



# Matthew Allchurch Architects

For Anthony Robinson  
The Falcon Park Warehouse Ltd

## **DESIGN & ACCESS STATEMENT**

Falcon Park  
Hophurst Lane  
Crawley Down  
RH10 4XF

January 2026  
Revision P01

# /INTRODUCTION

## FALCON PARK

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## THE PROFESSIONAL TEAM

### Client

Anthony Robinson

### Planning Consultant

MJP Planning

### Architect

Matthew Allchurch Architects

### Sustainability Consultant

SRE

Date	Written	Checked	Revision	Notes
09.01.2025	JG	TB	P01	Issued for Planning

01/

INTRODUCTION & CONTEXT

## /INTRODUCTION

### SITE LOCATION & BRIEF

This Design & Access Statement has been prepared by MAA (Matthew Allchurch Architects) on behalf of the client, Anthony Robinson, for the consideration of Mid Sussex District Council.

The site is located along Hophurst Lane and is approximately 0.75 Ha with existing buildings and outbuilding/sheds.

The document will outline the proposed development which includes the partial demolition and retention of the existing warehouse, and a new proposed extension of the warehouse to provide office space.

The site is currently not in use but has permission to be used as a B8 storage facility. The scheme proposes to retain B8 storage and Class E office space uses.



#### KEY

--- Site Boundary

01. Site Location Plan



# /INTRODUCTION

## EXISTING SITE

The site sits on the edge of Crawley Down in Surrey, on Hophurst Lane, which connects Crawley Down to Felbridge. It was previously used as a training and conference centre for the aircraft industry.

The site currently contains two portal frame buildings to be maintained and utilised with minimal interventions, and a handful of small decrepit outbuildings.

The two larger buildings form a double height warehouse connected to a single storey building on the south west corner.



### KEY

--- Boundary Line

02. Site Diagram

# /INTRODUCTION

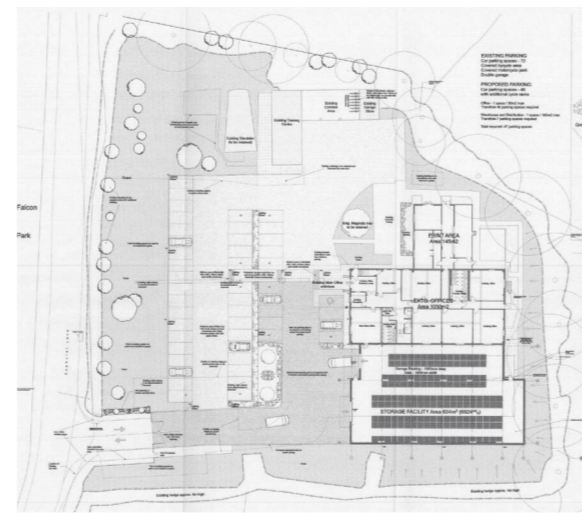
## PREVIOUS PLANNING APPLICATION

### PREVIOUS APPROVED PLANNING APPLICATIONS

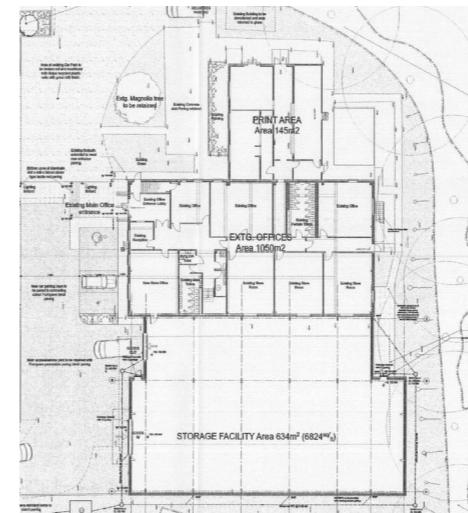
The site had a previous planning application which was submitted for planning and approved in 2007. Adjacent are the plans and elevation of the warehouse building which were submitted for planning. The proposed scheme outlined in this document aims to retain much of the existing warehouse building, and the new office extension will remain a similar height and massing to the scheme proposed in the previous planning application.

### PARKFIELDS FARM

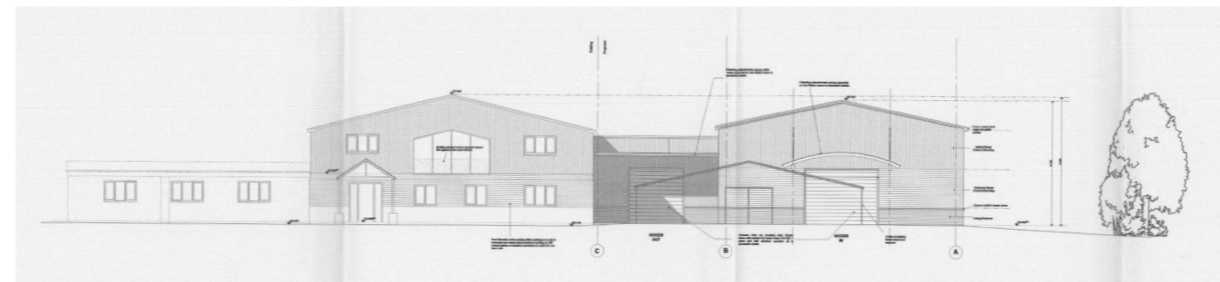
Parkfields Farm is located adjacent to the north-eastern boundary of the proposed site. The application proposes a new one storey building for commercial use which is highlighted on the plan in orange. The proposed elevations show a cladding system which results in a similar style to the proposed scheme for Falcon Park.



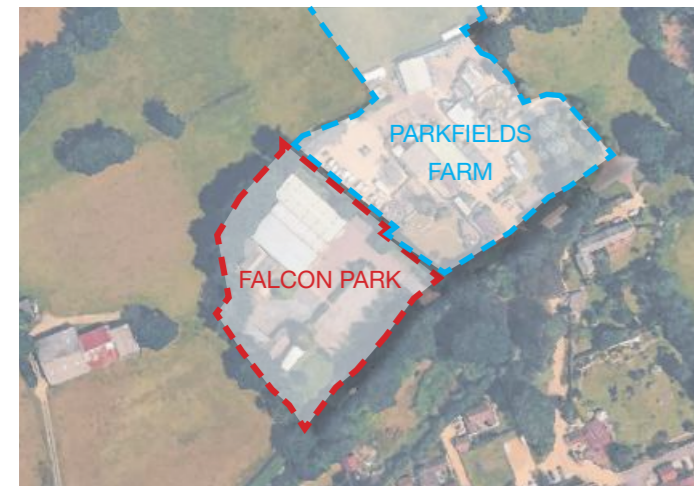
03. Approved Site Plan



05. Approved Ground Floor Plan



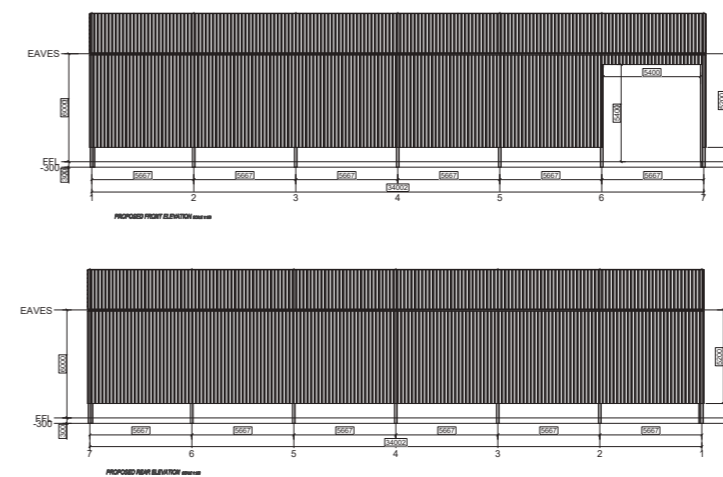
04. Approved Elevation



KEY PLAN



06. Proposed Site Plan for Parkfields Farm



07. Proposed Elevations for Parkfields Farm showing a Kingspan cladding system

**Ref: 07/00504/FUL**

**Status: Approved**

Demolition of existing former rabbit timber shed and proposed erection of single storey internet goods storage unit, linked to existing two storey office building. Additional supporting information (Stage 1 Safety Audit) received 4th June 2006.

**Ref: 08/02384/FUL**

**Status: Approved**

Retention of the existing simulator in its current position and also retention of the existing associated Training Building together with revisions to the surfacing of the existing car park. Amendments to scheme as approved under 07/00504/FUL.

**Ref: DM/25/1240**

**Status: Pending**

Erection of a commercial building & reconfiguration of yard and associated works.

02

ANALYSIS & CONCEPT

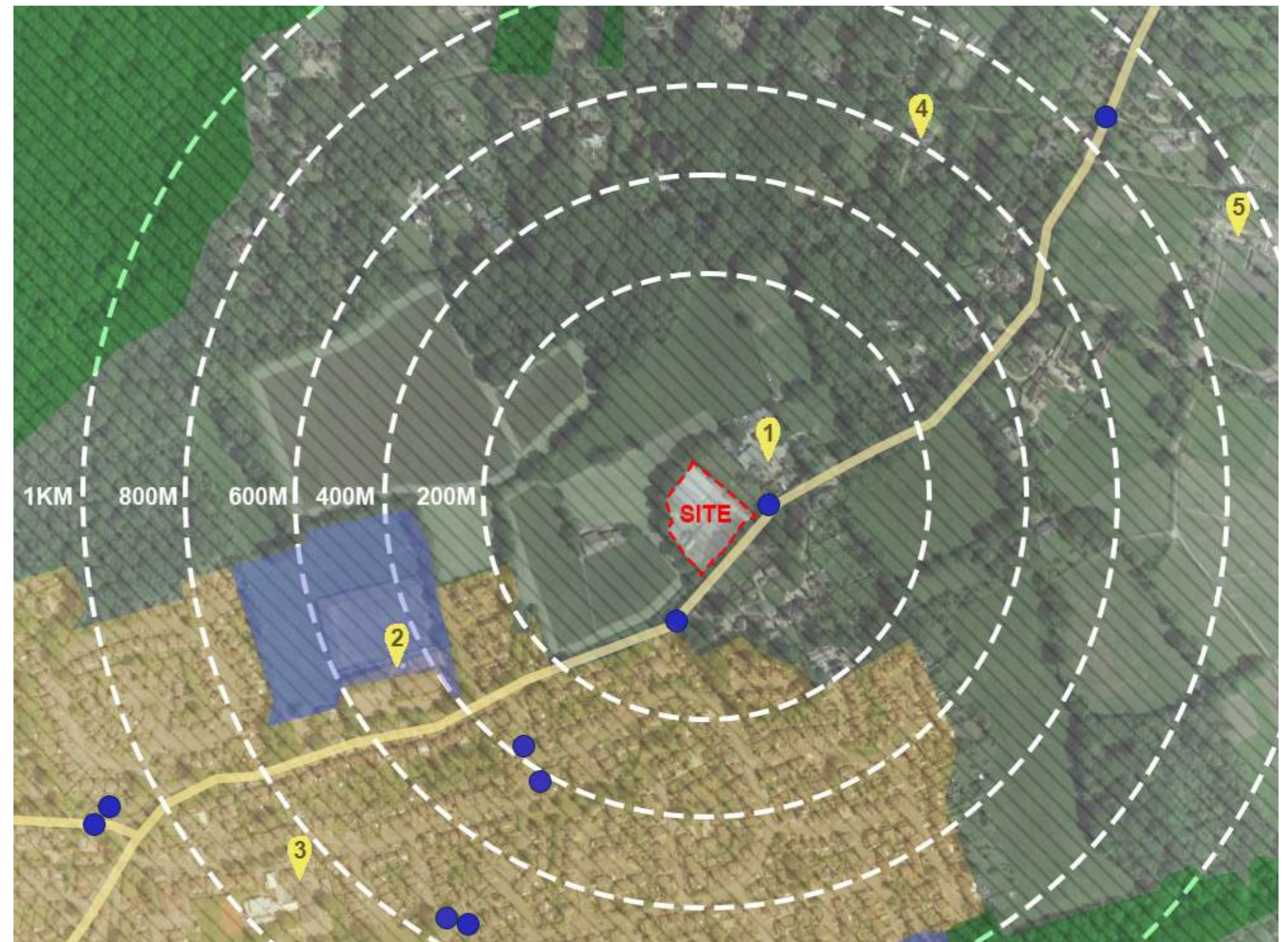
# / SITE ANALYSIS

## WIDER CONTEXT



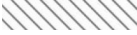





As illustrated in the diagram, the site lies within an area of protection and enhancement of country and is surrounded by greenery. To the south of Hophurst Lane is a residential area and there are a number of other commercial and light industrial sites in the surrounding context.

The site is accessible by vehicle and pedestrian access from Hophurst Lane which is the main road highlighted in the diagram. The diagram also identifies the nearest bus stop serving Falcon Park along with other bus stops within the vicinity which ensures the site is also accessible by public transport.

The presence of a neighbouring commercial property further demonstrates the established mix of uses along Hophurst Lane and the potential for complementary non-residential development within this context.



### Key

-  Site Boundary
-  Main Road
-  Protection & Enhancement of country
-  Local Wildlife Sites
-  Built up Area Boundary
-  Open Spaces
-  Bus Stops
-  Notable Sites
  1. Croydon Fireplaces
  2. The Haven, Crawley Down
  3. Crawley Down Village C of E School
  4. Glenwood Cattery
  5. Oakfields Farm

08. Wider Context Diagram

# / SITE ANALYSIS

## EXISTING SITE CONDITION

The adjacent images depict the existing site condition which is not in active use.

While certain areas, particularly the interiors and roof of the main buildings have been recently refitted and are in good condition, other parts of the site have fallen into significant disrepair and may be considered unsafe for regular access or occupation.

As seen in the photographs, the structural frames of the main warehouse building consist of a timber frame and a concrete frame. These will be retained in the proposed scheme.



View from Falcon Park of adjacent green space



Aircraft fuselage



Existing Building front elevation



Existing outbuildings on site



Existing tree and building on site



Interior of building A, Glulam structure



KEY PLAN



Existing fire escape stair to the rear of the building



Existing extension (to be demolished)



Interior of building B mezzanine level, concrete structure

# / SITE CONTEXT

## EXISTING LOCAL CHARACTER

The surrounding context of the site primarily consists of two story residential houses and green space. The images adjacent show the architectural language of the houses in the area and illustrate how buildings of other uses such as the Crawley Down Health Centre and the Crawley Down Village school remain in keeping with the context.

The scheme outlined in this document proposes minimal interventions to the facade of the existing building and therefore, will remain in keeping with the sense of place of the area.



View from Hophurst Lane looking north



View from Hophurst Lane looking south



Farmhouses adjacent to the site



View from Tiltwood Drive



Detached house along Hophurst Lane



The Haven, Crawley Down along Hophurst Lane



KEY PLAN



Crawley Down Village C of E School



Crawley Down Health Centre



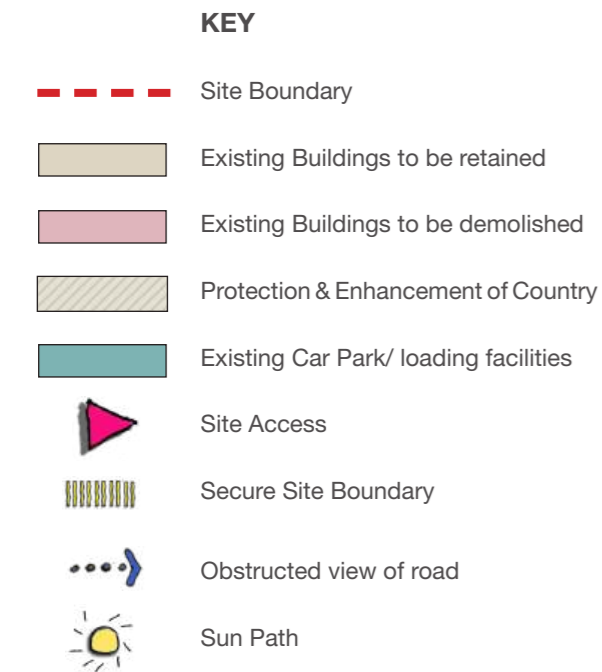
View from Tiltwood Drive

## / SITE ANALYSIS

### CONSTRAINTS

The following diagram highlights some of the constraints identified for the site. These include:

- Consideration of site security and therefore a secure boundary is required along the north-east and north-west boundary of the retained warehouse building
- The site lies within an area of protection and enhancement of country
- Single point of vehicle and pedestrian access to the site from Hophurst Lane
- Limited visibility along Hophurst Lane when existing the site
- Existing trees on and along the perimeter of the site



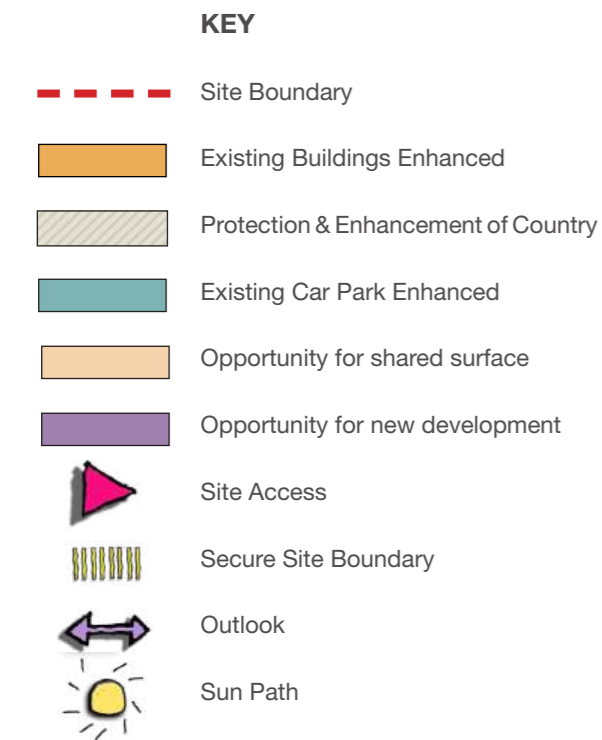
09. Constraints Diagram

# / SITE ANALYSIS

## OPPORTUNITIES

The following diagram highlights some of the opportunities identified for the site. These include:

- Opportunities to retain the existing warehouse building (buildings A & B) and re-use some of the building cladding
- Opportunity to utilise existing parking/loading areas
- Maintaining existing vehicle and pedestrian access
- Opportunity to maximise outlook towards the green space to the north of the site
- Maintain and enhance the green infrastructure and landscaping on the site



10. Opportunities Diagram

# /CONCEPT

## PRECEDENT STUDYS

The proposed scheme will retain the existing warehouse (building A & B) which currently has timber cladding on the facade.

The adjacent precedents provide an indication of the overall look and feel intended for the proposed scheme. Buildings A & B will have a charred timber finish to remain in keeping with the industrial and agricultural aesthetic which is currently seen on the site.

The precedents also have a similar form to the existing building and showcase how agricultural or industrial buildings can be designed in a more contemporary architectural style.



Example of Timber Brise Soleil



Example of charred timber cladding



SHED, Eric Wolfinger



Shelter Brewery, Busselton Foreshore



Example of horizontal brise soleil



Teals Farm Shop



Shelter Brewery, Busselton Foreshore



Access Self Storage - Joe Macari



Oregon Military Department Colonel Nesmith Readiness Center

OB

PROPOSAL

# / CONCEPT DESIGN

## MASSING DIAGRAMS

The adjacent diagram illustrates the overall approach to the massing of the proposed development.

### 01 MAINTAINING THE BUILDING FOOTPRINT

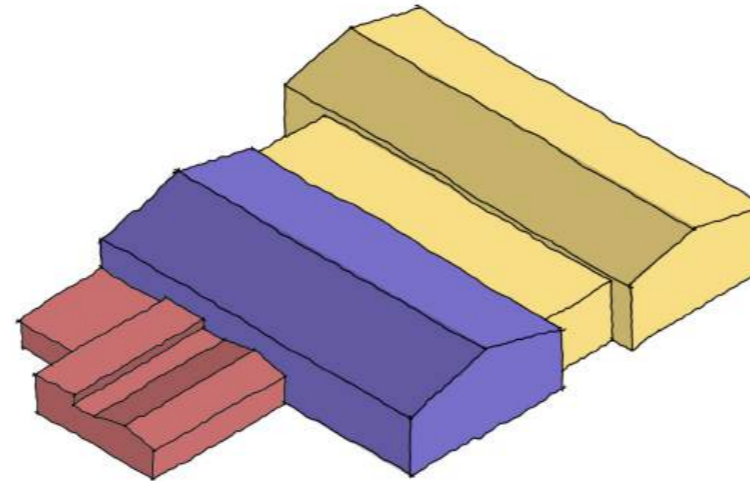
The existing massing and footprint is to be retained. The existing building consists of two main masses with shallow pitched roofs connected by a one storey flat roof. The existing extension is a single storey flat roof building attached to building B.

### 03 ADDITION OF OFFICE & RECEPTION

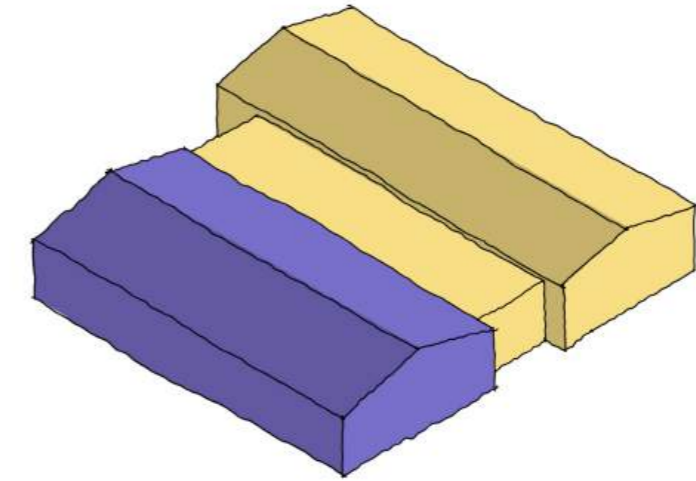
The existing office extension will be demolished while buildings A & B will be retained and their existing structure utilised. The new proposed office will be of a similar footprint and scale as the previous extension.

### 04 OFFICE EXTENSION ROOF FORM

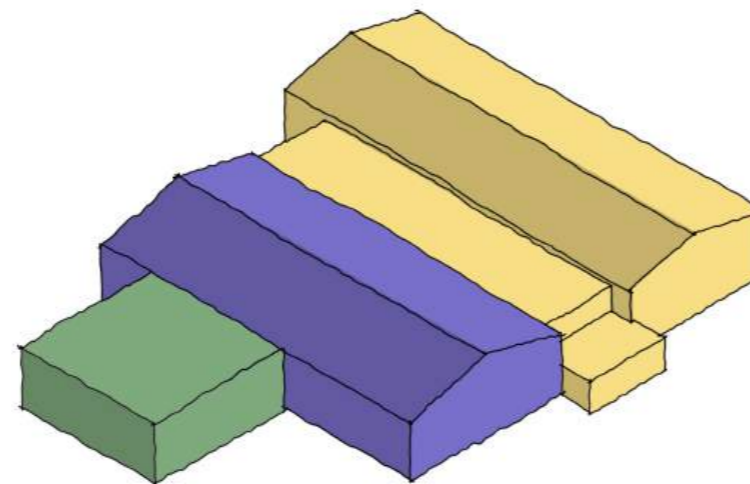
The roof form for the new office extension has been designed to create a relationship with the existing building and remain in keeping with the agricultural language of the site.



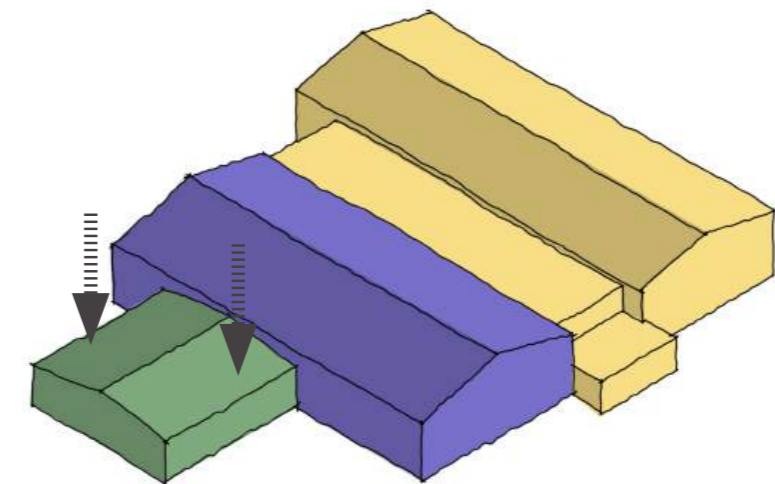
01 Existing Massing



02 Demolition of Existing Extension



03 Proposed extension maximising the previous footprint with additional reception space



04 Adjusting the roof form to

#### Key

- Building A - Retained
- Building B - Retained
- Building C - Demo
- Building C - Proposed

# /PROPOSAL

## SITE PLAN

The proposal seeks to retain the existing vehicular and pedestrian access from Hophurst Lane, while preserving the majority of the existing building fabric. The proposed massing closely follows the footprint and scale of the existing building, ensuring the development remains sympathetic to the established scale and density of the surrounding area.

The existing car parking provision will remain largely unchanged in terms of layout and capacity. At present, the site accommodates approximately 31 unmarked parking spaces. The proposed scheme rationalises this arrangement to provide 24 standard parking spaces, 3 EV charging points and 3 designated disabled spaces. The car park will be resurfaced, with clearly marked bays and the introduction of new permeable paving to improve drainage and environmental performance.

A cycle shelter providing 10 spaces has been proposed close to the site entry.

Existing trees along the site perimeter and within the car park will be retained, contributing to site security as well as visual amenity. All existing hard and soft landscaping to the front of, and surrounding, the warehouses and office buildings will be retained and enhanced where necessary, ensuring a revitalised and coherent landscape setting.



### Key

- - - Site Boundary
- B8 Storage
- Office



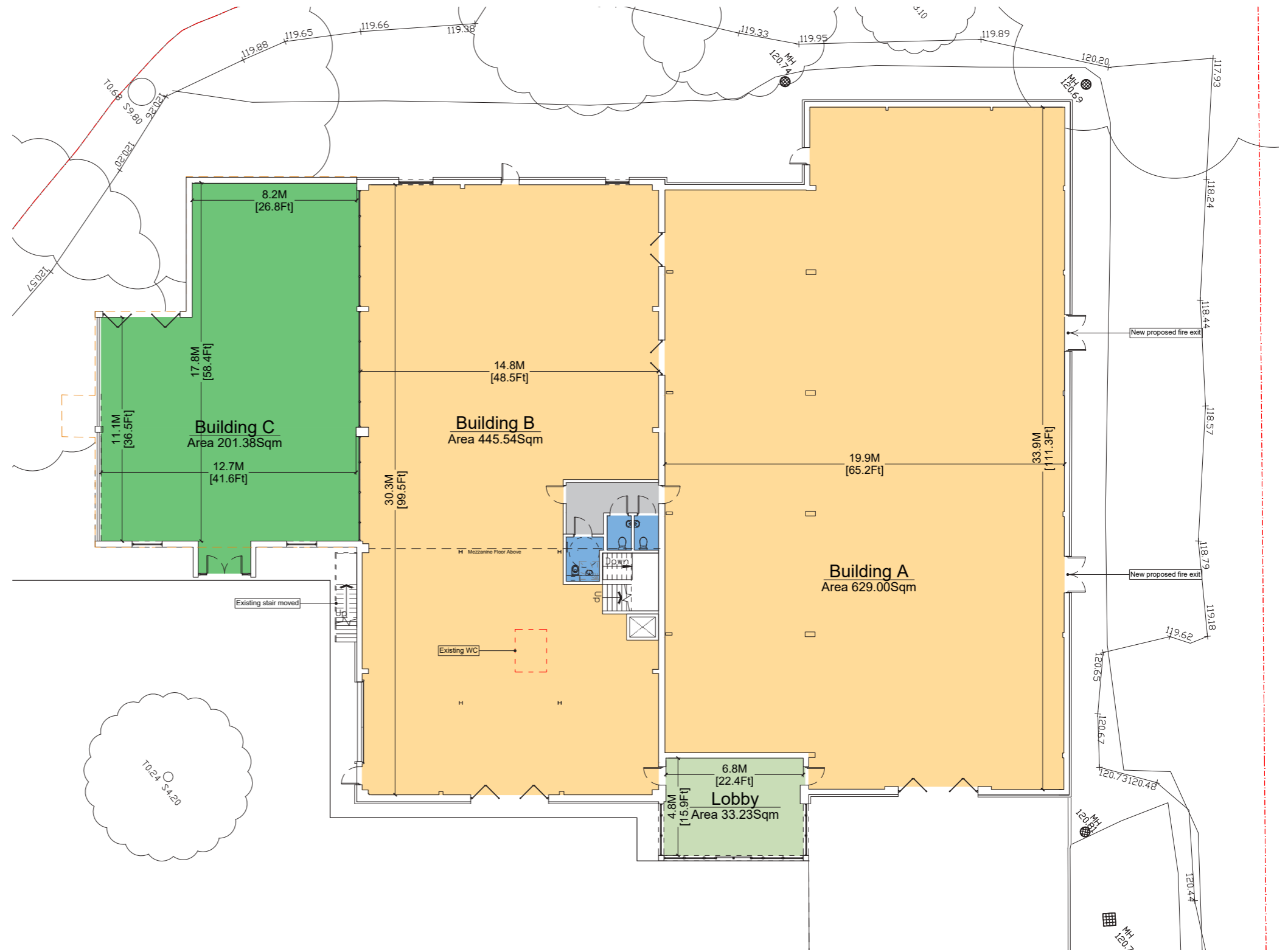
# /PROPOSAL

## GROUND FLOOR PLAN

The scheme has retained and enhanced buildings A and B of the existing warehouse and proposes a new office extension. The building offers a new main reception attached to building A which serves both sides of the warehouse and is the main point of access for pedestrians.

The building is a B8 storage facility, with additional pedestrian and vehicular access via bifold doors at the front of buildings A & B as well as a roller shutter on the western side of building B.

The existing external fire stair will be moved from the rear of the building and re-used at the side of building B to provide a means of escape from the mezzanine level at the front of the building.



### Key

- - - Site Boundary
- - - Existing Footprint
- B8 Storage
- Reception
- WC's
- Office

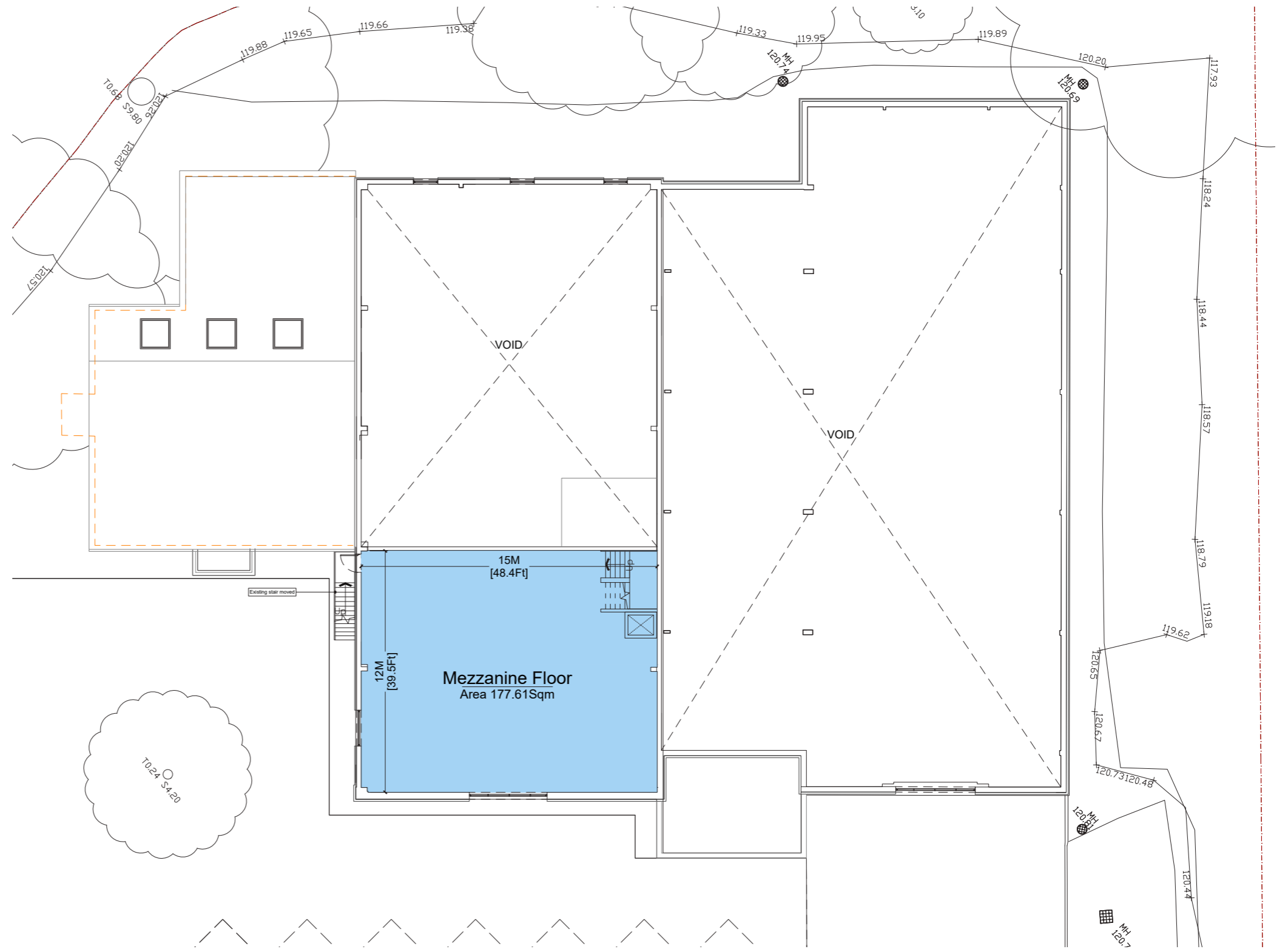


# /PROPOSAL

## FIRST FLOOR PLAN

The mezzanine/first floor level is accessible via lift and staircase located centrally in the warehouse. The mezzanine is at a height that ensures vehicles entering from the front and side roller shutter have sufficient headroom when entering the space.

Building A and the rear half of building B boast a double height space highlighting the existing timber and concrete structural frames of the warehouse.



### Key

- - - Site Boundary
- Mezzanine

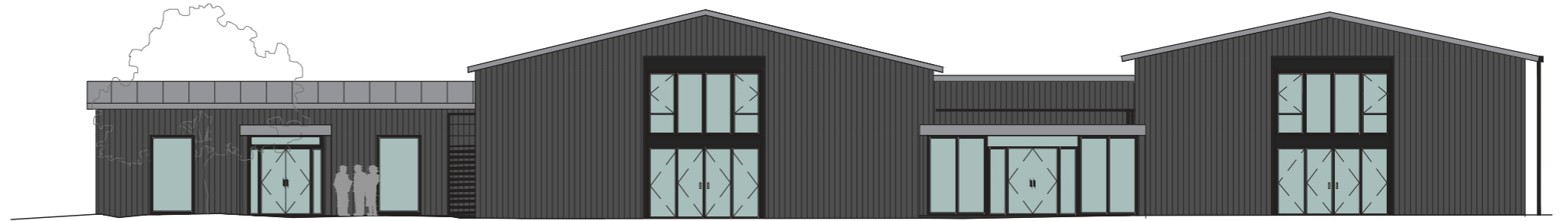




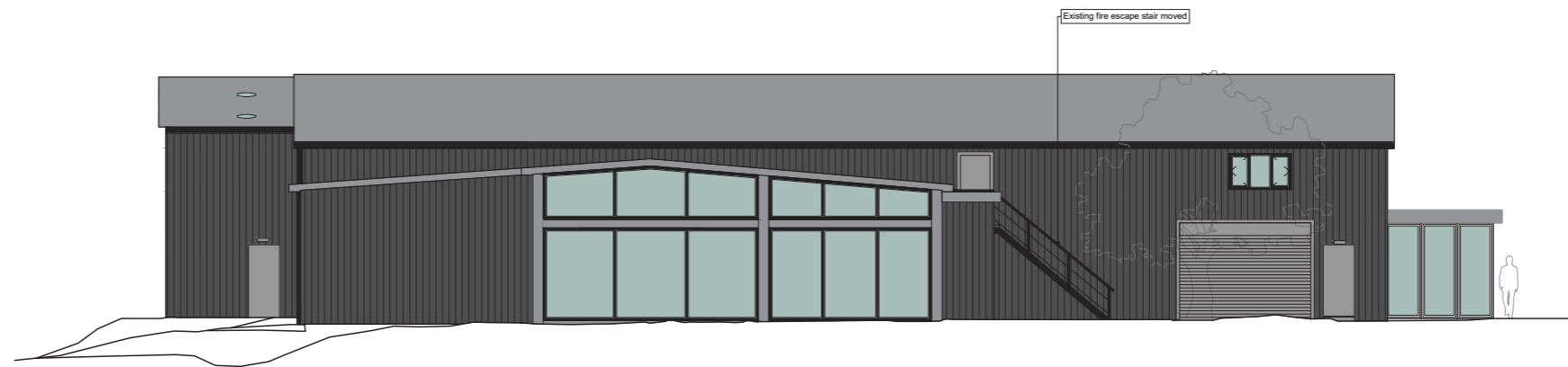
# /PROPOSAL ELEVATIONS

The proposed elevations demonstrate how a single, cohesive material palette, complemented by glazed accents, unifies the scheme and delivers a refined interpretation of an agricultural building. This approach ensures the development sits comfortably within its local context while subtly expressing its distinct function.

This approach helps the new office extension relate to the existing building. The material palette and form of the office extension and the new reception emphasises the more contemporary character of the new additions, while remaining complementary to the re-clad existing warehouse.



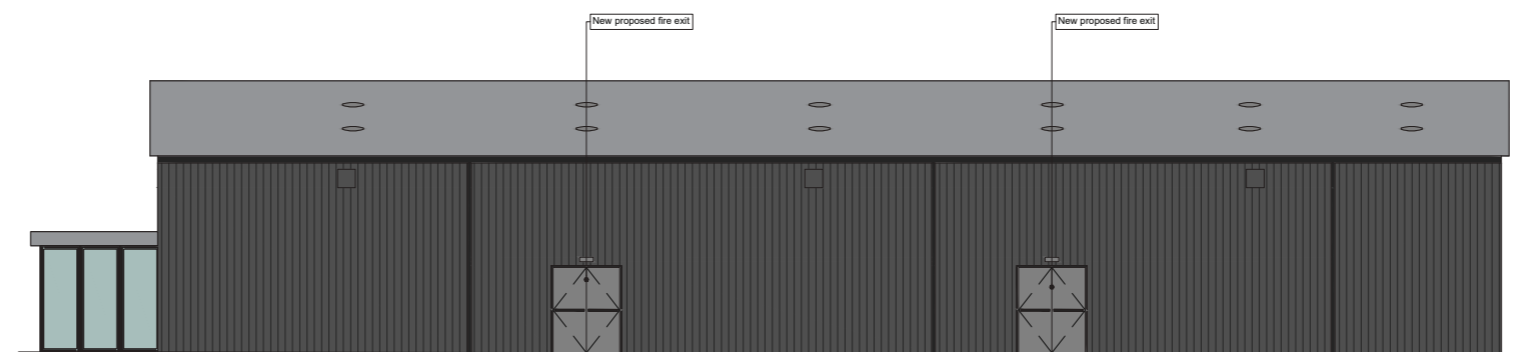
Proposed South Elevation



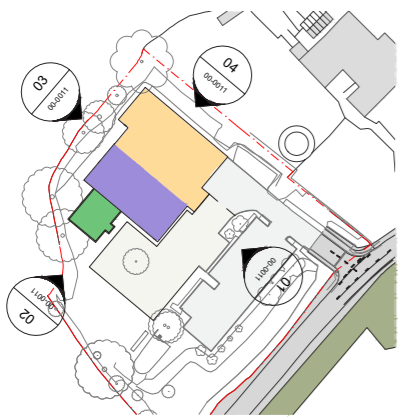
Proposed West Elevation



Proposed North Elevation

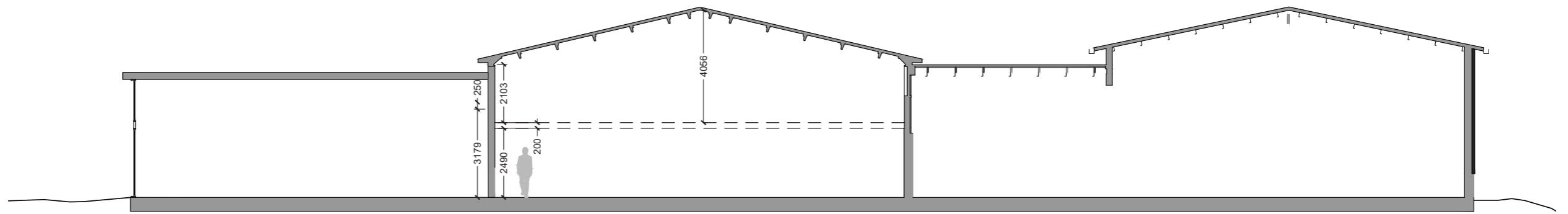


Proposed East Elevation

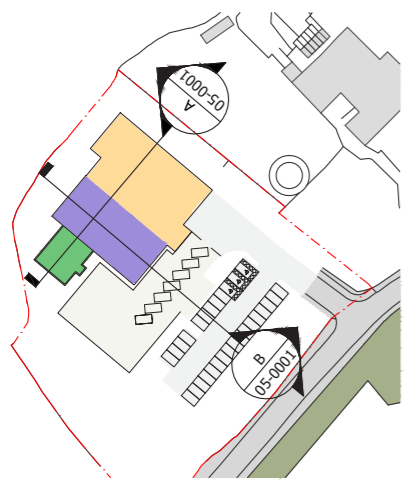


KEY PLAN

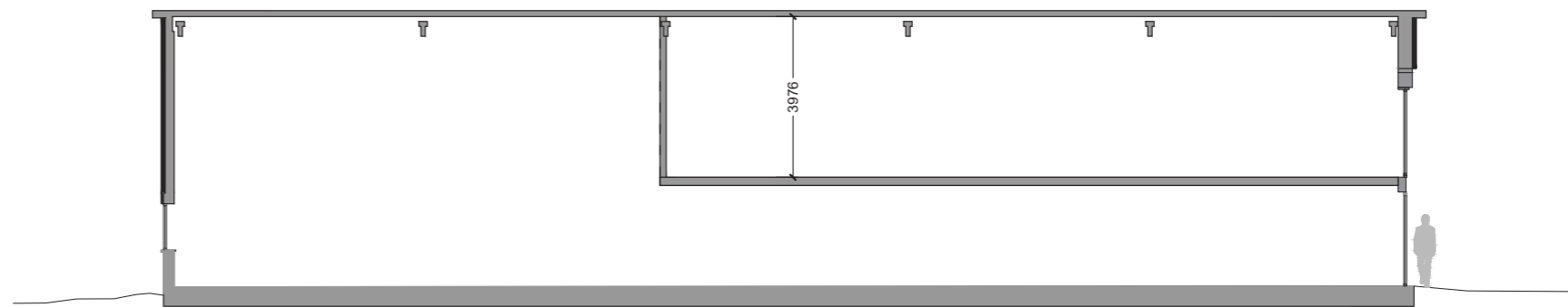
**/PROPOSAL**  
SECTIONS



Proposed Section AA



KEY PLAN



Proposed Section BB

**/ PROPOSAL**  
AERIAL VIEW



**/ PROPOSAL**  
SITE ENTRANCE



**/ PROPOSAL**  
COURTYARD



**/ PROPOSAL**  
OFFICE EXTENSION



## /PROPOSAL

### ACCOMMODATION SCHEDULE & CONCLUSION

This proposal for Falcon Park represents a considered and contextually sensitive redevelopment of a currently underutilised site. By retaining and enhancing the existing warehouse structures and introducing a modest yet contemporary office extension, the scheme balances sustainability, functionality, and visual harmony with its rural surroundings. The development maintains the B8 storage use while introducing complementary office space under Class E, and enhances site access, parking, landscaping, and environmental performance. Through careful material selection and architectural detailing, the proposal respects the site's industrial-agricultural heritage while delivering a high-quality, future-proofed facility that contributes positively to the character and economic vitality of Crawley Down.

Planning Scheme (GIA)								
Level	Total Existing Area		Total Demolition		Total Proposed New		Total Proposed Building Area	
	GIA (sq m)	GIA (sq ft)	GIA (sq m)	GIA (sq ft)	GIA (sq m)	GIA (sq ft)	GIA (sq m)	GIA (sq ft)
Level 00	1,249.0	13,444	175.0	1,884	233.0	2,508	1,307.0	14,068
Level 01	446.0	4,801	266.0	2,863	0.0	0	178.0	1,916
<b>Total</b>	<b>1,695.0</b>	<b>18,245</b>	<b>441.0</b>	<b>4,747</b>	<b>233.0</b>	<b>2,508</b>	<b>1,485.0</b>	<b>15,984</b>



The Boathouse - 27 Ferry Road  
Teddington - TW11 9NN

020 8973 0050  
[info@maa-architects.com](mailto:info@maa-architects.com)