

Malthouse Lane, Hurstpierpoint, West Sussex,
BN6 9LA

LANDÍVAR

ARCHITECTS

Full Planning Application

Design & Access Statement

Project No.1739



Project details	p4
1.0 The Site	p6
2.0 Use	p13
3.0 Flood Risk	p15
4.0 Site & Architectural Layout	p17
5.0 Scale	p22
6.0 Landscape & Ecology	p24
7.0 Sustainability	p27
8.0 Appearance	p30
9.0 Access, Refuse & Security	p35
10.0 Amount / Affordable Housing Allocation	p38
11.0 Summary	p40



Project Detail

Project address: Malthouse Lane, Hurstpierpoint, West Sussex,
BN6 9LA

Proposal: Erection of 7 new dwellings

Submission: Local Authority Full Planning Application

Date: April 2025

Client: Cells For Life

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Preface

This Design and Access statement has been prepared on behalf of the applicant, Cells4life, in support of the Full Planning Application for 7 new build houses at Malthouse Lane, Hurstpierpoint, West Sussex, BN6 9LA

This document should be read in conjunction with the following Drawings: Supporting Documents:

- Architectural drawings list (right).
- Planning and Heritage Statement
- Application and CIL forms
- Biodiversity Checklist.
- Sustainability Checklist.
- Ecology and BNG report.
- Landscaping proposals.
- Sustainable drainage design.

Drawing Issue register

Malthouse Lane, Hurstpierpoint BN6 9LA

PROJECT NO:	DWG: NO	SCALE	PAPER SIZE	DRAWING TITLE		
DAY					14	9
MONTH					5	6
YEAR					25	25
1739	1.001	1:500/1000	A1	AS EXISTING OS PLAN	X	A
1739	3.001	1:500/1000	A1	AS PROPOSED OS PLAN	X	A
1739	3.002	1:200	A1	AS PROPOSED SITE PLAN	X	B
1739	3.003	1:200	A1	AS PROPOSED GROUND CONTEXT PLAN	X	B
1739	3.004	1:100	A1	AS PROPOSED TYPICAL PLOT	X	B
1739	3.005	1:50	A1	AS PROPOSED PLANS	X	C
1739	3.010	-	A1	AS PROPOSED RENDERED VIEWS	X	A
1739	3.020	-	A1	AS PROPOSED ELEVATIONS - HOUSE A	X	A
1739	3.021	-	A1	AS PROPOSED ELEVATIONS - HOUSE B	X	A
1739	3.022	1:100	A1	AS PROPOSED GARAGE ELEVATIONS		A
1739	3.030	-	A1	AS PROPOSED REFERENCES	X	B
1739	3.040	1:200	A1	AS PROPOSED DRAINAGE STRATEGY	X	A
1739	3.041	1:200	A1	AS PROPOSED DRAINAGE STRATEGY - 2	X	A
1739	3.050	1:200	A1	AS PROPOSED LANDSCAPING PLAN		A
1739	3.051	1:10	A1	AS PROPOSED LANDSCAPING DETAILS		A
1739	3.052	1:10	A1	AS PROPOSED ACOUSTIC FENCE DETAIL		A

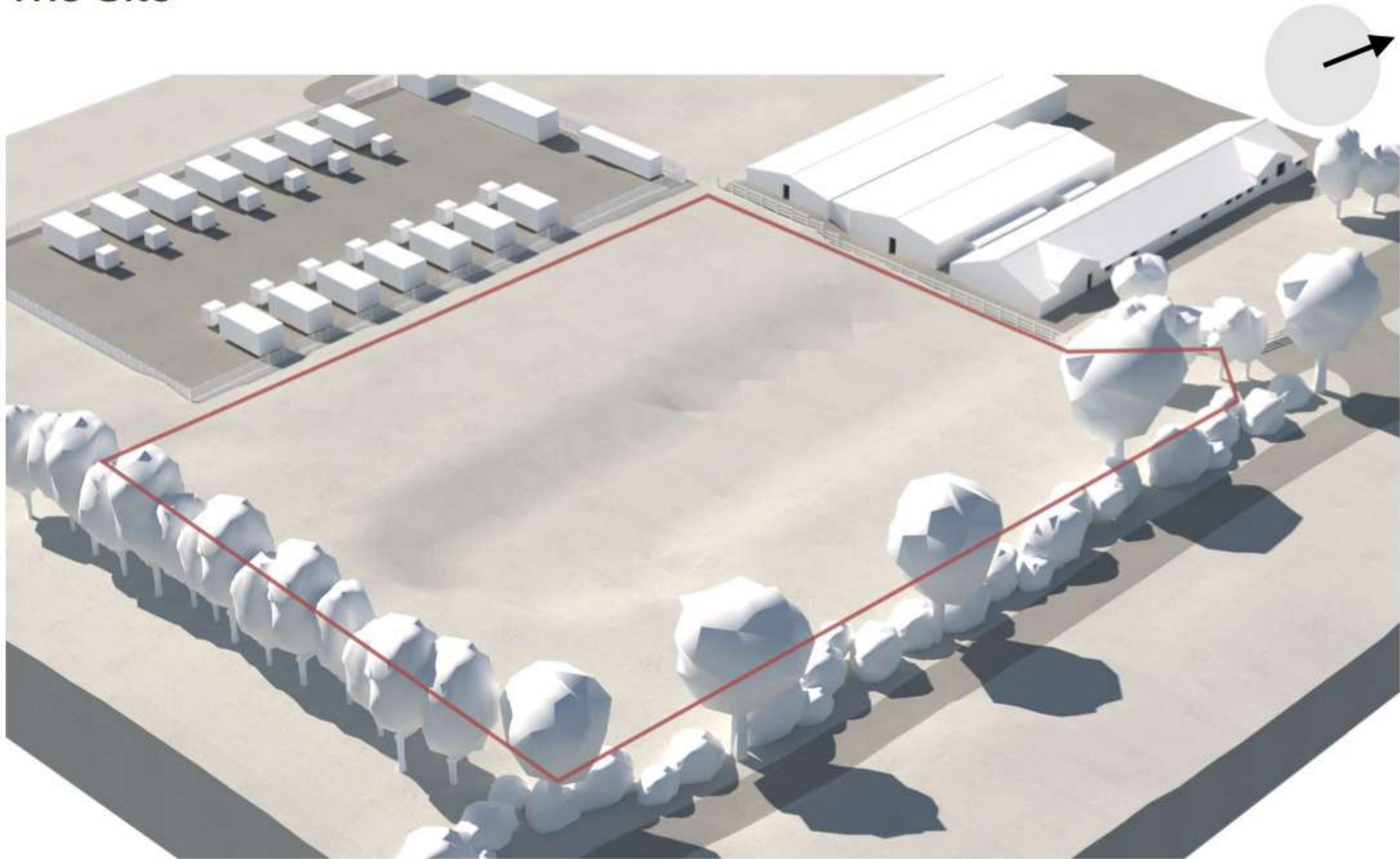
1.0 The Site

The Site

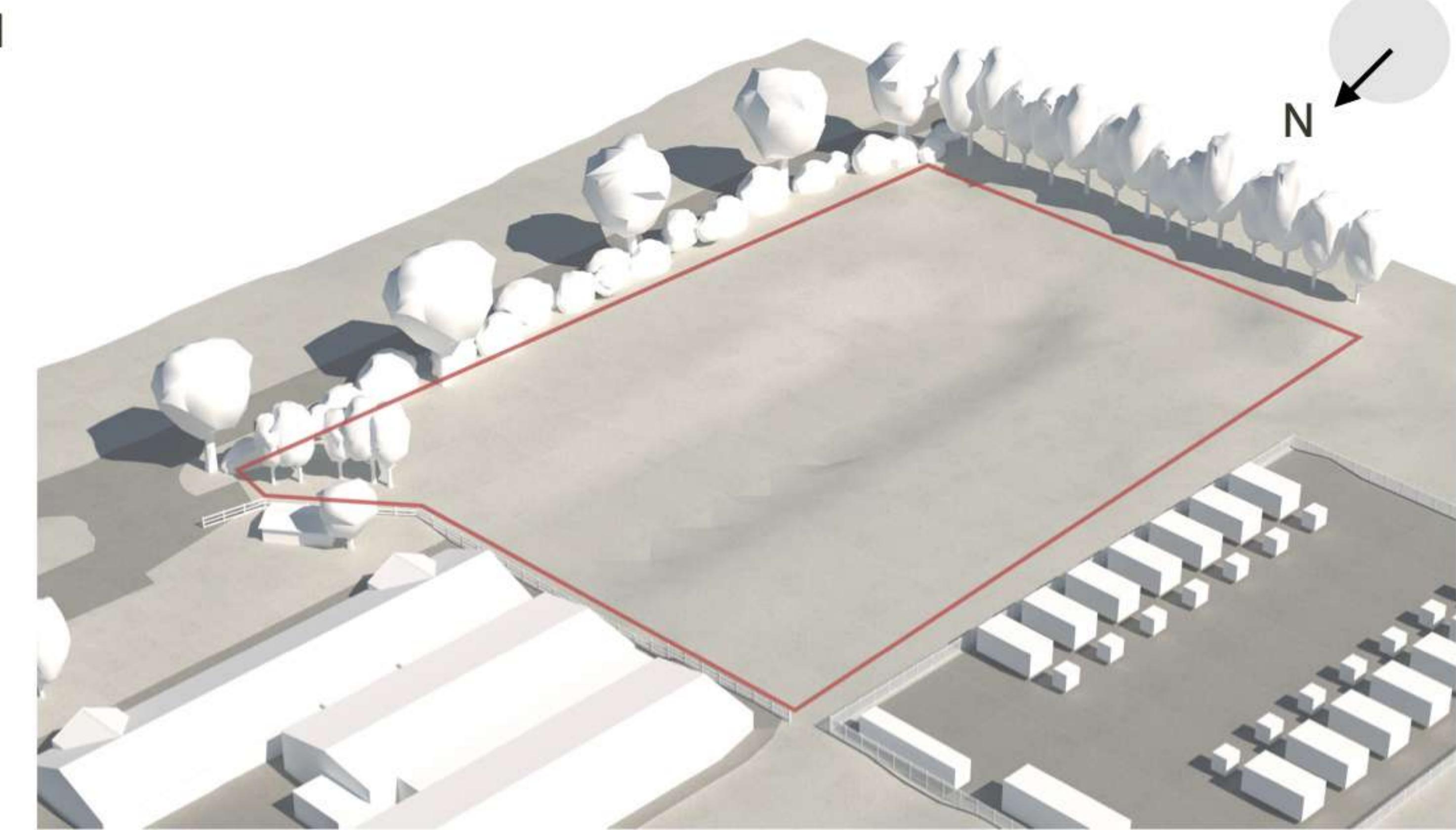
- 1.01 The site is in a semi rural location on the western outskirts of Burgess Hill. The North boundary is shared with the Contego Industrial Unit, with a battery storage facility to the west. To the South of the site is the Grade II listed building, Kents Farm House on Kents Farm.
- 1.02 The site is accessed via Malthouse Lane, which runs on a north - south axis. The lane is characterised with long hedgerows and extensive mature planting to both sides.
- 1.03 A large poultry shed was previously housed on the site. This has been demolished as a result of the recently approved planning application for the '*Erection of Class E (Office) building with carpark, new vehicle access onto Malthouse Lane and associated landscaping*'. REF: DM/21/1118. The backstop position for the site, is that in the event of a refusal for this application, the office building will be developed, as per the approval.
- 1.04 The current application follows a Pre-Application submission to the LPA in relation to the suitability of the site to accommodate a modest residential development. The design response has been prepared to address the issued Raised with the Pre-App submission.



The Site



Existing site model



Historic map -1874



Historic map -1937



Historic map -1955

The Site

Constraints & Opportunities

1.06 The site has been cleared and currently has a bed of hardcore throughout. The surrounding trees and hedgerows to the east and south have been preserved.

1.07 The site, visually, forms part of a developed area along Malthouse lane. This includes the low timber clad shed of Contego, to the north and the recently installed battery sheds to the west.

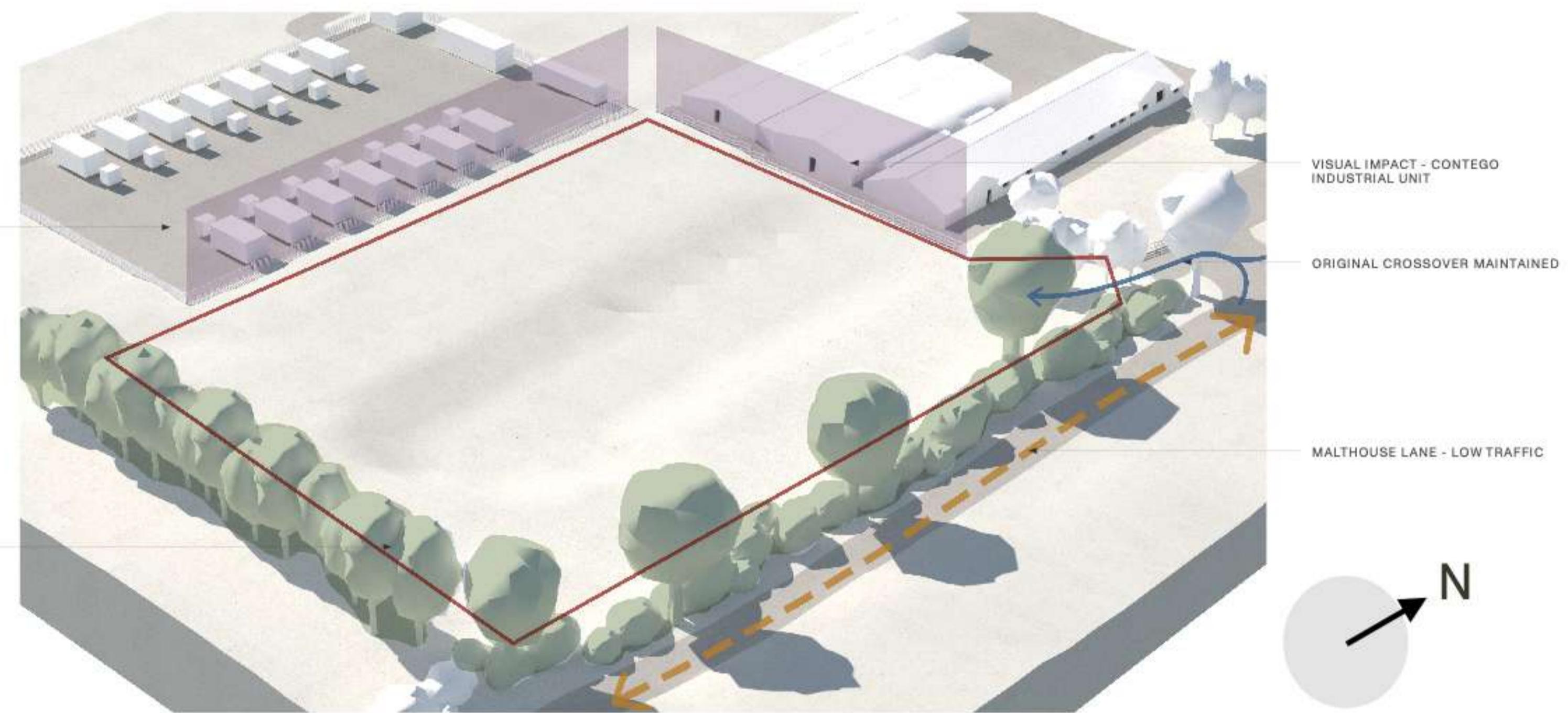
1.08 The two main constraints of the site and the visual and potential acoustic implication of the surrounding existing uses.

1.09 Thankfully the site is considerable in size and can accommodate substantial acoustic fencing and planted tree screens.

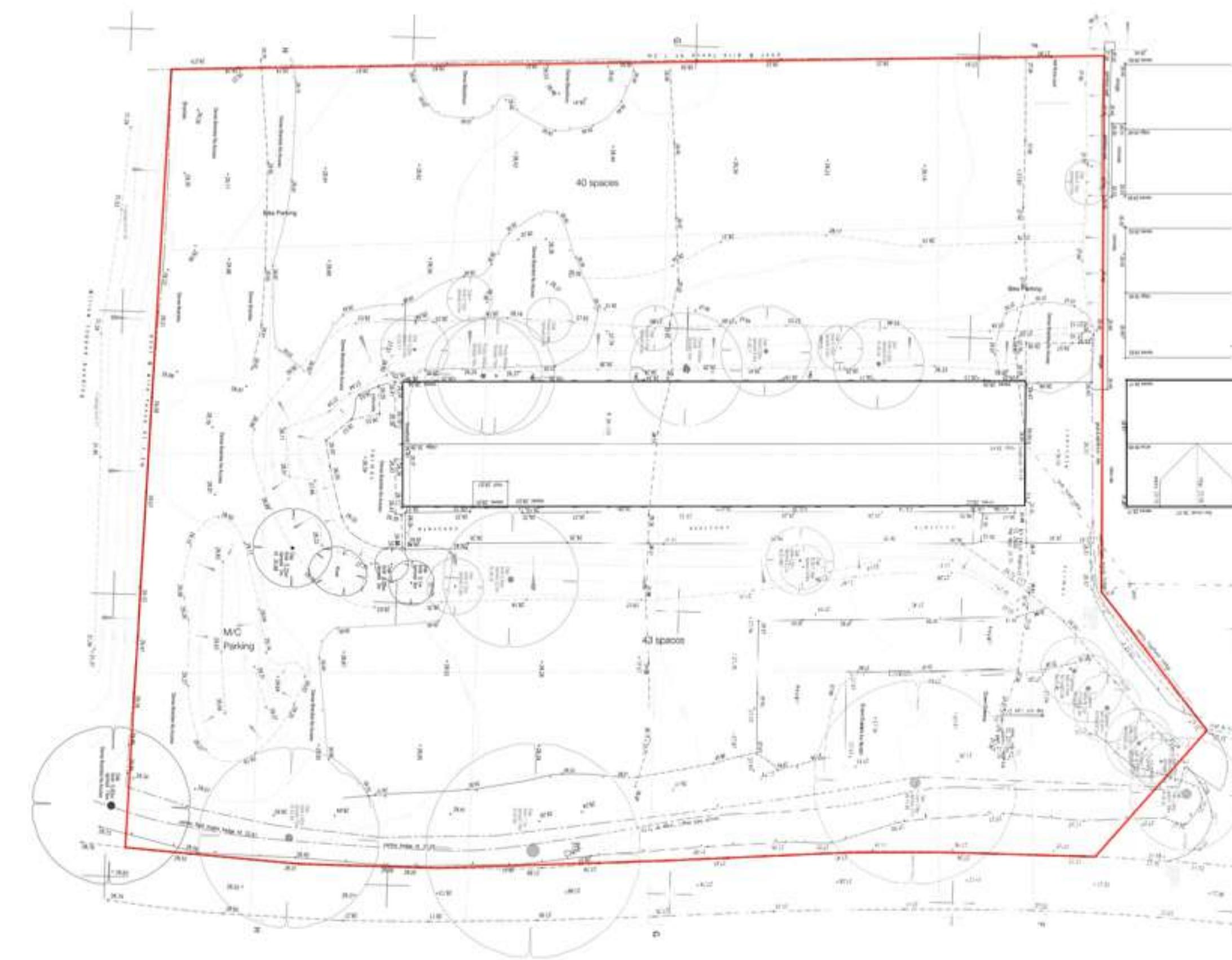
1.10 The site has an existing crossover to the north east corner and in our view it would be reasonable to maintain the crossover, rather than form an additional one to the south of the site. This would preserve the existing hedgerow and reduce the visual impact of the proposed development.

VISUAL IMPACT - BATTERY STORAGE

DENSE HEDGEROW AND TREELINE TO EAST AND SOUTH BOUNDARY



As Existing Topographical Site Survey



The Site

Planning History

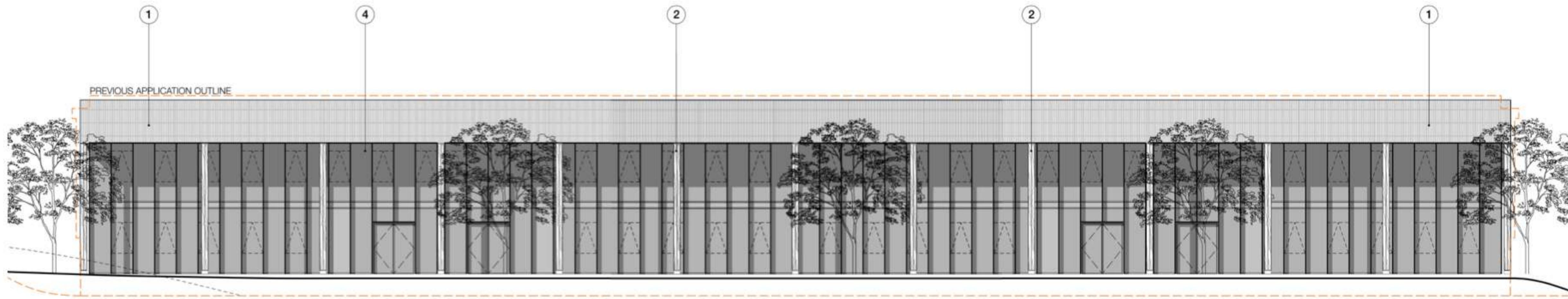
- 1.11 The site has a previous planning application (reference: DM/21/1118) for the erection of Class E (Office) building with carpark, new vehicle access onto Malthouse Lane and associated landscaping.
- 1.12 Works have begun on the development but have now been temporarily paused, in order to can examine alternative uses for the site. In the absence of any alternative uses for the site, it is our understanding that application DM/21/1118 will be implemented, as per the approved plans.
- 1.13 Application DM/21/1118 encountered a fair amount of local opposition to the development, which mainly focused on the increase in parking and traffic to the site. The approval has an 83 carpark capacity.
- 1.14 It is also considered that the scale of the approved structure is consistent with the previous poultry shed, it does represent an industrial scale, which differs from the lower architectural language of the agricultural barns in the surrounding location.



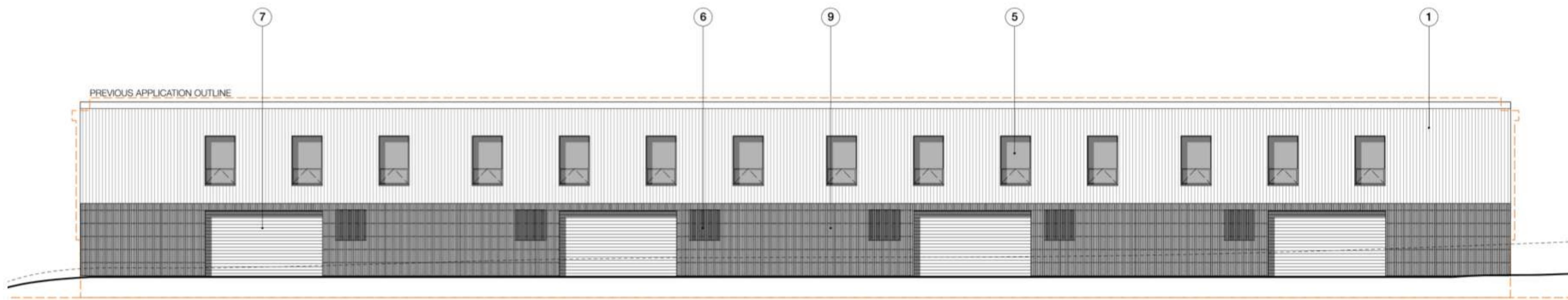
Previous Application (DM/21/1118) - Proposed Site Plan

The Site

Planning History



Previous Application (DM/21/1118) - Proposed East Elevation



Previous Application (DM/21/1118) - Proposed West Elevation

The Site

Pre-Planning design response:

1.15 The applicant sought to interact with the LPA via a Pre-Application submission for 10 detached houses, along with associated parking and landscaping. The LPA provided an in-depth response on the 25.03.25 and provided policy guidance based on the proposal.

1.16 The specific policy responses have been addressed in the accompanying Planning Statement and we have outlined the design responses below:

- Policy DP6 - The number of residential units has been reduced to 7 units to bring the site under the 10 unit threshold for rural locations.
- Policy DP26 - Careful consideration has been given to the design and suitability for its location that includes: high quality design high levels of landscaping and green-space. There are clearly defined, public and private realms with active building frontages facing streets and public open spaces that animate and provide natural surveillance; The rural aesthetic creates a sense of place while addressing the character and scale of the surrounding buildings and landscape. All trees are protected, along with complimentary planting to enhance the sense of place. The proposal does not cause any 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. The layout is pedestrian-friendly creating layout that is safe and accessible. The layout incorporates well integrated parking that does not dominate the street environment and complies with policy numbers. The proposal is for timber framed and clad structures and are highly sustainable.
- Policy DP34 - The proposal does not have any harmful impact on the setting of the listed structures and is considerably lower than the consented office facility.
- Policy DP38 - The consented scheme has a carpark for 83 parking spaces and the current proposal provides an opportunity to reuse that hard standing and put it to integrated landscaping within the housing development. The proposal enhance and deliver a high level of Biodiversity.

Specific Pre-Planning design response:

- Reduction of residential units from 10 to 7.
- Greater integrated landscaping and Biodiversity measures.
- Integrated, low visual impact, car parking with visitor, wheelchair accessible spaces and EV points.
- Reduced visual impact along with varied roof scapes and gentle site level changes.
- Increased boundary landscaping to enhance existing green features.
- Careful design of private amenity along with a public pond and seating.
- Consideration of historic 'Farm stead' designs and setting of a listed structure.
- Use of locally source timber cladding, and handmade clay tiles.
- Proposal to construct to Passive-house standards which include:
Very high levels of insulation, extremely high performance windows with insulated frames, airtight building fabric, 'thermal bridge free' construction, along with mechanical ventilation system with highly efficient heat recovery.
- The proposal has been designed to carefully consider the surrounding location and forms a highly sustainable, congruous and considerate housing development.

2.0 Use

Use

- 2.01 The site is within a semi rural location and has a mix of surrounding planning uses, which including residential, agricultural and commercial.
- 2.02 It is also worth noting however, that the site is within close proximity to Burgess Hill, to the east and would be very well serviced with suitable residential facilities.
- 2.03 It is considered that the proposed use class is consistent to the local area and that a small scale residential development would be appropriate for the site.



Photo demonstrating site proximity to Burgess Hill.

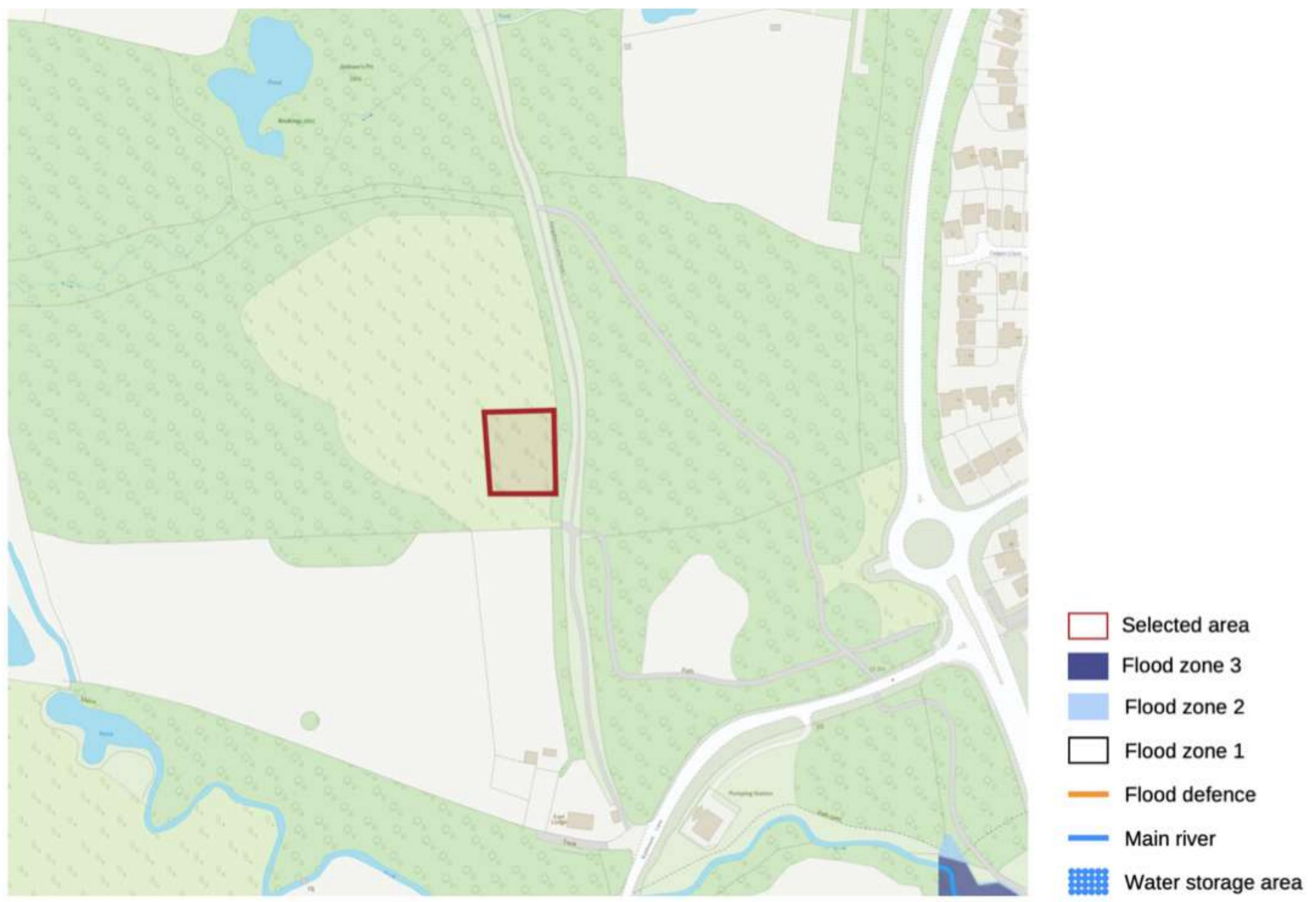
3.0 Flood Risk

Flood Risk

3.00 The site is within Flood Zone 1, an area with low probability of flooding.

VERY LOW RISK

Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)



3.01 The recently demolished poultry shed formed a depression in the topography which caused an area of surface water flooding that was recorded on the surface water maps.

3.02 Since then the site has been levelled and the existing ground is permeable and does not have any residual depressions.



As Existing site

4.0 Site & Architectural Layout

Site & Architectural Layout

Historical Farmstead Study

4.01 The Pre-App proposal was based on a 10 unit scheme, designed around a historic farmstead formation. The Farmstead typology is recognisable architectural arrangement that is congruous and appropriate as a design generator for the site.

4.02 To the right, are a number of examples of Local Sussex farmsteads. These are normally formed with a number of varying linear structures clustered around a central courtyard and quite often surrounded by trees and water features.

Key farmstead components:

- Linear barn type structures.
- Off-centre axis
- Potential for introduction of water
- Central courtyard / farmyard.
- Contiguous adjoining boundary walls.

4.03 The current proposal seeks to expand on the Pre-App submission whilst maintaining the design features of a historic farmstead but within a contemporary residential interpretation. This provides an appropriate scale, arrangement and architectural language for the semi rural setting.

4.03 The revised scheme has been reduced from 10 linear dwellings to 7 dwellings, within 5 footprints (i.e. 2No. Semi detached houses). There are 3No. Single storey garage elements which provide a varying roof scapes - which is typical to a farmstead massing typology.

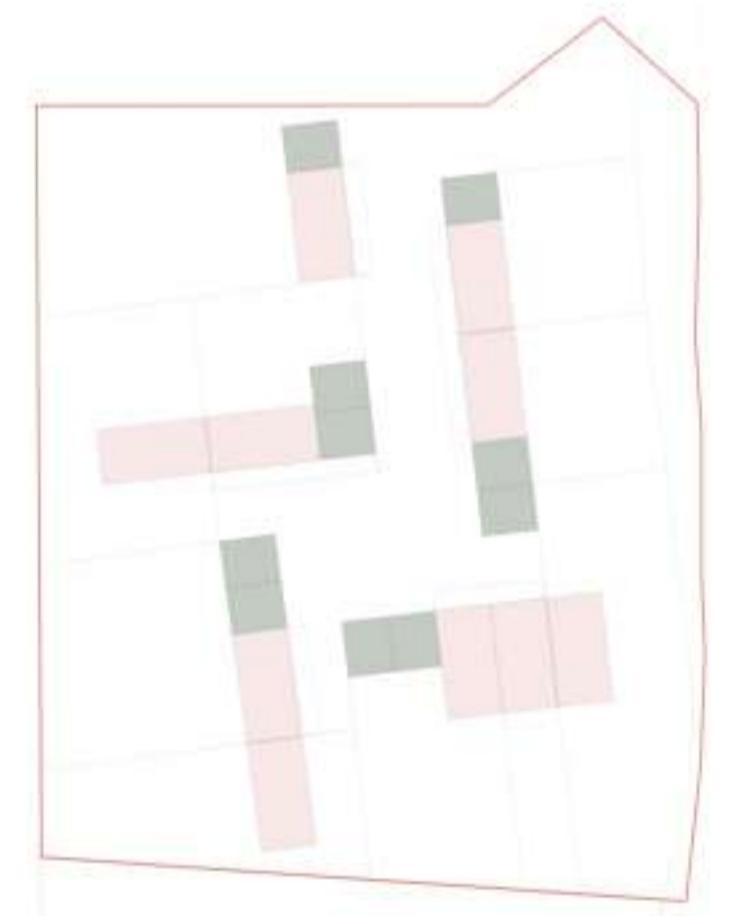
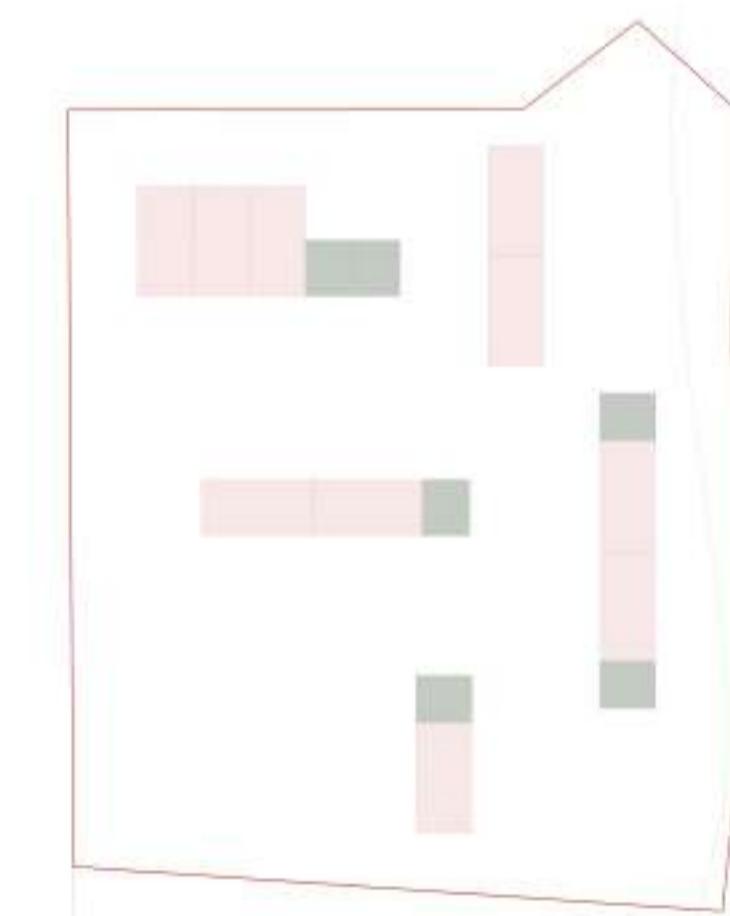
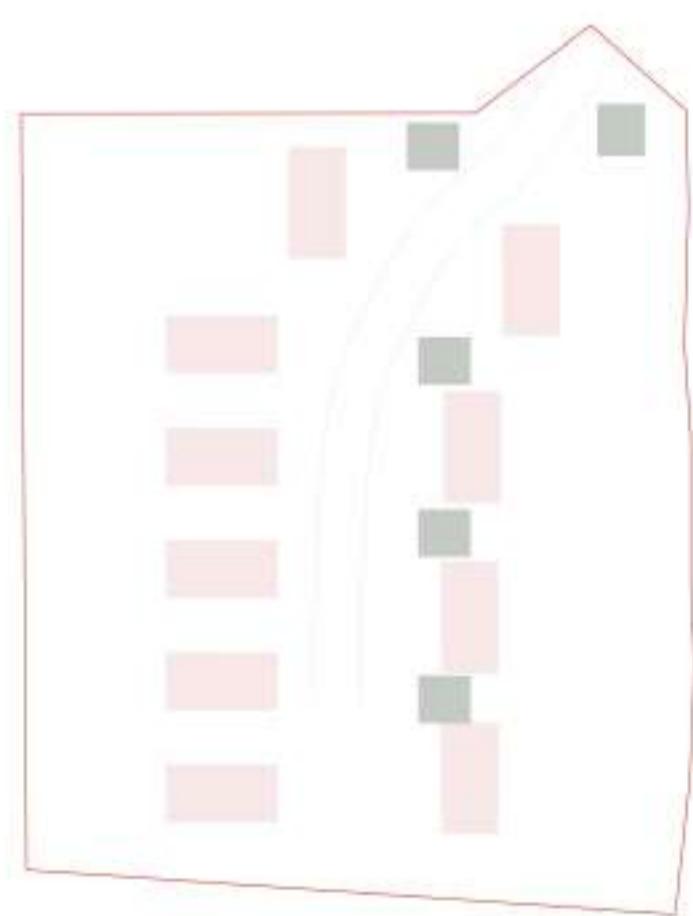


Site & Architectural Layout

Layout Development

4.04 The design development examples below illustrate the testing of different arrangement, in plan, for the Pre-App submission.

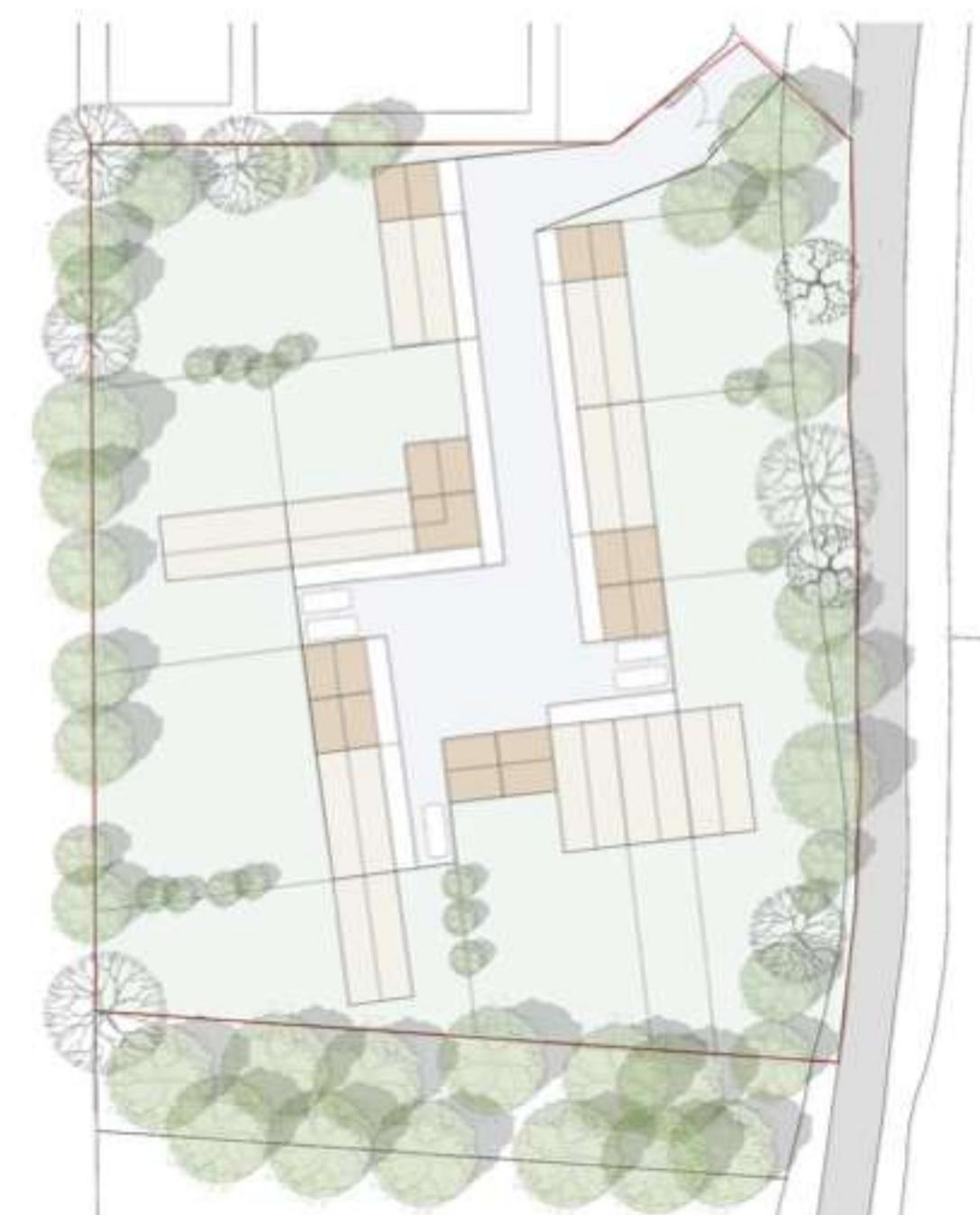
4.05 The Planning submission design is a further development based on the initial Pre-App work, evolving to respond to the LPA feedback.



Design development - Site layout

1.

Pre-App layout

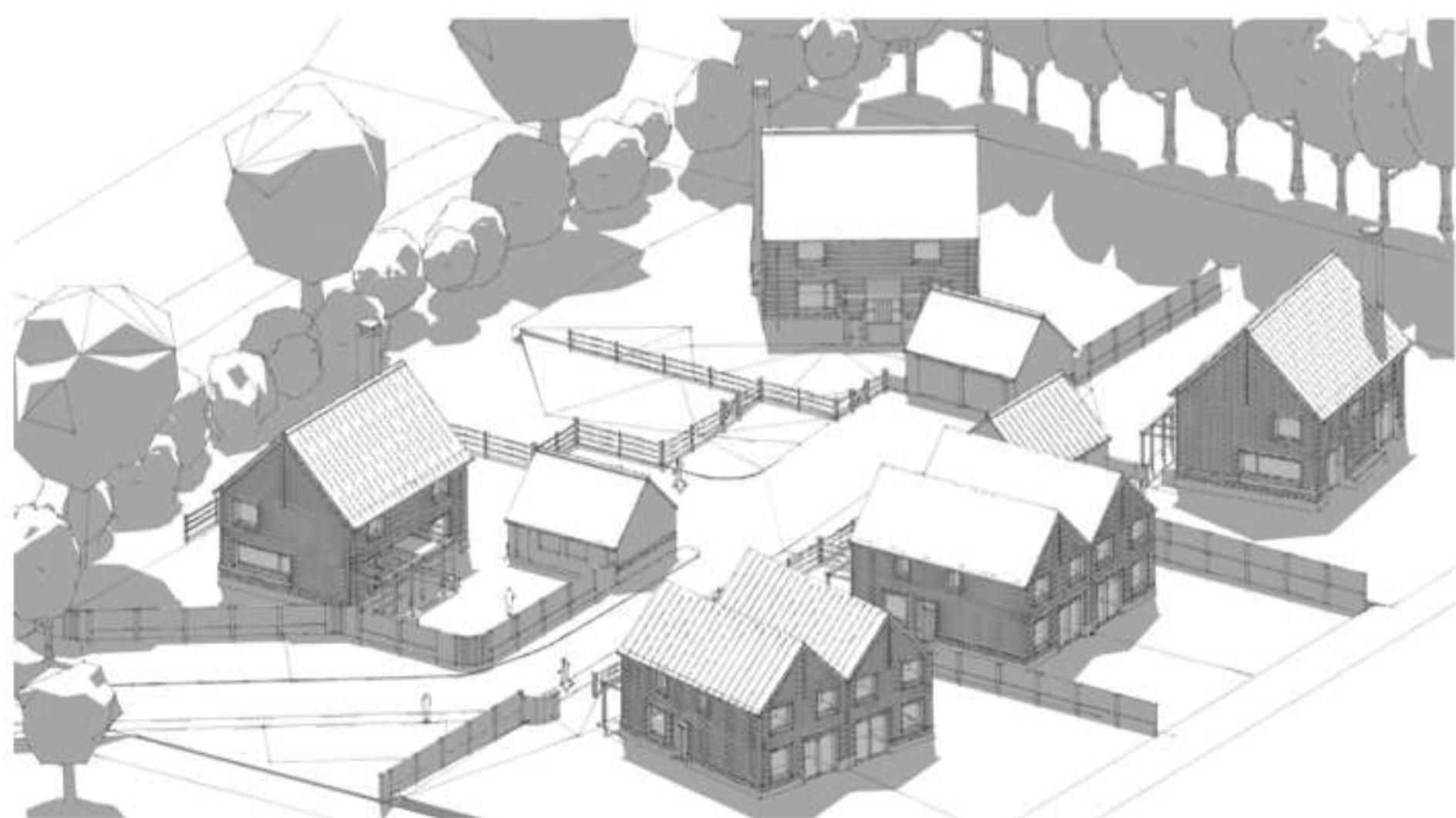


Site & Architectural Layout

Layout Development

4.05 The proposed layout strategy would incorporate the existing vehicle cross over to the north east of the site, which leads down to a central courtyard, via a gated driveway. The scheme proposes the following key elements:

- Informal organic design to work with the rural setting.
- Gated driveway leading to existing cross over.
- Balance of public and private spaces.
- Dedicated refuse store.
- 7 dwellings each with dedicated parking spaces.
- 8 visitor parking provision.
- Extensive planting to boundaries.
- Barn type arrangement and visual language.
- Sensitive scale to match the rural location.



Site plan arrangement.



Site plan arrangement.

Site & Architectural Layout

Layout Development

4.06 The proposed internal layout would incorporate the living accommodation on the ground floor, with the bedrooms within the roof space. There are two housing types, to provide a variety of choice and visual impact.

Key house plan features:

- Clear public and private areas.
- Porches and dedicated garages.
- Dedicated cycle stores within the gardens.
- Extensive planted gardens and terrace areas to each property.
- Visitor parking provision.
- Wheel chair accessible W.C. to the ground floor.
- Part M compliant layouts.
- Modern / flexible floor plans.
- Safe and secure design.



Sketch views of proposed arrangement.

5.0 Scale

Scale

5.01 The proposed dwellings follow a farmstead typology and are single storey, with a second floor within the roof space.

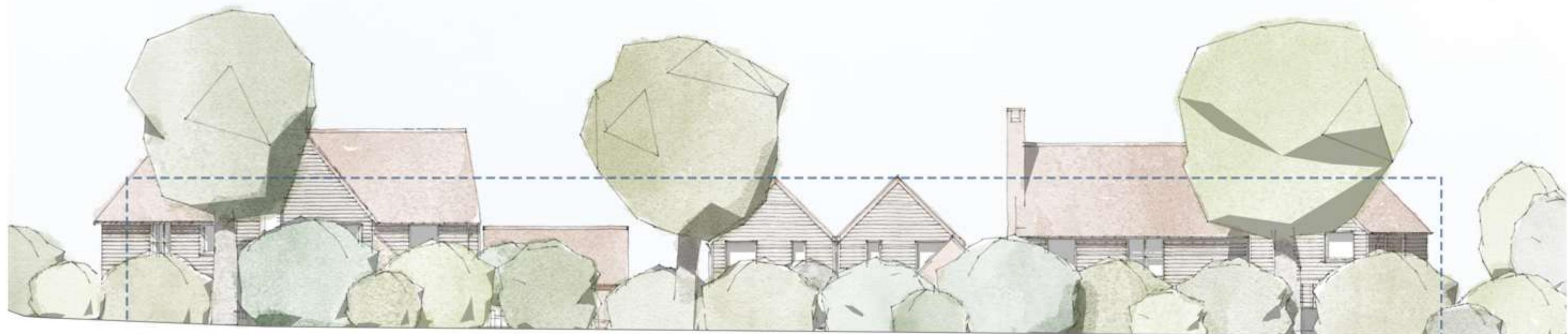
5.02 The proposed scale is suitable for the rural location and creates an interesting broken roofscape on the site that would be an improvement to the consented mono pitch roof.

Key design considerations:

- Use of varying levels to form a gentle variation in ridge heights.
- Proposed scale lower than the consented office block.
- Scattered and varied roofscape ridges provide visual interest and are consistent with the rural environment.
- Reduced number of proposed dwellings compared to the initial Pre-App submission, to further reduce the visual impact.



Approved office building



Proposed residential long section

6.0 Landscape & Ecology

6.01 The current site has been cleared to accommodate the consented commercial shed and apart from the existing boundary vegetation has a very low ecological value.

6.02 The consented scheme has a robust landscaping proposal but with a large proportion of the site given over to car parking, a residential development would provide an opportunity for an enhanced landscaping and ecological proposal.

6.03 The new proposal seeks to significantly enhance the biodiversity and soft landscaping aspects for the site with the following measures:

- Swift boxes placed at roof level to encourage biodiversity on site.
- Bee bricks and bat boxes to be incorporated into the upper walls.
- Habitat creation with a new pond/water feature.
- Extensive native planting and additional hedgerow added to site.
- Retention of existing mature trees and hedgerows to the Eastern and Southern boundaries.



Existing view across site looking North



Existing view across site looking South



Bat boxes, swift boxes and bee bricks to be introduced to new dwellings.

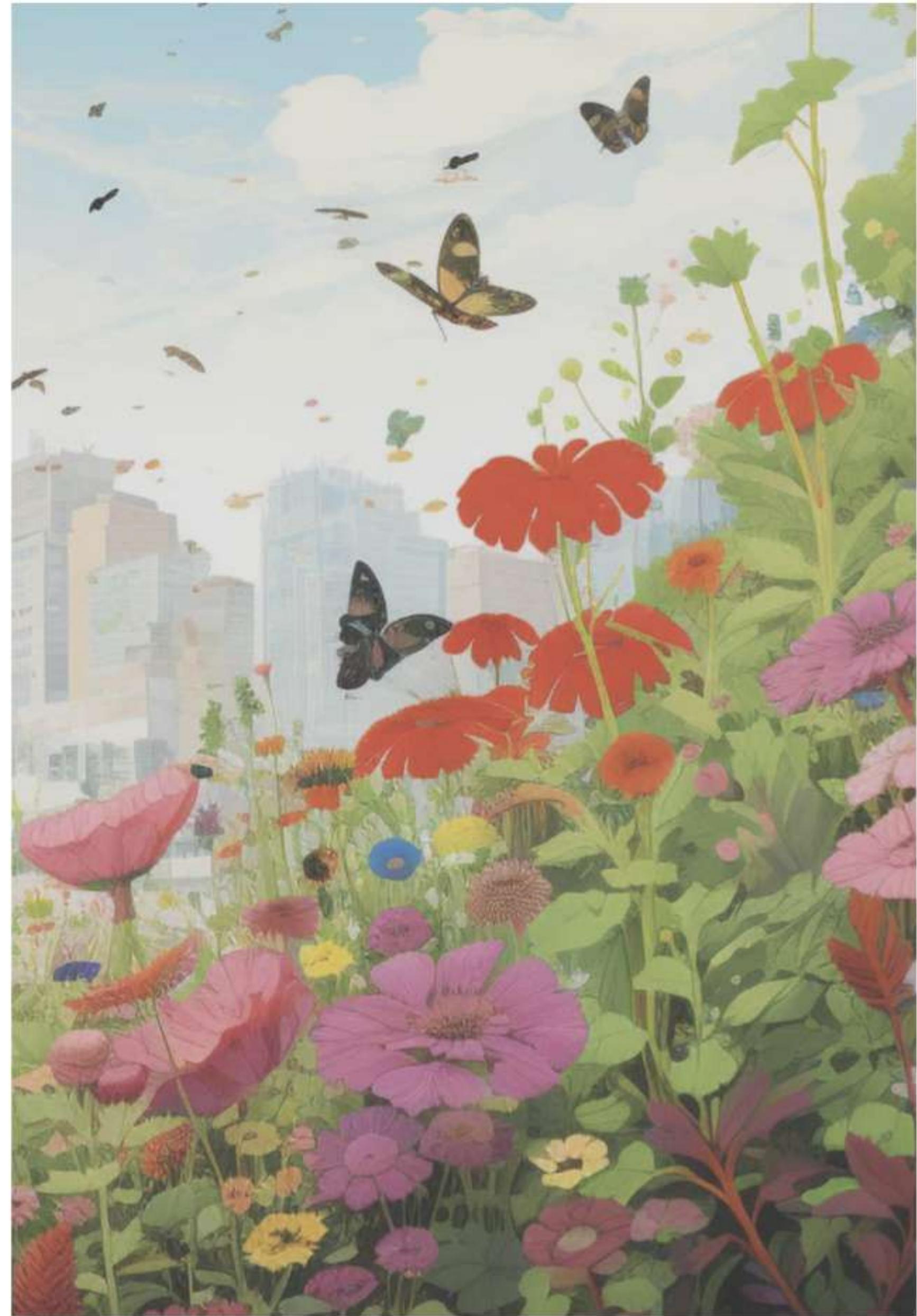


Native shrubs, perennials and wildflowers to be planted within gardens.



6.04 Biodiversity Net Gain Principles.

- Utilise the mitigation hierarchy to minimise the impact on biodiversity
- Eliminate any negative impacts on biodiversity
- Communicate each BNG outcome with complete transparency
- Cover all areas of sustainability, including societal and economic factors
- Involve any pre-development and post-development stakeholders in creating mandatory net gain solutions
- Focus on producing long-term environmental benefits from BNG
- Understand the variable factors and potential risks in order to achieve biodiversity and deliver net gain
- Offer nature conservation that exceeds the stated BNG requirements
- Determine a suitable method in order to secure measurable biodiversity net gains
- Ensure the best possible results from biodiversity net gain



Landscape & Ecology / BNG

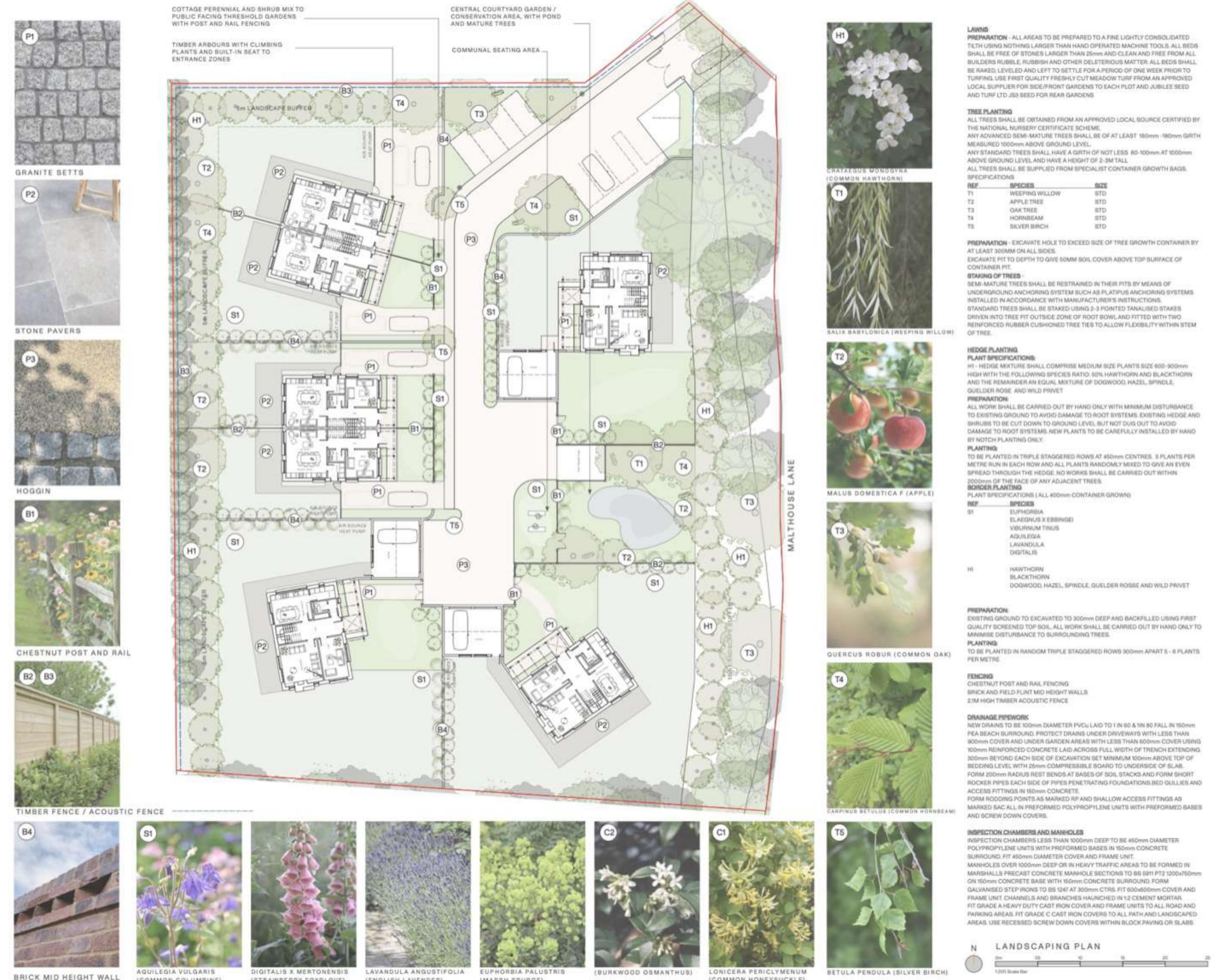
6.04 Landscaping Plan.

The proposed planting scheme to the perimeter of the site to increase the existing vegetation will include native hedging (H1) and trees. The private gardens will have lawns with native shrubs and perennials to borders. The communal public garden areas will also be heavily planted with native shrubs, perennials and pollinators.

Hard landscaping has been minimised and free draining stone pavers and hoggin are proposed. Both of these are convenient materials to excavate should additional services be required and can be replaced without any wasted materials.

The main landscaping and BNG strategy consists of:

- Dense planting of native hedging to Western and Northern boundary.
- Additional native hedging planted to roadside boundary to increase amount of hedgerow on site.
- Water feature of pond proposed to communal garden to create additional habitat on site.
- Continuous vegetation ribbon to surround site to encourage sustainable biodiversity.



7.0 Sustainability

Sustainability

7.01 The proposal seeks to incorporate key sustainable aspects to provide a zero carbon development:

- Possibility for Passivhaus standards - Energy required to heat passive home is 90% lower than that of other buildings
- Zero Carbon Sustainable technologies: Ground Source Heat Pump , Solar Panels and MVHR
- Improved Ecology and Biodiversity Net Gain of at least 20%.
- Native Planting and Landscaping
- Locally sourced building materials.
- Timber frame construction.

7.02 The 5 Passivhaus principles would be applied to the scheme :

- Air tight construction
- High quality insulation
- Low U value windows
- No thermal bridging
- Mechanical ventilation with heat recovery

The above principles ensure minimum energy use, stable temperatures and comfortable conditions.

Small scale housing

Operational energy

Implement the following indicative design measures:

Fabric U-values (W/m ² .K)	
Walls	0.13 - 0.15
Floor	0.08 - 0.10
Roof	0.10 - 0.12
Exposed ceilings/floors	0.13 - 0.18
Windows	0.80 (triple glazing)
Doors	1.00

Window areas guide (% of wall area)	
North	10-15%
East	10-15%
South	20-25%
West	10-15%

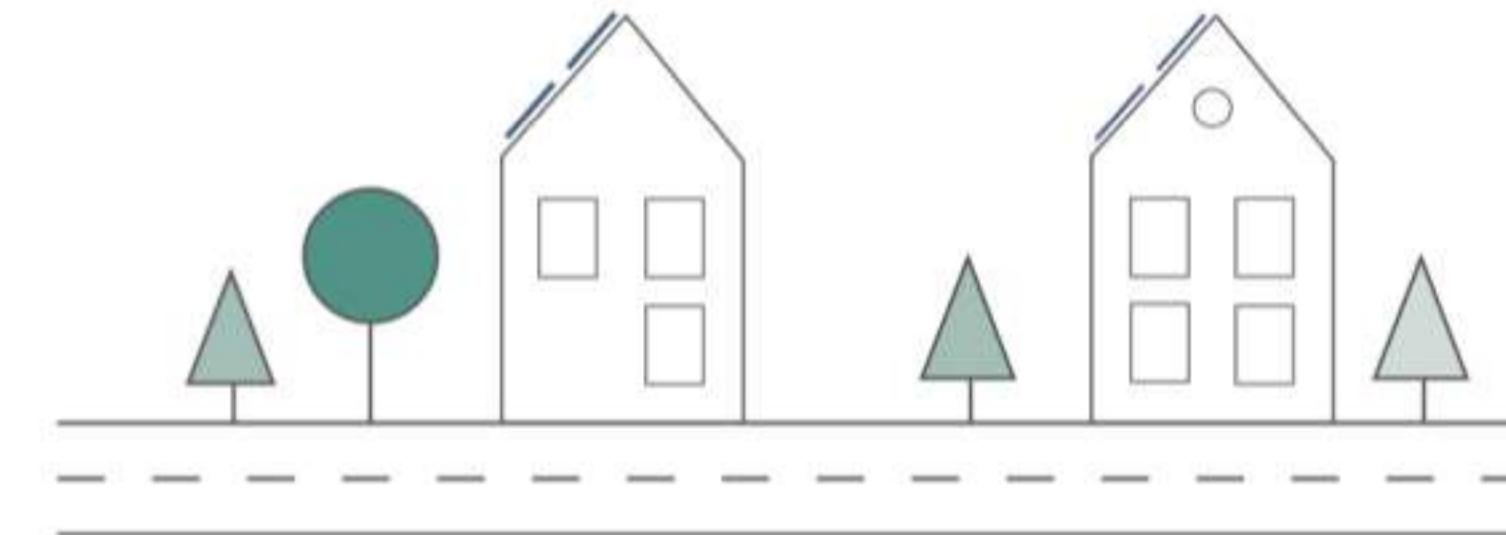
Reduce energy consumption to:
35 kWh/m².yr
Energy Use Intensity (EUI) in GIA, excluding renewable energy contribution

Reduce space heating demand to:
15 kWh/m².yr

Efficiency measures	
Air tightness	<1 (m ³ /h. m ² @50Pa)
Thermal bridging	0.04 (y-value)
G-value of glass	0.6 - 0.5
MVHR	90% (efficiency) ≤2m (duct length from unit to external wall)

Maximise renewables so that 100% of annual energy requirement is generated on-site

Form factor of 1.7 - 2.5



Embodied carbon

Focus on reducing embodied carbon for the largest uses:

Products/materials (A1-A3)	<1%
Transport (A4)	<1%
Construction (A5)	14%
Maintenance and replacements (B1-B5)	5%
End of life disposal (C1-C4)	80%

Average split of embodied carbon per building element:

- 30% - Superstructure
- 27% - Substructure
- 20% - Internal finishes
- 17% - Façade
- 5% - MEP

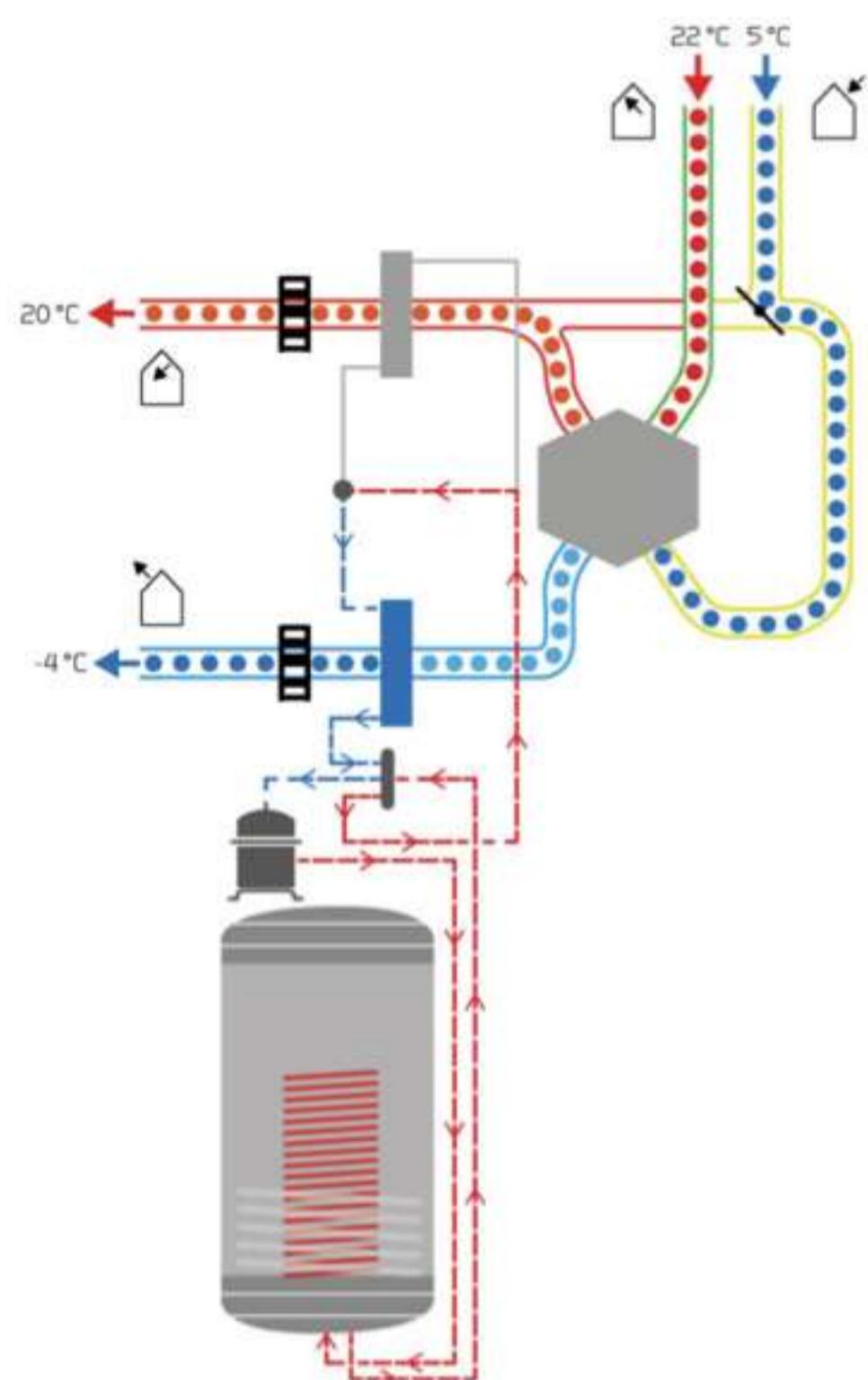
<500 kgCO₂/m²
Area in GIA

Sustainability

7.04 The primary energy strategy is to install a Nilan Compact P2 system ventilation and heating system. In contrast to other ventilation units, it recovers 100% of the heat from the extract air. The counterflow heat exchanger makes it possible to recover up to 95% of the energy in the extract air. This is then used to heat the outdoor air. The integral heat pump will utilise any remaining energy for producing domestic hot water. The efficient AIR air to water heat pump supplies energy to heat the dwelling via an underfloor heating system or via low energy radiators.

7.05 The House will target a 19% improvement on current Part L building regulations which will reduce heating costs.

7.06 When the integral heat pump in the ventilation part is not producing domestic hot water, it can heat the supply air even further and thereby help heat the dwelling. This only happens when the indoor temperature or the supply air temperature falls below the value specified in the settings. When the heat pump heats the supply air, the domestic hot water is also heated slightly at the same time. The temperature may therefore exceed the one that you have set as your desired hot water temperature.



Nilan Compact P2 ventilation and heating systems.



Air to water heat pump

Compact P2 AIR is equipped with an efficient air to water heat pump that enables you to connect up hydronic underfloor heating or low temperature radiators for central heating.

The solution consists of an integral indoor unit in Compact P2, and an outdoor unit that is easy to connect. AIR9 has been fitted with a reversible heat pump that can also cool.

The AIR air to water heat pump is connected to the heating control system in the dwelling. The control system then signals when the dwelling requires heating.

The AIR air to water heat pump can help the ventilation part of Compact P2 heat the domestic hot water if required.

You can purchase an additional 250 litre hot water tank (SHW).

8.0 Appearance

Appearance

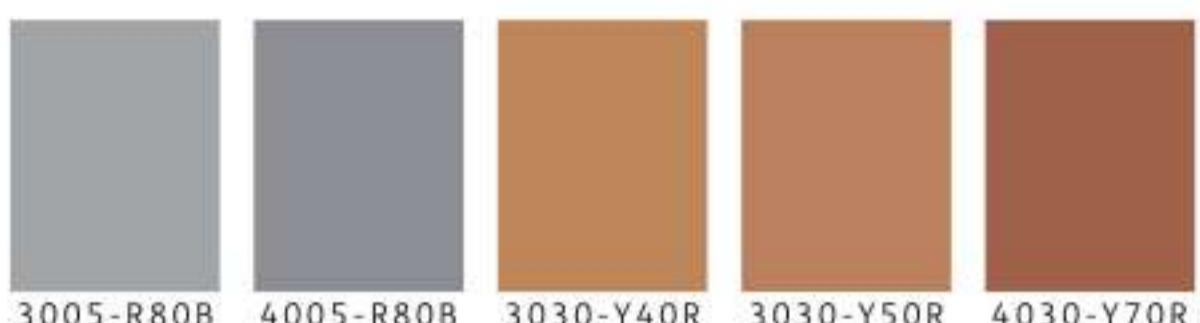
Material Study - Malthouse Lane

8.01 The appearance of the local area is that of a rural / suburban fringe. As such, there is a mixture of rural, domestic and commercial architectural languages. The construction palette is generally traditional Sussex vernacular:

- Red and brown facing bricks.
- Use of timber cladding.
- Flint work.
- Mixture of clay tiles and rural sheet corrugated roof materials.
- Natural / earthy colour palette.

8.02 A local area colour study demonstrates the range and scope of the predominant architectural colours and materials. The study has informed the proposed choice of building materials.

Construction material colour palette



Walls



Roofs



Appearance

8.03 The proposed dwellings are conceived as a contemporary interpretation of a cluster of rural barns, formed around a traditional farmstead courtyard. The palette and form would be traditional but with contemporary detailing.

Proposed materials:

- Locally sourced facing bricks, up to plinth level.
- Oiled larch cladding to upper parts.
- Hand made clay tiles.
- Steel metal window frames.
- Facing brick boundary walls.
- Post and rail fences
- 'Hoggin' main road way
- Permeable pavers.
- Free draining shingle
- Lawns and extensive planting.



Eave and window detail, down pipe and timber cladding.



Window and door detail, brick plinth and timber cladding.



Eave and window detail and timber cladding.

Appearance

Rendered views



Entrance approach, from Malthouse Lane



Private garden view.

Appearance

Rendered views



Entrance approach, from Malthouse Lane



Communal seating area view.

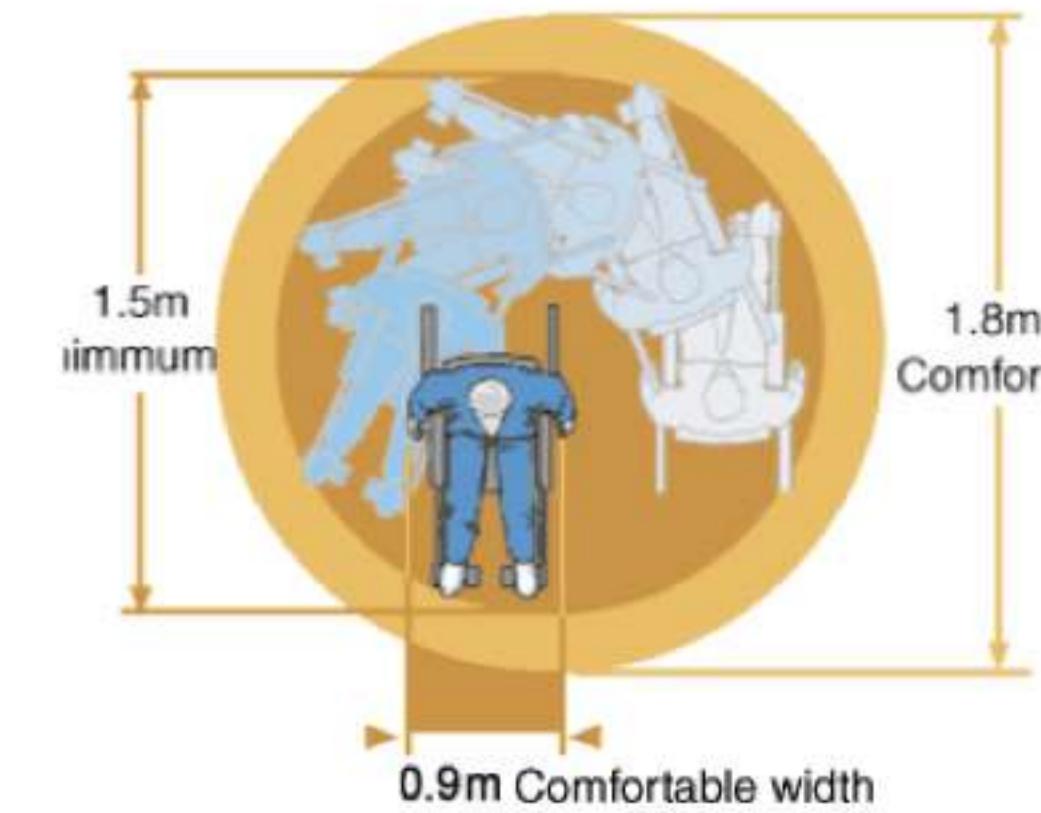
9.0 Access, Refuse & Security

Access, Refuse & Security

- 9.01 The proposed application accommodates Part M and Lifetime homes requirements with level thresholds consideration given to wheelchair provision within the design.
- 9.02 Emergency vehicles have unhindered access to the site directly from Malthouse Lane. There is a 16M turning point for emergency vehicles.
- 9.03 Secure, internal cycle storage for 2 spaces per house are provided to the rear gardens and garages providing a total of 14 spaces + 4 short stay secure stands within the public area.
- 9.04 Refuse and recycling stores are located in a dedicated refuse store, adjacent to the entrance and with easy access for refuse collection. The garden area will include a built in composting area and the residents will be encouraged to compost food waste via a domestic vermicomposting unit adjacent to the composting area.
- 9.05 Recycling will be encouraged within the dwelling with segregated bin storage facilities to be provided under the sink within kitchen units to provide easy storage.

All dwellings to include the following wheelchair accessible measures:

- Suitable dwelling entrance opening width of 775 mm clear.
- A 1500mm clear turning circle in main living space
- Suitable internal door opening clear widths of 850mm.
- All units to have the principal living room at entry level.
- Glazing to principal rooms starting at a maximum of 850mm above door level and complying with the requirements of AD K for guarding.
- Principal bedrooms with a clear access zone of 1,000mm around both sides and the foot of the bed. Other bedrooms with a clear zone of 1,000mm to one side and the foot of the bed.
- Step free access to WC and bathroom facilities at entry level.
- Ability for adaptation, including reinforced walls for grab rails in the bathrooms.



Access, Refuse & Security

9.06 The design supports the principles of Secured by Design which aims to achieve a high overall standard of security for buildings and for the private and public spaces around them.

Through the introduction of appropriate design features that facilitate natural surveillance and create a sense of ownership and responsibility for every part of the development, criminal and anti-social behaviour within the curtilage or grounds of an estate can be deterred. These design features include secure vehicle parking, adequate lighting of communal areas, fostering a sense of ownership of the local environment, control of access to individual and common curtilages, defensible space, and landscape design supporting natural surveillance and safety.

Secured by Design



Official Police Security Initiative

9.07 SECURED BY DESIGN GUIDELINES FOR DEVELOPMENT LAYOUT:

1. Communal areas to allow natural supervision.
2. Boundary fences to be balanced between security, surveillance and private property.
3. Frontages to be defined to demarcate between public and private property.
4. Boundaries to be clearly defined and features to prevent unauthorised vehicle access integrated.
5. Suitable lockable gate to private garden areas to exclude casual access to properties.
6. Clear name and numbering of roads and properties.
7. One car parking space per dwelling located in secure environment, with visitor parking located within view of the property.



10.0 Amount / Affordable Housing Allocation

Amount / Affordable Housing Allocation

10.01 The proposed development comprises 7 new houses, within a total site area of **997m²**

10.02 There are 22 allocated parking spaces, including:

- 14 allocated spaces (2 per house)
- 8 visitor spaces (including 2 Wheelchair accessible spaces).
- All houses are to have dedicated EV charging points.
- 2 Visitor and Wheelchair accessible spaces to have EV charging points

10.03 A dedicated refuse and recycling area is located to the north east corner, providing easy collection for LA refuse collection.

10.04 Provision for 2 long stay cycle storage is allocated to each garden.

10.05 District Plan policy provision of affordable housing (DP31: Housing)

the provision of a minimum of 30% on-site affordable housing for all residential developments providing 11 dwellings or more, or a maximum combined gross floorspace of more than 1,000m²;

10.06 The proposal is for a net gain of 7 houses. The proposed dwelling number and total area is below the threshold for an affordable housing provision contribution.

10.07 The dwelling exceeds National guidelines set out in the 'Technical housing standards – nationally described space standards' - March 2015.

1739 - MALTHOUSE LANE					
Accommodation Schedule					
Proposed Dwelling:	House Type:	Garage:	GIA:		
			Sqft	Sqft	
Plot 1	TYPE A, 2 Storey (3B 5P)	No	124	1,335	
Plot 2	TYPE A, 2 Storey (3B 5P)	No	124	1,335	
Plot 3	TYPE A, 2 Storey (3B 5P)	No	124	1,335	
Plot 4	TYPE A, 2 Storey (3B 5P)	No	124	1,335	
Plot 5	TYPE B, 2 Storey (4B 8P)	Yes	165	1,776	
Plot 6	TYPE B, 2 Storey (4B 8P)	Yes	165	1,776	
Plot 7	TYPE B, 2 Storey (4B 8P)	Yes	165	1,776	
Total GIA			991	10,667	
Parking Schedule					
Proposed Parking:	Off Street / Driveway:	Double Garage:	At Entrance:	Total:	
				Cars	Cycles
Plot 1	2 Cars			2	4
	4 Cycles				
Plot 2	2 Cars			2	4
	4 Cycles				
Plot 3	2 Cars			2	4
	4 Cycles				
Plot 4	2 Cars			2	4
	4 Cycles				
Plot 5	2 Cars	1 Car		3	4
	4 Cycles				
Plot 6	2 Cars	1 Car		3	4
	4 Cycles				
Plot 7	2 Cars	1 Car		3	4
	4 Cycles				
Visitor		5 Cars		5	2
		2 Short Stay Cycles			
Total Cycles				30	
Total Cars				22	

Accommodation schedule

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		
	4p	70	79		2.0
3b	4p	74	84	90	
	5p	86	93	99	2.5
	6p	95	102	108	
4b	5p	90	97	103	
	6p	99	106	112	
	7p	108	115	121	3.0
	8p	117	124	130	
5b	6p	103	110	116	
	7p	112	119	125	3.5
	8p	121	128	134	
	7p	116	123	129	
6b	8p	125	132	138	4.0

Technical Housing Standards

11.0 Summary

Summary

11.01 The Full Planning Application submission, consisting of this Design and Access Statement and supporting drawings, sets out a clear case for residential development on the Malthouse Lane site. The proposal clearly demonstrates that through high quality design, the prime development site can provide valuable and much needed accommodation to an area with a fast growing need for quality residential accommodation.

11.03 It is acknowledged that the site is outside of the urban built boundary but it is clearly a 'grey field' site with an extant approval for a substantial office building and associated carpark consisting of 83 parking spaces.

Works have been temporarily paused to allow a full assessment of an alternative use of the site. This provides an opportunity to potentially implement a more sensitive development for the site.

11.04 The key design principles that benefit the proposal are:

- Local regeneration.
- High quality housing, that addresses local needs.
- Sustainable development.
- General compliance with LPA and National Planning policies.
- Exceeds Government / National domestic space standard requirements.
- Increased BNG.
- Decrease in vehicle movements from the projected office use.
- Decrease in parking spaces from 83 down to 22 spaces.
- Reduced visual impact to the countryside environ.
- Appropriate design and materials for the rural setting.
- Conservation and enhancement of the semi rural character.
- Maintaining 'sense of place' of existing settlement.
- Re-use of 'Grey field' site.

11.05 The proposal aims to improve the existing biodiversity of the site by enriching the range of existing vegetation with native species planting.

The proposed design would be a valuable and beneficial addition to the local area, by promoting the principles of sustainable, local regeneration and design and delivering an appropriate use for the site. These dwellings would meaningfully contribute towards meeting identified local housing needs whilst protecting the character of the area.

Thank you

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