



Design and Access Statement

for BKJS Developments Ltd

Part 2 of 2

0715.DAS.001 / November 2025

---

Part 2 of 2

Date : November 2025 / Document ref. : 0715.DAS.001 // Author : ES / MR / Checked : MR

ABIR Architects Ltd

1 Beta House, St Johns Road

Hove

BN3 2FX

t: +44 (0)1273 724384

e: [studio@abirarchitects.co.uk](mailto:studio@abirarchitects.co.uk)

[www.abir.co.uk](http://www.abir.co.uk)

© ABIR Architects Ltd: All text, drawings and images contained in this report unless otherwise stated are the property of ABIR Architects Ltd and may not be copied, scanned or reproduced in any way without written consent. (Mappings on front cover and pages 3 and 4 are courtesy of Google Maps).

Contents

Part 1 (refer to seperate statement)

1.00 Introduction

2.00 The Site and Context

3.00 The Proposals

**Part 2**

**4.00 Plot Passports** **1-8**

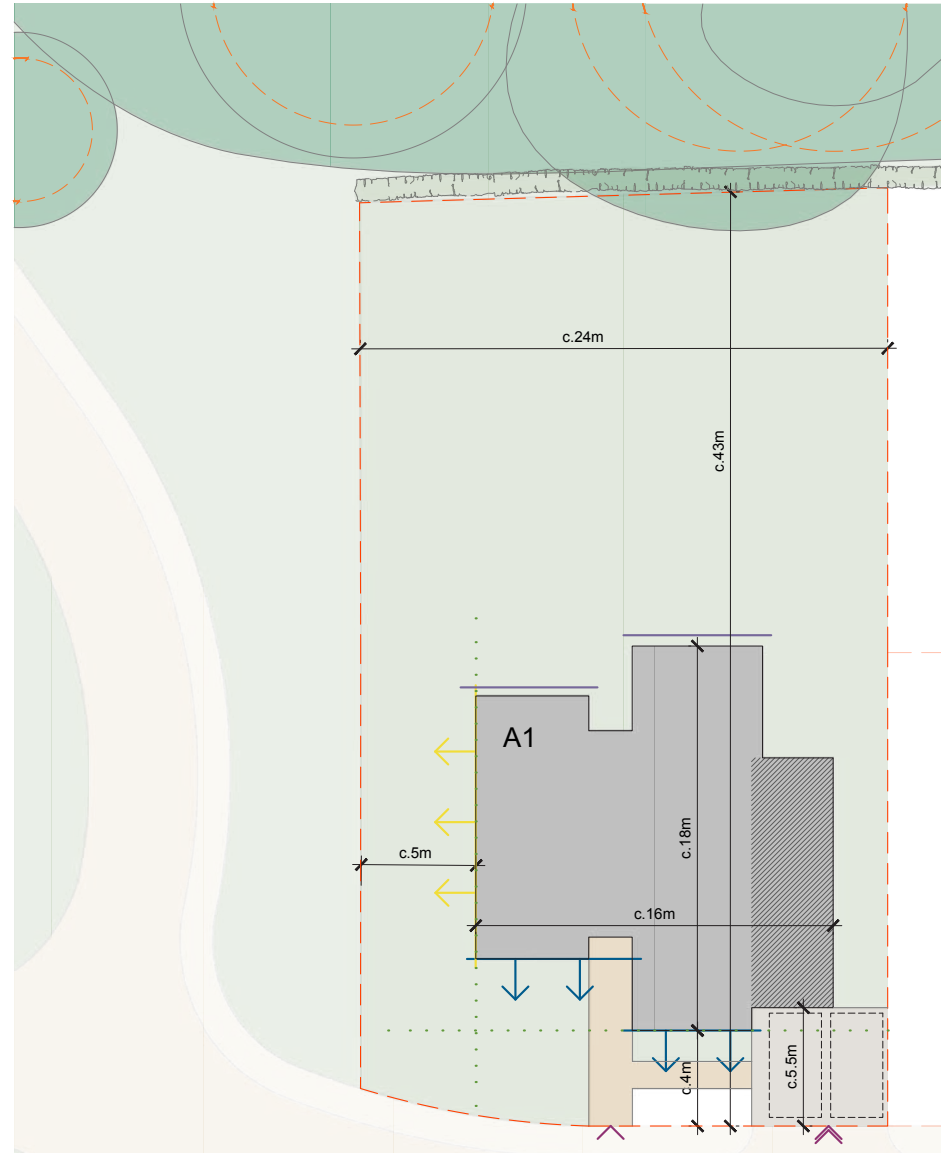
# Plot Passports

## Plot No: A1

Unit type: A - 5 bedroom  
 Plot area: c.1034m<sup>2</sup> (0.25ac)  
 Indicative GIA: 370m<sup>2</sup> (3986sqft)  
 Maximum ridge: 2 storey house

### Key

- plot boundary - extent of ownership
- build zone - new dwelling within this area
- ... build line - furthest extent of built form
- ↑↑ primary frontage - required surveillance
- ↑↑ secondary frontage - additional surveillance
- rear facade - primary orientation of rear elevation
- ^ main entrance to dwelling - pedestrian
- ^ vehicular access - driveway
- parking - minimum size 2.4 x 4.8m
- garage
- garden - private amenity
- root protection area (RPA)
- existing planting and trees
- pathway
- driveway



Key Plan (NTS)

For details of landscaping refer to  
 '0373-NDLD-L-0001-Landscape Proposal'

Plot Plan  
 scale in meters

# Plot Passports

## Plot No: B2

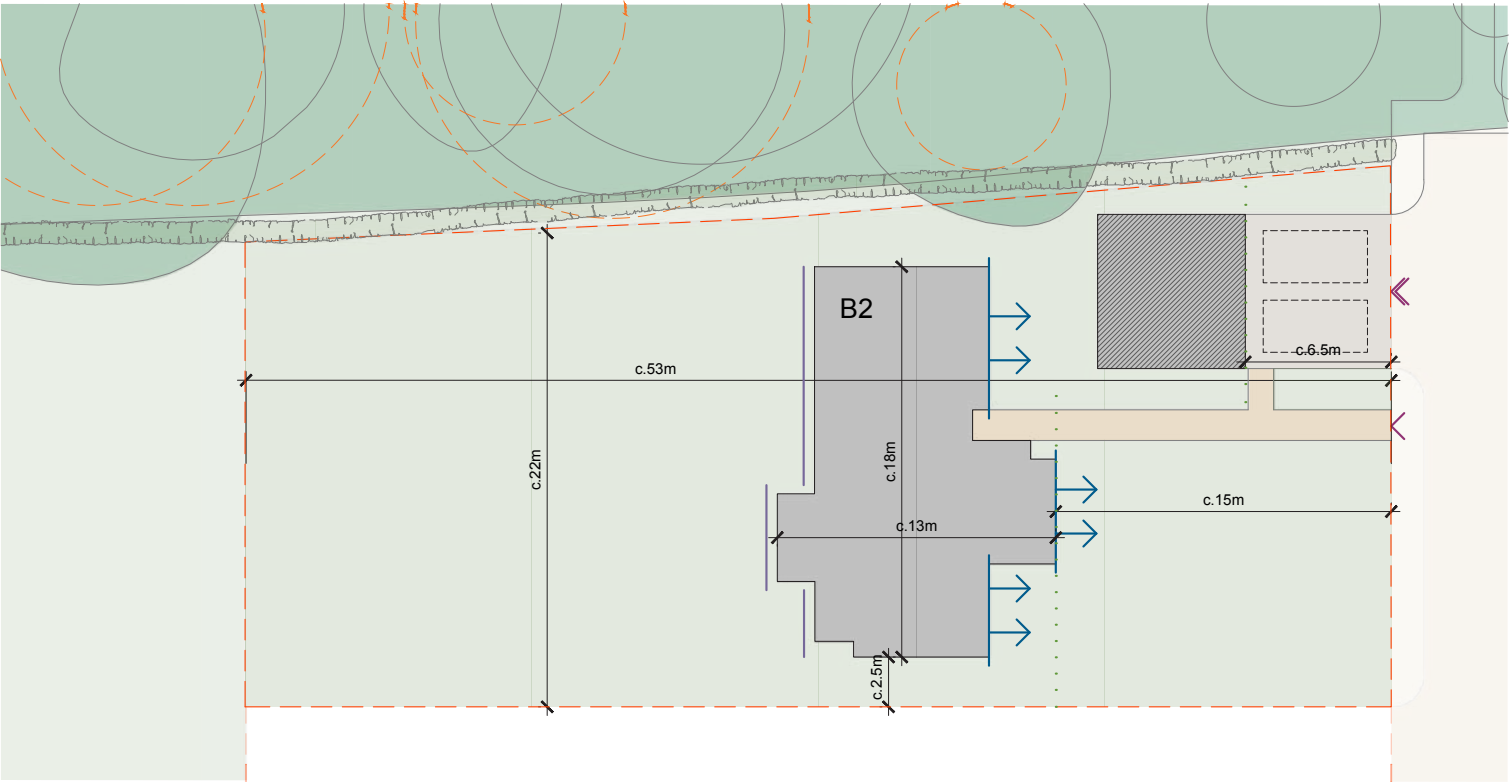
Unit type: B (s-hus) - 3 bedroom/6 person  
Plot area: c.1207m<sup>2</sup> (0.30ac)  
Indicative GIA: 142m<sup>2</sup>  
Maximum ridge: 1 storey house



Key Plan (NTS)

### Key

- plot boundary - extent of ownership
- build zone - new dwelling within this area
- build line - furthest extent of built form
- primary frontage - required surveillance
- secondary frontage - additional surveillance
- rear facade - primary orientation of rear elevation
- main entrance to dwelling - pedestrian
- vehicular access - driveway
- parking - minimum size 2.4 x 4.8m
- garage
- garden - private amenity
- root protection area (RPA)
- existing planting and trees
- pathway
- driveway



Plot Plan  
scale in meters

For details of landscaping refer to  
'0373-NDLD-L-0001-Landscape Proposal'

# Plot Passports

## Plot No: B3

Unit type: B (Scandia Hus) - 3 bedroom

Plot area: c.1147m<sup>2</sup> (0.28ac)

Indicative GIA: 142m<sup>2</sup>

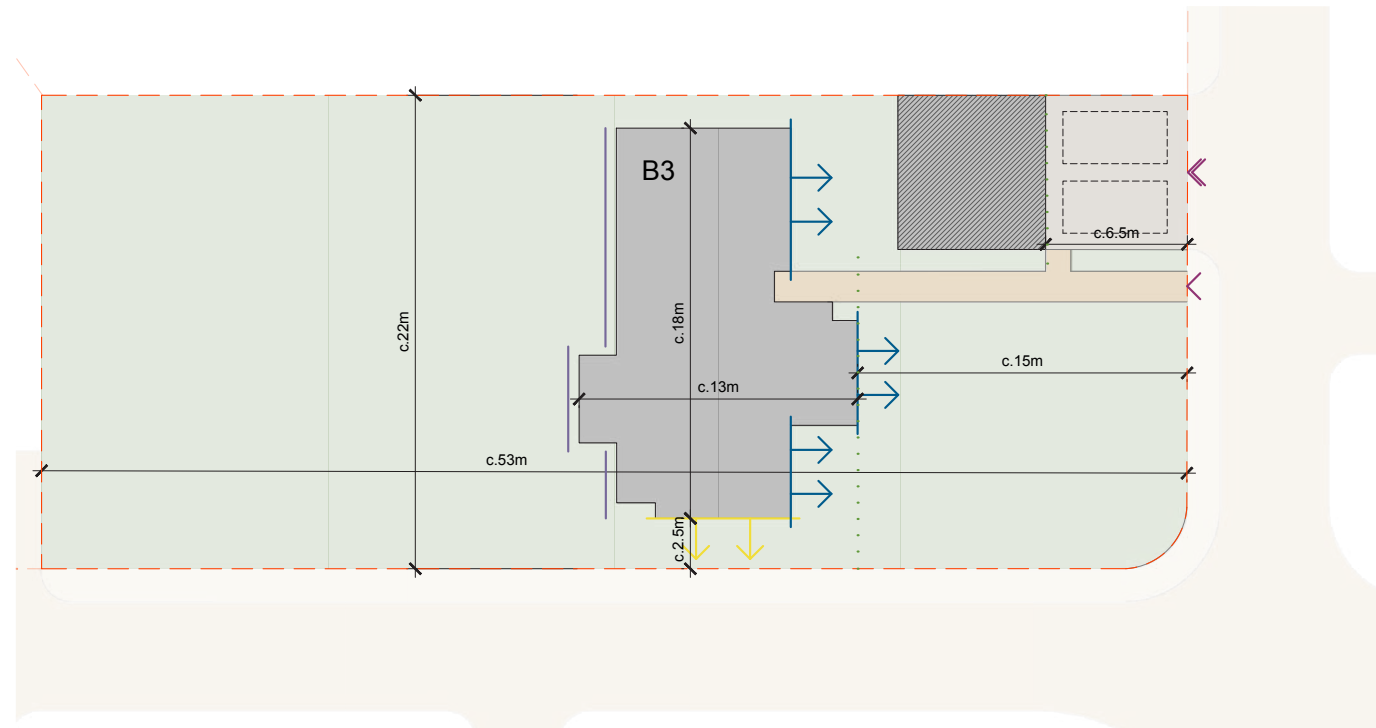
Maximum ridge: 1 storey house



Key Plan (NTS)

### Key

- plot boundary - extent of ownership
- build zone - new dwelling within this area
- ... build line - furthest extent of built form
- ↑↑ primary frontage - required surveillance
- ↑↑ secondary frontage - additional surveillance
- rear facade - primary orientation of rear elevation
- ^ main entrance to dwelling - pedestrian
- ^ vehicular access - driveway
- parking - minimum size 2.4 x 4.8m
- garage
- garden - private amenity
- root protection area (RPA)
- existing planting and trees
- pathway
- driveway



For details of landscaping refer to  
'0373-NDLD-L-0001-Landscape Proposal'





# Plot Passports

## Plot No: A5

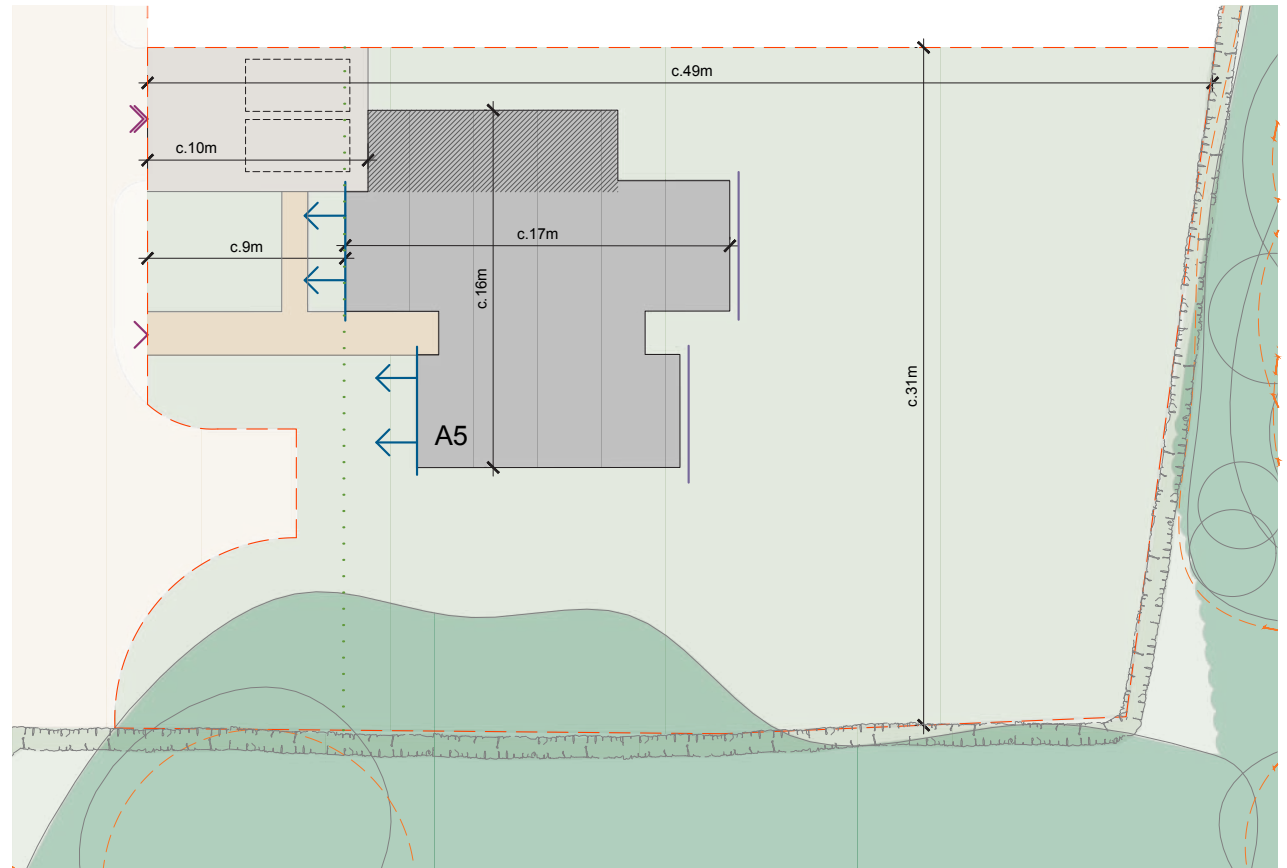
Unit type: A - 5 bedroom  
 Plot area: c.1439m<sup>2</sup> (0.36 ac)  
 Indicative GIA: 370m<sup>2</sup>  
 Maximum ridge: 2 storey house



Key Plan (NTS)

### Key

- plot boundary - extent of ownership
- build zone - new dwelling within this area
- ... build line - furthest extent of built form
- ↑↑ primary frontage - required surveillance
- ↑↑ secondary frontage - additional surveillance
- rear facade - primary orientation of rear elevation
- ^ main entrance to dwelling - pedestrian
- ^ vehicular access - driveway
- parking - minimum size 2.4 x 4.8m
- garage
- garden - private amenity
- root protection area (RPA)
- existing planting and trees
- pathway
- driveway



For details of landscaping refer to  
 '0373-NDLD-L-0001-Landscape Proposal'

Plot Plan  
 scale in meters

# Plot Passports

## Plot No: A6

Unit type: A - 5 bedroom  
Plot area: c.1016m<sup>2</sup> (0.25 ac)  
Indicative GIA: 370m<sup>2</sup>  
Maximum ridge: 2 storey house

### Key

- plot boundary - extent of ownership
- build zone - new dwelling within this area
- build line - furthest extent of built form
- primary frontage - required surveillance
- secondary frontage - additional surveillance
- rear facade - primary orientation of rear elevation
- main entrance to dwelling - pedestrian
- vehicular access - driveway
- parking - minimum size 2.4 x 4.8m
- garage
- garden - private amenity
- root protection area (RPA)
- existing planting and trees
- pathway
- driveway



Plot Plan  
scale in meters



Key Plan (NTS)

For details of landscaping refer to  
'0373-NDLD-L-0001-Landscape Proposal'

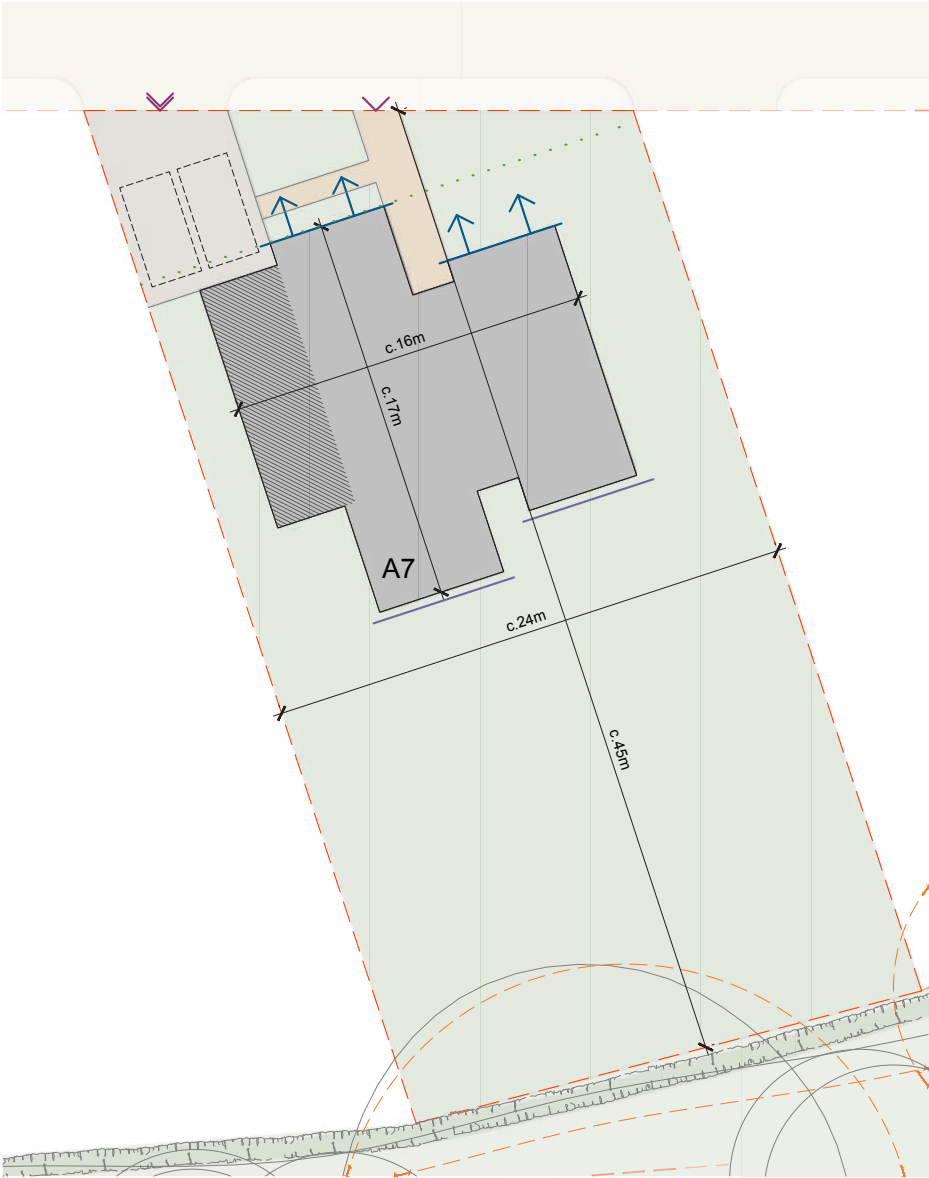
# Plot Passports

## Plot No: A7

Unit type: A - 5 bedroom  
Plot area: c.1102m<sup>2</sup> (0.27 ac)  
Indicative GIA: 370m<sup>2</sup>  
Maximum ridge: 2 storey house

### Key

- plot boundary - extent of ownership
- build zone - new dwelling within this area
- build line - furthest extent of built form
- primary frontage - required surveillance
- secondary frontage - additional surveillance
- rear facade - primary orientation of rear elevation
- main entrance to dwelling - pedestrian
- vehicular access - driveway
- parking - minimum size 2.4 x 4.8m
- garage
- garden - private amenity
- root protection area (RPA)
- existing planting and trees
- pathway
- driveway



Plot Plan  
scale in meters



Key Plan (NTS)

For details of landscaping refer to  
'0373-NDLD-L-0001-Landscape Proposal'

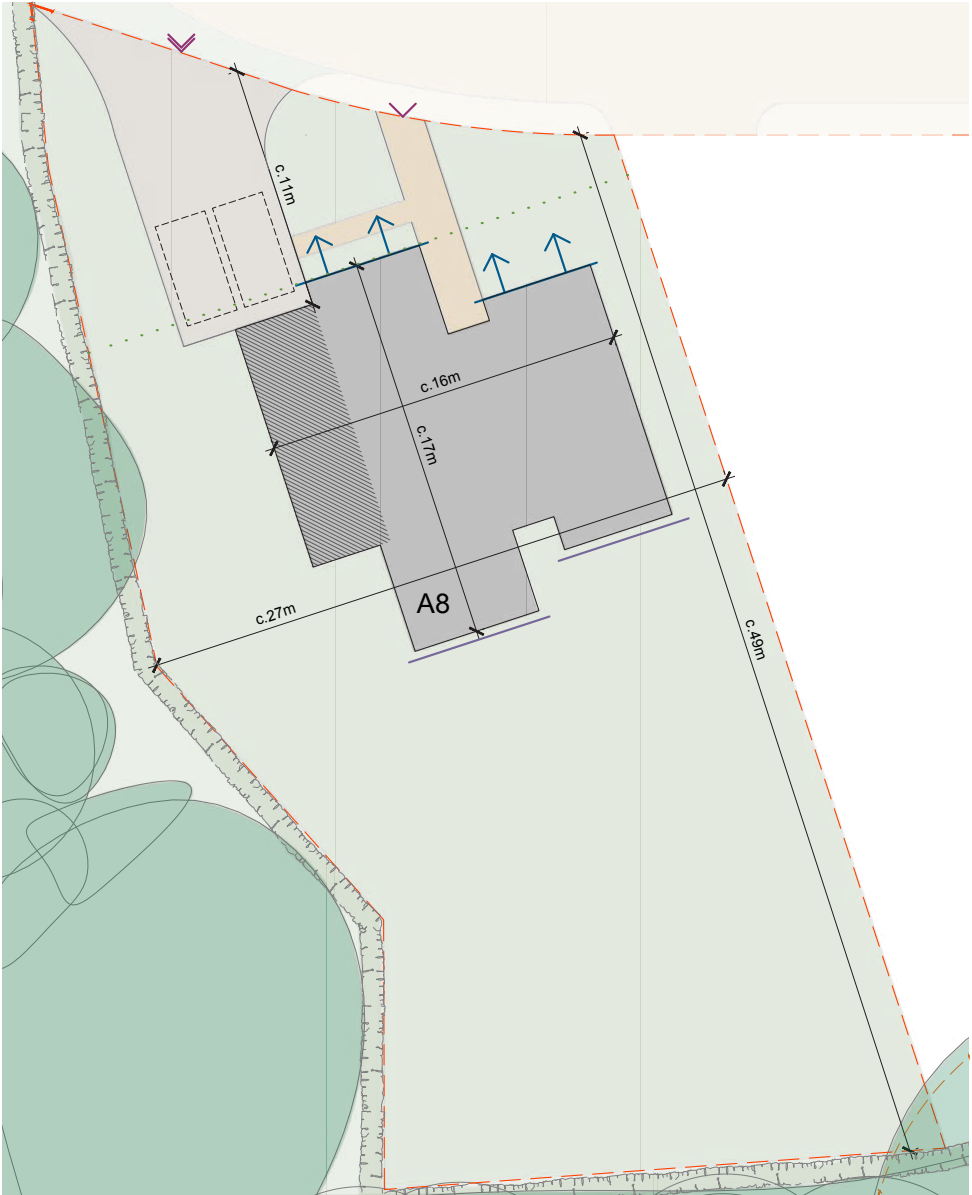
# Plot Passports

## Plot No: A8

Unit type: A - 5 bedroom  
Plot area: c.1313m<sup>2</sup> (0.32 ac)  
Indicative GIA: 370m<sup>2</sup>  
Maximum ridge: 2 storey house

### Key

- plot boundary - extent of ownership
- build zone - new dwelling within this area
- build line - furthest extent of built form
- primary frontage - required surveillance
- secondary frontage - additional surveillance
- rear facade - primary orientation of rear elevation
- main entrance to dwelling - pedestrian
- vehicular access - driveway
- parking - minimum size 2.4 x 4.8m
- garage
- garden - private amenity
- root protection area (RPA)
- existing planting and trees
- pathway
- driveway



Key Plan (NTS)

For details of landscaping refer to  
'0373-NDLD-L-0001-Landscape Proposal'

