



DESIGN & ACCESS STATEMENT

PROPOSAL:
ERECTION OF REPLACEMENT
ANCILLARY DOMESTIC BUILDING
COMPRISING GARAGE, GYM, HOME
OFFICE AND GARDEN STORE

SITE:
DOWN PARK PLACE
TURNERS HILL ROAD
CRAWLEY DOWN
WEST SUSSEX RH10 4HQ

APPLICANT:
MR & MRS M TUPPEN

The Proposal

Consent is here sought for ancillary domestic building to serve Down Park Place. It is a rectangular-shaped, single storey structure comprising garage, garden store, gym and home office. It is designed as a contemporary piece of architecture to match the form of the replacement dwelling currently under construction at Down Park Place. This having been approved under application ref. DM/23/2486. It is designed with the bedroom accommodation on the ground floor and a kitchen and living area at first floor level. Reproduced below and overleaf are the proposed elevations and floor plan of the building.



Figure 1 – Floor plan of proposed garage building

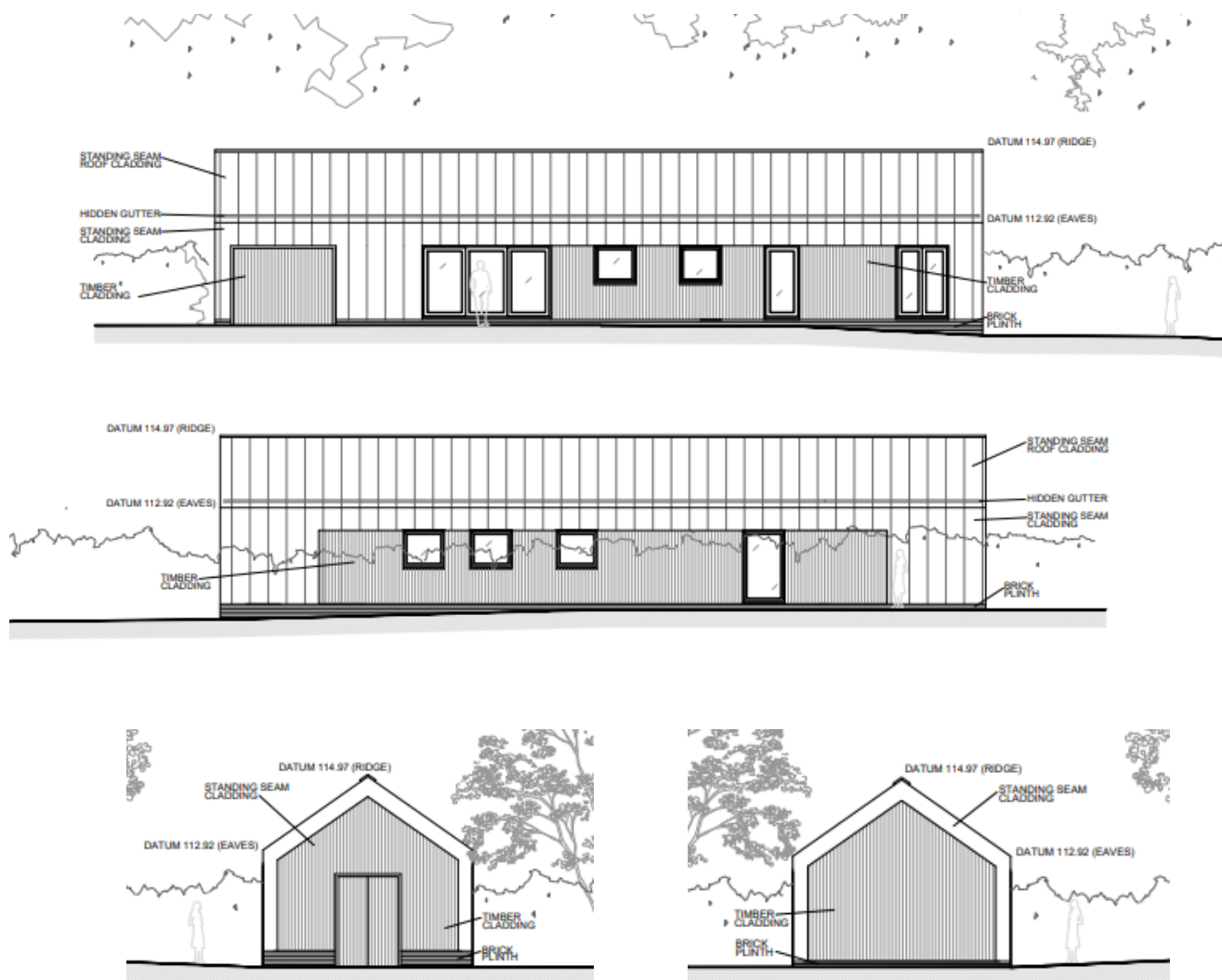


Figure 2 – Elevations of proposed building

Proposed materials include a standing seam cladding to part of the walls and the whole of the roof. Other parts of the walls would be vertical timber cladding. The building would be set on a brick plinth with fenestration to comprise powder coated aluminium frames. The building is designed with a hidden gutter detail.

The building will replace the existing corrugated tin building which dates from the early part of the 20th century. Reproduced overleaf are photographs of the existing building to be demolished.



Figure 3 – Photographs showing the existing building to be replaced

The building is to be sited on a patch of garden just to the north of the drive into the main house. The existing and proposed block plans are reproduced overleaf.

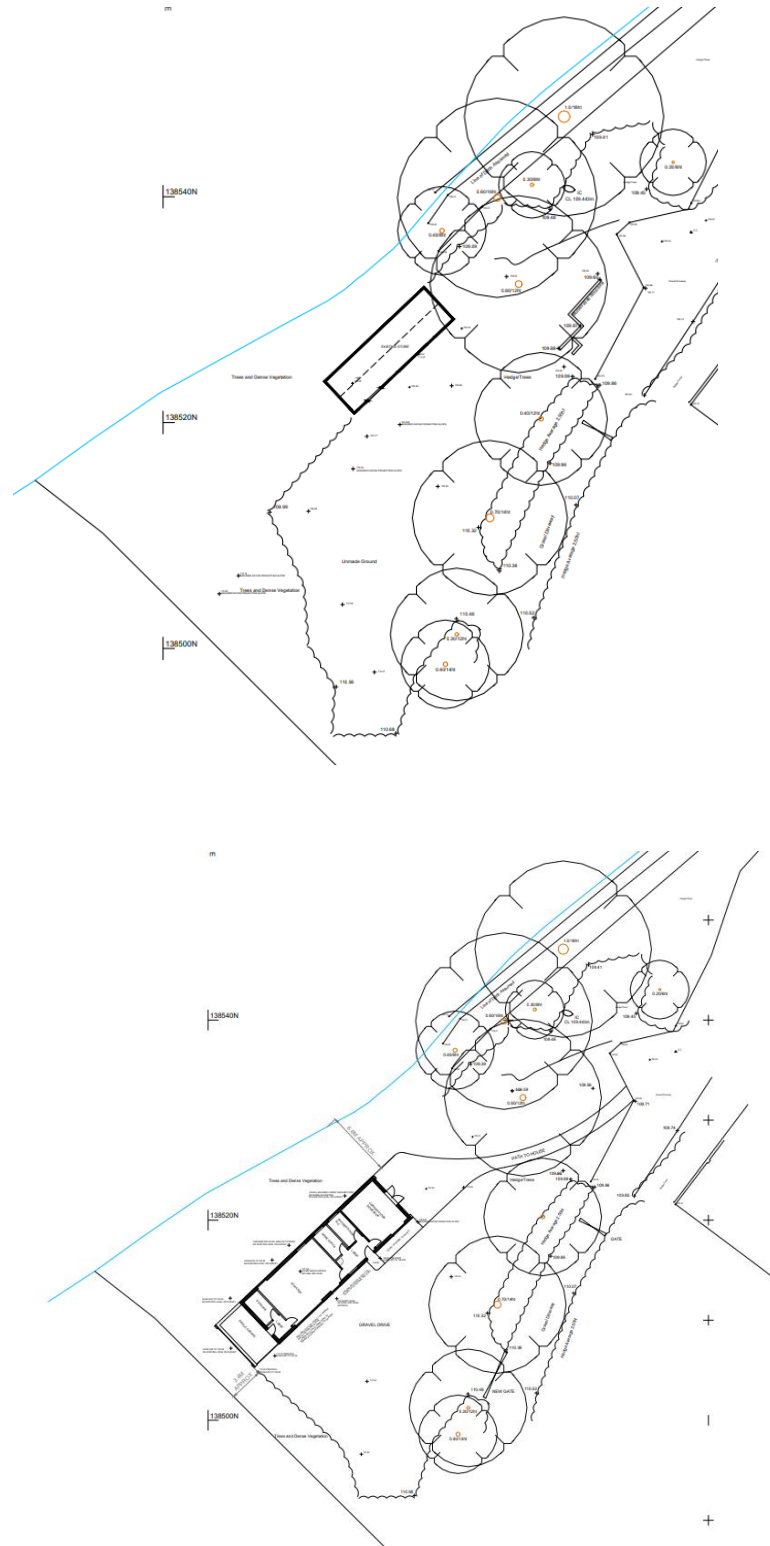


Figure 4 – Existing and proposed block plans of the site

As can be seen from **Figure 4**, the proposed building has been shifted slightly to the southwest of the existing building. This is to provide greater clearance to trees earmarked for retention. Nonetheless, the new building would lie on the same part of the garden as the existing storage building.

Below is a block plan which places the siting of the new building in the context of immediately surrounding development.

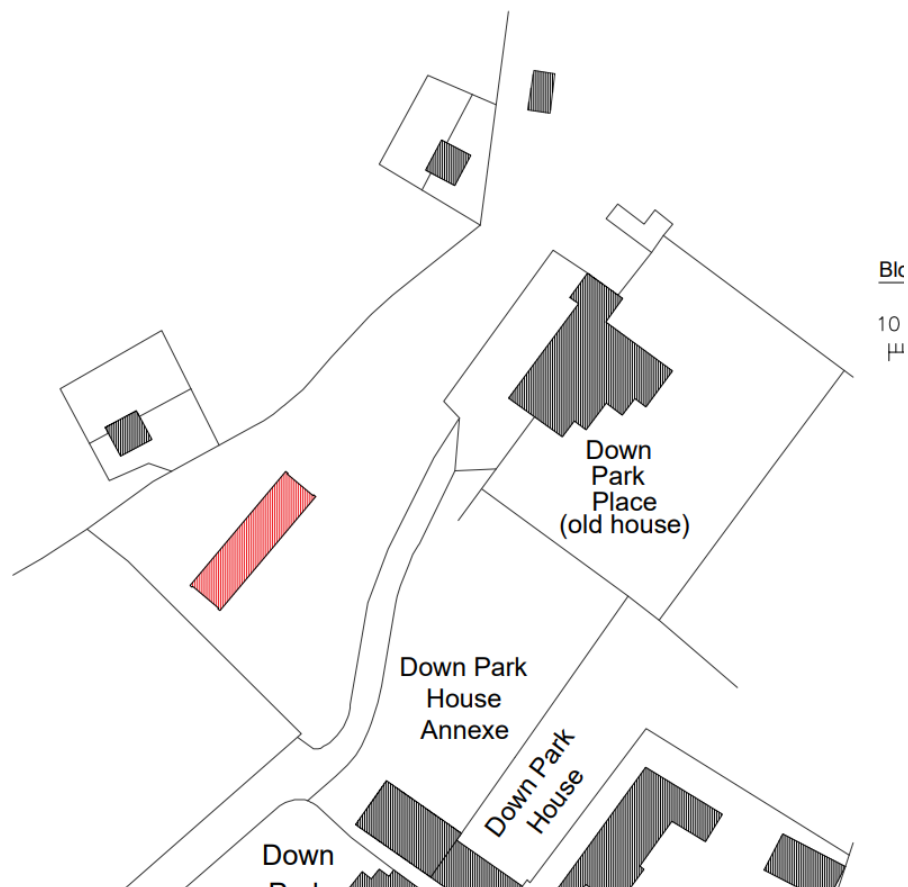


Figure 5 – Block plan showing siting of the new building in red

Figure 5 demonstrates that the garage building would be located just north of the access drive within part of the garden to Down Park Place. To the south, is Down Park House Annexe.

Context of the Application Site

Down Park Place formerly constituted a modern bungalow built partly within the 19th century walled garden which was attached to Down Park House. This bungalow is presently in the process of being replaced with a part single storey/part two storey dwelling.

Down Park House is, itself, now split into five properties.

Access to the site is via a private drive running off the east side of the B2028 Turners Hill Road, in a position just to the north of the village of Crawley Down.

The site contains a number of mature trees, and these are plotted on the submitted block plan. There is a strong belt of hedging along the northwest boundary of the site, beyond which lies open countryside. To the south, lies the garden to Down Park House, whilst Down Park Place itself lies a short distance to the east.

The site is currently occupied by ancillary domestic storage constructed out of corrugated tin.

Planning Policy Context

The statutory Development Plan comprises the following documents:

- The Mid-Sussex District Plan 2014 – 2031
- The Crawley Down Neighbourhood Plan 2014 – 2031

Relevant policies within the MSDP are:

- DP12 – Protection and Enhancement of Countryside
- DP26 – Character and Design
- DP38 – Biodiversity
- DP39 – Sustainable Design & Construction

Relevant policies within the Crawley Down Neighbourhood Plan are:

- CDNPO5 – Control of New Developments

- CDNPO6 – Sustainable Drainage Systems
- CDNPO9 – Protection and Enhancement of Biodiversity

These policies are reproduced in full below and overleaf.

DP12: Protection and Enhancement of Countryside

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination; and 15) To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.

Evidence Base: A Landscape Character Assessment for Mid Sussex, A Strategy for the West Sussex Landscape, Capacity of Mid Sussex District to Accommodate Development Study.

The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- it is necessary for the purposes of agriculture; or
- it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

Agricultural land of Grade 3a and above will be protected from non-agricultural development proposals. Where significant development of agricultural land is demonstrated to be necessary, detailed field surveys should be undertaken and proposals should seek to use areas of poorer quality land in preference to that of higher quality.

The Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape, the Capacity of Mid Sussex District to Accommodate Development Study and other available landscape evidence (including that gathered to support Neighbourhood Plans) will be used to assess the impact of development proposals on the quality of rural and landscape character.

Built-up area boundaries are subject to review by Neighbourhood Plans or through a Site Allocations Development Plan Document, produced by the District Council.

Economically viable mineral reserves within the district will be safeguarded.

DP26: Character and Design

Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; 12) To support sustainable communities which are safe, healthy and inclusive; and 14) To create environments that are accessible to all members of the community.

DP38: Biodiversity

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.

Evidence Base: Biodiversity 2020; Biodiversity Action Plan; Biodiversity Opportunity Areas; Green Infrastructure mapping; Habitats and Species Records; Mid Sussex Ancient Woodland Survey; Mid

Sussex Infrastructure Delivery Plan; The Natural Choice: Securing the Value of Nature; West Sussex SNCI Register.

Biodiversity will be protected and enhanced by ensuring development:

- **Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and**
- **Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and**
- **Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and**
- **Promotes the restoration, management and expansion of priority habitats in the District; and**
- **Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.**

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.

DP39: Sustainable Design and Construction

Strategic Objectives: 1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change.

Evidence Base: Gatwick Sub Region Water Cycle Study; West Sussex Sustainable Energy Study, Mid Sussex Sustainable Energy Study.

All development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:

- Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation;
- Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;
- Use renewable sources of energy;
- Maximise efficient use of resources, including minimising waste and maximising recycling/re-use of materials through both construction and occupation;
- Limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment;
- Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience

Evidence Base: CABE Good Practice Guidance.

All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- is of high quality design and layout and includes appropriate landscaping and greenspace;
- contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;
- protects open spaces, trees and gardens that contribute to the character of the area;
- protects valued townscapes and the separate identity and character of towns and villages;
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;
- positively addresses sustainability considerations in the layout and the building design;
- take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;
- optimises the potential of the site to accommodate development.

Policy CDNP05 : Control of New Developments

Subject to the other policies of this Neighbourhood Plan; Within the Crawley Down Neighbourhood Plan Area, planning permission will be granted for residential development subject to the following criteria:

- a) The scale height and form fit unobtrusively with the surrounding buildings and the character of the area or street scene and where appropriate, special regard should be had to sustaining and enhancing the setting and features of heritage assets and the Areas of Townscape Character.*
- b) Individual developments will not comprise more than 30 dwellings in total, with a maximum density of 25 per Ha and spacing between buildings to reflect the character of the area¹¹.*
- c) Amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.*
- d) The individual plot sizes are proportionate to the scale of the dwelling.*
- e) Open green spaces are provided in accordance with the Local Plan standard provisions. Where practical open spaces should provide linkage/connection to elements of the local footpath network.*
- f) Construction materials are compatible with the materials of the general area and are locally sourced where practical.*

- g) The traditional boundary treatment of the area is provided and where feasible reinforced.*
- h) Suitable access and on-site parking is provided without detriment to neighbouring properties.*
- i) The development is arranged such that it integrates with the village.*
- j) Housing need is justified.*
- k) The development does not impact unacceptably on the local highway network.*
- l) Issues raised in the local housing supply document site assessment are satisfactorily addressed.*
- m) Has a range of dwelling sizes and in particular provides dwellings that are suited to the needs of both young families and older residents.*
- n) Includes affordable homes as required by District policy.*
- o) Proposals for new housing developments must meet the standards set out in Appendix 1*
- p) Developments of 6¹² or more dwellings should provide a mix of dwelling sizes (market and affordable) that fall within the following ranges:*

<i>Market Housing</i>	<i>At least 75% 2-3 bedroom houses and up to 25% other sizes</i>
<i>Affordable Housing</i>	<i>At least 80% 2-3 bedroom houses and Up to 20% other sizes¹³</i>

Policy CDNP06 : Sustainable Drainage Systems

Development proposals will be expected to¹⁵ demonstrate that they include sustainable drainage systems designed to manage the risk of surface water flooding within their boundaries, and that they will not increase flood risk elsewhere in the Parish. Examples of sustainable drainage systems include permeable driveways and parking areas, water harvesting and storage features (rain/grey), green roofs and soakaways. The preferred hierarchy of managing surface water drainage from any development is:

- 1) infiltration measures;*
- 2) attenuation and discharge to watercourses;*
- 3) discharge to surface water only sewers.*

Such measures should protect the amenity and security of other properties and should not adversely affect the water table and associated aquifers or ancient woodland. Arrangements for the maintenance of drainage systems shall be required as a condition of planning permissions and these arrangements shall include details of who will manage and fund the maintenance for the lifetime of the development."

Policy CDNP09 : Protect and Enhance Biodiversity

Proposals for new residential, employment and retail development will be expected to protect and enhance biodiversity and wildlife. In particular planning applications for these proposals will be assessed against the following criteria:

- a. The safeguarding or protection of designated sites, protected species, ancient or species rich hedgerows, shaws, grasslands and woodlands;*
- b. The provision of appropriate buffer zones around designated sites or features and/or the implementation of appropriate mitigation features.*
- c. The safeguarding and preservation of ecological networks*
- d. The protection of trees of arboricultural or amenity value*
- e. The appropriate planting of new native trees and hedges*
- f.*

Evaluation

Under application ref. DM/23/2486 planning consent was granted for a substantial replacement dwelling at Down Park Place. This dwelling is in the course of construction.

At the time of this approval, consent was not sought for an ancillary garage/domestic building to serve the property. It is considered that a property of the scale approved would justify the provision of an ancillary domestic building to serve as garaging, storage and gym.

The proposed ancillary domestic building has been located in the most logical position within that part of the curtilage lying adjacent to the entrance into the site. There is considered insufficient space to place this building immediately in front of the new dwelling and therefore offsetting it slightly in front of the property is the most appropriate location.

A single storey structure is proposed so as to ensure that the building has an ancillary scale to the main house. The building would be well screened from external view, particularly from open countryside to the north. It would sit comfortably in its context and not form an unduly dominant structure in the locality.

A contemporary design is proposed to mirror the style of architecture adopted on the replacement dwelling currently in the course of construction. The materials proposed for the building would match those on the house and, in the circumstances, this is considered the appropriate design solution.

The siting of the building has taken on board specialist arboricultural advice so as to position the footprint outside of the roof protection area of any significant tree. This issue is covered in more detail in the accompanying Arboricultural Report.

The application site already contains a significant ancillary domestic building, photographs of which are provided in **Figure 3**. This is a somewhat dilapidated corrugated iron structure whose rectangular footprint and gabled roof is of a similar form to that here proposed.

The building is possibly from the inter-War period but has no individual architectural merit and its replacement with a well-designed, contemporary outbuilding is considered desirable.

Relating the proposal to relevant Local and Neighbourhood policies, the following comments are made:

Countryside Protection

Policy DP12 of the MSDP 2014 – 2031

The development would protect and respect the rural character and appearance of this part of the rural area. The building is of a limited massing and bulk and has been sited within the domestic curtilage. It would be well screened from views within the wider landscape, including views from open countryside to the north.

No harmful impact on the rural character of the area would therefore arise. Further, the amount of additional built form on the site that would result from this development would be modest, given the proposed removal of an existing outbuilding.

Character and Design Policies

DP26 of the MSDP 2014 – 2031 & CDNP05 of the CDNP 2014 – 2031

A high standard of design is proposed with the building adopting the contemporary form and style set by the replacement dwelling approved under application ref. DM/23/2486.

The scale, height and form of the building would sit unobtrusively in the locale and would have no impact on any established public view.

Sustainable Design & Construction

DP39 of the MSDP 2014 – 2031

The building will be designed to meet current Building Regulation Standards with regard to insulation and energy efficiency. The building has been orientated to maximise solar gain.

Biodiversity

DP38 of the MSDP 2014 – 2031 & CDNP09 of the CDNP 2014 – 2031

As a householder application seeking consent for an ancillary domestic building, this proposal is not the subject of national requirements to achieve a minimum 10% biodiversity net gain. Nonetheless, should additional landscaping be thought necessary or required, then this could be achieved through the imposition of suitable planning conditions.

Sustainable drainage systems

Policy CDNP06 of the CDNP 2014 – 2031

It is proposed that the building discharge surface water to the ditch along the north boundary of the site via a holding tank with appropriate attenuation measures. The size, capacity and position of the tank as well as the rate of discharge shall be calculated by a suitably qualified drainage engineer. Foul water will be dealt with by a package treatment plant with the treated water being discharged to the ditch. These are similar drainage proposals to those approved in respect of the replacement dwelling in the course of construction.

Conclusions

This is a proposal for an ancillary domestic building of an appropriate scale and form to serve the main house. It has been sensitively located within the domestic curtilage of the property and it would sit comfortably within its context. Existing important landscape features would be respected.

The development would have no harmful impact on the wider rural character of the area, and there are no harmful implications for the residential amenities of any surrounding neighbouring property.

The development would have the positive benefit of removing a dilapidated corrugated iron building and replacing it with a high quality piece of contemporary design.