

scandiahus

SWEDISH ENERGY SAVING HOMES

DESIGN, ACCESS AND PLANNING STATEMENT

MR & MRS ROFF

Demolition of the existing dwelling and construction of a
replacement self-build dwelling at,

The Brook, Cuttinglye Road, Crawley Down, West Sussex,
RH10 4LR



INTRODUCTION

The Design and Access Statement has been compiled to support a full planning application for a self-build replacement dwelling.

The statement will briefly analyse the characteristics of the site and the surrounding area and is to be read in conjunction with the photographs, drawings and professional surveys submitted alongside the planning application.

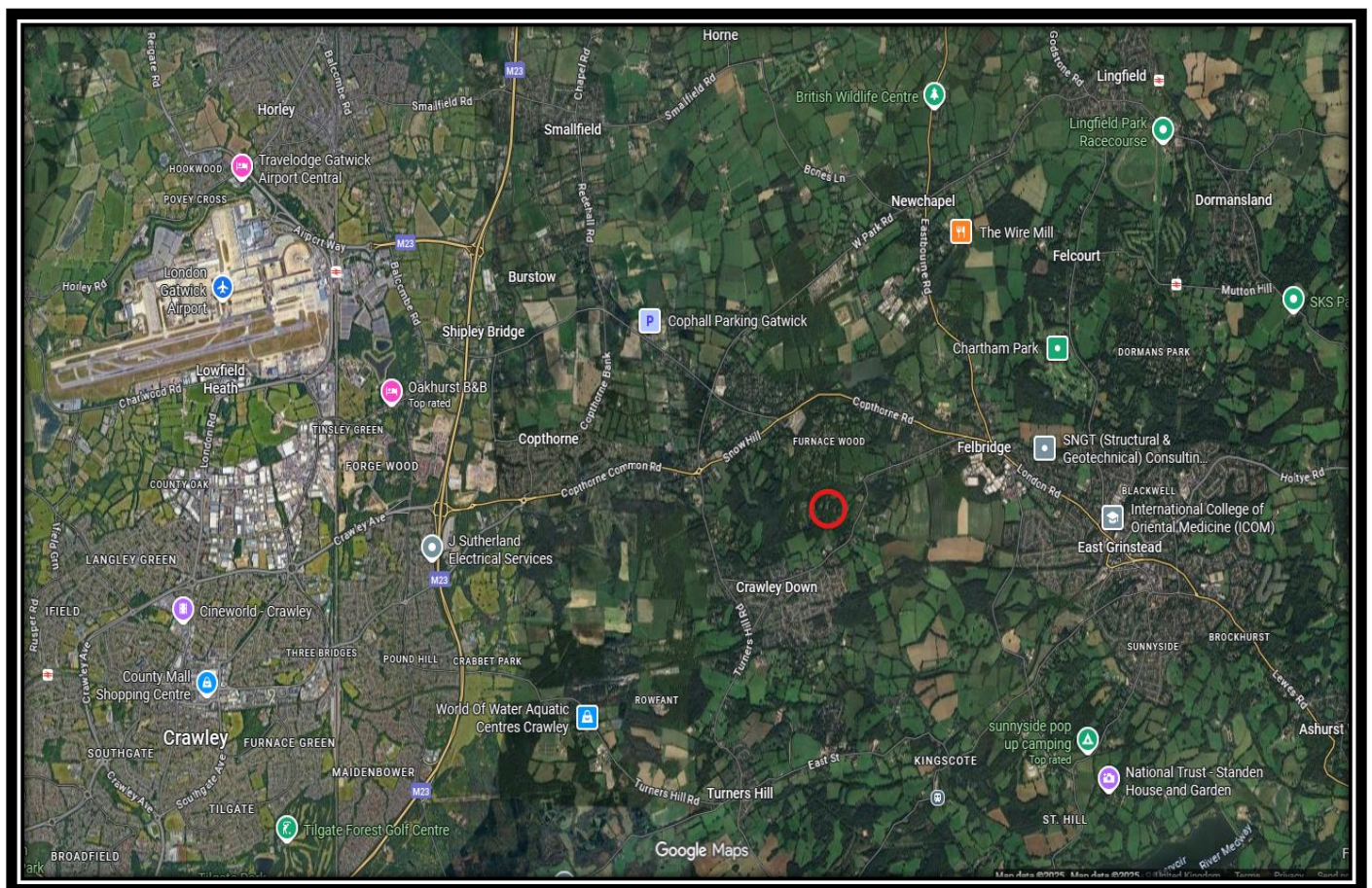
The Brook is a detached property set in a spacious secluded plot of approximately 1.5 hectares with well-established tree and hedge boundaries.

The site also contains a detached triple garage and a few similar sheds and outbuildings which are all to be retained.

The proposal is to demolish the dated and very poor condition dwelling and replace with an eco-friendly multi generation family home on a reduced overall footprint

LOCATION

The application site is located in a rural setting on the outskirts of the village Crawley Down. Approximately 6 miles from Gatwick airport, with the towns of Crawley and East Grinstead just a 10 minute drive which have excellent transport links to the south coast and London



SITE PHOTOS

Images shown are of the existing property to be demolished



PLANNING HISTORY AT “THE BROOK”

Ref. No: DM/18/3122 | Status: Withdrawn

- Demolish existing stable buildings and replace with new stables with accommodation above, ancillary to The Brook.

Ref. No: WP/084/76 | Status: Permission

- Extension.

Ref. No: WP/146/78 | Status: Permission

- Extension to dwelling house to provide accommodation for housekeeper nurse, erection of garage and workshop/shed.

RELEVANT PLANNING HISTORY ON CUTTINGLYE ROAD (since 2001)

The following local planning application precedents have been identified in the same road.

- 1- Address: Herondale House, Cuttinglye Road, Crawley Down, West Sussex, RH10 4LR
Proposal: **The demolition of the existing property and garaging and erection of a replacement dwelling and garaging.**
Status: Approved
Decision: Permission
Decision issue date: 24th February 2023
- 2- Address: Lake House Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR
Proposal: **Demolition of existing property with replacement 5 bedroom house.**
Status: Approved
Decision: Permission
Decision Issued Date: Wed 21 Apr 2021
- 3- Address: Touchwood Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR
Proposal: **Demolition of existing property and garage with replacement 2 storey, 5 bedroom dwelling with detached garage.**
Status: Approved
Decision: Permission
Decision Issued Date: Tue 17 Sep 2019
- 4- Address: The Crest Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR
Proposal: **Replacement dwelling and detached garage associated landscaping and altered access.**
Status: Approved
Decision: Permission
Decision Issued Date: Fri 21 Sep 2012
- 5- Address: Jasper Wood Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR
Proposal: **Proposed replacement dwelling and detached 2 bay garage** with garden store and log store including change of use of existing outbuilding to ancillary leisure use.
Status: Approved
Decision: Permission
Decision Issued Date: Thu 22 Dec 2011

- 6- Address: The Gnomon Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR
Proposal: **Proposed replacement dwelling and garages**
Status: Approved
Decision: Permission
Decision Issued Date: Thu 06 Nov 2008
- 7- Address: Barnjet Cattery Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR
Proposal: **Demolition of existing dwelling, cattery and associated pens and buildings and erection of new dwelling.**
Status: Approved
Decision: Permission
Decision Issued Date: Fri 19 Mar 2004
- 8- Address: Oakview Manor (formerly Cameron) Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR
Proposal: **Erection of new domestic dwelling and triple garage and demolition of existing dwelling and outbuildings.**
Status: Approved
Decision: Permission
Decision Issued Date: Wed 04 Sep 2002
- 9- Address: The Anchorage Cuttinglye Road Crawley Down Crawley West Sussex RH10 4LR
Proposal: **Demolition of existing house and erection of new dwelling.**
Status: Approved
Decision: Permission
Decision Issued Date: Fri 14 Sep 2001

DESIGN

The Brook is a single storey on multiple levels with a 2 storey extension private dwelling situated in close proximity to the village of Crawley Down and surrounded by private residences and gardens of similar size.

The proposal includes demolishing the existing property to ensure whereby: `a new building will only constitute a “replacement” if it is sited on or in a position that substantially overlaps that of the original building`

For our clients, the existing house does not meet their requirements in these ways

- 1- The layout lacks the living spaces the applicant require, the ability to accommodate their children and the wider family and the opportunity to physically future proof the house for themselves so that they may live there longer
- 2- Design lacks the necessary architectural quality to meet the applicants desire to harmonise with nature, enhance its immediate landscape and complement the form and local distinctiveness of the surroundings
- 3- Construction lacks the ecological and sustainable credentials to meet the applicant’s needs for a healthy, well-ventilated home that is energy efficient, low cost to run and which has minimal ongoing impact on its setting and minimal ongoing contribution to the wider climate control situation

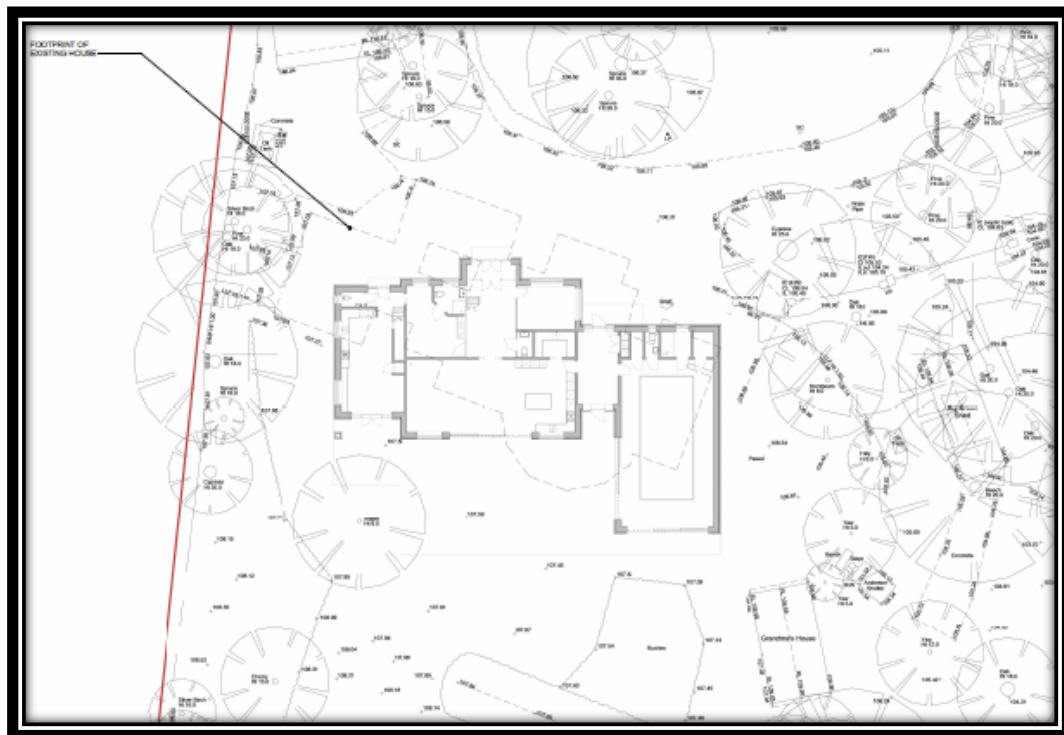
After appraisal of the site, the following approach has been applied

- 1- Demolish the existing dwelling as the property is in an unliveable state, the property has multiple ground floor levels which makes it very restricted for the elderly or anybody with any disability issues.
- 2- Construct a two-storey replacement dwelling of a smaller footprint on the site of the existing house that will be a functional private family home with a 2 bed Annex for elderly parents which respects the scale and form of the other properties in the area and remains sympathetic to the site and its origins
- 3- Incorporate contemporary architectural design principles derived from the surrounding site to inform massing, form, materiality and the orientation of glazing etc, to ensure the house responds well to and conserves its context
- 4- Plan for biodiversity gain to help wildlife and nature flourish

Existing site plan



Proposed site plan



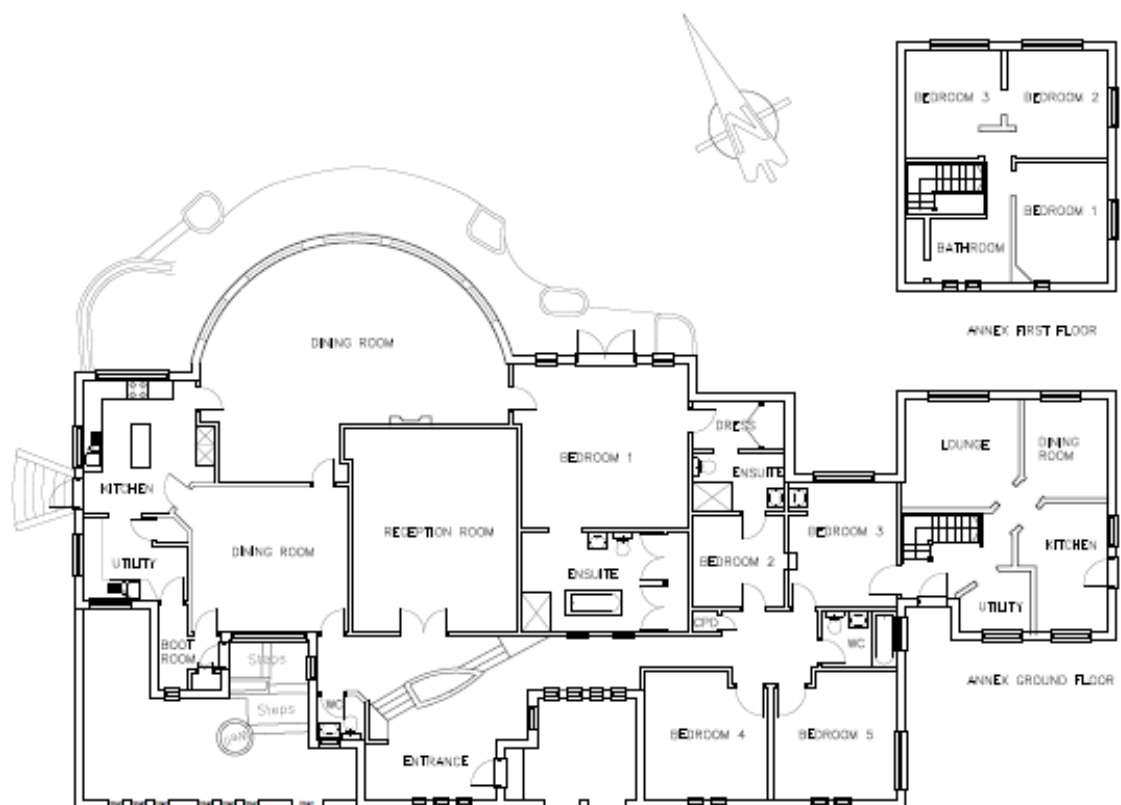
Existing Elevations



FRONT ELEVATION - NORTH



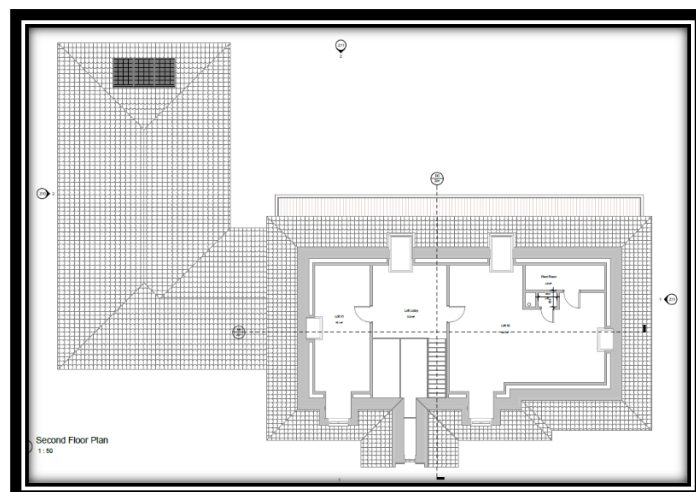
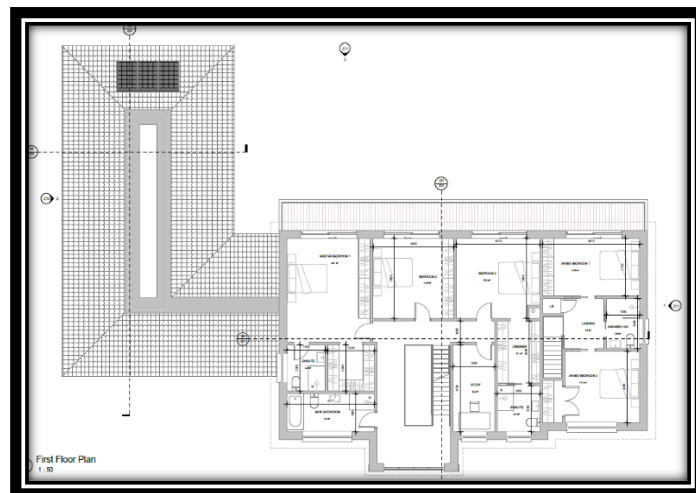
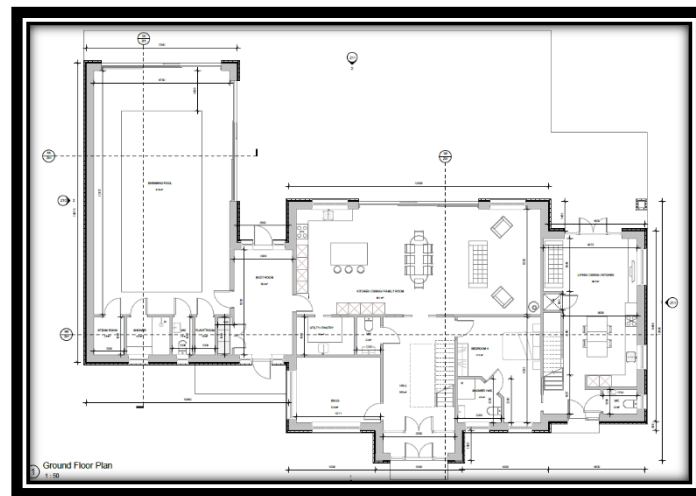
REAR ELEVATION - SOUTH



Proposed elevations



Proposed Floorplans



SCALE

The design and layout of the proposed development has been carefully thought out and considered to provide the accommodation to meet the clients brief and future families, while providing a level of architectural interest that will continue to fit in well with the surrounding properties.

The proposed replacement dwelling has an external footprint of 326.92sqm with the existing dwelling having a footprint of 354.38sqm, a reduction of 27.46sqm.

Below is a table showing area and volume increases and reductions.

Areas	Gross Area (m2)	Footprint (m2)	Volume (m3)
Existing Property	403.88	354.38	1211.33
Proposed scheme	609.4	326.92	1934.08
Reduction		27.46 (7.74%)	
Increase	205.52 (50.8%)		722.75 (59.6%)

SITING

The proposed replacement dwelling sits comfortably within the footprint of the existing dwelling to be demolished

ACCESS

In planning access arrangements, consideration has been given to the inclusion of people who have restricted mobility, as well as the requirements of the highway authority.

There are 2 existing accesses to the current dwelling with ample parking to the front of the dwelling enabling cars to enter and leave with ease which will be retained.

The external approach and the internal layout of the proposed dwelling will be designed to comply with Approved Document "M" of the current Building Regulations, including a fully accessible ground floor cloakroom. All internal doors at ground floor level would be of clear opening size that would allow full wheelchair access.

No discussions have taken place with the Local Highways Authority (LHA) prior to the submission of this planning application.

DRAINAGE

All as per the drainage design accompanying this application completed by CGS Civils April 2026

Foul Water – to be discharged to new sewage treatment plant with overflow into the brook

Surface Water – to be discharged to new Detention Basin with overflow into the brook

THERMAL EFFICIENCY

The modern construction of the proposed dwelling exceeds the levels of insulation required by current building regulations.

The applicant is focused and committed to build a sustainable 'energy efficient home' which will incorporate renewable energy features:

- i. Under floor Heating
- ii. Rainwater Harvester
- iii. Solar Panels with batteries
- iv. Mechanical ventilation and heat recovery systems
- v. Air Source Heat Pump

It is considered that the new dwelling would represent significant roles to aid the sustainability of the local area: an economic role; the use of construction / materials businesses, which would help sustain employment opportunities.

CONSTRUCTION MATERIALS

Roof Finishes	Clay tile
Walls	Structural timber internal walls, locally sourced brick external finish
Windows and Doors	UPVC/Aluminium Triple Glazed Windows and Doors

ENVIRONMENTAL IMPACT AND RESPONSIBLE SOURCING OF MATERIALS USED IN CONSTRUCTION

Not only the type of materials but the responsible sourcing of both basic and finishing building materials used will be carried out as part of the assessment. Their chain of custody will be analysed and verified throughout the design and construction phases, this will ensure items such as timber have Forest Stewardship Council (FSC) endorsement.

REFUSE & RECYCLING PROVISION WITHIN DWELLINGS

Landfill waste and recycling is collected on a 3 weekly basis, and food waste collected every week. The kitchen within the new dwelling will contain 3 No. 12 Litre bins for the separation of recycling within the home and a separate bin for food waste/compost. There are major composting facilities on site although new food waste bins have now been introduced in the area.

Kerbside collection carried out by the local authority will provide external containers for the collection of recycling, food and land fill waste.

CLIMATE

Mindful of our collective responsibility to tackle climate change and a need to promote sustainability within architecture, the scheme includes the following proposals

- Solar orientation: the proposal is orientated to maximise solar gain (heat and light) from the site during cold months, large elements of glazing are primarily focused towards the south
- Sustainable cladding: the development will use sustainably sourced materials for the building works and is designed to surpass the standard of thermal and energy efficiency performance presently required by building regulations. The proposal will use certified timber within its construction
- Thermal insulation: high levels of thermal insulation will be used within the construction of the dwelling. This will maximise thermal performance, air tightness and energy usage
- Appliances: new appliances within the property will be of a high energy rating (A+) where feasible to reduce energy consumption
- Water usage: Water consumption will be minimised by fitting aerating taps; toilets will utilise a dual flush function to reduce water usage. A rainwater tank will be explored to further reduce the pressure upon freshwater resources
- Renewable Energy/Heating Supply: the design incorporates solar panels to provide near zero-carbon power supply and storage battery to fuel the dwelling. The applicants will also install an Air Source Heat Pump as a means to provide a more sustainable heating source and to help mitigate the impact of the development on climate change

WATER EFFICIENCY

In addition to the dwelling complying with Building Regulations Part G 2010 for water conservation, the development will utilise a combination of 2/4 litre low flush toilets, aerated taps and shower heads to reduce water consumption and achieve less than 110 litres/person/day. Water consuming white goods comprising dishwashers and washing machines are to be triple A rated to consume the minimum level of water viable, in line with currently available best practice. To achieve these standards, it is likely that a rainwater harvesting system will be incorporated to achieve the 110-litre target.

LANDSCAPING

The site is roughly 240m long by 60m wide and covers an area of approximately 1.5 hectares. The grounds consisting mostly of wildflower grassland and mature trees. The existing driveway at the front of the property will be fully protected and retained.

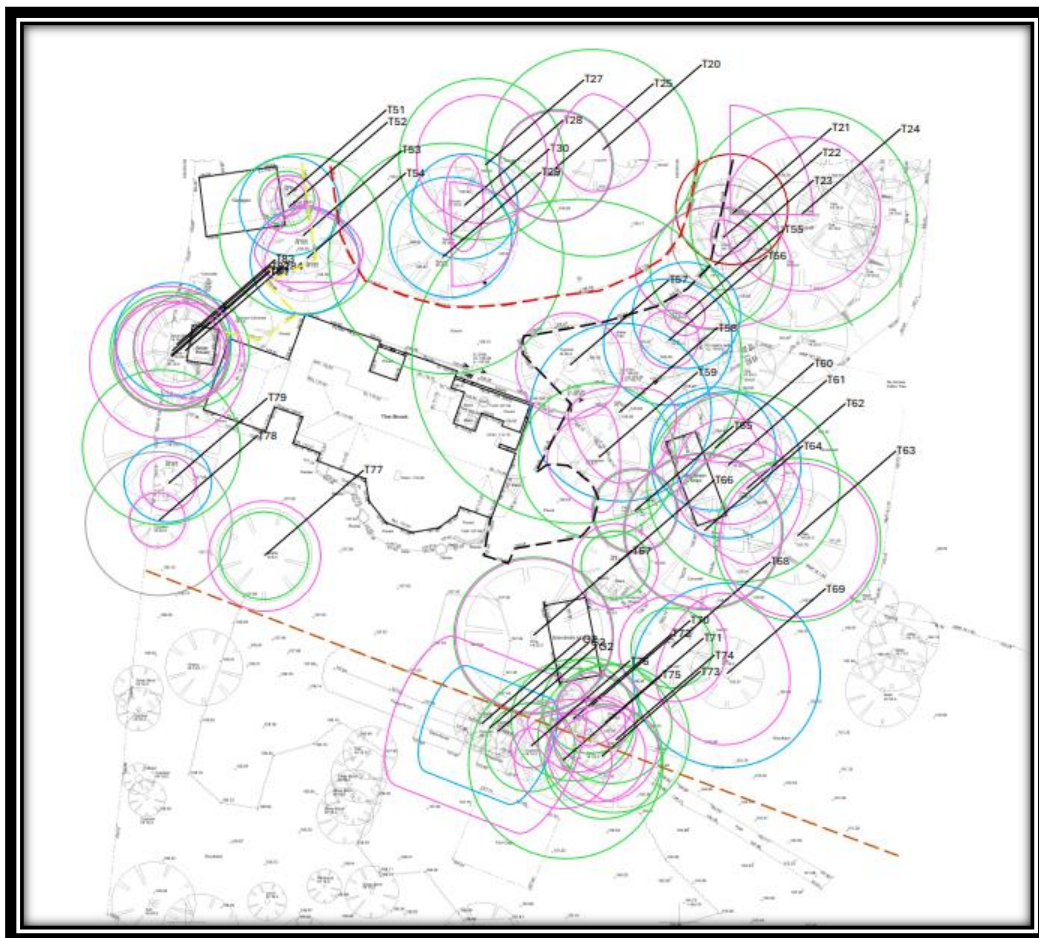
TREES

The site is characterised by a large number of mature trees.

A tree survey has been undertaken for the site to establish tree categorisation, root protection areas and to suggest appropriate mitigation measures.

Ongoing tree management is vital for the overall benefit of the site in terms of the health of the trees and general safety, management of the site will further benefit the ecology and wider character.

This statement is to be read in conjunction with the Arboricultural survey impact assessment & Arboricultural method statement carried out by The Sussex Tree Company accompanying this application.



ECOLOGY

A bat survey report was carried out by Deepdene Ecology and produced in September 2025.

The property was found to support two day roosts of soprano pipistrelle bats and a day roost for common pipistrelles. These three roosts will be lost as a result of the proposals. It will be necessary to obtain a Mitigation Licence in advance of works and once planning permission is granted to allow the works to lawfully proceed. Mitigation has been recommended to minimise potential disruption/disturbance to roosting, foraging and commuting bats. This will ensure that the favourable conservation status of bats using the Site would be maintained and that there will be no harm to individual bats. Enhancement measures have been recommended below that would result in a net improvement in opportunities for bats at the Site.

The full report is available as part of this application.

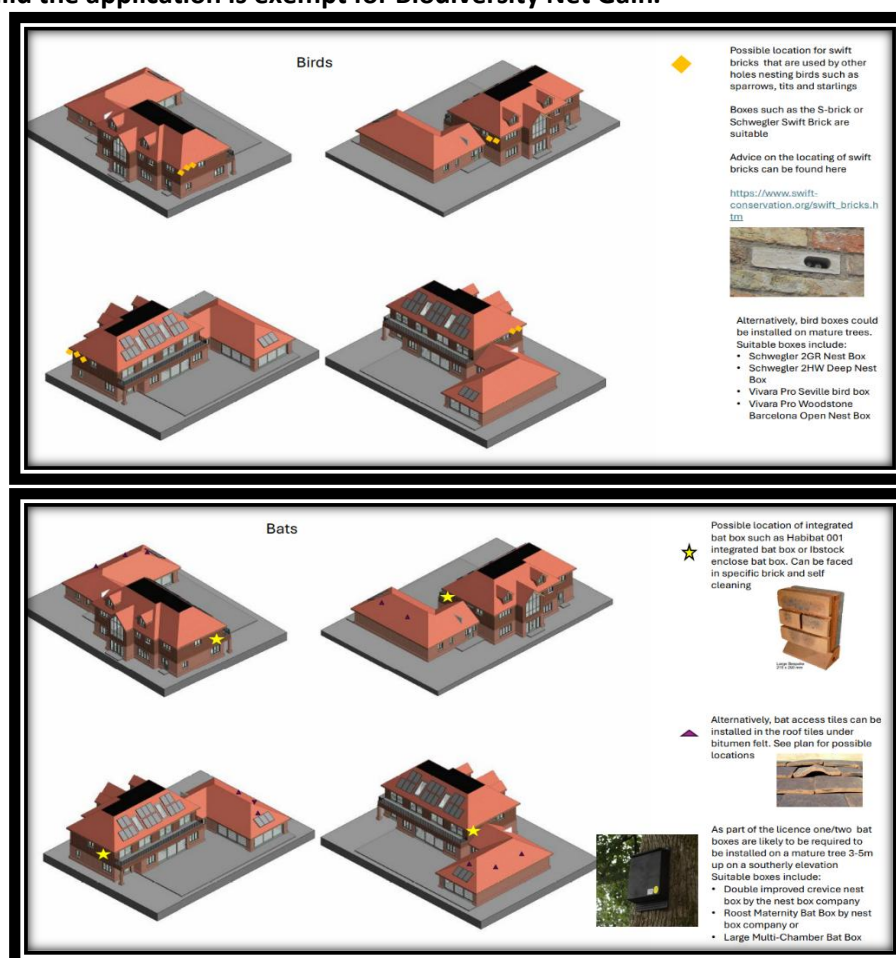
An Ecological Appraisal was also carried out by Deepdene Ecology and produced in September 2025.

This report was based on a desk study and walkover surveys undertaken in July 2024 and updated in August 2025. Habitats within the works area are common and widespread, of limited ecological value, while the Site and surrounding landscape include ancient woodland and Priority Deciduous Woodland. The proposed building footprint is smaller than the existing and lies within 15 m of ancient woodland. The Site is also close to an LWS, and precautionary measures are proposed to minimise construction impacts.

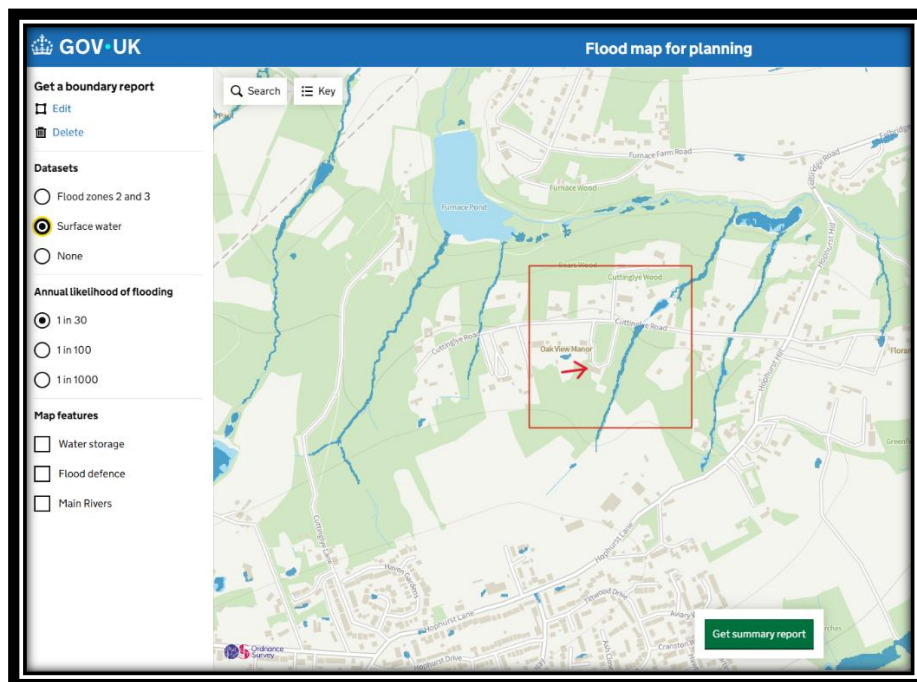
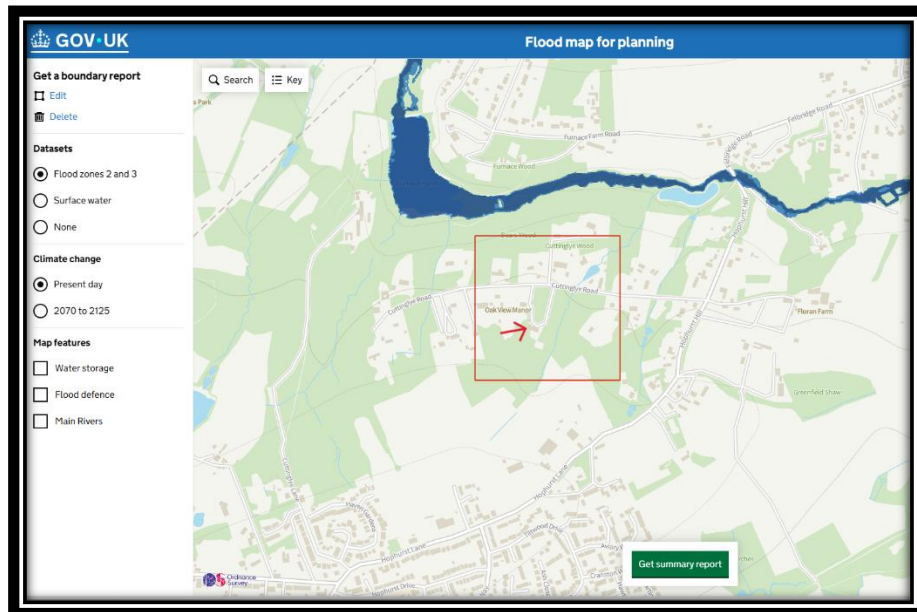
The Site has low potential to support nesting birds, hedgehogs, and foraging or commuting bats and badgers.

Mitigation measures are proposed in the main report submitted with this application to minimise impacts on protected species, and recommended enhancements will be implemented to improve the Site's biodiversity value. Enhancement measures when implemented will result in an overall net gain for biodiversity at the Site.

As a Self-Build the application is exempt for Biodiversity Net Gain.



FLOODRISK



The proposed site and its environs lie outside of a flood plain as the Environment Agency's flood maps show. It is flood zone 1, and as such the site is defined by the Environment Agency of having a low probability of flooding of less than 1:1000.

Despite the very low risk of inland flooding, the design of hard surface landscaping will be approached with a light touch.

SUMMARY

The replacement dwelling proposal has been carefully considered in accordance with various policies and planning documents to ensure a well-designed and environmentally sensitive approach. The proposal responds to the distinctive qualities of the wider surroundings and to the setting in which it sits. The context has been demonstrated to have informed the design and proposed building materials to enhance the identified character. The Traditional design has been a result of an iterative process within which the proposal has been refined and developed to ensure a high-quality design of architectural merit but also in keeping with similar developments on the road. The proposal seeks to conserve the existing natural habitat and further its improvements. The proposal aspires to achieve a dwelling that surpasses the levels of insulation and use of renewable technologies that would otherwise be achieved through conversion alone. The local and national planning policy has guided the design process by emphasising high-quality design, the protection of amenity and provision of amenity space, the minimisation of light impacts, the preservation of dark skies, as well as the safeguarding of important habitats and species. Supplementary planning documents provide additional guidance for designing in a manner that respects local distinctiveness and conserves the unique character of the area. The design approach as set out in this statement demonstrates a thorough understanding of the overall policy requirements relevant to these proposals. The response leads to a significant positive impact on the amenity, landscape and the scenic beauty of the area by way of replacing a very poor-quality home with one of exceptional design, environmentally friendly and which will sit well with similar developments on the private road. As such, we believe that this scheme merits strong support and should be granted planning consent.