



Design & Access Statement

Down Park Place, Turners Hill Road, Crawley

DESIGN & ACCESS STATEMENT

1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for the proposed construction of a new single-storey dwelling at **Down Park Place, Turners Hill Road, Crawley**, The proposal seeks to deliver a high-quality, sustainable home that responds sensitively to its rural setting, while enhancing the character and environmental performance of the site.

2. Site Context

The site is located within the grounds of Down Park Place and is characterised by:

- A semi-rural setting
- Established vegetation and mature trees
- Gently sloping topography
- Low-density surrounding development

The site benefits from an existing access and is visually well-contained by surrounding landscape features, limiting wider visual impact.



View of site from access

Existing vegetation and site containment

3. Design Principles

The proposed single-storey dwelling adopts a simple, barn-inspired form, responding sensitively to the surrounding landscape.

Key design principles include:

- A pitched roof form referencing local vernacular buildings
- A minimal and linear footprint to reduce visual impact
- Integration with the landscape through materiality and level changes

The architectural approach is intentionally calm and restrained, allowing the natural surroundings to remain the dominant feature.

4. Appearance & Materials

The building adopts a cohesive and high-quality material palette:

- Clay/plain tiles wrapping both roof and walls to create a unified, monolithic form
- Dark grey metal or composite window frames
- Timber detailing to the recessed entrance, providing warmth and contrast

This approach:

- Reinterprets traditional materials in a contemporary manner
- Ensures durability and longevity
- Allows the building to sit comfortably within its natural setting





5. Scale & Layout

- The single-storey form ensures a reduced visual impact within the landscape
- Openings are carefully proportioned to provide:
 - Good levels of natural light
 - Framed views of the surrounding environment
- A recessed entrance defines a clear and legible focal point

6. Landscaping & Integration

The proposal has been designed to integrate closely with the surrounding landscape:

- Retention of existing vegetation where possible
- Introduction of a reflective water feature to enhance biodiversity and visual amenity
- Soft landscaping to reinforce the natural character of the site

The development seeks to blur the boundary between built form and landscape.

7. Access

The site is accessed via the existing route.

- Clear and legible approach to the entrance
- Carport provides covered parking
- Level access into the building
- Inclusive design principles applied throughout

8. Sustainability

Sustainability is a key driver of the proposal, with measures including:

Roof-mounted photovoltaic panels to generate renewable energy

- High-performance building fabric to reduce heat loss
- Energy-efficient layout and orientation
- Potential integration of low-carbon heating systems

In addition, the proposal incorporates a **rainwater harvesting system**, allowing for the collection and reuse of rainwater for irrigation and external use. This reduces demand on mains water supply and contributes to sustainable water management on site.

Together, these measures aim to minimise environmental impact while improving long-term efficiency and resilience.

9. Conclusion

The proposed development represents a carefully considered and contextually responsive design.

It delivers:

- A high-quality architectural solution
- Minimal visual impact within a sensitive setting
- Enhanced environmental and sustainability performance

The proposal is therefore considered to be an appropriate and sustainable form of development for the site.





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