



Design and Access Statement

for BKJS Developments Ltd

Part 1 of 2

0715.DAS.001.A / November 2025



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Part 2 (refer to seperate statement)

4.00 Plot Passports



1.00 Introduction



1.01 Executive Summary

ABIR architects have been tasked by the client, BKJS Developments Ltd, with establishing a proposal for the site south of Burleigh Lane near Crawley Down.

All proposals will be of high quality, sensitively and sustainably designed and considered to provide a cohesive approach to the site which complements its setting and adjacencies.

1.02 Introduction

This Design and Access Statement (DAS) outlines the proposal for 8no. self-build / custom build dwellings comprising a mix of detached family houses/ bungalows on the site in Burleigh Lane, Crawley Down.

It accompanies an outline planning application where all matters will be reserved with the exception of access and provides an overview of indicative dwellings and plots with plot passports setting out general parameters for each to ensure a high quality, sympathetic development which is contextually appropriate.

The design team consists of client, ABIR architects, DMH Stallard Planning Consultant, Nicholas Dexter Landscape Design, Reeves Transport Planning, Landscape Visual, David Archer Associates (arboraculturist), The Ecology Partnership, CEP Drainage and Flood Risk, XDA Consulting Sustainability & Energy.

This DAS has been prepared by ABIR Architects on behalf of BKJS Developments Ltd and should be read in conjunction with all other documentation as submitted by the wider design team.







2.01 The Site & Context

Sited around 7 miles east of Crawley, 6 miles south-east of Gatwick Airport and 4 miles west of East Grinstead the village of Crawley Down lies within the county of West Sussex.

The site, located towards the south-eastern edge of the village of Crawley Down, on the south side of Burleigh Lane, (and around 140M east of Sandhill Lane) , comprises a large, relatively flat parcel of managed grassland field measuring around 1.77ha. It is bounded by a dense woodland around its entire perimeter with associated under storey vegetation allowing it to be well screened.

Existing access to the site is through a gate on the west side to the rear of Sandhill House from a gravel track accessed from Burleigh Lane.

The site is bounded to the north by Burleigh Lane (public footpath), opposite an open field containing derelict commercial buildings. This area of land currently proposes..... *“the demolition of numbers 9-11 Woodlands Close together with the demolition of other existing buildings on site and erection of 48 dwellings (Use Class C3) with open space, landscaping, car parking and associated infrastructure including provision of internal access roads and access road onto Woodlands Close”* as formalised under planning application DM/25/1593 which is pending consideration.

To the west lies Sandhill House which comprises a large detached 7no. bedroom family dwelling on a plot of c.1.76ha, immediately north of which lies Thyme Cottage, a large property on a c.0.40ha plot. Furthermore another detached dwelling with outbuildings (Hedgerows) is located to the east of the site (on a c.45ha plot) with stables, woodland and a detached residential property to the south. All are privately owned.

Contextually, the local areas to the South, West and North-East of Burleigh Lane and Sandhill Lane are continuous large individual / substantial plots with detached houses of various styles and ages. The Grade II Burleigh Cottage, is located along Burleigh Lane to the west of the site at the junction of Sandhill Lane.



2.00 The Site & Context

2.02 Site Plan





2.00 The Site & Context

2.03 Site Photographs



View 1 - View to South



View 5 - View to West from East boundary



View 2 - View to South from North boundary



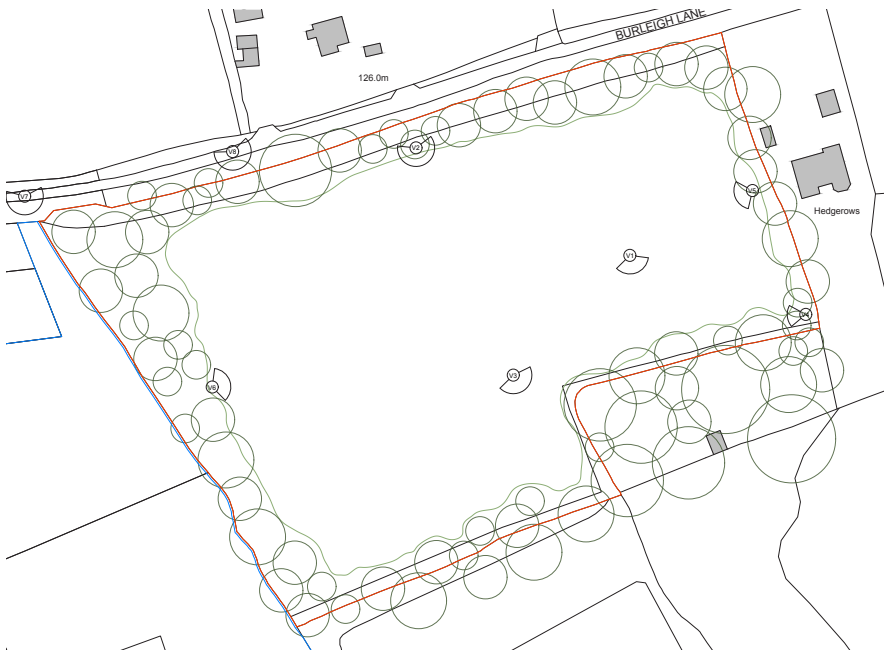
View 6 - View to East from West boundary



View 3 - View to South East



View 4 - View from South East corner





2.00 The Site & Context

2.03 Site Photographs & Section



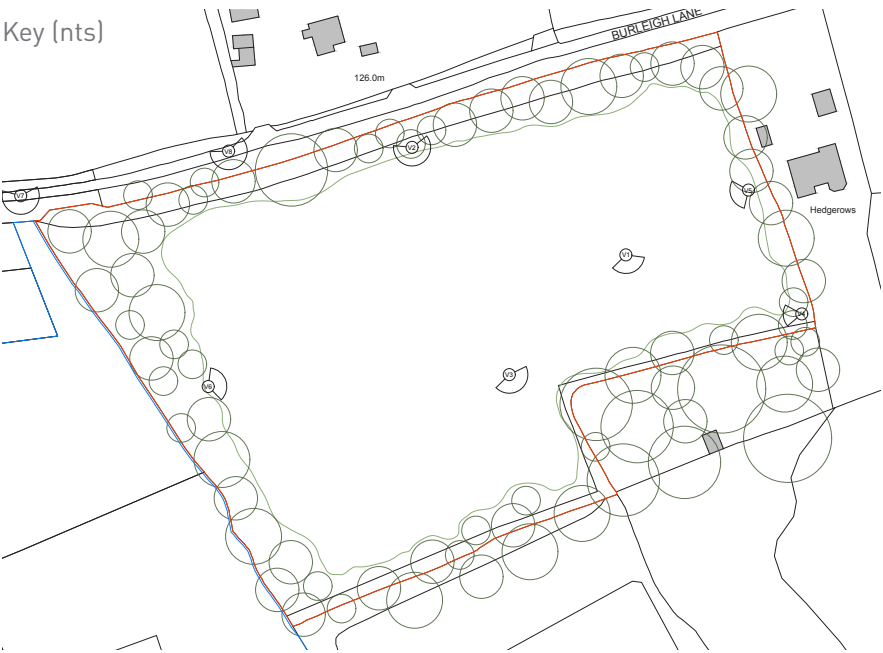
View 7 - Burleigh Lane and existing entry to land at Sandhill House



View 8 - Burleigh Lane



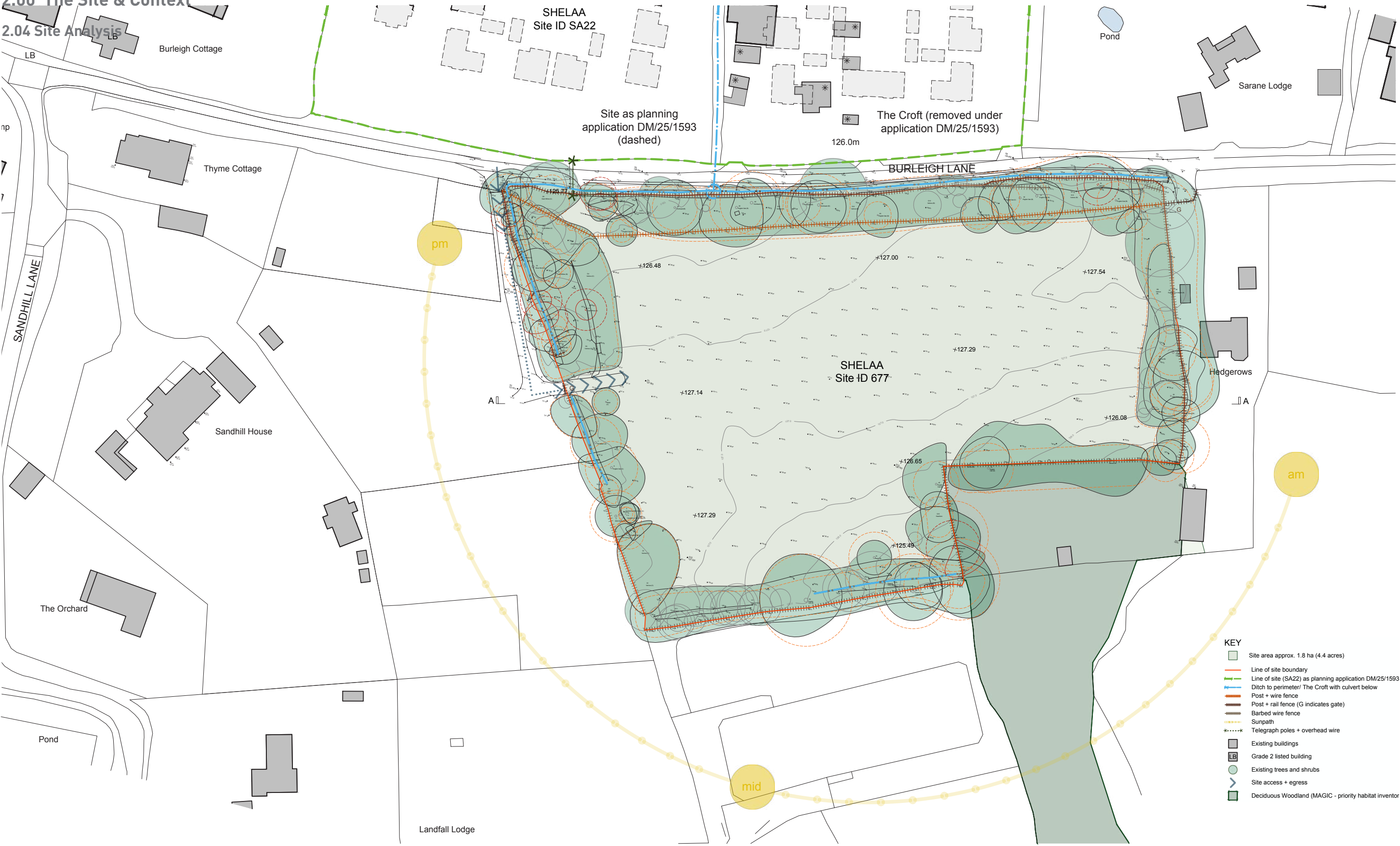
Existing Site Section A-A 1:500  
0 10 20 30 40  
scale in metres 1:500





2.00 The Site & Context

2.04 Site Analysis



e ID 677 | District Plan: Site Selection - Housing Crawley Down  
formation extracted from Mid Sussex DC document)

Planning Constraints

**Landscape:** Neutral. Medium potential for change in landscape terms.  
**Flood Risk:** Very positive. The site lies entirely within Flood Zone 1, the area of lowest fluvial.  
**Trees:** Positive. Presence of trees on site or along the boundaries.  
**Biodiversity:** Very positive. Site not within or adjacent to designated site.  
**Listed Buildings:** Positive. Listed building are present on/within proximity if the site, less than substantial harm - low impact.  
**Conservation Areas:** Very positive. There are no conservation areas within/ close to the site - no impact.  
**Archaeology:** Very positive. No archaeological designations on/ adjacent to site.

Deliverability Considerations

- 8. **Availability:** Positive. The site will become available for development during the plan period. In preliminary discussions with a developer.
- 9. **Access:** Negative. Site approach would require improvements to accommodate further development, achievability is uncertain.

Sustainability/ Access to Services

- 10. **Bus/ Train/ Public Transport:** Neutral. Access to public transport and/ or frequency of public transport in location is fair.
- 11. **Main Service Centre:** Negative. Journey likely to be by car only (greater than 20 minutes walk/ 30 minutes public transport).
- 12. **Primary School:** Neutral. Within 20 minutes walk.
- 13. **Health:** Positive. Within 15 minutes walk.
- 14. **Retail:** Very positive. Within 10 minutes walk.



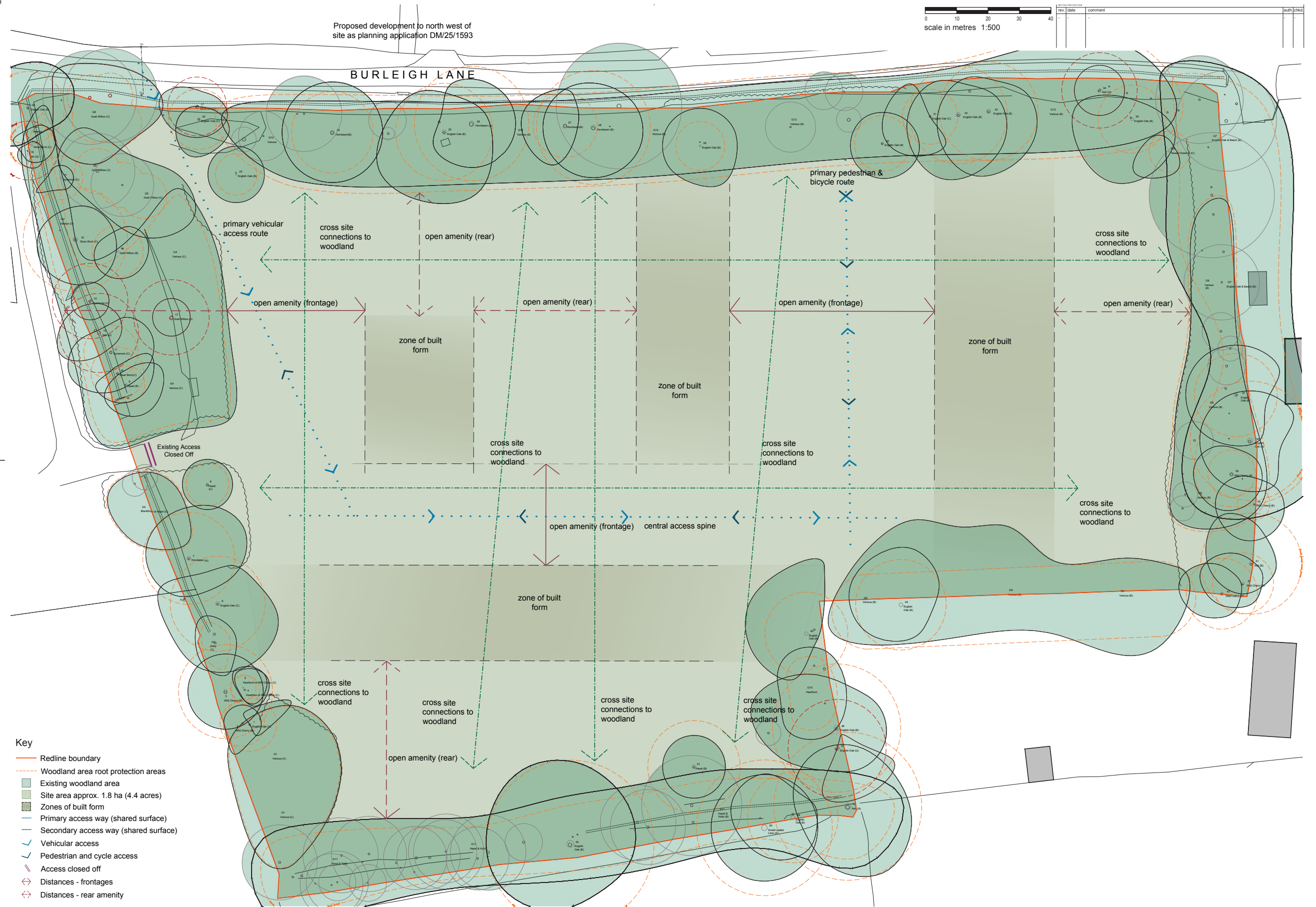


The introduction of 8no. self-build / custom build dwellings with indicative plots comprising a mix of 3-5 bedroom detached family houses and bungalows and includes associated access roadway, pedestrian footpaths and a designed landscape which comprises both private and public amenity and aims to ensure the protection of the perimeter woodland and planting ribbon to maintain the natural screening around its edge.

## 3.00 The Proposals



### 3.01 Site Zoning





3.00 The Proposals

3.02 Proposed Site Plan





3.00 The Proposals

3.03 Site Proposals : Built Form & Layout

The Proposal : Built Form - Use, Amount, Scale, Appearance

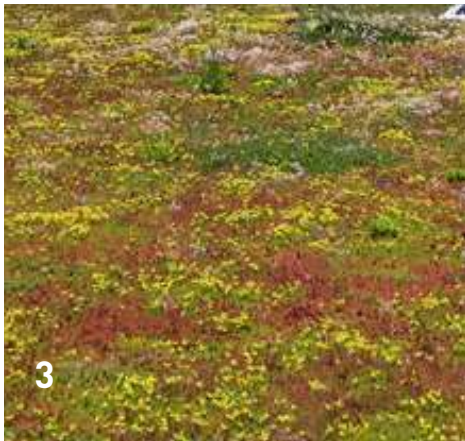
The proposal comprises the introduction of 8no. self-build / custom build dwellings with indicative plots comprising a mix of 3-5 bedroom detached family houses and bungalows and includes associated access roadway, pedestrian footpaths, and a designed landscape which comprises both private and public amenity and aims to ensure the protection of the perimeter woodland and planting ribbon to maintain the natural screening around its edge.

The scale of the dwellings, which propose heights of between one and two and a half storeys, has been designed to be sympathetic to the surrounding context referencing the larger existing detached units on both Burleigh Lane and Sandhill Lane.

These existing surrounding properties comprise a variety of architectural styles and materiality which has been utilised as a springboard to develop the architectural proposals for the site to ensure a sympathetic response to the immediate surrounding architectural context as well as the sites natural context.

The form of the dwellings is derived materially from these precedents including a mix of natural and charred timber boarding (both horizontal and vertical- 1,2 &9) , buff/red brick (7,8), handmade clay roof tiles and tile hanging (4,5,6), natural slates & sedum flat roofs (3) and whilst the design is contemporary in its detailing it references the surrounding vernacular.

The use of different materials/detailing across each plot aims to reinforce a sense of individual plots rather than a homogeneous estate character.



The Proposal : Site Approach, Access, Layout, Landscaping

In line with the observations and recommendations made in both the Ecology Report (The Ecology Partnership) and the LVIA (Landscape Visual), the proposals are driven by a landscape-and context led approach – local character, orientation, relationships to site edges/boundaries, neighbouring properties and plots, vegetation and trees, and other factors.

The site is located such that it forms a transitional node between the denser development of Crawley Down to the North and the open countryside to the South. This has influenced the overall density with the site response remaining relatively low in density referencing the immediate surroundings which comprise primarily of large detached plots which vary in architectural design, typology, scale, massing and landscape design.

Overall the site density is around 4.5 dwellings per hectare which is comparable with the adjacent sites to the west which see a density of c.3-4 d/ha.

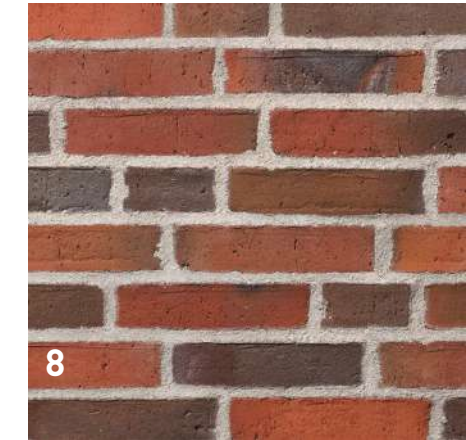
In addition the plots propose gaps between in order to maximise connections to the sites woodland backdrop, wherever viewed from, to maintain the rural character as well as open wide frontages to each unit.

Many of the woodland trees are considerable in size and thus, in order to ensure root protection areas remain undisturbed as well as limiting vegetation removal to form site access points, the site has been separated by perimeter hedging to ensure the distinction of private and public amenity is maintained. The proposals seek to limit any dig / groundworks and are localised in location to follow the natural topography.

The aspect of all units has been considered by orientation – each plot has a generous east south or west rear garden with a number of the units also harnessing both east, south or west frontages, maximizing sunlight into each unit.

The landscaping proposals have been developed by Nicholas Dexter Landscapes (0373-NDLD-L-Landscape Proposal) and look to ensure the character of the site remains as existing with the introduction of natural boundaries, additional tree and vegetation planting, all designed to enhance the natural character of the site and provide further wildlife habitats.

The new access / egress point has been positioned to limit impact on the existing tree belt with only a grade C tree proposed to be removed to create the access point. Reference should be made to Reeves Transport consultancy's report as well as David Archer Associates Tree report.





3.00 The Proposals

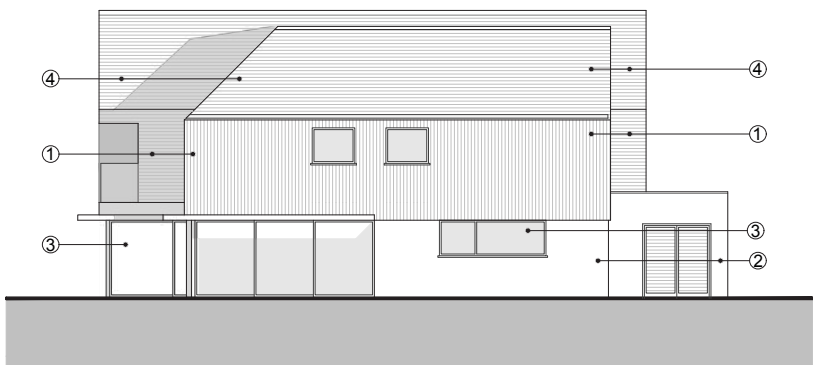
3.04 Proposed House Type A



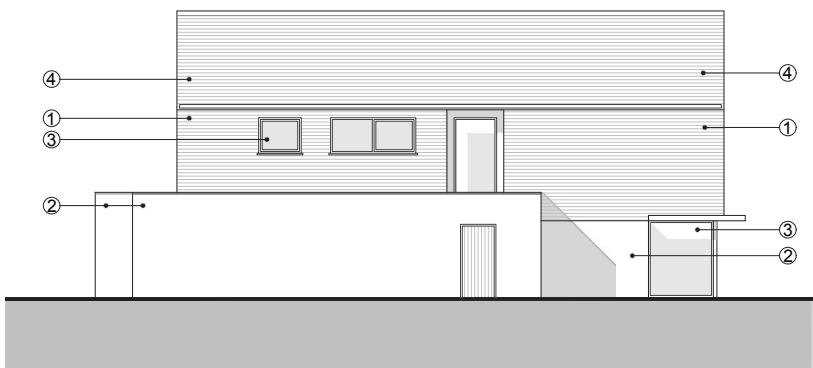
Type A - Front Elevation



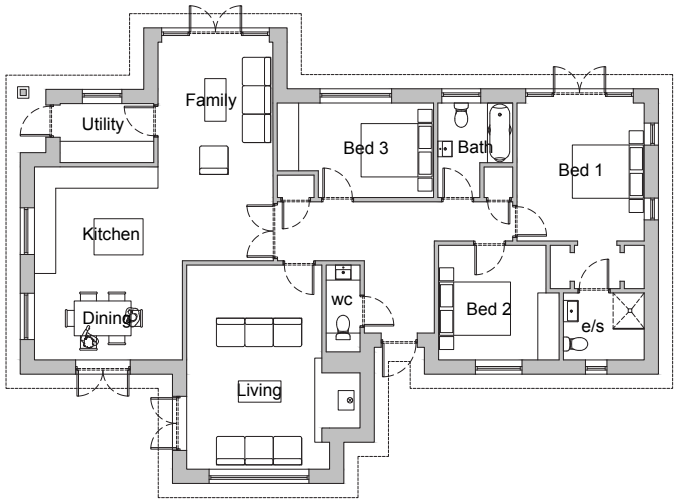
Type A - Rear Elevation



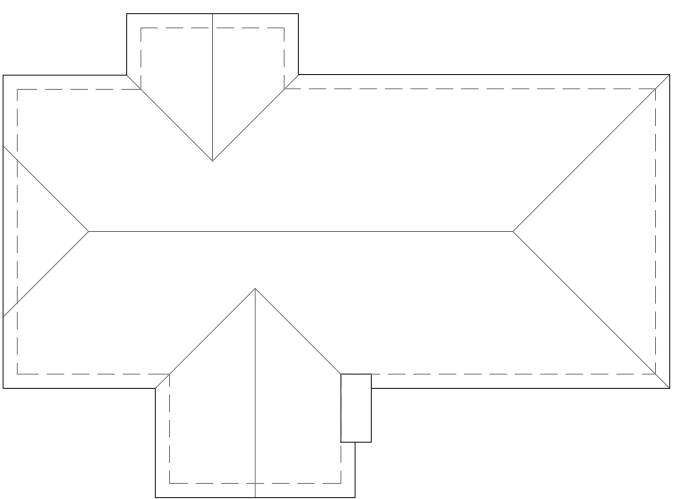
Type A- Side Elevation 1:100



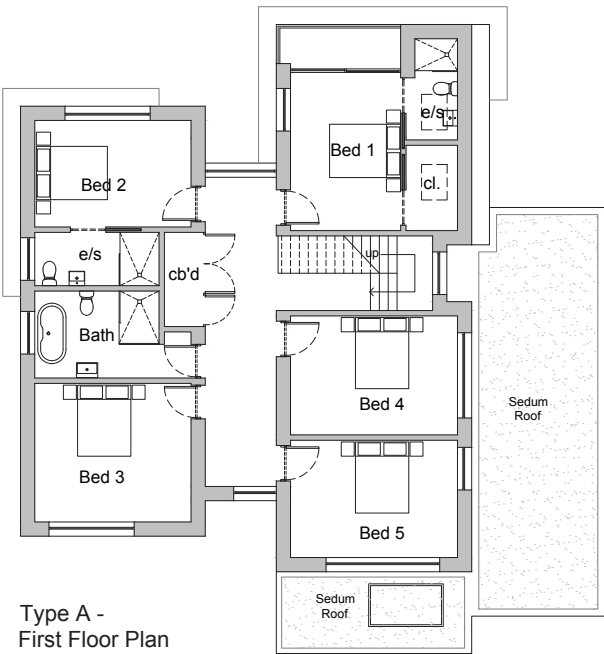
Type A - Side Elevation



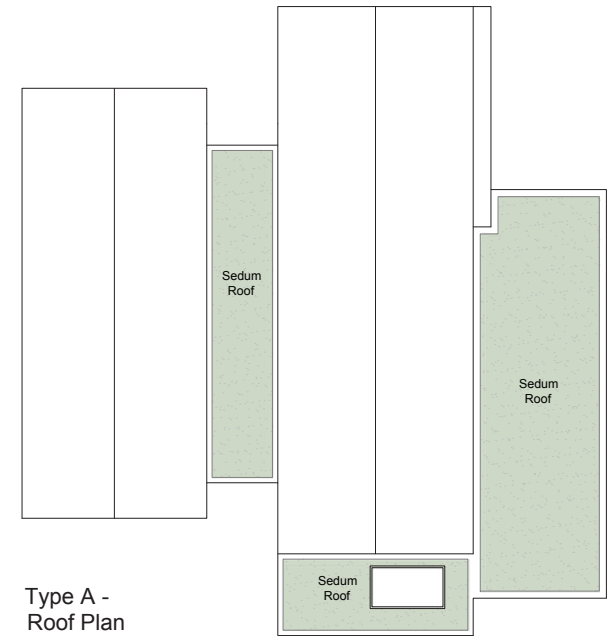
Type B -  
Ground Floor Plan



Type B -  
Roof Plan



Type A -  
First Floor Plan

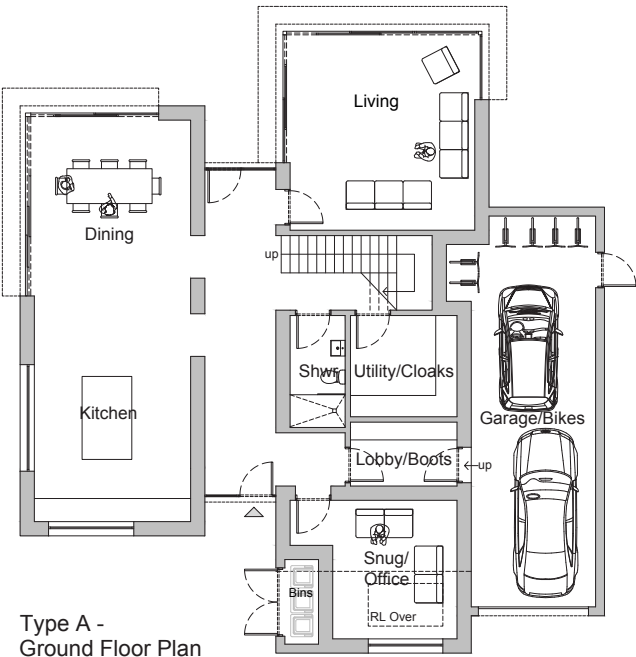
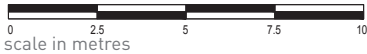


Type A -  
Roof Plan

Materials (options for each Type A dwelling No's A1, A4, A5, A6, A7 & A8)

- ① Walls
  - Natural timber boarding open jointed (horizontal and vertical)
  - Charred timber boarding open jointed (horizontal and vertical)
  - Handmade clay tile hanging with profiled curved mansard tile
- ② Walls
  - Face brickwork buff
  - Face brickwork red-brown
- ③ Joinery - powder coated aluminium composite windows and doors
- ④ Pitched Roofs
  - Handmade clay tiled pitched roof
  - Natural slated pitched roof(all with PV panels as required, located dependent on orientation)
- ⑤ Sedum flat roof

Type B dwelling (plans only) by ScandiaHus No's B2 & B3



Type A -  
Ground Floor Plan