



Design and Access Statement

for BKJS Developments Ltd

Part 2 of 2

0715.DAS.001 / November 2025

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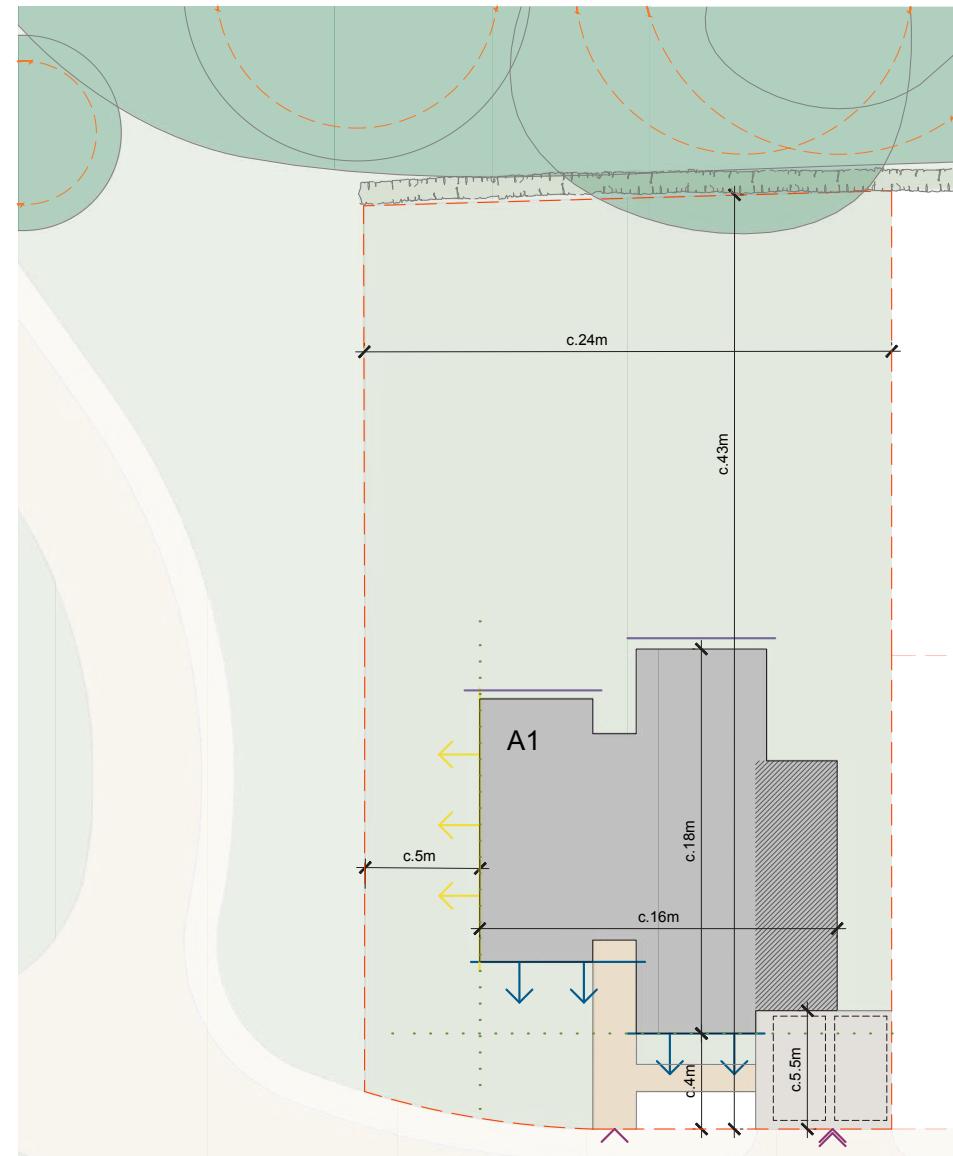
# Plot Passports

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**



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



## Key Plan (NTS)

# 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>

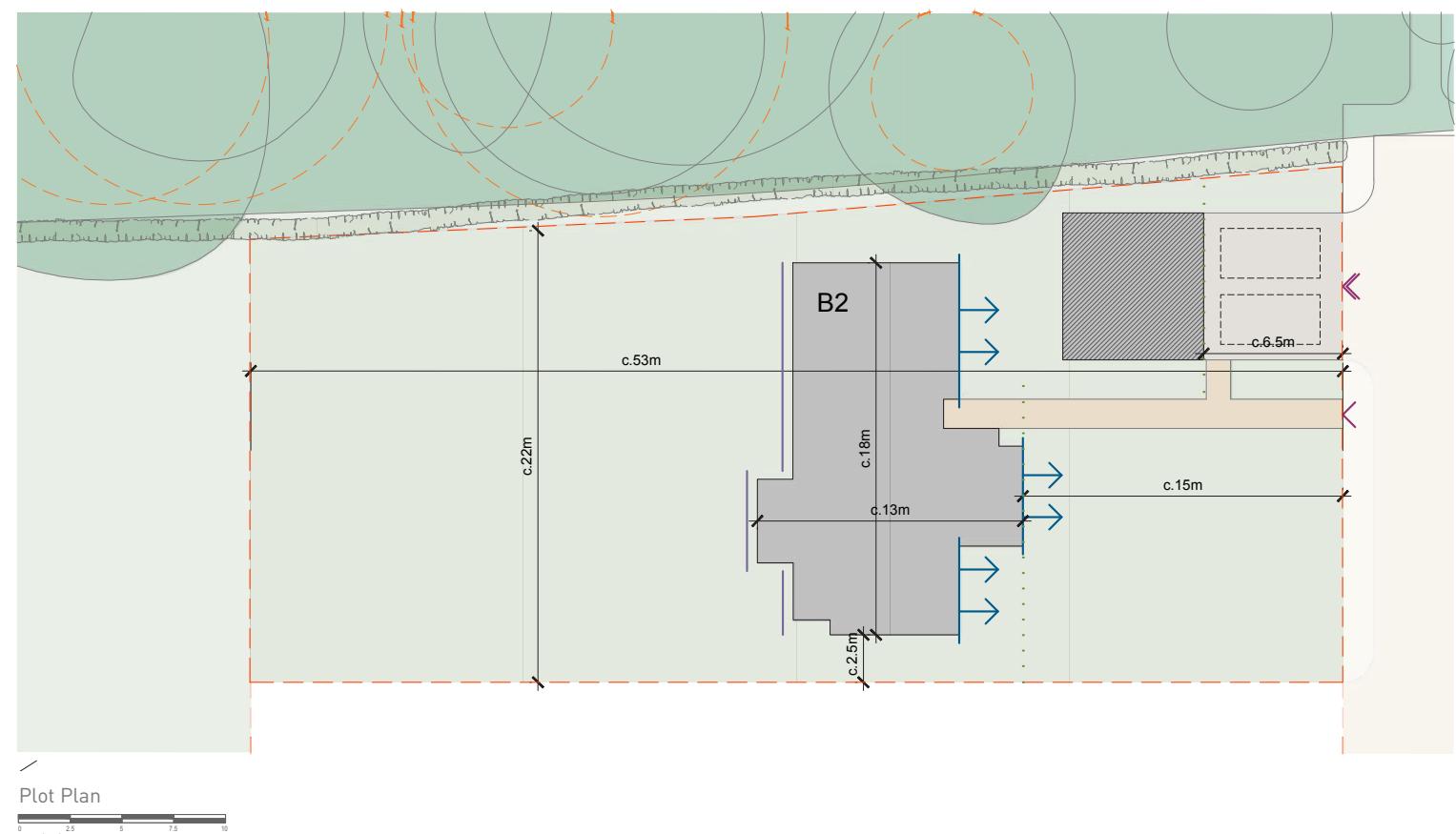
Maximum ridge: 1 storey house



## 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



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>

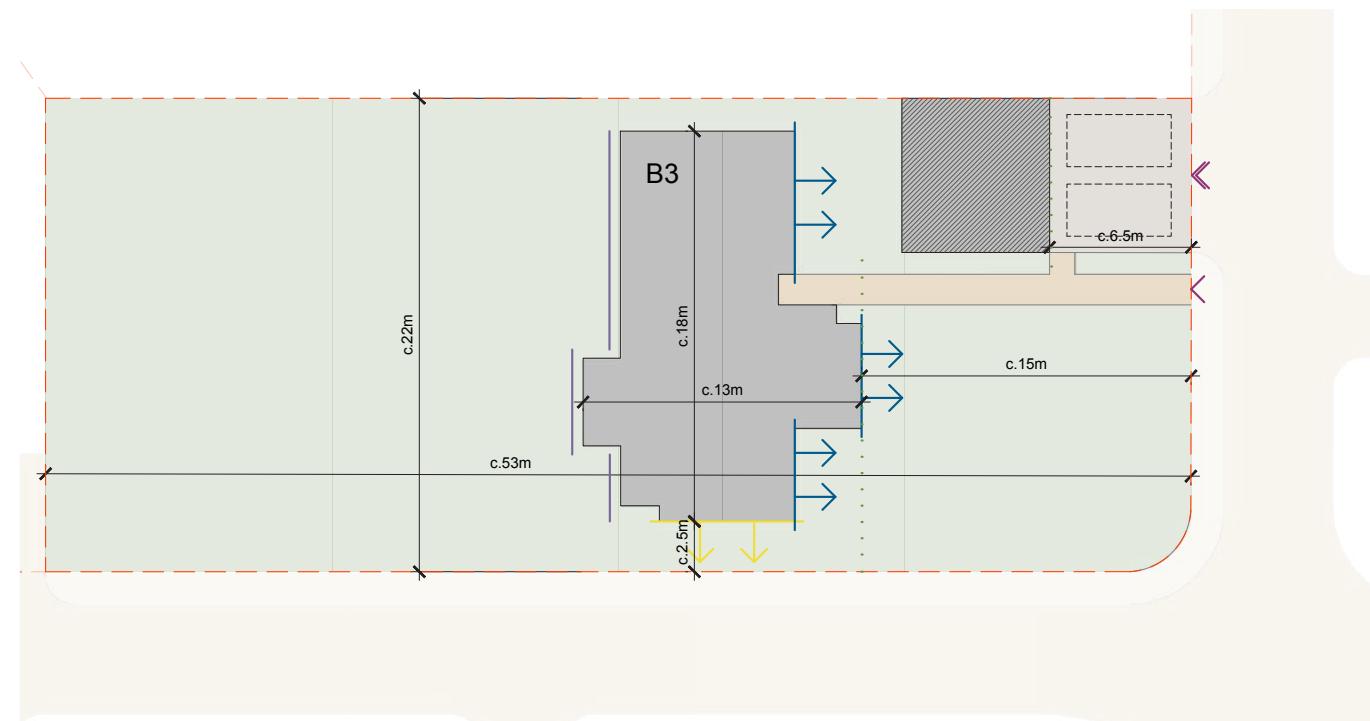
Maximum ridge: 1 storey house



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 Plan



# Plot Passports

Plot No: A4

Unit type: A - 5 bedroom

Plot area: c.1496m<sup>2</sup> (0.37 ac)

Indicative GIA: 370m<sup>2</sup>

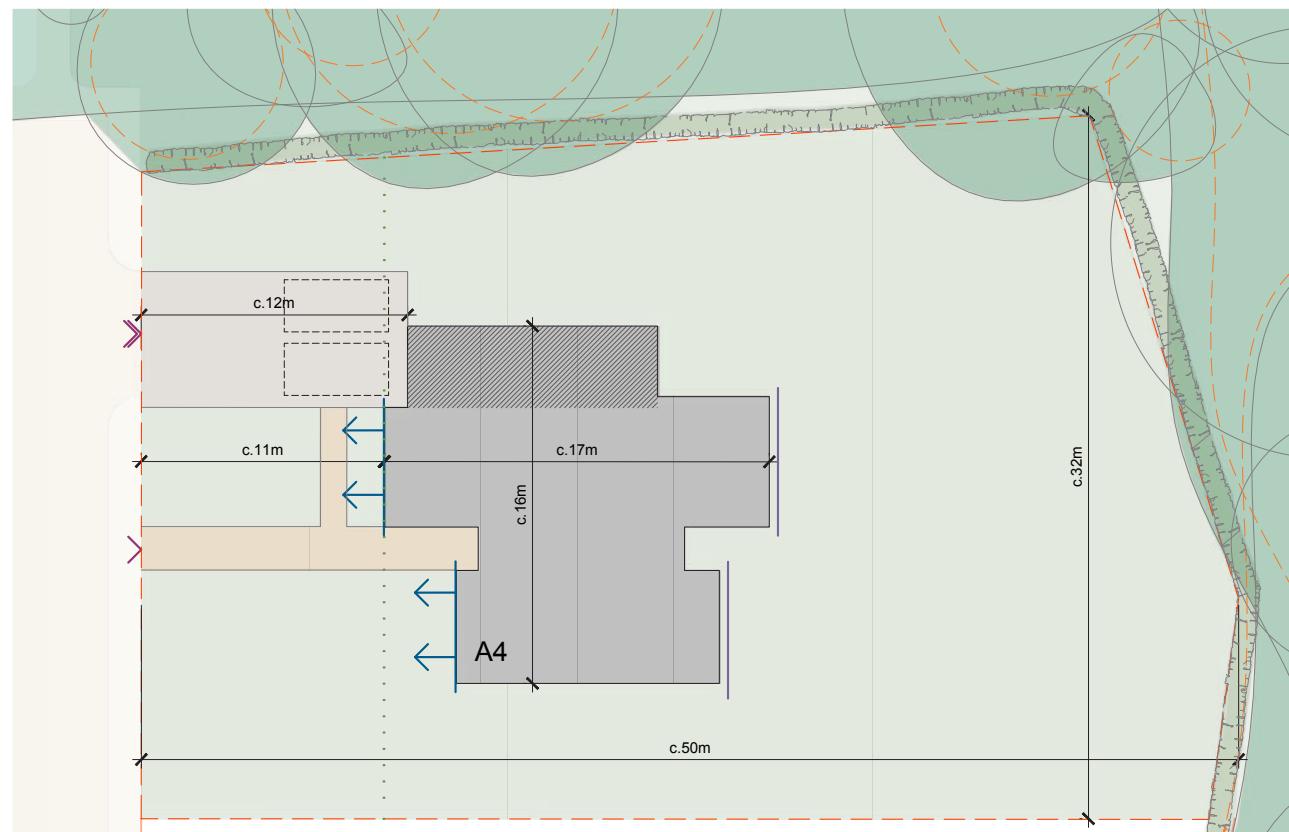
Maximum ridge: 2 storey house



## 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



# 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>

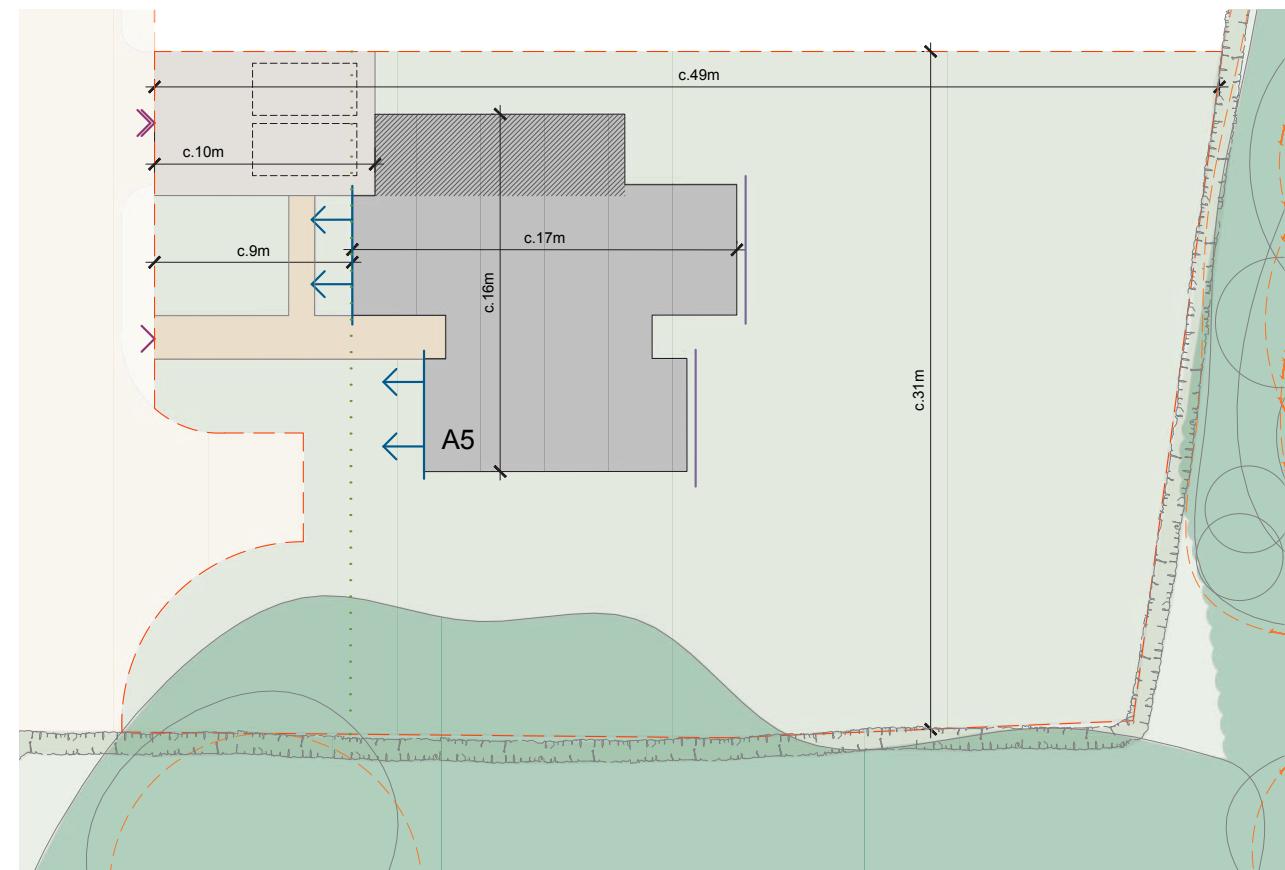
Maximum ridge: 2 storey house

### Key

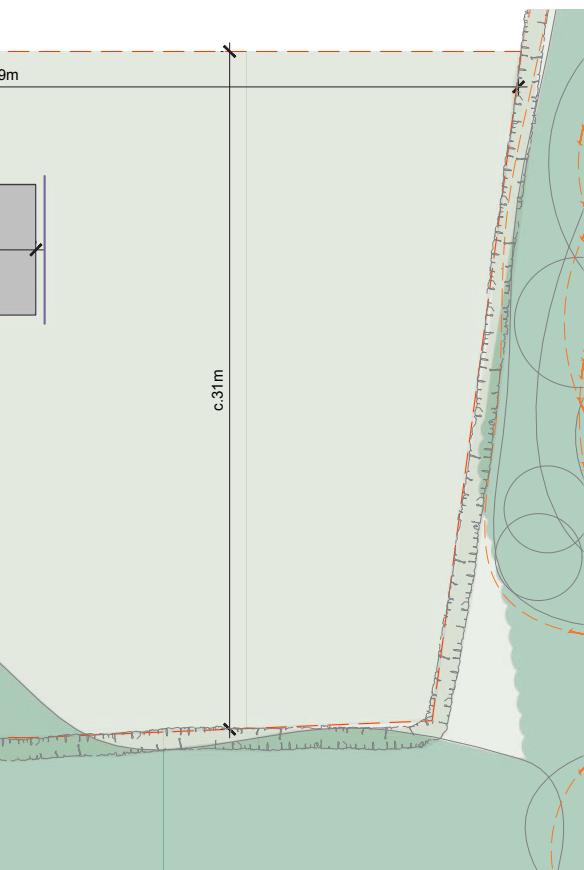
- plot boundary -extent of ownership
- build zone -new dwelling within this area
- build line -furthest extent of built form
- ↑↑ primary frontage -required surveillance
- ↑↑ secondary frontage -additional surveillance
- rear facade -primary orientation of rear elevation
- ↗ main entrance to dwelling -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



Key Plan (NTS)



# 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



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



## Key Plan (NTS)

# Plot Passports

## Plot No: A7

Unit type: A - 5 bedroom

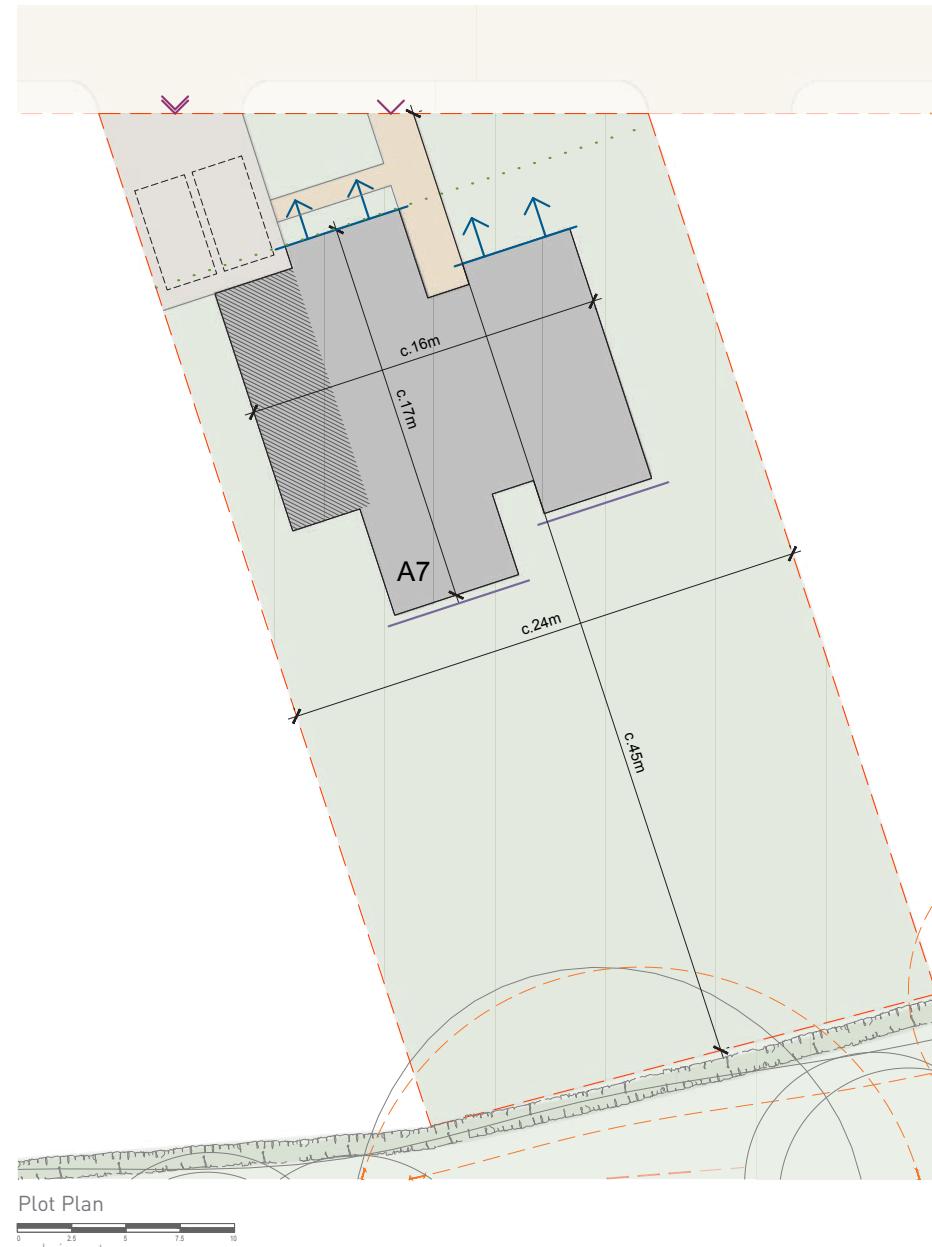
Plot area: c.1102m<sup>2</sup> [0.27 ac]

Indicative GIA: 370m<sup>2</sup>

Maximum ridge: 2 storey house

### Key

- dashed line 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'



Key Plan (NTS)

# 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



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



## Key Plan (NTS)