



**HNW
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Former Congregational Church, Ardingly

Design & Access Statement



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Project Name

Former Congregational Church, Ardingly

Client Name

Simon French

Document Title

Design & Access Statement

Project Number

24021

Revision

P02

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The proposals contained within this document and all figures and areas are illustrative and are provided to aid discussion and ongoing design development only, and are subject to, amongst other considerations, full topographical surveys, other consultants, stakeholder and local authority input.

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Contents

Development Description and Introduction	4
Site Context	
Wider Site Location	5
Site Photos	6
Internal Photos	7
Heritage Context	8
Site Context	9
Proposal	
Access, Layout , Use and Amount - Proposed Plans	10
Appearance - Illustrative Elevations	12
Illustrative View - Perspective	14
Summary of Proposals	15

Development Description

Conversion and change of use of a former Congregational Church in the village of Ardingly, East Sussex to a 3 bed family home with 1 no. associated on site parking space.

Introduction

Following National Planning Policy Guidance, this Design and Access Statement is submitted in support of the planning application for the redevelopment of the former Congregational Church into a single home. Text and figures in this document are all illustrative.

This Design and Access Statement provides a coherent and coordinated overview of design principles and is intended to provide a clear vision for detail design of the development. It sets out the context of the project and the site and summarises the design principles and approach.

The design has been developed with reference to the Mid Sussex District Plan 2014-2031, the Local Plan Part 1 (2016), and the Local Plan Part 2 (2020), alongside Supplementary Planning Guidance.

The Design and Access Statement forms an integral part of the application submission. This document should be read in conjunction with the associated drawings, reports, and documents prepared as part of this application. Other supporting document, including the Planning Statement, are provided under separate cover to explain further how the scheme meets the required criteria.



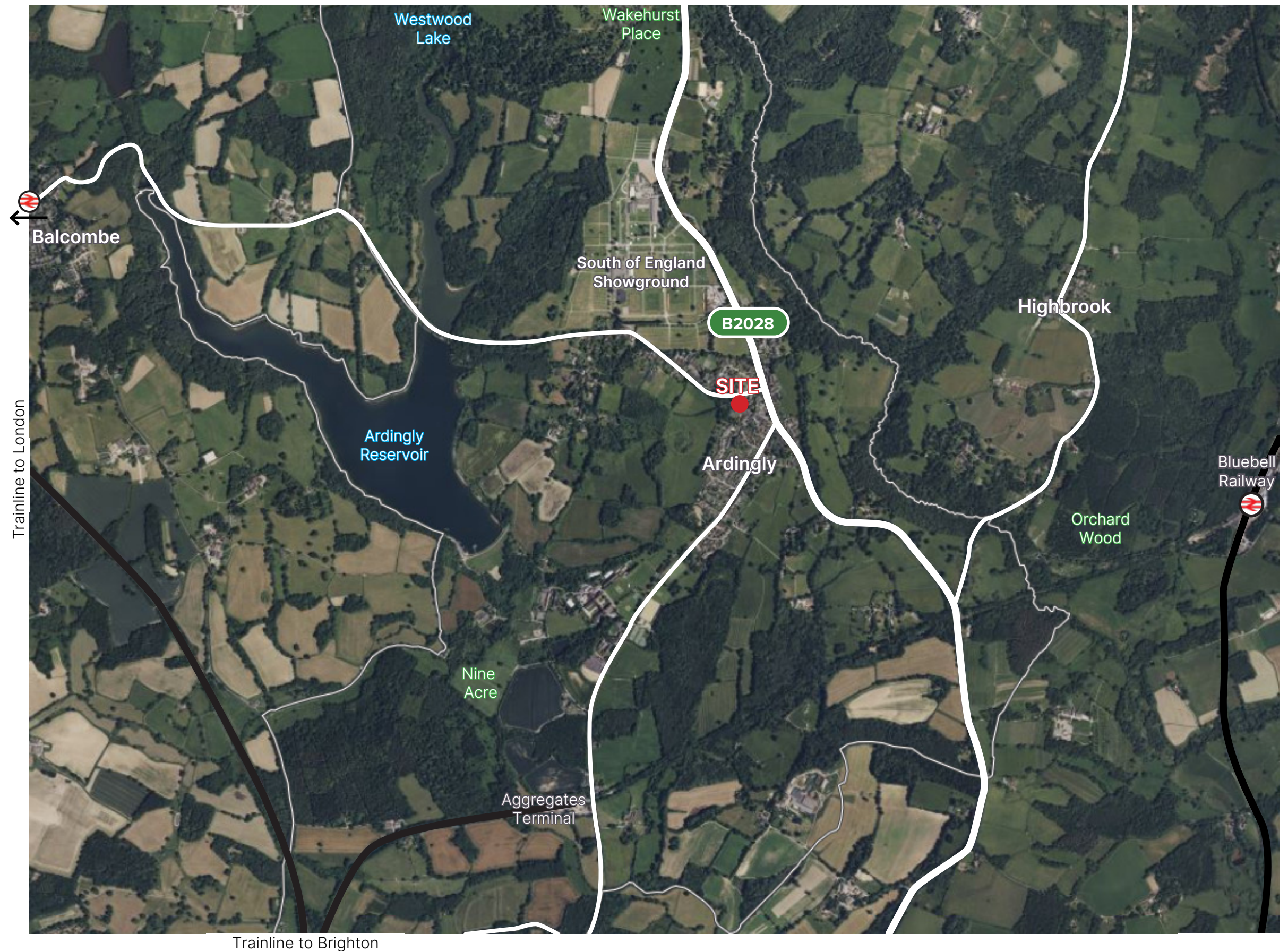
Figure Label

Wider Site Location

The site is located in the rural village of Ardingly, in West Sussex, falling within Mid Sussex District Council.

The site is well located with local and national transport networks nearby. The nearest mainline train station is at Balcombe, approx. 10 minute journey by car (3.4 miles). Haywards Heath is a similar 12 minutes south. Also with direct links to London and a large choice of shops and amenities.

Ardingly itself is well connected in all directions whilst being surrounded by woodland, countryside, and picturesque walks. The village contains multiple schools, sports facilities and St. Peter's Church. It is also the home of the South of England Showground.





1. View looking north-west up Street Lane towards site



2. View of existing building on site and private access roadway



3. View of rear pathway between the former church and The Manse



4. View ornate detailing present on existing building facade



5. View looking north-east down Street Lane onto new residential development: The Oak



Key Plan



1. View of the church interior looking towards the entrance door



2. View of the church interior from the entrance door



3. Entrance porch



4. Existing kitchen area with view towards rear garden



5. Inner room with the extended building



6. Waiting area next to the rear entrance



A separate Initial Statement of Significance has been produced and is to be read in conjunction with the design proposals. This report provides a summary of the history of the site, followed by an assessment of the significance of the existing building and surrounding heritage assets, including the contribution made by the application site to significance and setting.

The document concludes with constraints and potential opportunities for the site to inform and support the design approach from a heritage perspective.

The site is located on the southern side of Street Lane. An established residential area, close to the village centre and sits within Ardingly's Conservation Area and is immediately to the east of the Grade II Listed Brickyard Cottages and The Oak Inn.



Former Congregational Church, Ardingly

Initial Statement of Significance

24021-HNW-XX-XX-RP-A-0501

July 2024

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Site Context

The site is located on the southern side of Street Lane near the centre of the village.

The High Street is located just north east of the site. The site is accessed by Street Lane that leads off B2028, which has a bus stop.

There is shared vehicular access to the west of the site leading to the Poplars. The primary entrance to the building is on Street Lane.



Access, Layout , Use and Amount

Proposed Site Plan 1:200

The setting of the existing frontage on Street Lane remains unchanged.

It is proposed to reduce the size of the rear extension of the original building to incorporate a new off-street parking space within the curtilage of the plot accessed from The Poplars to the west of the building.

The new set back elevation improves the setting and allows for better proportioned windows that relate to the original church building.

A discreet bin store is located to the side of the building within drag distance of The Poplars, which is served by a collection lorry.



- ① Main entrance path (retained)
- ② Permeable block paving in grey colour
- ③ Rear garden
- ④ Patio
- ⑤ Bike store
- ⑥ Bin store



Proposed Site Plan 1:200

0 5 10m
1:200 @A3
N

Access, Layout , Use and Amount

Proposed Ground and Mezzanine Floor 1:100

0 1 2 3 4 5m
1:200 @A3

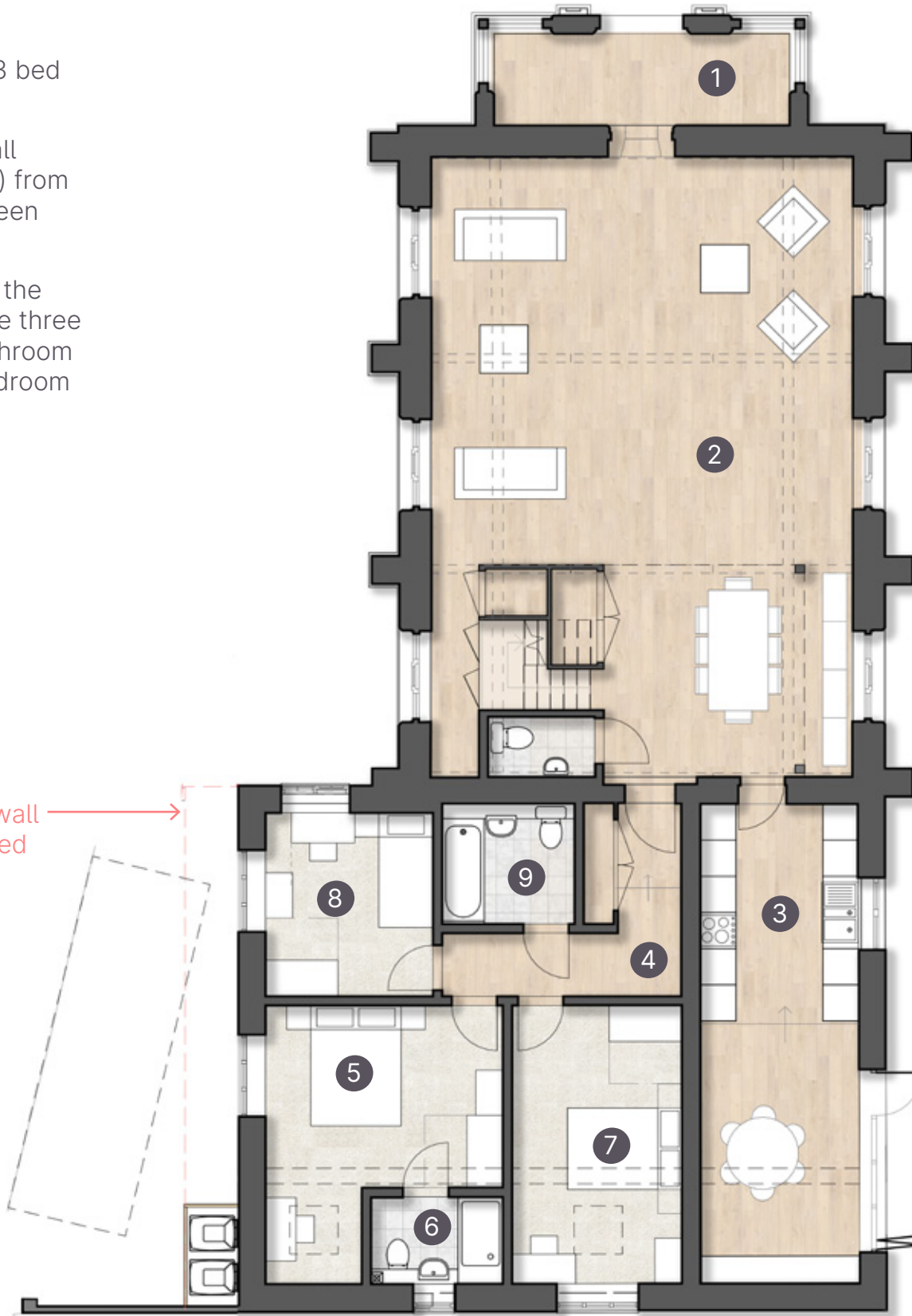
The proposals adjust the current internal configuration and replaces it with a new 3 bed family home.

By relocating the rear extension gable wall position and creating an opening (on axis) from the existing church hall, circulation has been improved and the layout rationalised.

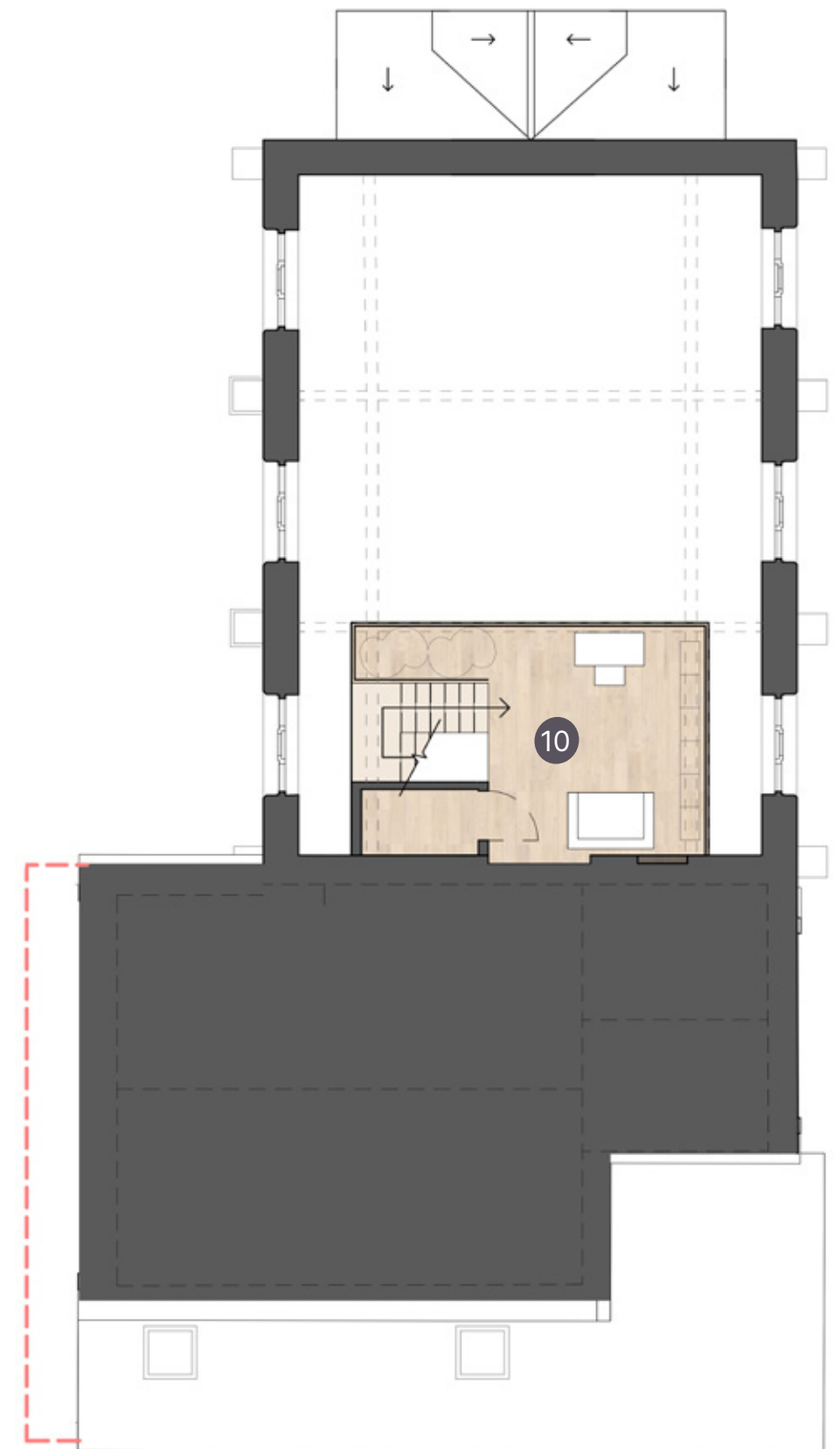
A bi-fold door has been introduced lining the new kitchen to the garden at the rear. The three bedrooms are served by a communal bathroom and a separate ensuite for the master bedroom suite.

- 1 Entrance Porch
- 2 Living/Dining Area
- 3 Kitchen
- 4 Hallway
- 5 Master Bedroom
- 6 Master Ensuite
- 7 Bedroom 2
- 8 Bedroom 3
- 9 Bathroom
- 10 Study

Gable wall relocated



Proposed Ground Floor Plan - 1:100



Proposed Mezzanine Plan - 1:100

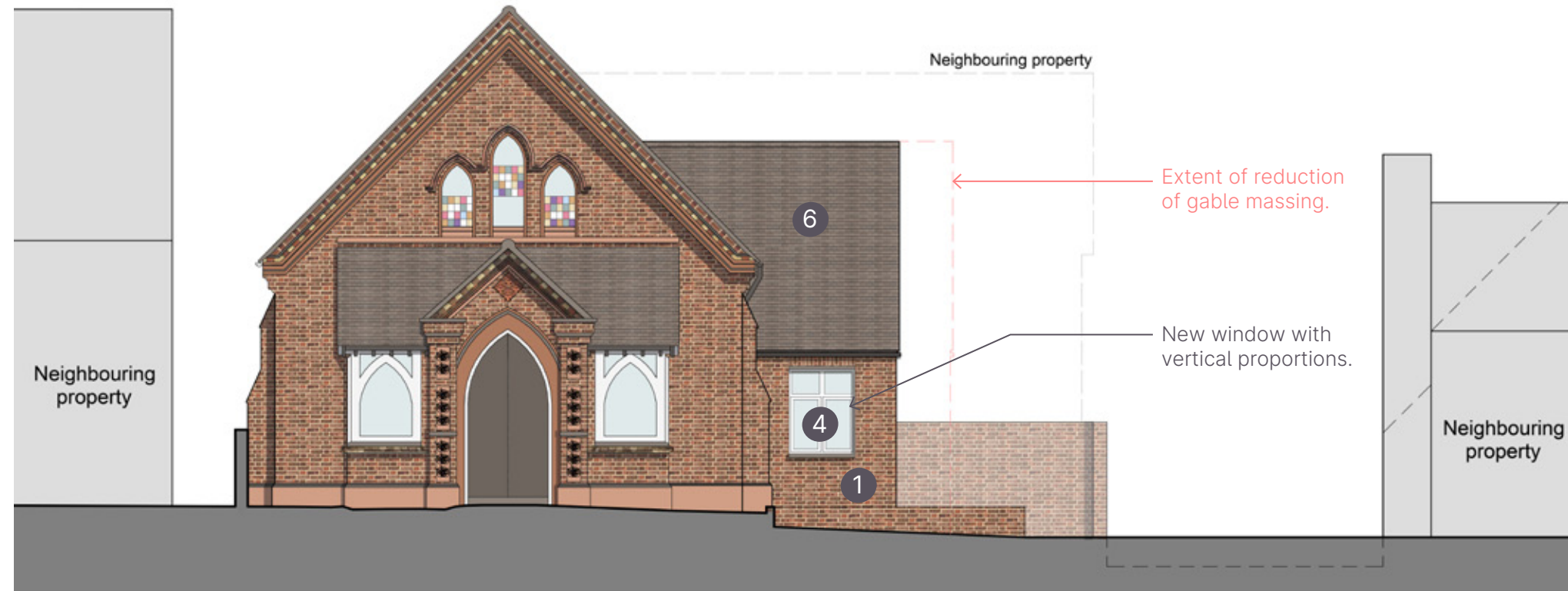
Appearance

Illustrative Elevations

The gable end of the existing extension is to be moved back by 915mm as indicated by the red dashed line, reducing the size of the current extension.

The east elevation shows the new bi-fold doors that open out from the new kitchen to the garden.

0 1 2 3 4 5m
1:200 @A3



Proposed Street Elevation and Side elevation with new gable - 1:100

- ① Existing red brick in stretcher bond
- ② Reclaimed red brick with mixture of new red brick in stretcher bond
- ③ Reclaimed eaves brick detailing
- ④ PPC composite high-performance windows and bi-fold doorset in white to match existing
- ⑤ Rooflights
- ⑥ Existing red clay roof tiles
- ⑦ Red clay roof ridge tiles
- ⑧ PPC aluminium rainwater goods in black to match existing



Proposed East Elevation - 1:100

Appearance

Illustrative Elevations

0 1 2 3 4 5m
1:200 @A3



Proposed South Elevation - 1:100

- ① Existing red brick in stretcher bond
- ② Reclaimed red brick with mixture of new red brick in stretcher bond
- ③ Reclaimed eaves brick detailing
- ④ PPC composite high-performance windows and bi-fold doorset in white to match existing
- ⑤ Rooflights
- ⑥ Existing red clay roof tiles
- ⑦ Red clay roof ridge tiles
- ⑧ PPC aluminium rainwater goods in black to match existing
- ⑨ Existing PV panels



Proposed West Elevation - 1:100



Existing gable end



Proposed gable end and new parking space

SUSTAINABLE REUSE OF AN EXISTING VACANT BUILDING.

SYMPATHETIC AND SENSITIVE CONVERSION PROVIDING A NEW FAMILY HOME IN A VERY SUSTAINABLE LOCATION IN THE HEART OF THE VILLAGE.

RETENTION OF EXISTING CHARACTERFUL BUILDING FORM AND BOUNDARY WALLS.

ADDITION OF OFF-STREET PARKING SPACE IN LEAST SENSITIVE LOCATION WITH REDUCTION IN OVERALL MASSING OF BUILDING.



Illustrative proposed view showing the reduced gable and associated off street parking.