

DESIGN AND ACCESS STATEMENT

Design Quality, Sustainability and Site Enhancement

Site: Plot 1, Adjacent to Lyne House, Links Road, Worthing

Outline Consent: AWD/0821/22

Document Ref: LR.DAS.01

Opening Summary

This Design and Access Statement supports the detailed design of a high-quality, sustainable dwelling at Plot 1, following outline planning consent.

The site currently comprises underutilised and unmanaged garden land associated with Lyne House, characterised by overgrown vegetation, limited structure and low ecological value.

The proposal has been carefully developed to transform the site into a well-considered residential setting, delivering a contemporary dwelling that is both architecturally refined and environmentally responsible.

The design is underpinned by a clear set of principles:

- Establishing a strong and coherent relationship between building and landscape
- Retaining and enhancing key features, particularly the TPO Copper Beech
- Delivering meaningful biodiversity and long-term landscape improvement
- Achieving high environmental performance through a fabric-first approach

The scheme demonstrates how a thoughtfully designed, buildable home can deliver both design quality and sustainability, with the potential to represent one of the first Passive House Plus homes in Worthing & Adur.

1. Introduction

This statement supports the detailed design of a single dwelling at Plot 1, This statement supports a full planning application.

The proposal has been developed to deliver a high-quality residential building that significantly enhances the condition, structure and ecological value of the site, while responding appropriately to its surroundings.

2. Design Approach

The design has evolved from earlier proposals considered under outline planning permission guided by three key principles which are applied consistently throughout the proposal:

1. Site Enhancement

The proposal results in a clear and measurable enhancement to the site, replacing unmanaged and low-value garden land with a structured, resilient and well-managed landscape.

This includes:

- Retention and strengthening of key existing features, particularly the TPO Copper Beech
- Introduction of a coherent planting strategy
- Improved boundary treatments and long-term landscape management

The site is therefore transformed into a more functional, attractive and ecologically valuable environment.

2. Contextual, High-Quality Design

The building is designed to sit comfortably within its surroundings while delivering a high standard of architectural quality.

This is achieved through:

- A simple and proportionate built form
- Careful articulation to reduce perceived massing
- Use of natural and durable materials including stone, slate and timber-style cladding
- Considered positioning of openings to balance light, outlook and privacy

The design is contemporary in expression but remains respectful of the established character of the area.



3. Sustainability Through Simplicity

Environmental performance is addressed through a clear and practical design strategy.

This includes:

- A fabric-first approach to minimise energy demand
- Integration of renewable energy systems
- Use of standard, buildable construction methods

The proposal demonstrates how high levels of environmental performance can be achieved without unnecessary complexity, ensuring long-term durability and usability.

3. The Building Design

The dwelling is arranged over two storeys and provides:

- A clear and efficient internal layout
- Generous levels of natural light
- A strong relationship with the surrounding garden

The building form is carefully articulated to:

- Reduce perceived massing
- Reflect the character of surrounding development
- Integrate garage and ancillary elements into a cohesive composition
- Deliver a one-and-a-half storey appearance where appropriate
- Provide a reduced scale compared to the previously approved outline scheme



4. Landscape-Led Design

The landscape forms an integral part of the proposal and has been used to shape the overall design approach.

Existing Site Condition

The site currently comprises:

- Overgrown vegetation
 - Poor-quality Leylandii hedging
 - Limited biodiversity value
-

Proposed Landscape

The proposed landscape establishes a coherent and layered setting that enhances visual quality, strengthens ecological function, and provides a robust framework for long-term site management.

This includes:

- Woodland-edge planting beneath the retained tree
- Wildflower meadow areas
- Biodiversity-friendly lawn
- Structured planting beds
- Replacement boundary planting

The resulting landscape is more resilient, visually cohesive and ecologically valuable.



5. Trees and Landscape Protection

The retained Copper Beech tree is a defining feature of the site.

The design has been carefully developed to:

- Retain and protect the tree
- Avoid excavation within its Root Protection Area
- Incorporate no-dig construction techniques where required

This approach ensures the long-term health of the tree and its successful integration into the development.

6. Biodiversity Enhancement

The proposal delivers a clear and measurable uplift in biodiversity, transforming the site from a low-value baseline into a diverse and functional ecological environment.

The scheme:

- Exceeds the required 10% Biodiversity Net Gain
- Introduces a range of new habitats, including meadow and woodland-edge planting
- Incorporates ecological features such as:
 - Bird and bat boxes
 - Hedgehog access routes
 - Pollinator habitats

These measures provide both immediate and long-term ecological benefits.

7. Sustainability and Passive House Plus

Design Approach

The dwelling is designed in accordance with Passive House Plus principles, informed by guidance from the Passive House Institute.

The approach prioritises reducing energy demand before the introduction of renewable energy systems.

Fabric Performance

The building will incorporate:

- High levels of insulation
- Airtight construction
- Triple-glazed windows
- Mechanical ventilation with heat recovery

These measures ensure a highly efficient building envelope and a consistent internal environment.

Renewable Energy

The development incorporates:

- 22 photovoltaic panels integrated into the roof
- Battery storage to support on-site energy use

The system is designed so that annual energy generation is expected to meet or exceed operational demand, subject to verification.

Practical Delivery

A key objective of the scheme is to demonstrate that this level of performance can be achieved using:

- Standard construction techniques
- Commonly available materials

This supports the wider applicability of similar sustainable housing solutions.

8. Water and Drainage

The proposal incorporates sustainable drainage measures, including:

- Permeable driveway and paving
- Rainwater harvesting
- Soakaway systems for surface water

These measures reduce surface water runoff and support sustainable management of water on site.

9. Neighbour Consideration

The design has been carefully developed to respect neighbouring properties.

This includes:

- Appropriate separation distances
- Careful positioning of windows and balconies
- Boundary planting to provide screening

The proposal maintains privacy and amenity while improving the overall quality of the site boundary.

10. Conclusion

The proposal delivers a well-considered, high-quality and sustainable form of development that responds positively to its context while significantly enhancing the condition of the site.

It provides measurable environmental benefits, a robust and deliverable design, and a clear improvement over the existing baseline.

The scheme represents a thoughtful and appropriate response to the site and should be supported.

End of Statement