

OLD VICARAGE FIELD

TURNERS HILL
DESIGN AND ACCESS STATEMENT
MAY 2025

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Old Vicarage Field, Turners Hill: Design and Access Statement

This Design and Access Statement has been prepared by On Architecture on behalf of Elivia Homes Eastern.

This document has been designed to be printed double sided at A3 (landscape).



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Please note:
Unless otherwise stated all drawings, maps, images and diagrams contained within this document are not to scale.

Prepared by	KY
Checked by	DK
Date Issued	May 2025
Revision	-

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01

Old Vicarage Field, Turners Hill

Introduction

INTRODUCTION

This document has been prepared by On Architecture Limited on behalf of Elivia Homes Eastern for a proposed residential development at Old Vicarage Field, Turners Hill. This statement accompanies a detailed planning application for new homes with associated access, parking, drainage and landscaping.

This design and access statement describes the site and surrounding area, planning policy context and the proposed development. It describes the design ethos underpinning the proposals, considering issues of use, amount, layout, appearance, scale, landscape, access and sustainability.

This document should be read in conjunction with a number of technical reports which inform, shape and support the final design, together with the architect's plans and drawings.

The Design and Access Statement has been prepared in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Government's online National Planning Practice Guidance (NPPG) 2014 (as revised).

The aim is to explain how the proposed development is a suitable response to the site and its setting and demonstrates the commitment of the applicant and designers to achieving Good Design and meeting the requirements of planning policy, legislation and good practice guidance.

The statement describes the design ethos and architectural principles underpinning the use, amount, appearance, landscaping, layout, access and scale and should be read in conjunction with our drawings and the survey information submitted with the planning application.

The Design Team

Architect:	ON Architecture
Client:	Elivia Homes Eastern
Planning Consultant:	Gillings Planning
Landscape Consultant:	Fabrik
Heritage & Archaeological Consultants:	Smith Jenkins/ TVAS South
Engineering Consultant:	Transport Planning Associates
Arboricultural Consultant:	Barrell Tree Consultancy
Ecological Consultant:	Sam Watson Ecology
Drainage Consultant	Abstruct Consulting
Air Quality and Noise Consultant	Hawkins Environmental
Sustainability Consultant	Arcadian Architectural Services



Red boundary line indicates application site

Google Maps

ELIVIA HOMES EASTERN

Elivia Homes was formed in 2022 through the coming together of two regional, award-winning businesses, formerly known as Vanderbilt Homes and Crayfern Homes. Vanderbilt Homes was founded in 2004 and now operates as the Central region, while Crayfern Homes was founded in 1992 and operates as the Southern region. In January 2023, award winning Millwood Designer Homes was acquired, which was founded in 1991, with it becoming the Eastern region. Together, Elivia Homes is committed to delivering sustainable growth and maintaining a proud reputation as one of the most trusted and admired house-builders across the South East.

Elivia Homes are dedicated to building unsurpassed developments that help people and places thrive. Their developments are made by the finest craftspeople to create homes unlike any other. Throughout the design and build process they consider the finer details of how life will be lived in our homes, delivering not just a property, but instead a home.

Elivia Homes have years of experience and shared expertise across their Central, Southern and Eastern regions that enables them to produce developments of distinction.





02

Old Vicarage Field, Turners Hill

Assessment

PHYSICAL NATURE AND CHARACTER OF AREA

The site is situated in the village of Turners Hill, which is located 5.8 miles East Crawley. The site is located on the north west side of Church Road, where the site access will be for the proposed residential development.

The northern and western boundaries feature semi-mature tree belts and occasional sections of overgrown hedgerow. The southern boundary is formed of trees and other vegetation associated with residential properties. The eastern boundary comprises of residential development along Lion Lane.

Public Rights of Way run along the northern and southern site perimeters beyond the site's boundaries. These link up to Turners Hill Road and Lion Lane to the East. Directly to the east of the site are established residential development. There is also a few houses along Church Road, along the southern boundary of the site.

There are two bus stops located within a few minutes walk from the site entrance which has a regular service to Crawley. Crawley is one of the towns in West Sussex with excellent amenities, and also has great rail and road links to London as well as the South.



 Red boundary line indicates application site

Google Maps

Photographs of the application site and surrounding area are set out below:

