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Former Congregational Church, Ardingly

Design & Access Statement



24021-HNW-XX-XX-RP-A-0500-P01 August 2024

Project Name Former Congregational Church, Ardingly

Client Name Simon French

Document Title Design & Access Statement

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The proposals contained within this document and all figures and areas are illustrative and are provided to aid discussion and ongoing design development only, and are subject to, amongst other considerations, full topographical surveys, other consultants, stakeholder and local authority input.

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Development Description and Introduction

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Development Description

Conversion and change of use of a former Congressional Church in the village of Ardingly, East Sussex to a 3 bed family home with 1 no. associated on site parking space.

Introduction

Following National Planning Policy Guidance, this Design and Access Statement is submitted in support of the planning application for the redevelopment of the former Congregational Church into a single home. Text and figures in this document are all illustrative.

This Design and Access Statement provides a coherent and coordinated overview of design principles and is intended to provide a clear vision for detail design of the development. It sets out the context of the project and the site and summarises the design principles and approach.

The design has been developed with reference to the Mid Sussex District Plan 2014-2031, the Local Plan Part 1 (2016), and the Local Plan Part 2 (2020), alongside Supplementary Planning Guidance.

The Design and Access Statement forms an integral part of the application submission. This document should be read in conjunction with the associated drawings, reports, and documents prepared as part of this application. Other supporting document, including the Planning Statement, are provided under separate cover to explain further how the scheme meets the required criteria.



Figure Label

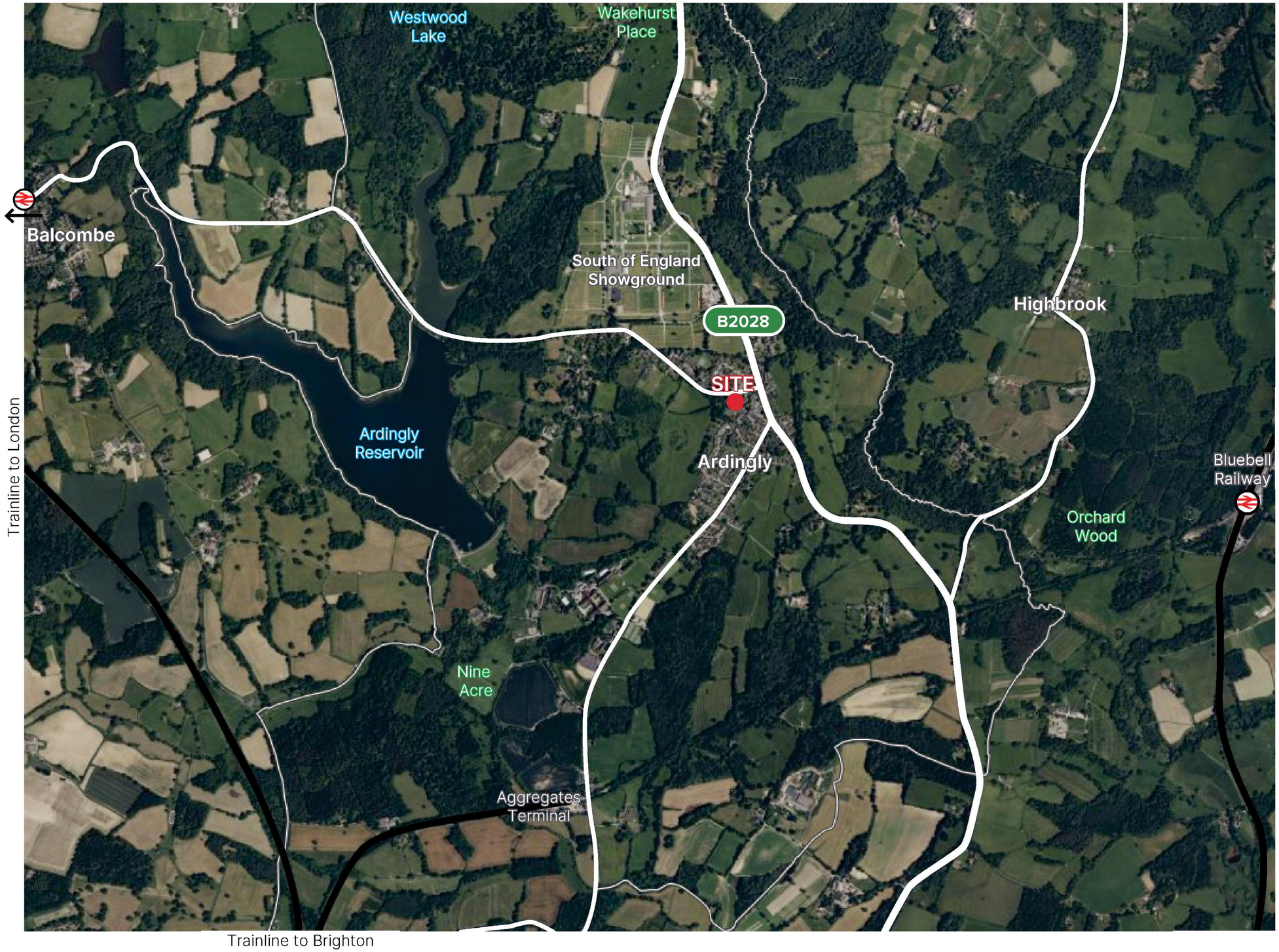
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Wider Site Location

The site is located in the rural village of Ardingly, in West Sussex, falling within Mid Sussex District Council.

The site is well located with local and national transport networks nearby. The nearest mainline train station is at Balcombe, approx. 10 minute journey by car (3.4 miles). Haywards Heath is a similar 12 minutes south. Also with direct links to London and a large choice of shops and amenities.

Ardingly itself is well connected in all directions whilst being surrounded by woodland, countryside, and picturesque walks. The village contains multiple schools, sports facilities and St. Peter's Church. It is also the home of the South of England Showground.



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Site Photos



1. View looking north-west up Street Lane towards site



2. View of existing building on site and private access roadway



3. View of rear pathway entrance



4. View ornate detailing present on existing building facade



5. View looking north-east down Street Lane onto new residential development: The Oak



Key Plan

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Internal Photos



1. View of the church interior looking towards the entrance door



2. View of the church interior from the entrance door

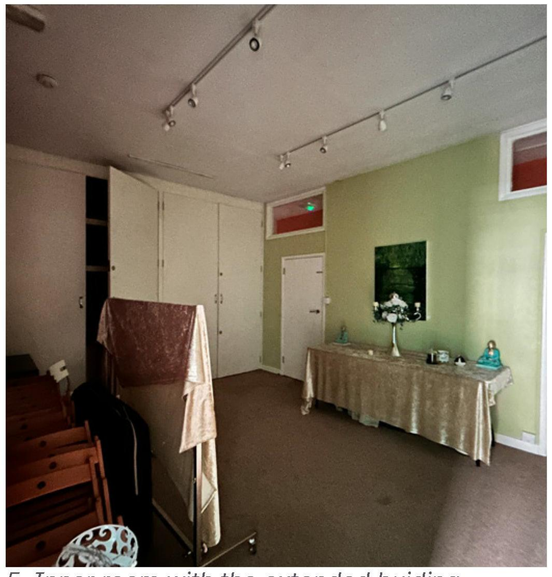


3. Entrance porch

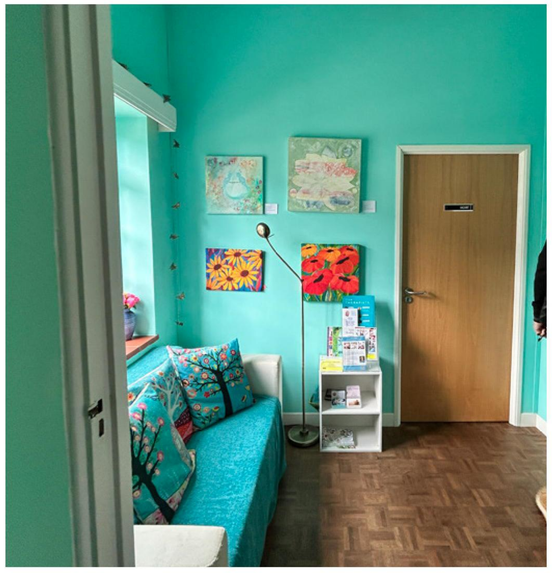




4. Existing kitchen area with view towards rear garden



5. Inner room with the extended buiding



6. Waiting area next to the rear entrance

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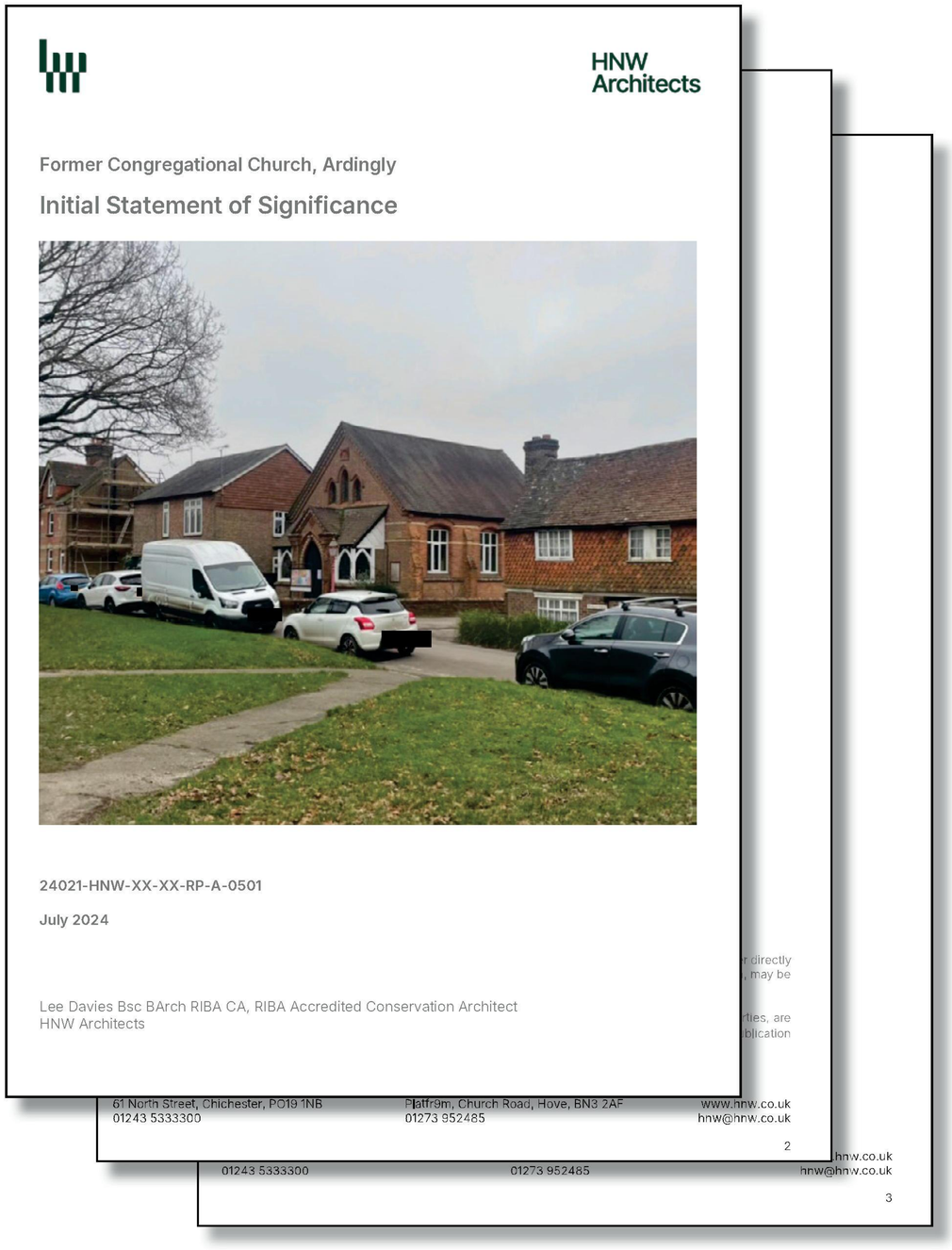
Heritage Context



A separate Initial Statement of Significance has been produced and is to be read in conjunction with the design proposals. This report provides a summary of the history of the site, followed by an assessment of the significance of the existing building and surrounding heritage assets, including the contribution made by the application site to significance and setting.

The document concludes with constraints and potential opportunities for the site to inform and support the design approach from a heritage perspective.

The site is located on the southern side of Street Lane. An established residential area, close to the village centre and sits within Ardingly's Conservation Area and is immediately to the east of the Grade II Listed Brickyard Cottages and The Oak Inn.


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Former Congregational Church, Ardingly

Initial Statement of Significance

24021-HNW-XX-XX-RP-A-0501

July 2024

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Site Context

The site is located on the southern side of Street Lane near the centre of the village. The High Street is located just north east of the site. The site is accessed by Street Lane that leads off B2028, which has a bus stop.

There is shared vehicular access to the west of the site. The primary entrance to the building is on Street Lane, with a secondary shared access leading to the rear garden.

Primary access is directly off Street Lane with a secondary access to the rear of the property located along the southern boundary leading to a small garden.

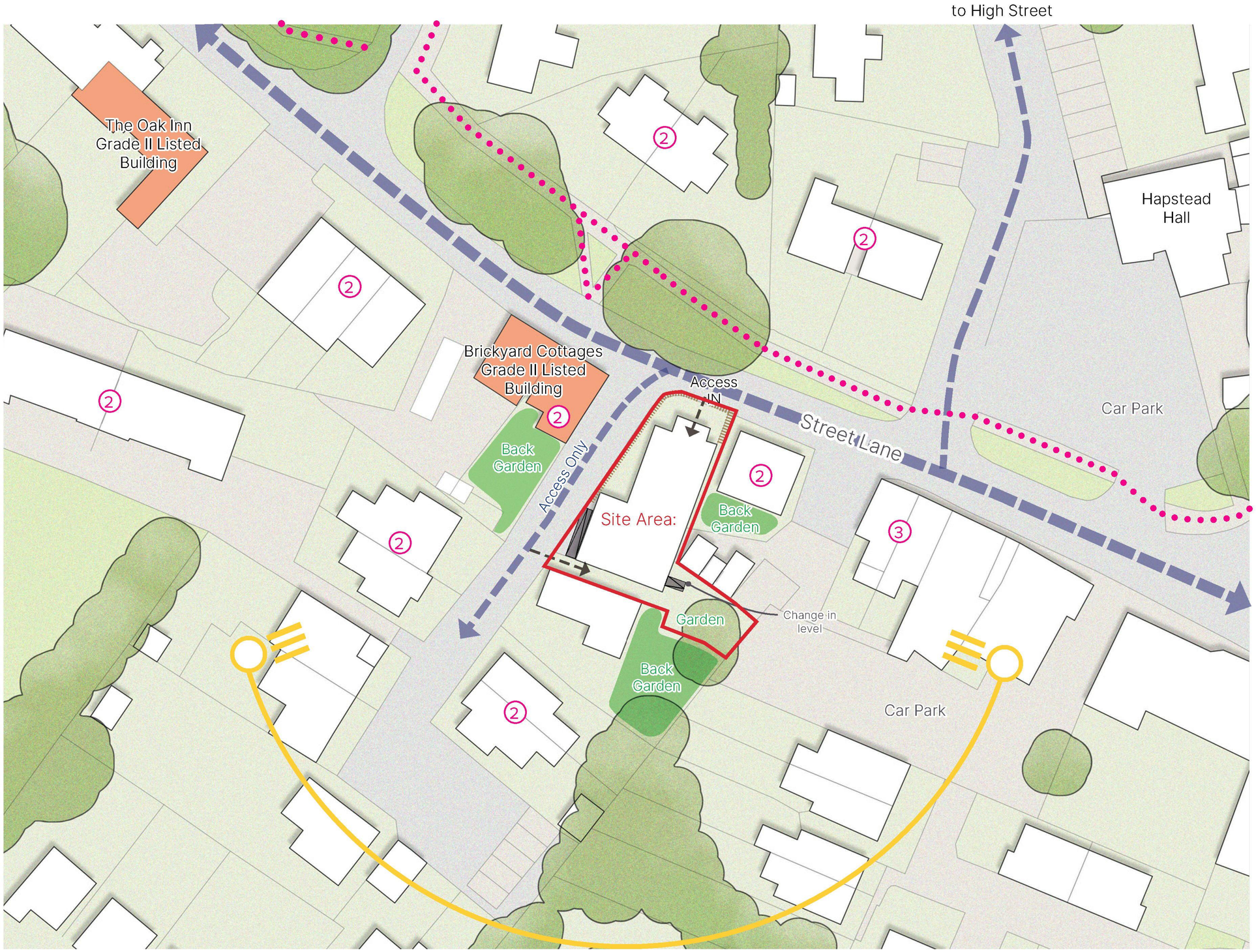
There is a small pub (The Oak Inn) less than 100m west along Street Lane opposite a small village green.

0 5 10 15 20 25m

1:500 @A3

N

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Access, Layout , Use and Amount
Proposed Site Plan 1:200

The setting of the existing frontage on Street Lane remains unchanged.

It is proposed to reduce the size of the rear extension of the original building to incorporate a new off-street parking space within the curtilage of the plot accessed from the shared access toad to the west of the building.

The new set back elevation improves the setting and allows for better proportioned windows that relate to the original church building.

The existing shared path to the south of the building providing access to the rear garden of the former church and The Manse would be unchanged.

A discreet bin store is located to the rear of the building within drag distance of The Poplars, which is served by a collection lorry.

1. Main entrance path (retained)
2. Permeable block paving in grey colour
3. Side passage
4. Rear garden
5. Patio
6. Bike store
7. Bin store (18m from The Poplars)
8. Bin collection area



Proposed Site Plan 1:200

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Access, Layout , Use and Amount

Proposed Ground and Mezzanine Floor 1:100

0 1 2 3 4 5m

1:200 @A3

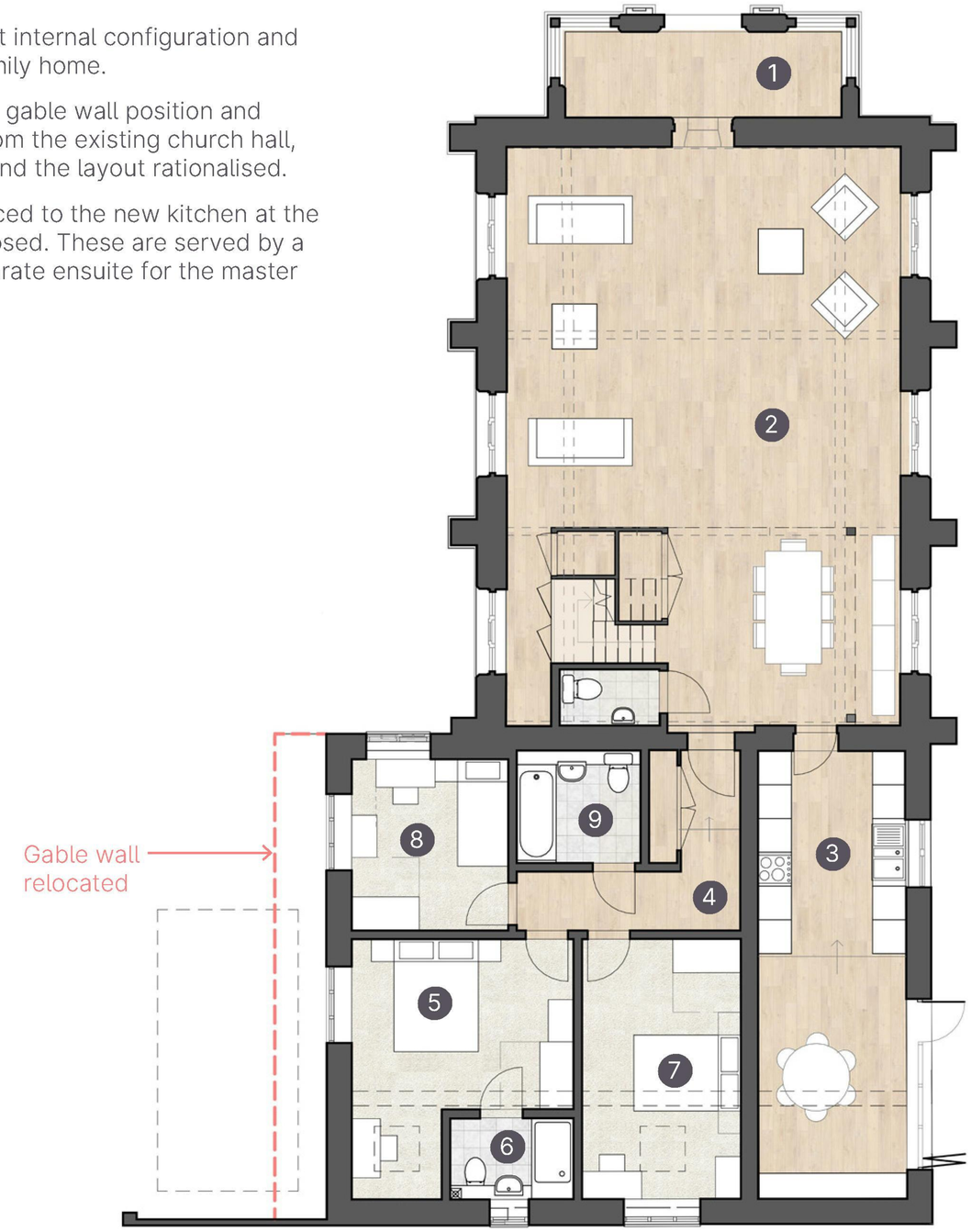
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The proposals adjust the current internal configuration and replaces it with a new 3 bed family home.

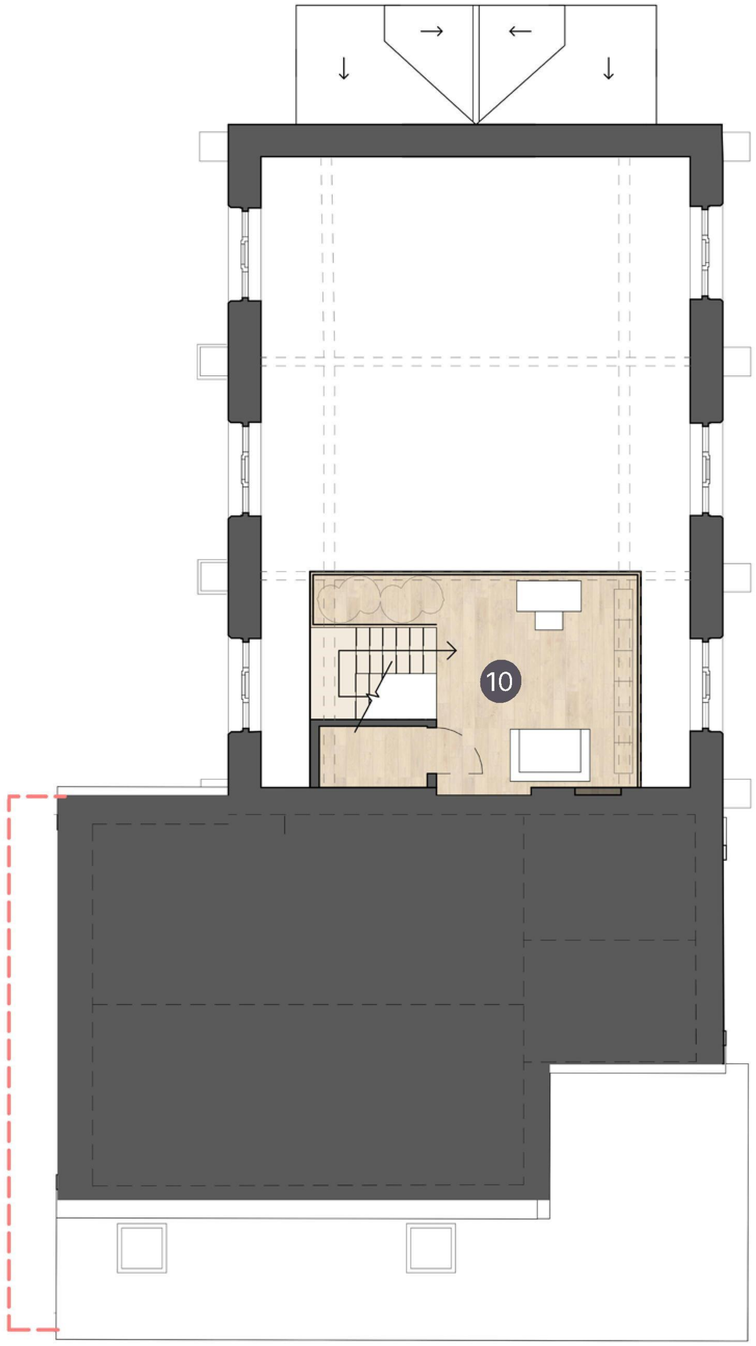
By relocating the rear extension gable wall position and creating an opening (on axis) from the existing church hall, circulation has been improved and the layout rationalised.

A bi-fold door has been introduced to the new kitchen at the rear and 3 new bedrooms proposed. These are served by a communal bathroom and a separate ensuite for the master bedroom suite.

1. Entrance Porch
2. Living/Dining Area
3. Kitchen
4. Hallway
5. Master Bedroom
6. Master Ensuite
7. Bedroom 2
8. Bedroom 3
9. Bathroom
10. Study



Proposed Ground Floor Plan - 1:100



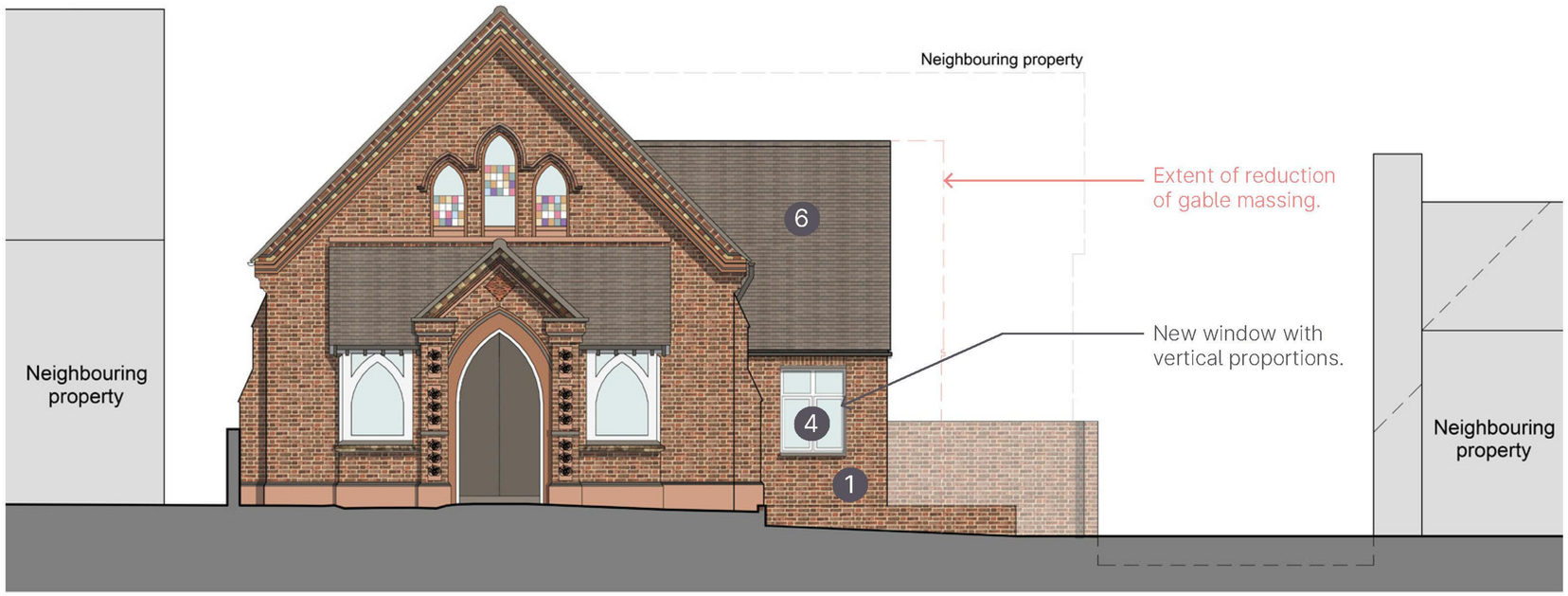
Proposed Mezzanine Plan - 1:100

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Appearance
Illustrative Elevations

The gable end of the existing extension is to be moved back by 915mm as indicated by the red dashed line, reducing the size of the current extension.

The east elevation shows the new bi-fold doors that open out from the new kitchen to the garden.



Proposed Street Elevation and Side elevation with new gable - 1:100



Proposed East Elevation - 1:100

1. Existing red brick in stretcher bond
2. Reclaimed red brick with mixture of new red brick in stretcher bond
3. Reclaimed eaves brick detailing
4. PPC composite high-performance windows and bi-fold doorset in white to match existing
5. Rooflights
6. Existing red clay roof tiles
7. Red clay roof ridge tiles
8. PPC aluminium rainwater goods in black to match existing

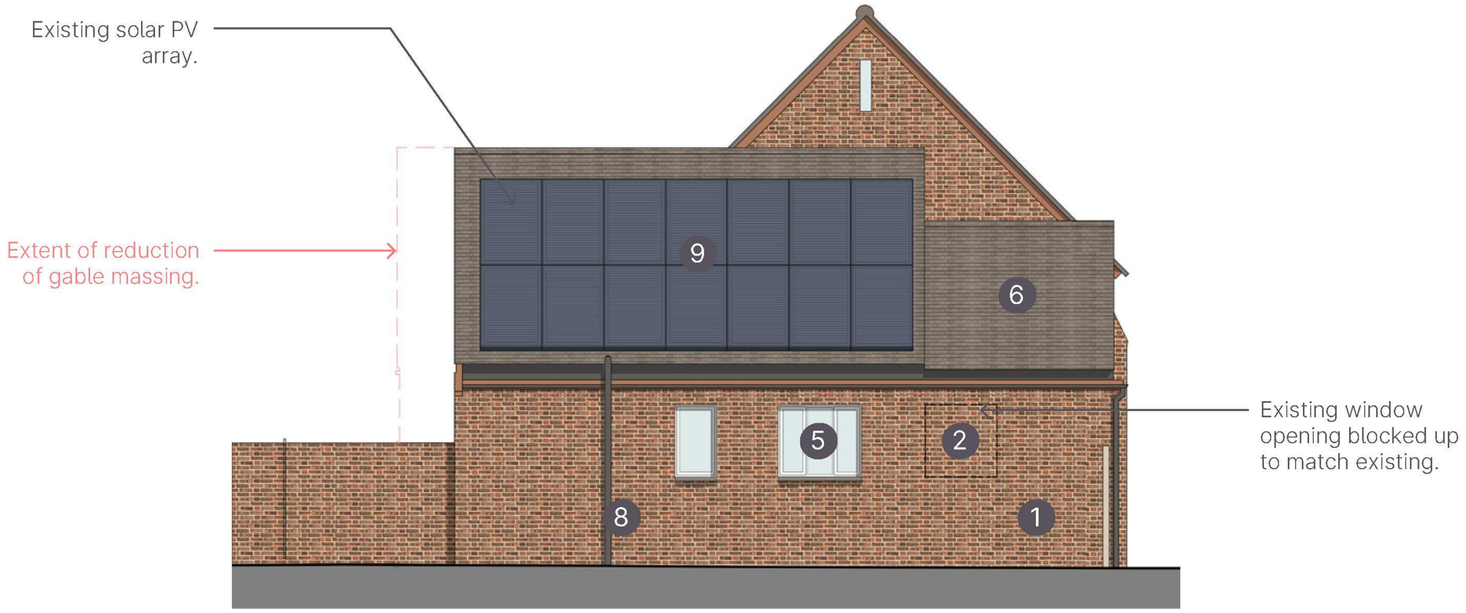
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Appearance
Illustrative Elevations

0 1 2 3 4 5m

1:200 @A3

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Proposed South Elevation - 1:100

1. Existing red brick in stretcher bond
2. Reclaimed red brick with mixture of new red brick in stretcher bond
3. Reclaimed eaves brick detailing
4. PPC composite high-performance windows and bi-fold doorset in white to match existing
5. Rooflights
6. Existing red clay roof tiles
7. Red clay roof ridge tiles
8. PPC aluminium rainwater goods in black to match existing
9. Existing PV panels



Proposed West Elevation - 1:100

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Existing gable end



Proposed gable end and new parking space

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SUSTAINABLE REUSE OF AN EXISTING VACANT BUILDING.

SYMPATHETIC AND SENSITIVE CONVERSION PROVIDING A NEW FAMILY HOME IN A VERY SUSTAINABLE LOCATION IN THE HEART OF THE VILLAGE.

RETENTION OF EXISTING CHARACTERFUL BUILDING FORM AND BOUNDARY WALLS.

ADDITION OF OFF-STREET PARKING SPACE IN LEAST SENSITIVE LOCATION WITH REDUCTION IN OVERALL MASSING OF BUILDING.



Illustrative proposed view showing the reduced gable and associated off street parking.

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