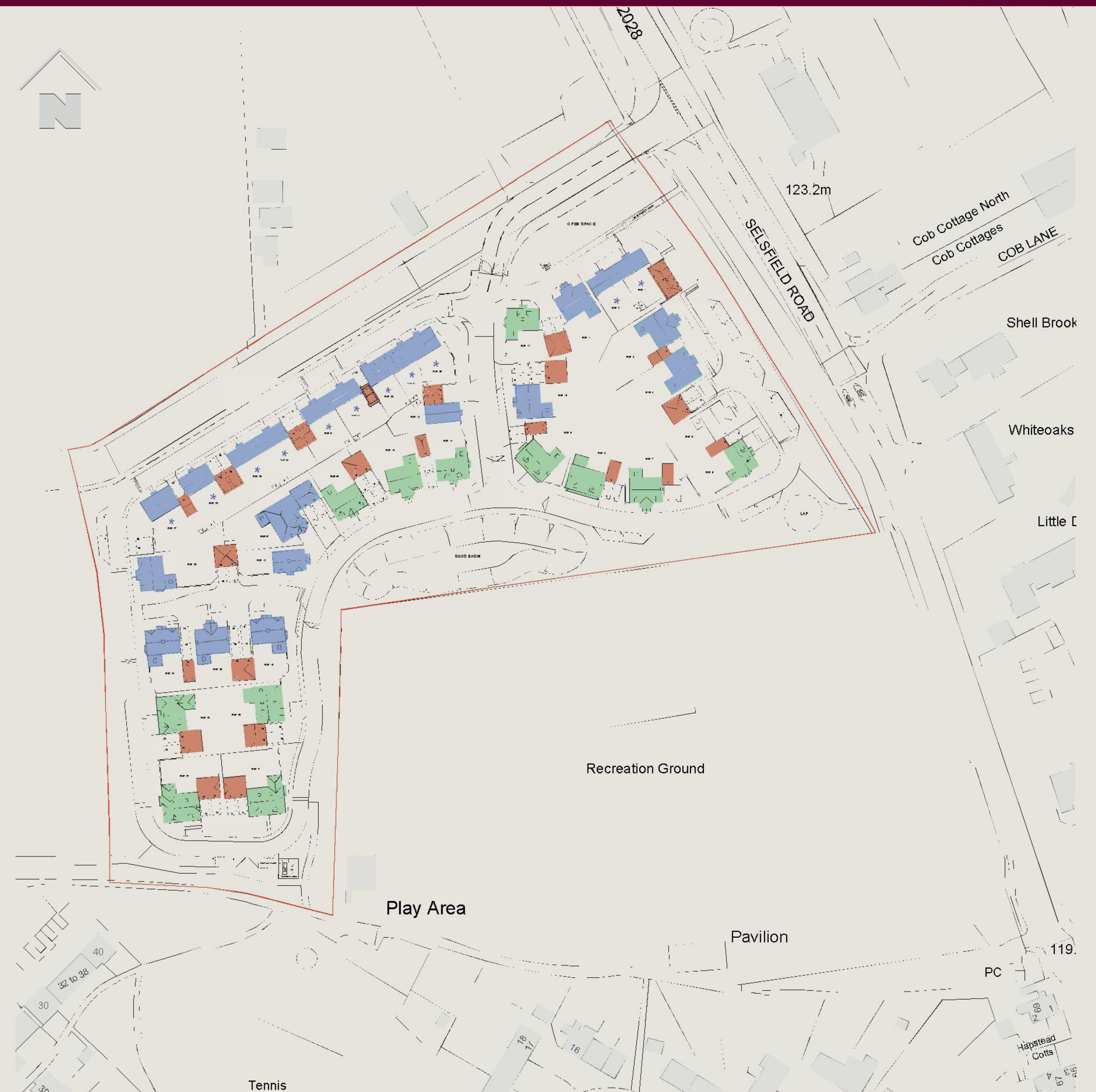
SCALE

The proposal would be predominately two-storey with some two and a half storey buildings at key locations, providing interest to the street scene with garages, carports, bay windows & entrance canopies interspersed at single storey level.

DESIGN PRINCIPLES - SCALE

LEGEND :

- SITE BOUNDARY
- 1 STOREY
- 2 STOREY
- 2.5 STOREY



HIGHWAYS STRATEGY

The main access road will be of varying widths (4.8 - 5.5m) with 2m wide pedestrian footpaths. Vehicles will enter the site from the existing show ground entrance to the North. The internal road network will allow all vehicles, including fire tenders and refuse lorries, to enter and leave the site safely in a forward gear. Turning areas will be provided at junctions with secondary and tertiary roads. All roads will be privately owned but constructed to adoptable standards.

Parking is provided via on plot private driveways and small parking courts with some private and visitor spaces located on the street.

A service strip will be provided for the full length of the access road.

DESIGN PRINCIPLES - HIGHWAYS STRATEGY

LEGEND :

- SITE BOUNDARY
- SECTION 278 HIGHWAY IMPROVEMENTS
- EXISTING ACCESS TO SHOWGROUND
- 5.5 / 4.8M PRIVATE ACCESS ROAD
- 2.0M FOOTPATH
- 4.2 - 4.8M PRIVATE SHARED SURFACE
- SERVICE STRIP
- PARKING COURT
- PRIVATE DRIVEWAYS
- ON STREET PARKING



PARKING STRATEGY

Private parking will be provided for all units in the following numbers -

- 2 bedroom units - 2 x spaces per unit
- 3 bedroom units - 2 x spaces per unit
- 4 bedroom units - 3 x spaces per unit
- 5 bedroom units - 3 x spaces per unit (Minimum) Some have 4 spaces

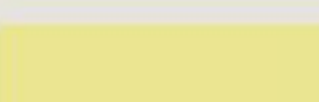
Private parking will be provided in the form of Carports, on plot parking, courtyard parking and Garages. All single garages will have minimum internal dimensions of 3.0m x 6.0m. Double garages will have a minimum internal dimension of 3.0m x 6.0m.

Cycle parking will be located within Garages on wall hung wrack's or in sheds located in the rear gardens where garages are not provided.

A total number of 105 parking spaces will be provided (including 9 visitors) which is in line with Mid Sussex District Council's requirements for a development of this size and mix.

DESIGN PRINCIPLES - PARKING STRATEGY

LEGEND :

-  SITE BOUNDARY
-  CARPORT PARKING
-  GARAGE PARKING
-  ON PLOT PARKING
-  PUMP MAINTENANCE PARKING
-  ALLOCATED ON STREET PARKING
-  VISITORS PARKING



REFUSE STRATEGY

The proposals will provide a comprehensive refuse strategy for future residents.

Refuse and recycling receptacles will be located within rear gardens and either placed on the kerbside or at refuse collection points, by residents, within stipulated travel distances, on collection days.

Refuse vehicles can enter the site, crews can make their collections within the maximum travel distance, and exit safely in a forward gear.

DESIGN PRINCIPLES - REFUSE STRATEGY

LEGEND :

- SITE BOUNDARY
- REFUSE VEHICLE MOVEMENT
- CREW DRAG DISTANCE (MAX. 25M)
- RESIDENT DRAG DISTANCE (MAX. 30M)
- LOCATION OF REFUSE BINS
- BIN COLLECTION POINT



EXTERNAL MATERIALS

A comprehensive palette of external materials, using colours and textures, to reflect the local vernacular will be used to seamlessly integrate the development into its surroundings.

Facing Bricks - Red Multi Stock facing bricks with orange / red contrasting detail bricks for window heads, band course and quoins.

Contrasting Feature Brick - Red / Orange stock facing brick

Roof Tiles - Brown / Orange / Red plain tiles with half round ridges and bonnet hips to match.

Hanging Tiles - Brown / Orange / Red plain tiles with Club tile detailing

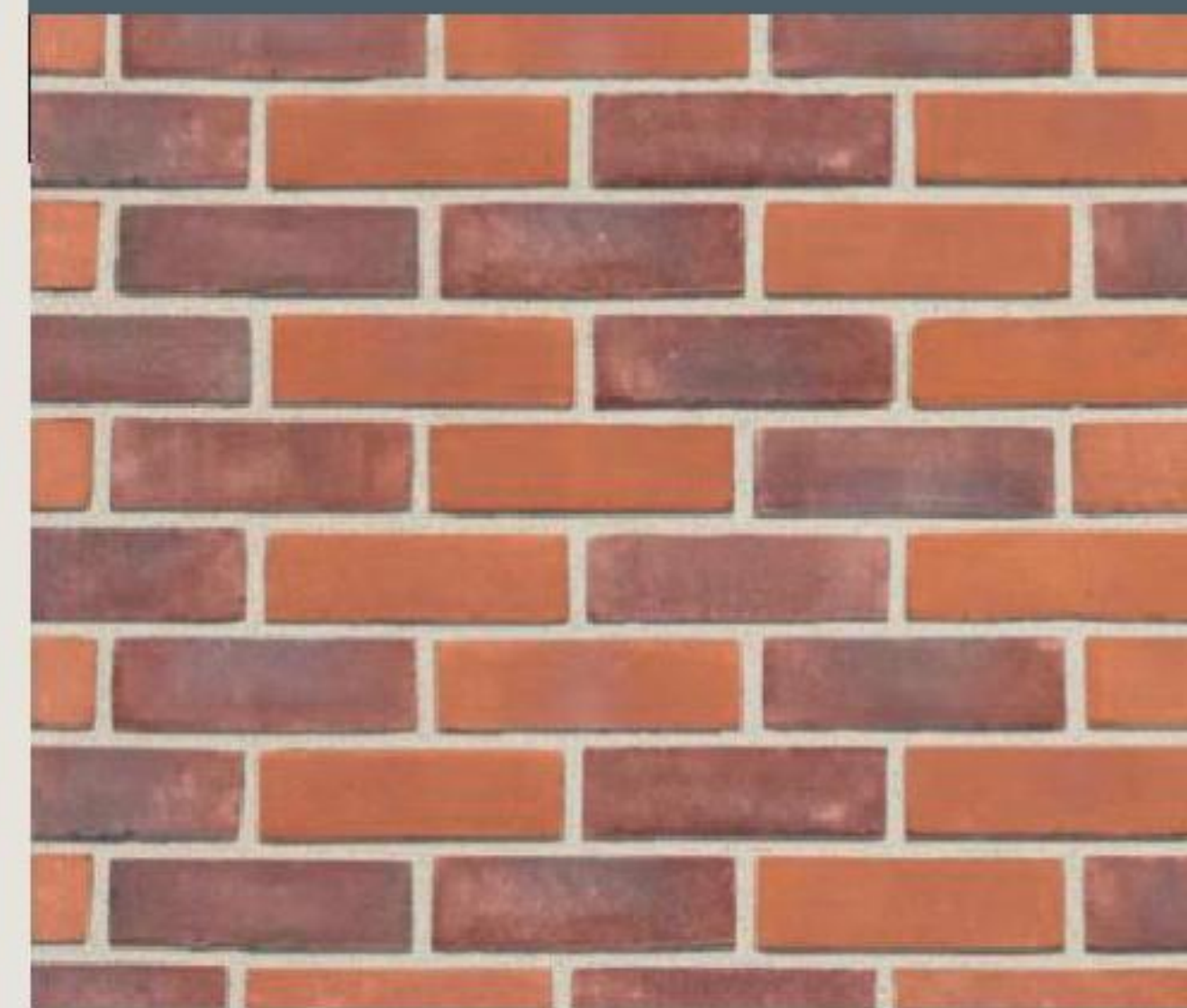
Weatherboarding - White Weatherboarding to some buildings

Render - Off white render to some buildings

Reconstituted Stone - Portland Stone



STOCK FACING BRICKS



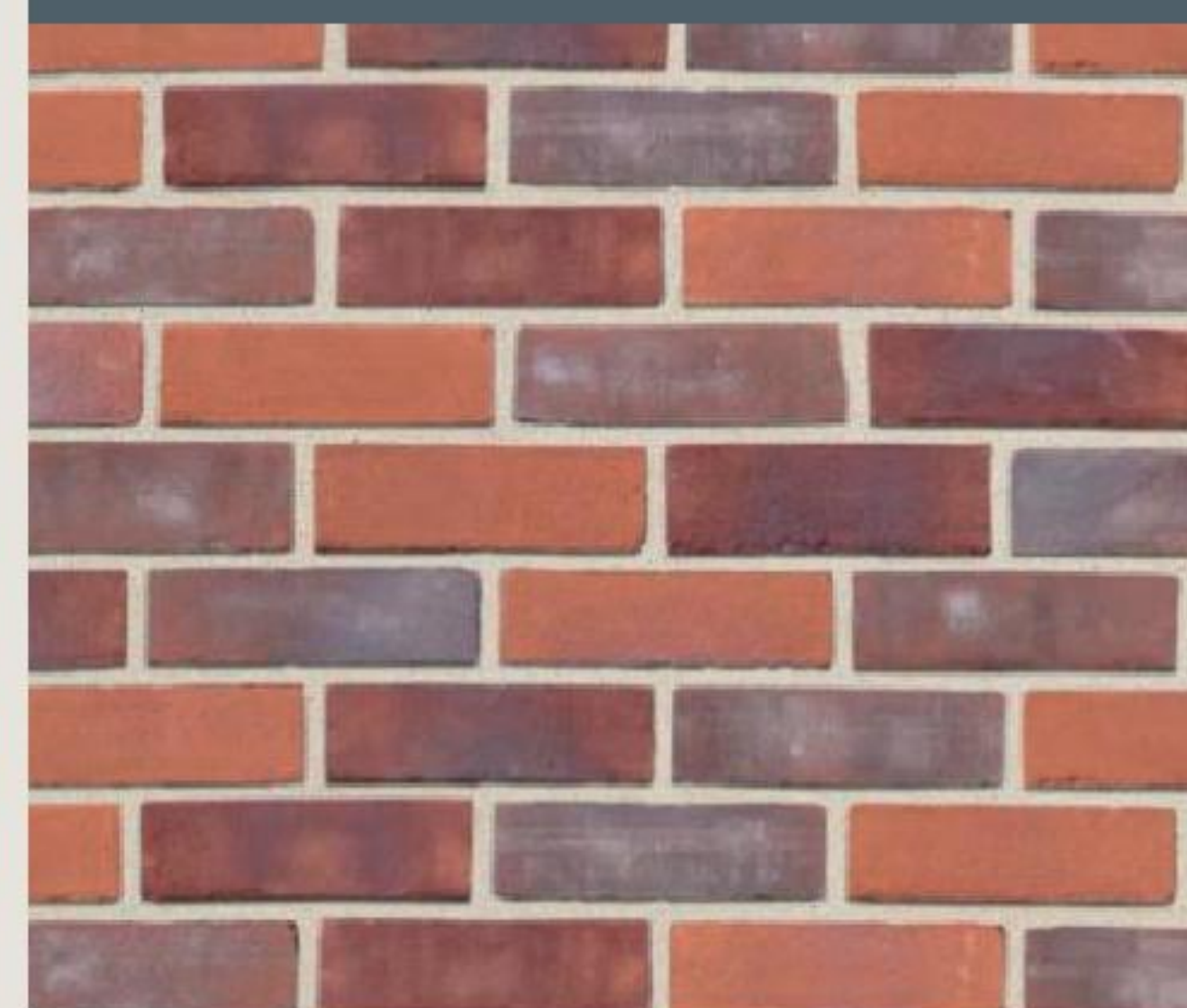
PLAIN ROOFTILES



TIMBER WEATHER BOARDING



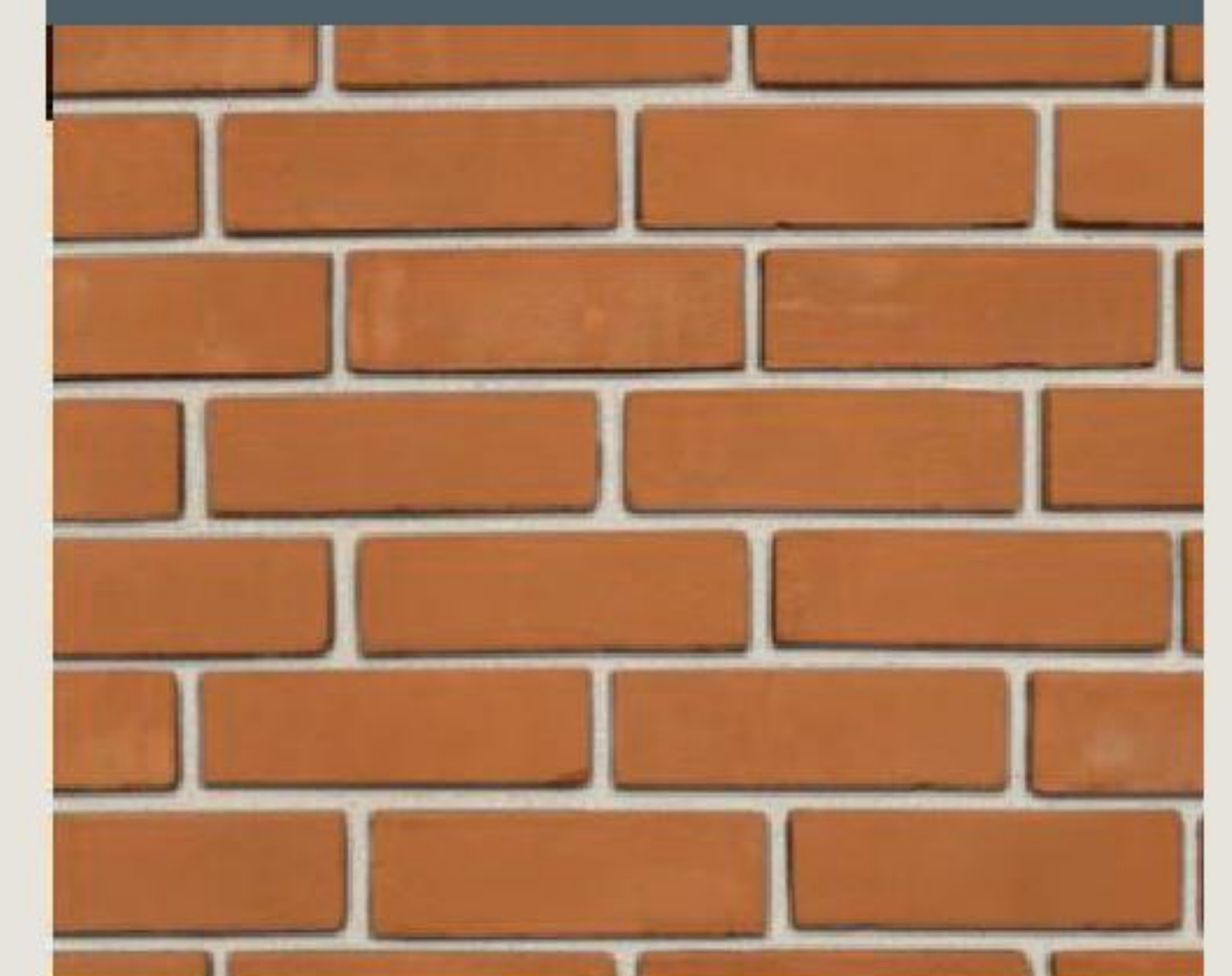
STOCK FACING BRICKS



PLAIN ROOFTILES



CONTRASTING BRICK



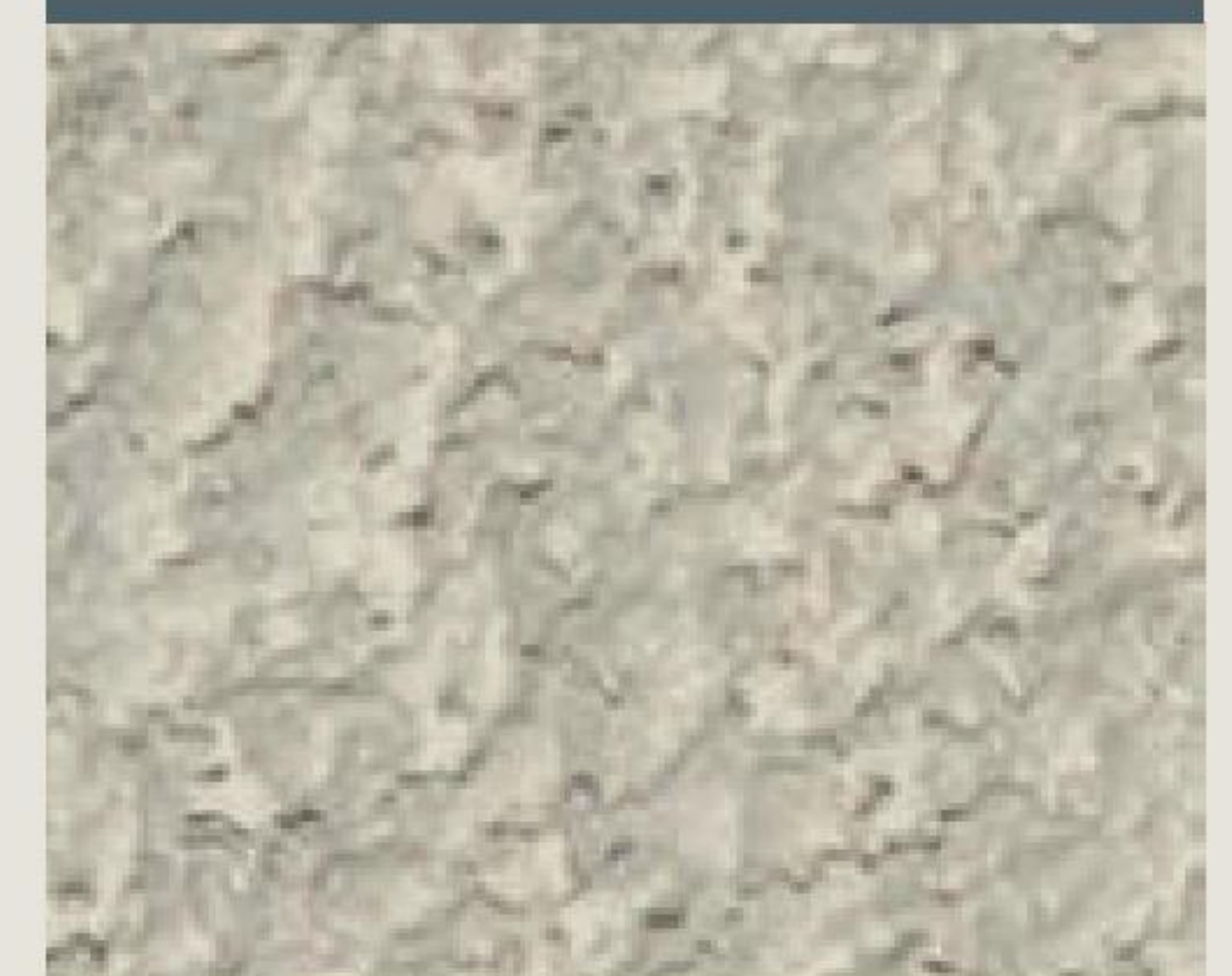
HANGING / CLUB TILES



RECONSTITUTED STONE

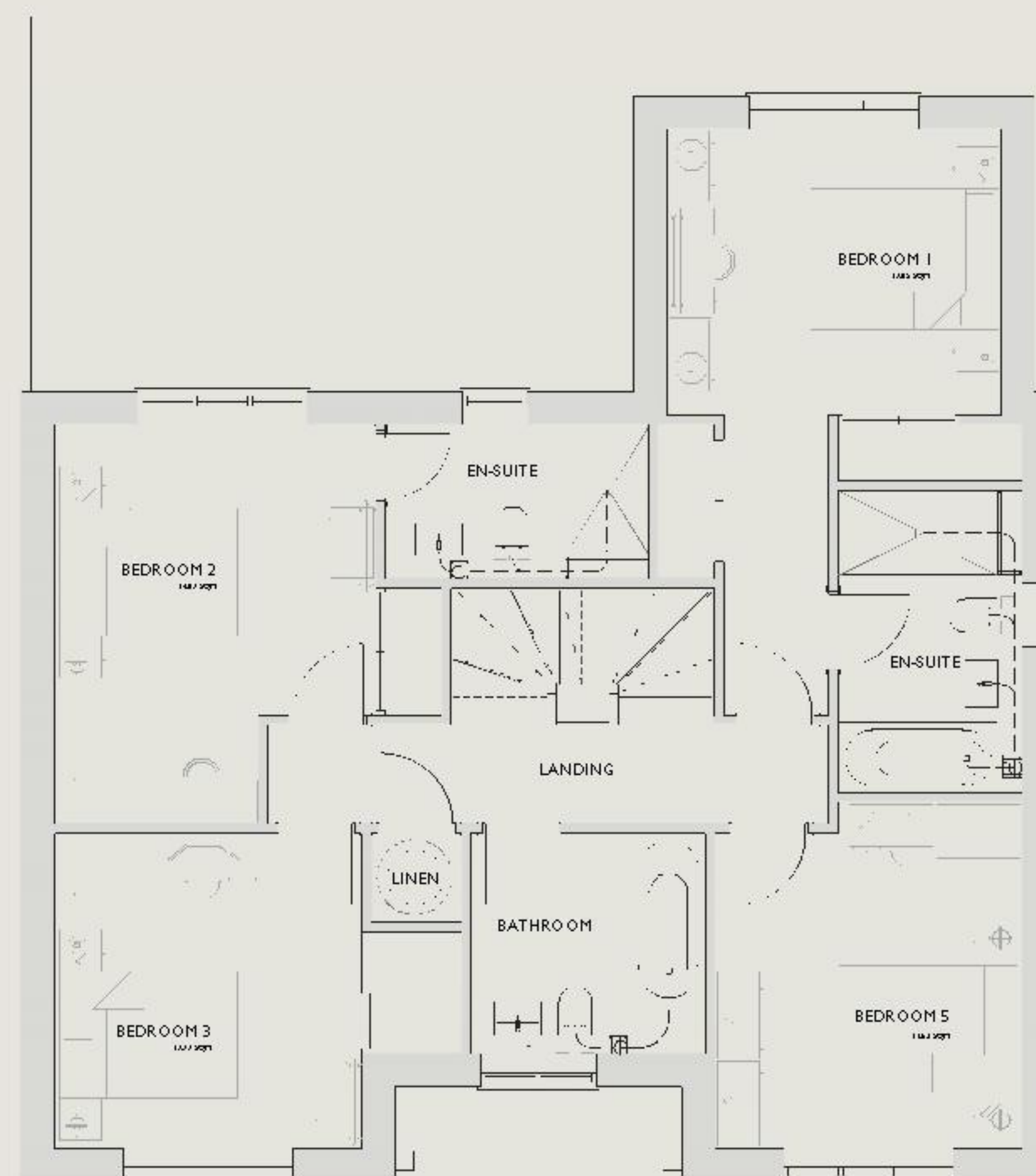


RENDER

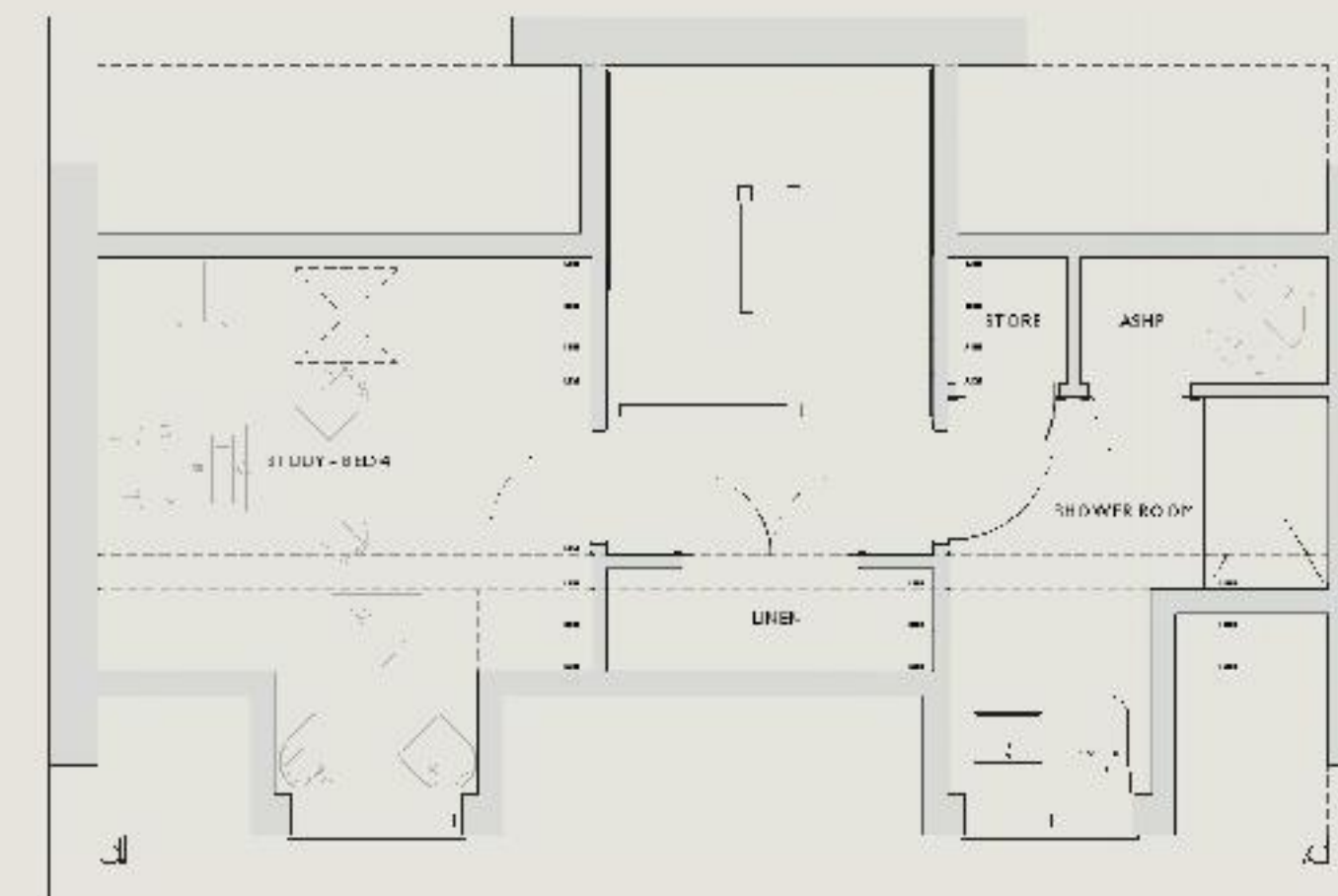


APPEARANCE - HOUSE PLANS

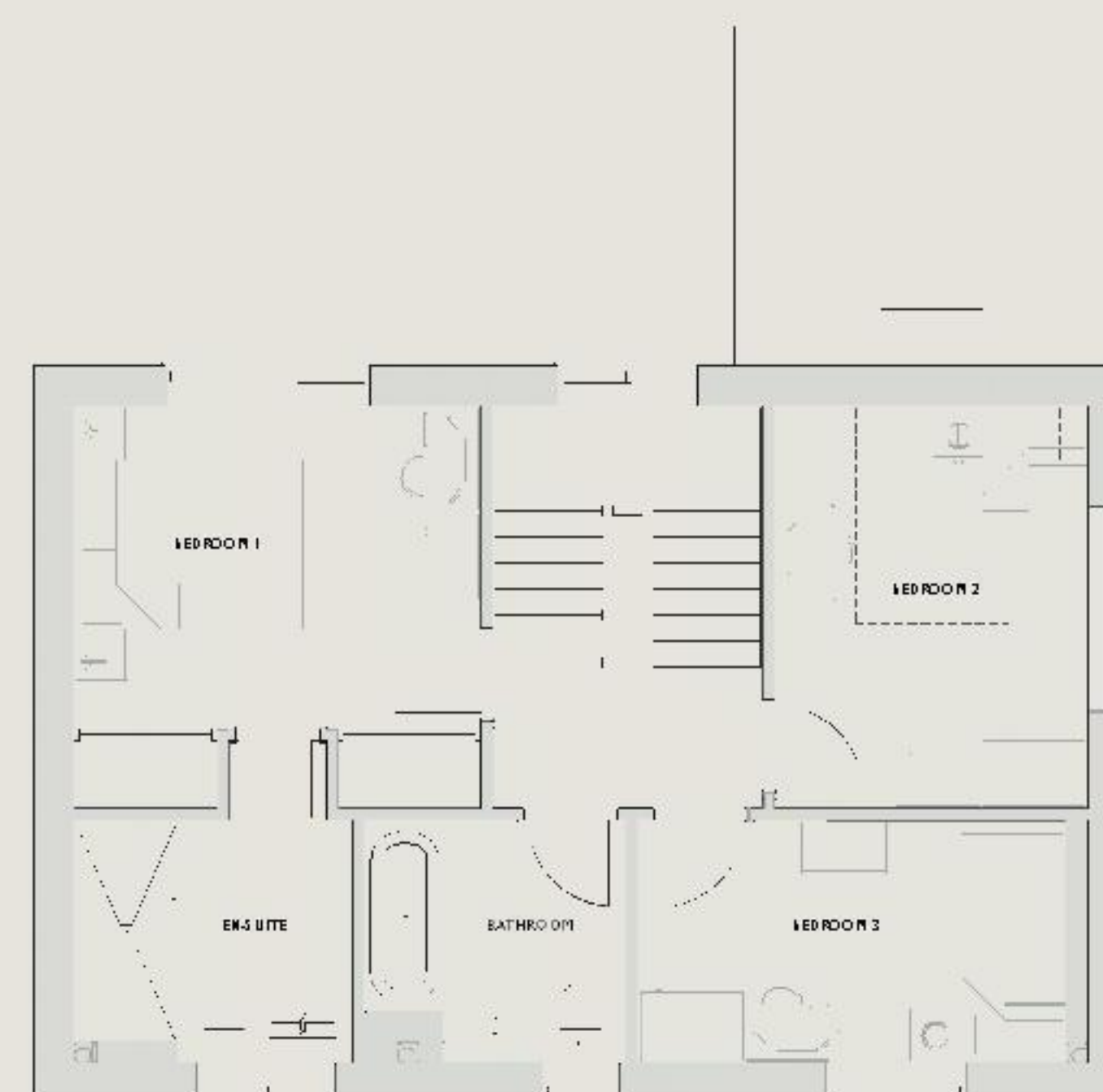
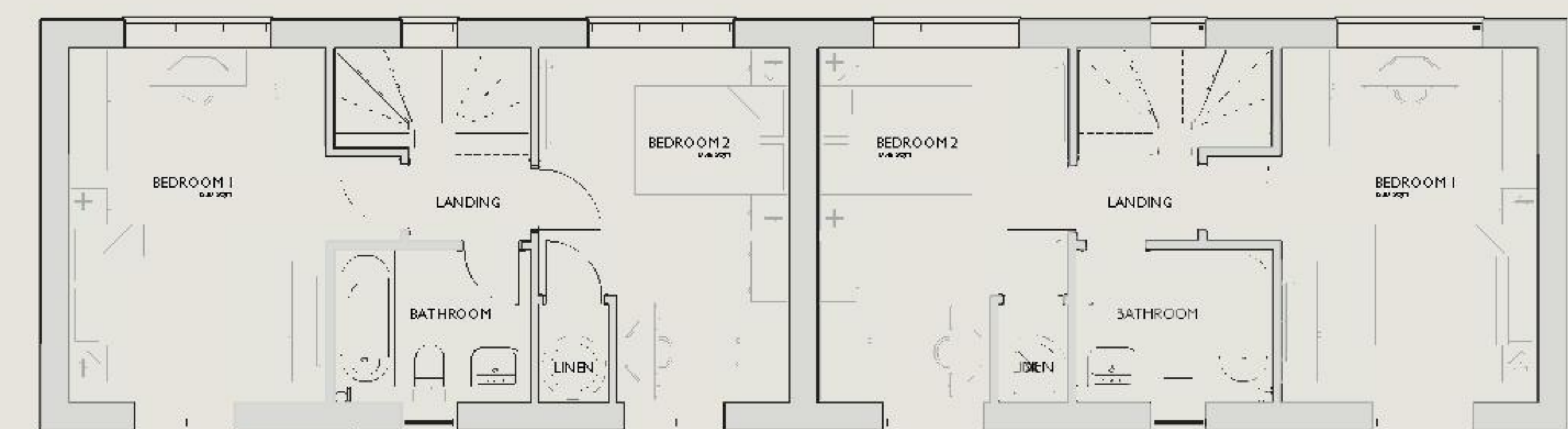
This proposal seeks to provide a variety of homes which are of high quality, design led and are in keeping with the local area. Some of the key design principles to these house type designs below include, well proportioned living areas, deep windows to habitable rooms, appropriate sized gardens and spaces that maximise the use of natural daylight. All homes will be designed to conform with Nationally Described Space Standards (NDSS) and at least 20% of homes designed to Part M4(2) of the building regulations.



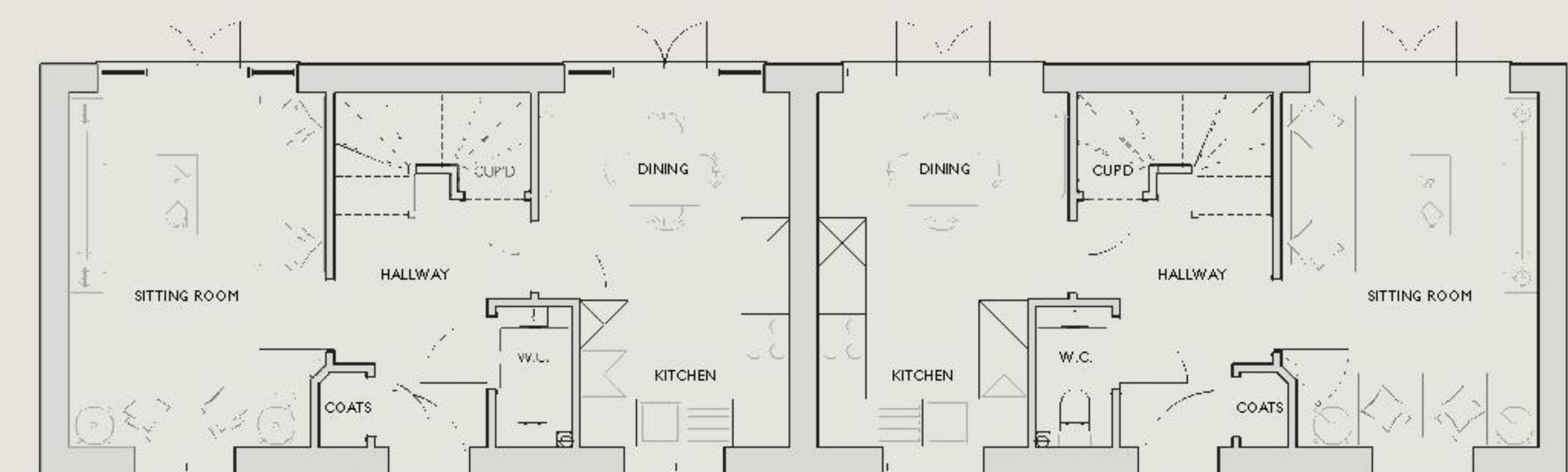
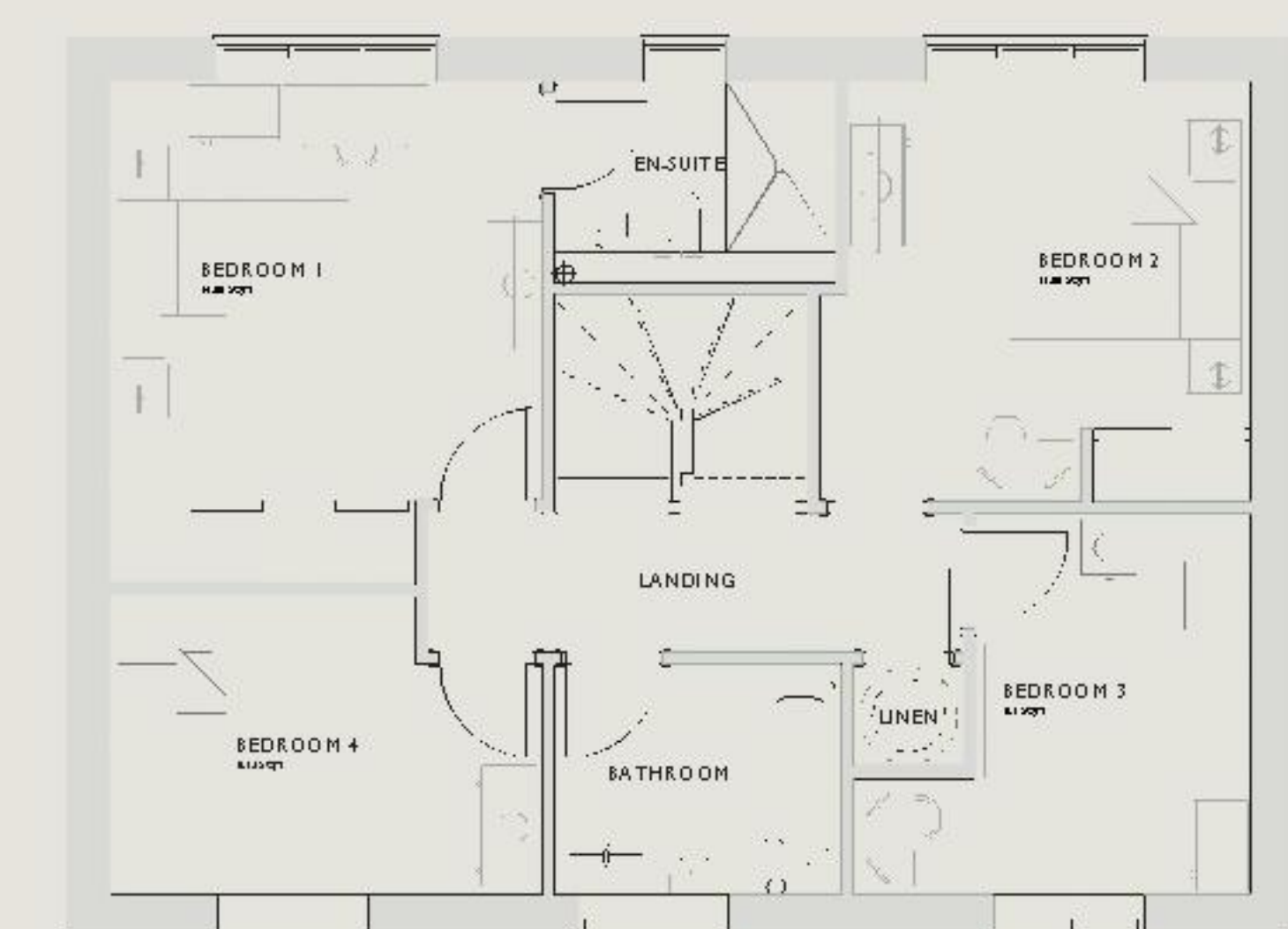
FIRST FLOOR PLAN



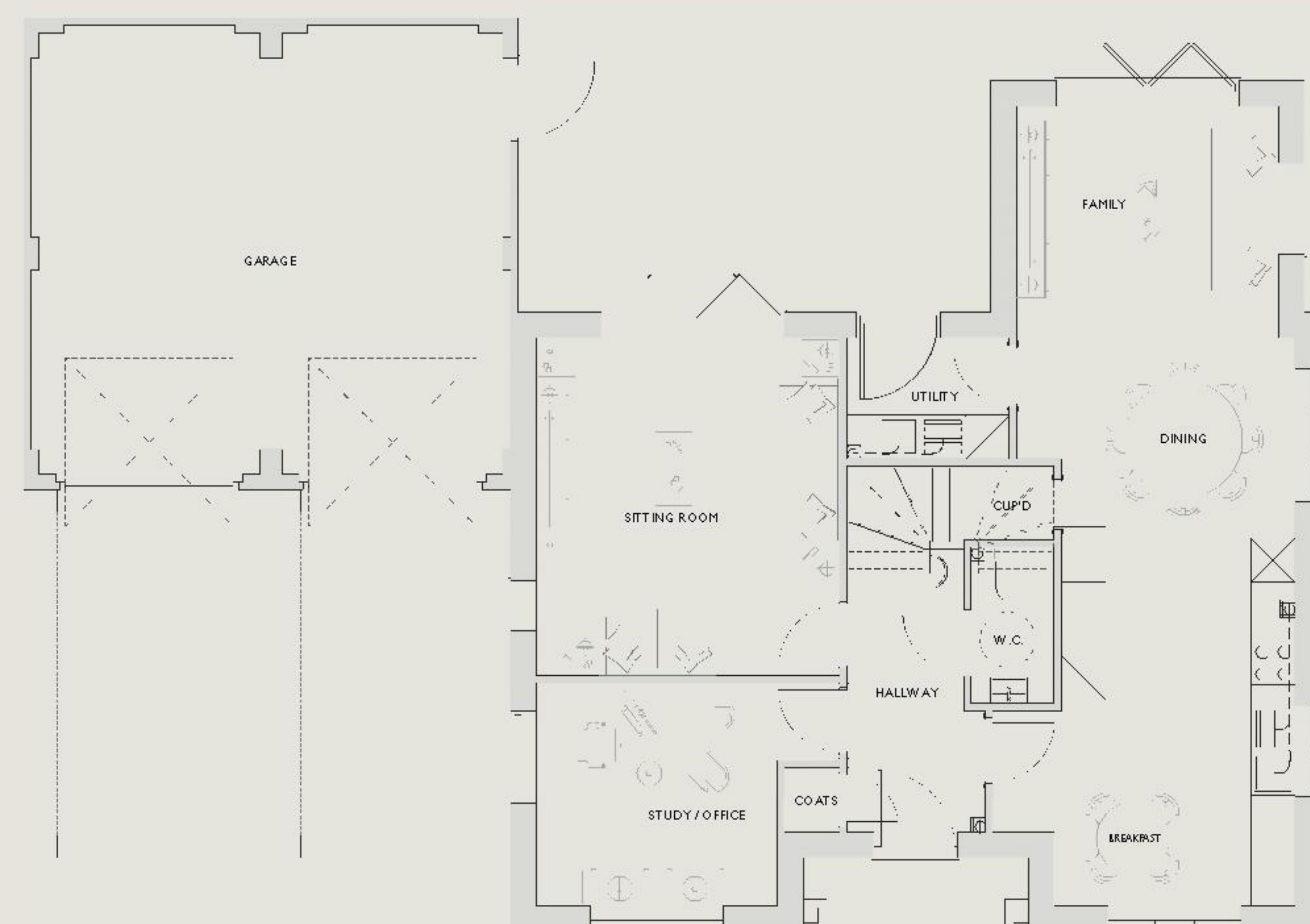
FIRST FLOOR PLAN

GROUND FLOOR PLAN
1,576 sqft

FIRST FLOOR PLAN

GROUND FLOOR PLAN
PLOT 1 & 2
850 sqftGROUND FLOOR PLAN
1,482 SQFT

FIRST FLOOR PLAN

GROUND FLOOR PLAN
2295 sqft

APPEARANCE - ARCHITECTURE

This development seeks to create an interesting, attractive and varied environment, through the use of different house designs, materials, roofscapes and landscape framework. The proposal will also incorporate features reflecting the local vernacular.



APPEARANCE - SAMPLE STREET SCENES





SUSTAINABLE DESIGN

A sustainable lifestyle requires a balanced community, healthy lifestyle opportunities, efficient transport options as well as efficient homes and low carbon energy. This section summarises how we have responded to these different strands of sustainable development:

BALANCED COMMUNITY

A rich mixture of dwelling sizes and tenure allows for a mixed and diverse community, which is achieved with a mix of dwelling sizes & tenures that reflect district requirements. Local village amenities, primary school and playing fields are located within walking distance from the site creating the opportunity for walking, exercising, play and enjoyment of the outdoors to promote healthy living. There are excellent bus, footpath and cycle connections giving access to the wider environment.

ENERGY EFFICIENT BUILDINGS

There will be a fabric first approach to energy efficiency, creating highly sealed & thermally insulated building envelopes to ensure minimum heat loss and therefore reduce heating and energy requirements. Carefully positioned windows will ensure good lux levels within dwellings to avoid overuse of lighting. All homes will benefit from Air Source Heat Pumps and on plot Electric Vehicle Charging points.

FLOOD RISK

A comprehensive sustainable surface water drainage strategy has been integrated into the proposals to ensure safe level of water run-off and to avoid any flooding.

SAFETY & SECURITY

The proposal has been developed to ensure that the site creates a safe and secure environment for residents and visitors alike.

NATURAL SURVEILLANCE OF THE PUBLIC REALM

Dwellings provide continuous outlook onto the public realm with high levels of passive surveillance from primary habitable rooms, with deep windows.

DESIGN PRINCIPLES

Dwellings have been designed to maximise the use of natural sunlight.

SECURE BOUNDARIES

Secure boundary fences & gates have been provided to all private areas at 1800mm high. Front garden areas will have Soft Landscaping and / or walls, fences, railings etc. to provide a defensible space.

DETAILED DESIGN

Secure doors, windows, gates and locks are specified across the development to ensure appropriate security is provided.

ACCESSIBILITY

All homes will be designed to conform with The Nationally Described Space Standards (NDSS) and at least 20% of homes will be designed to Part M4(2) of the building regulations with level thresholds to front doors to ensure they are accessible for disabled residents and visitors alike.



NOTE - IMAGES BELOW SHOW EXAMPLES OF PREVIOUS ANTLER HOMES DEVELOPMENTS

SUMMARY

This design statement has been prepared in support of a Reserved Matters application for new residential development of 35 no. high quality homes & associated access, parking, landscaping and open space on land West of Selsfield Road, Ardingly. The scheme has been derived from a process involving Assessment, Evaluation and Design.

The site and its context has been appraised to inform a scheme which fits comfortably within its surroundings and is sympathetic to its setting. The proposals achieve a satisfactory balance between the mix of accommodation, the need for a character led design approach set within the landscape framework. In addition, the scheme would provide a policy compliant mixed sustainable community. The proposals respond to the prevailing constraints & opportunities that the site has to offer and will further enhance the local area providing a safe and accessible environment for residents & visitors alike.

BENEFITS

The benefits of the development described in this document are:

1. A mix of 35 new quality homes in the local area.
2. 31% Affordable Housing to be provided. (11 no. homes)
3. A development in a sustainable location.
4. A safe and secure environment in which to live and play.
5. A sympathetic design to the local character and quality of the area.
6. Existing trees / hedgerows to be retained where possible and enhanced with native species.
7. A fully integrated SUD's drainage system for the site.
8. Creation of a new pedestrian / cycle link from Selsfield Road to the wider network beyond.

