

Design & access statement

37 Barfield Park, Lancing

The Community Stadium Ltd





D05_1

London
76 Great Suffolk Street
London, SE1 0BL
T 0207 928 2773

Sussex
64-68 Brighton Road, Worthing
West Sussex, BN11 2EN
T 01903 248 777

Bristol
Beacon Tower, Colston Street,
Bristol, BS1 4XE
T 0117 214 1101

W www.ecearchitecture.com

E hello@ecearchitecture.com

Project Team

Client The Community Stadium Ltd
Architect ECE Architecture
Planning ConsultantDMH Stallard
Landscape..... Lizard Landscape
MRI Specialist..... Imaging Matters
Structural Engineer QED Structures
M&E Engineer PJR
Civil Engineer..... TCEP
Ecology & Biodiversity.....Ecology Partnership
AcousticianAnderson Acoustics
Medical Consultant Alliance Medical

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Introduction 1.0



1.01 Introduction

1.02 Introduction

This Design and Access Statement has been prepared as part of a planning application and following a pre-application meeting relating to the proposed development at no.37 Bartfield Park, Lancing.

The proposal demonstrates how the scheme has been adapted to serve the wider community and the current club needs.

Taking a design led approach the scheme will deliver two sustainable homes, as well as a medical facility for Brighton & Hove Albion athletes and the general public.

The medical facility is proposed on this location to ensure player safeguarding measures in the adjacent training ground are maintained while providing services for the wider community. Additionally, all available space within the training ground is occupied.

This development will provide:

- High quality apartments with access to private amenity space and EV charging points;
- Sustainable new build homes;
- A medical facility for the community and the club;
- A scheme that is appropriate to its context.





The Site 2.0



2.01 Site Location

The site is located in Lancing in between the train station and the Brighton Airport.

Lancing is situated on the south coast of West Sussex. The site sits approximately 4 miles south to the South Downs National Park and 1 mile to the A27. Lancing sits between two other major towns in Sussex along the south coast, Worthing and Shoreham-by-Sea.

The site is 0.8 miles from Lancing railway station that provides links to and from Brighton, London, Worthing, Littlehampton, Portsmouth Harbour and Southampton.

The site itself sits northeast of the village centre with a selection of shops and other amenities nearby.

The townscape profile predominantly formed of two storey detached and semi-detached houses, terrace buildings, and bungalows that includes residential and local stores. The local character of these dwellings is predominately traditional in form and finished with white render or brick.

Immediately adjacent to the site is Brighton & Hove Albion's training facility which is accessed via Mash Barn Lane, which also forms the part of the northern boundary of the site.





2.02 Local Context

It is evident from the surrounding context in Lancing that the area predominantly exhibits a traditional Sussex-style of housing. The majority of properties feature white render, red brick, or tile-hanging with tiled roofs.

The streets display a varied architectural character, incorporating more traditional elements such as chimneys, white uPVC windows, projected or dropped eaves, recessed entrances, and dormer windows.

However, there are several examples of more contemporary dwellings within the district that have introduced additional character to the area, employing lighter buff bricks, asymmetrical roof forms, and darker window frames.

Local Context



Contemporary Dwellings



2.03 Site Context

The 0.11 hectare site occupies a corner plot at the north-eastern corner of Barfield Park. It is presently laid out as regularly maintained garden land.

Access to the site is via Barfield Park from the south-western boundary. The eastern boundary comprises a fence line abutting a dense belt of trees and hedging, providing a buffer between the site and the training ground. The western boundary is defined by a fence separating the site from No. 38.

The northern boundary runs alongside Mash Barn Lane, a relatively new road that provides access to the training ground from the A2025. The street scene on Mash Barn Lane is predominantly characterised by tall rear garden fences and walls, with a few house frontages to the west.

There are two adjoining bungalows on the site, each with loft rooms featuring large dormer windows.

There was previously another bungalow within the proposed site boundary, which has since been removed to facilitate a new rising main route serving both the training ground and the forthcoming residential development to the east.

While the dwellings along Barfield Park are predominantly bungalows, the houses along Mash Barn Lane are generally two-storey.



1. Access via Barfield Park.



2. View from the rear of no. 38 Barfield Road fence line.



3. View from no. 38 Barfield Road driveway.



4. View facing south towards the existing bungalow.



5. View facing south towards no. 38 Barfield Park.

2.04 Opportunities & Constraints

There are site-specific opportunities and constraints which have been carefully considered during the design process. Analysis has been completed to understand these limitations fully;

- A foul sewer runs through the site along the western boundary which has an associated 6m easement zone. Any new built form must be positioned outside of this. This is highlighted in pink on the map to the right.
- Existing access via Barfield Park will be retained for the existing bungalow at no. 36 Barfield Park. A new separate access for the new builds provided via Mash Barn Lane.
- There is potential for a pedestrian route to be provided from Barfield Park to Mash Barn Lane
- Although most of the properties within Barfield Park are either 1 or 1.5 storeys, properties along Mash Barn Lane are largely 2 storeys. This demonstrates that Mash Barn Lane can potentially facilitate greater scale.
- The site position and possible north/ south orientation is beneficial for promoting sustainable principles.





Planning History ^{3.0}

3.01 Approved Scheme

The approved application enhanced the street scene along Mash Barn Lane with additional vegetation and improved security measures.

The layout positioned the new dwellings to front onto Mash Barn Lane, increasing privacy for nearby properties particularly No.38 Barfield Park and allowing for more buffer planting along the western boundary.

This design also improved surveillance of the club's entrance, establishing a welcoming gateway to the training ground. A pedestrian link was introduced from Barfield Park to Mash Barn Lane, maintaining clear access for the existing bungalow, which retained its access from Barfield Park.

The new homes were set back from the existing fence line, creating a more open frontage along Mash Barn Lane, with new trees and shrubs softening the footpath.





Pre Application^{4.0}

4.01 Pre Application Site Plan

Building on the principles established by the approved scheme, the proposed layout has been adapted to accommodate a medical facility to support the neighbouring training ground and the wider community.

The site plan proposes frontage onto Mash Barn Lane to avoid overlooking No. 38 Barfield Park, increase separation from the western boundary, and widen the buffer planting zone. Fronting the dwellings onto Mash Barn Lane will improve relations with the training ground, enhance surveillance of the club access, and serve as a gateway to the training facility.

The proposal increases separation from the existing bungalow, whose access remains from Barfield Park. A pedestrian route along the western boundary will preserve the bungalow's access to the training ground.

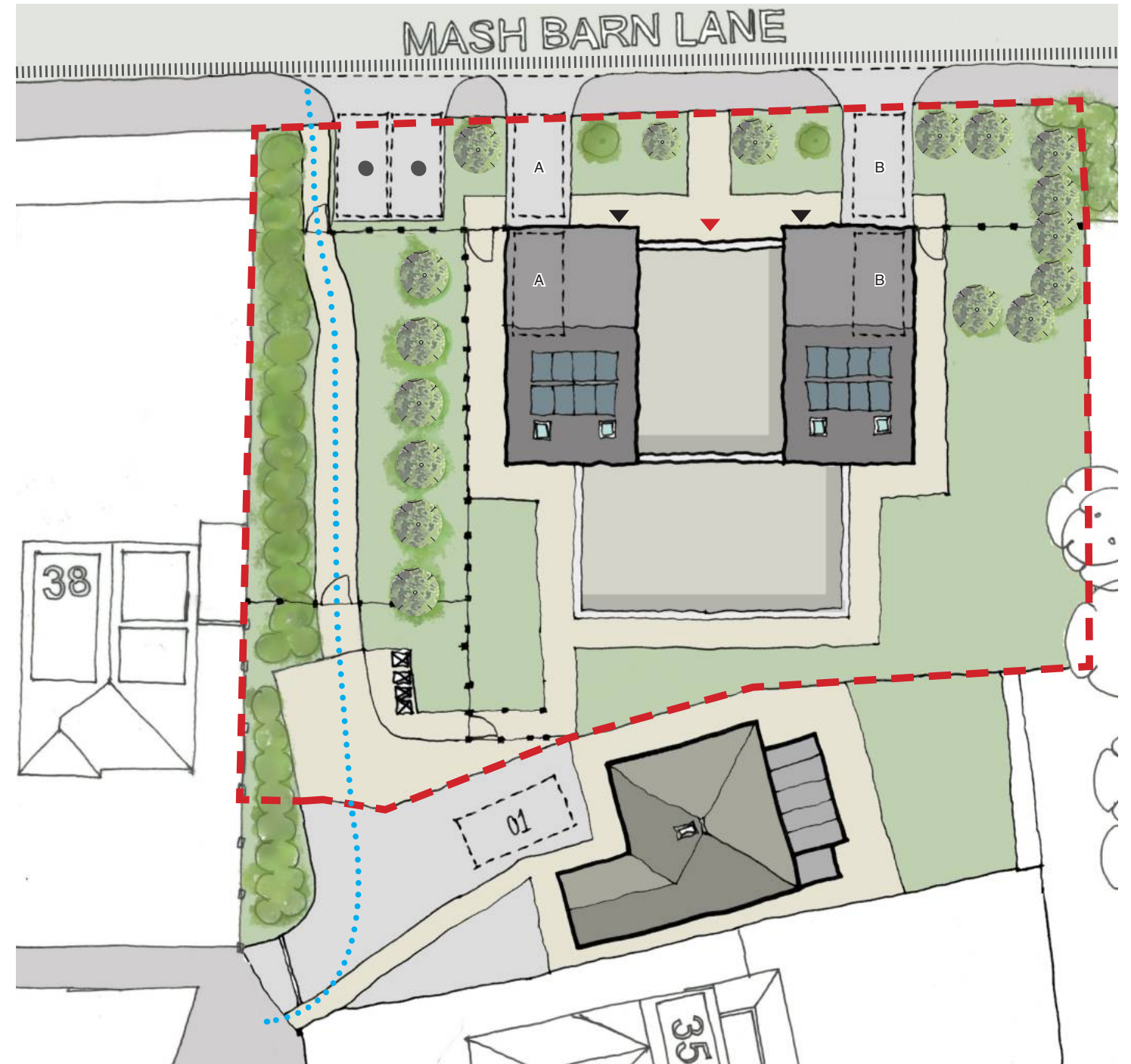
The new dwellings are set back from the adjacent fence line to establish a more open frontage along Mash Barn Lane, with new trees and shrubs to soften the existing footpath.

The dwellings have been designed with a sustainability emphasis, adopting a fabric-first approach alongside the integration of photovoltaic panels and air source heat pumps.

A number of design features have been incorporated to reflect the local context, albeit in a more contemporary interpretation. These include dormer windows, rooflights, and brick detailing.

KEY:

- SITE BOUNDARY
- ||||| MAIN ACCESS ROAD
- PEDESTRIAN PATHS
- EXISTING PERMISSIVE ROUTE
- MEDICAL CENTRE PRIVATE PARKING SPACES
- NEW TREES
- ▼ MEDICAL CENTRE ENTRANCE
- ▼ RESIDENTIAL ENTRANCE



4.02 Pre Application New Dwellings and Medical Centre

Pre Application Officer Feedback:

Principle of Development: The officer supported the development in principle, provided it retains the number of residential units previously approved under reference AWDM/2126/21. This ensures compliance with the Adur Local Plan by preventing the loss of residential accommodation.

Site Layout and Design: The revised layout is viewed favourably, specifically the increased separation distance from the bungalow to the south. The officer also confirmed that a frontage development onto Mash Barn Lane is appropriate, given the context of the neighbouring training ground entrance and adjacent garage developments.

Medical Facility: The officer noted the importance of the facility's relationship with the nearby training ground but requested that the formal application justify why the facility is located here rather than within the training ground itself.

Landscaping: There is an expectation for a high-quality landscaping scheme, particularly along the site boundaries and the site frontage, to offset the additional parking provision.

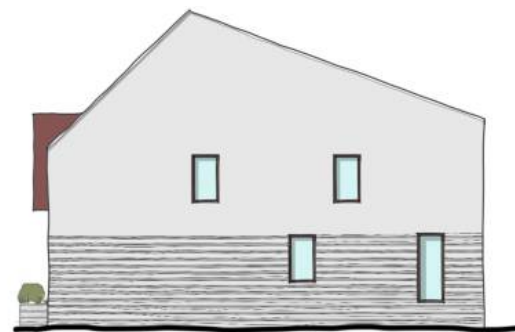
Residential Amenity: The design must ensure there is no adverse impact on the residential amenities of neighbours in Barfield Park, particularly regarding the relationship between the site and their north-facing rear gardens.

Highways and Internal Space: The officer noted the current provision of internal garages but suggested that, subject to WSCC (Highways) approval, these areas could potentially be converted into accommodation space.

Wrap around tile cladding & Brick



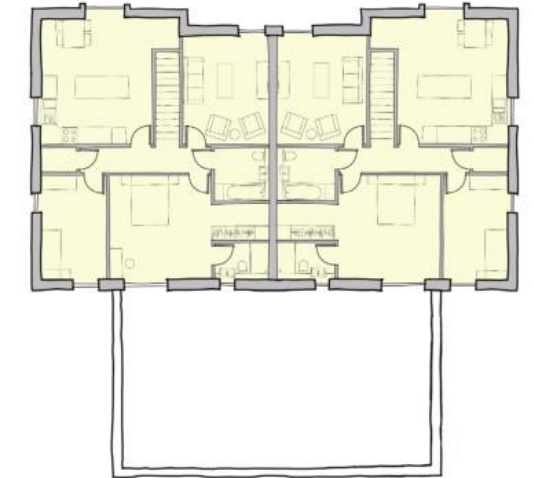
Front Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

Plots 1 & 2:

2-Bedroom 3-Person Flats: 93.80 sqm/ 1009 sqft - Garage: 27.20 sqm/ 292 sqft

Medical Centre: 227 sqm/ 2443 sqft

Total: 348 sqm/ 3745 sqft



Street Scene - Mash Barn Lane



5.0 Proposal

5.01 Proposed Site Plan

Building on the principles established by the approved scheme, the proposed layout has been adapted to accommodate a medical facility to support the neighbouring training ground and the wider community.

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The proposal increases separation from the existing bungalow, whose access remains from Barfield Park. A pedestrian route along the western boundary will preserve the bungalow's access to the training ground.

The new dwellings are set back from the adjacent fence line to establish a more open frontage along Mash Barn Lane, with new trees and shrubs to soften the existing footpath.

KEY:

— Site boundary

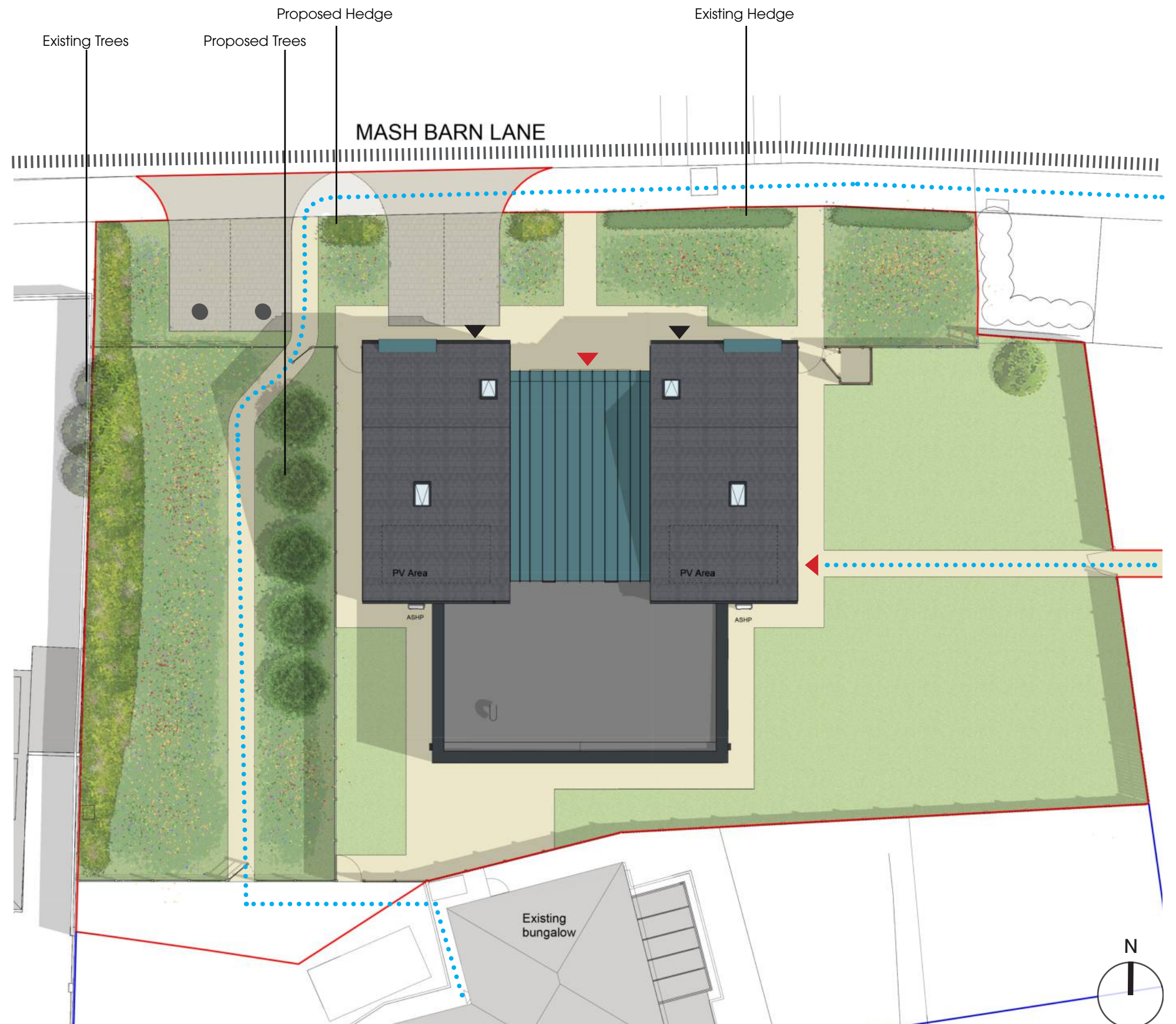
||||| Main access road

●●●● Pedestrian link to training grounds

● Medical Centre Private Parking Spaces

▼ Medical Centre Entrance

▼ Residential Entrance

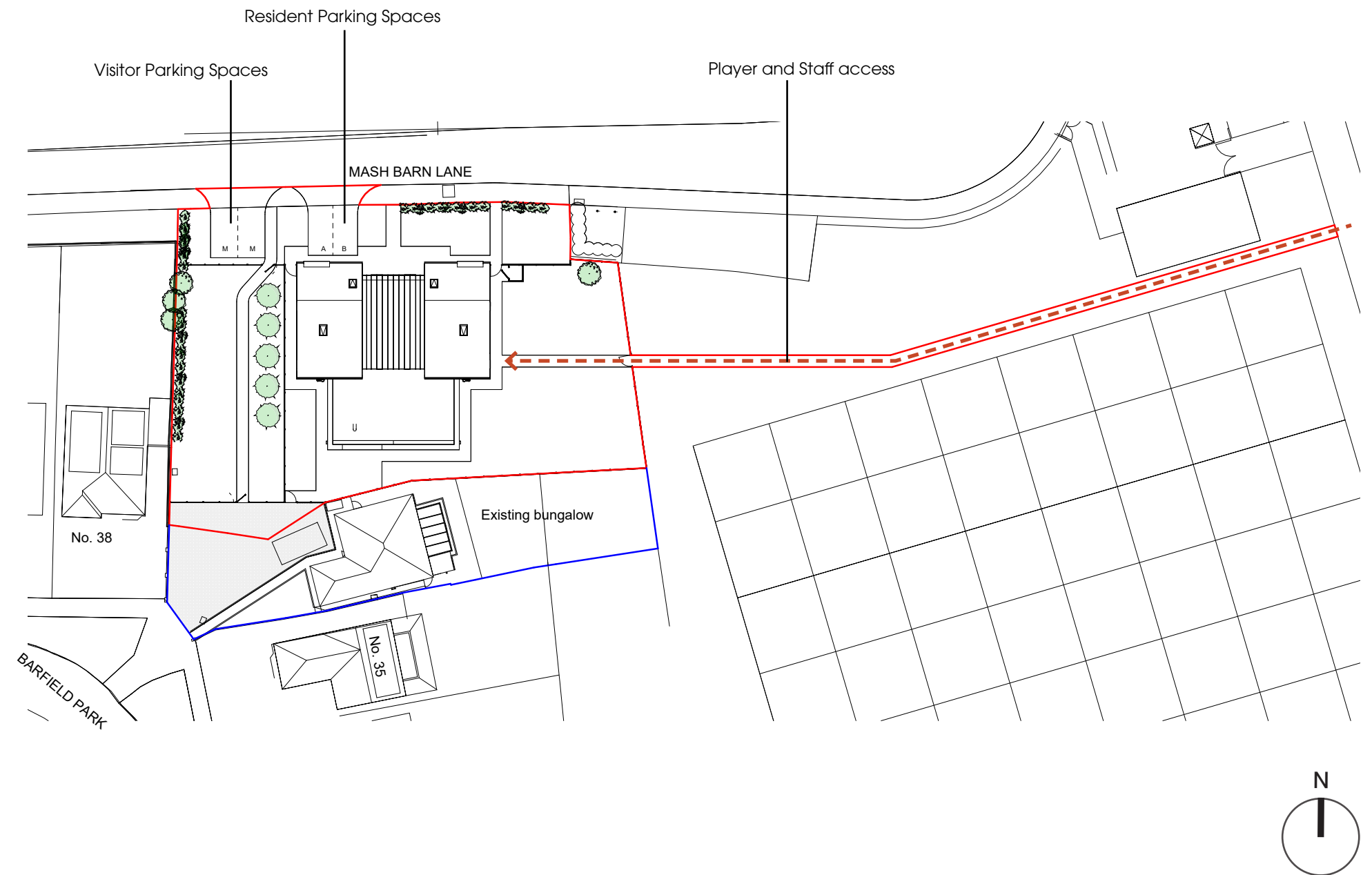


5.02 Site Access

The proposal provides two visitor parking spaces for the medical centre and one space for each dwelling along Mash Barn Lane.

Staff and players are to utilise the adjacent training grounds car park and access the site through the proposed footpath on the east of the site. This is to ensure player safeguarding as well as provide adequate parking while minimising frontage impact on Mash Barn Lane.

2no. internal cycle spaces are provided for each new dwelling, along with an internal bin store.



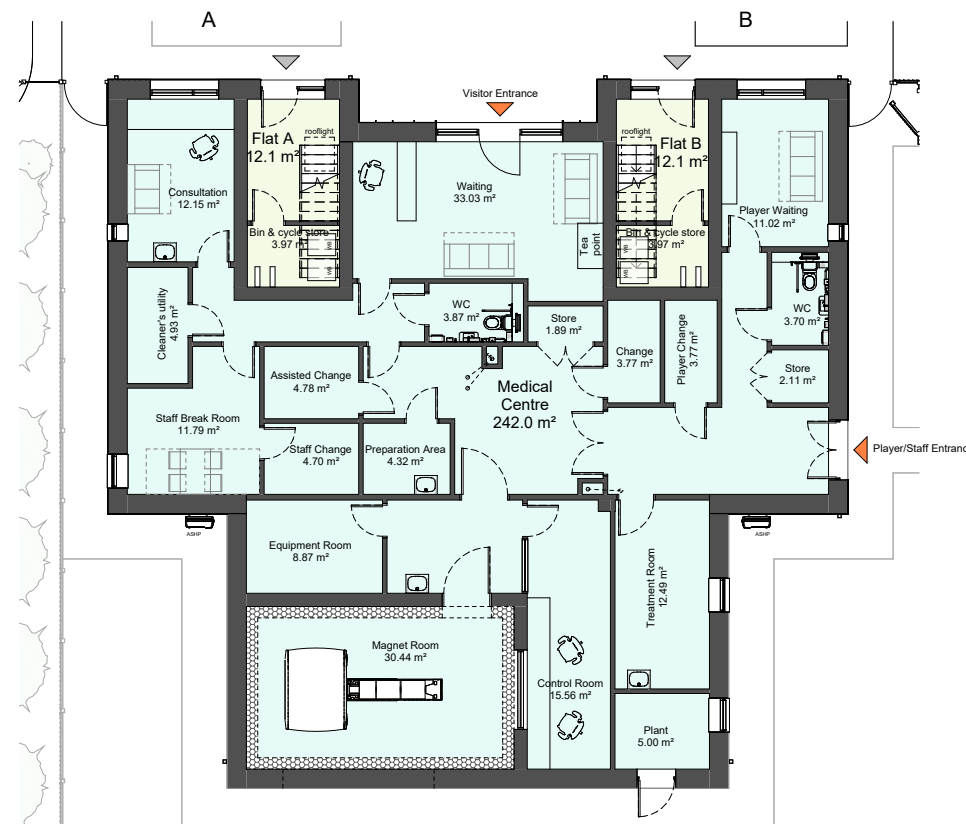


5.03 Use & Amount

The development proposal consists of 2no. 2 bedroom 3 person new apartments and a medical centre including an MRI scanner. Each apartment is the same in design and is to be 100.2sqm.

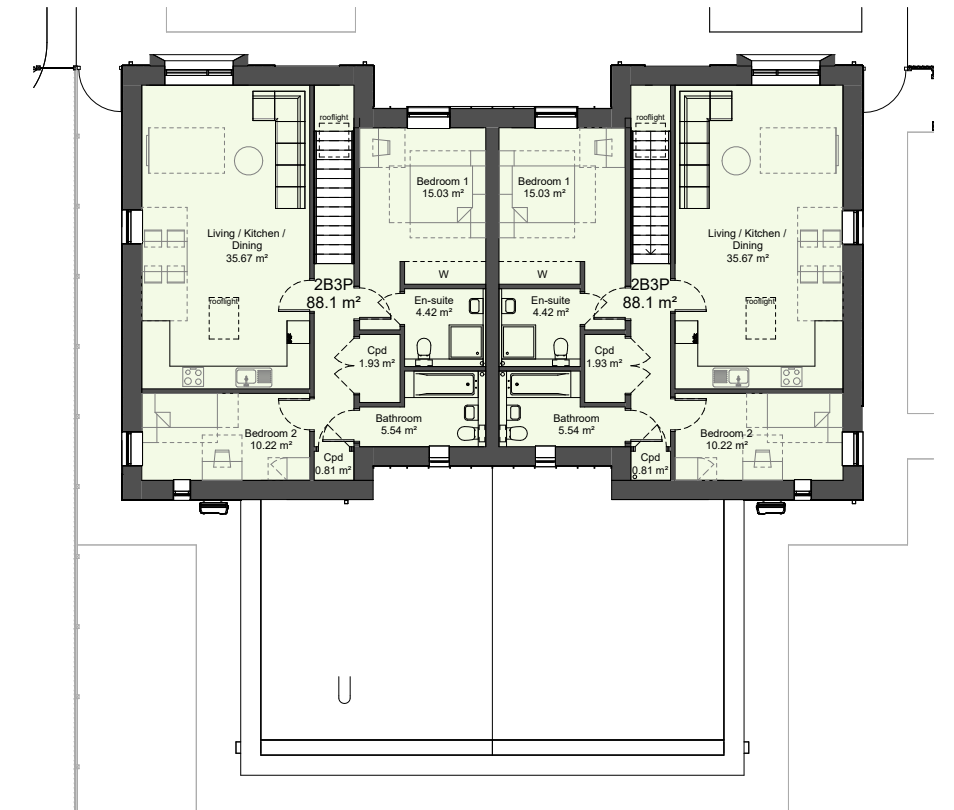
The new apartments are designed above area specified in the nationally described space standards and provide one double and one single bedrooms, an open plan living / kitchen / dining room, one family bathroom and an ensuite.

The medical centre is to be 242sqm and provide a facility that will serve the club's needs and the wider community. The internal layout has been rigorously designed with specialist input to achieve separation between private patients and club players, but also ensure the required shielding as well as separation between the MRI scanner and the dwellings is in place.



00 Ground Floor Plan

1 : 100



01 First Floor Plan

1 : 100



5.04 Appearance & Scale

Comprising two first-floor dwellings and a medical centre at ground floor, the scheme features an asymmetrical roof form designed to minimise visual scale. The use of dropped eaves and a rear cat-slide roof provides a contemporary profile that breaks away from traditional massing, creating a more dynamic presence on Mash Barn Lane.

The design seeks to enhance the approach to the training ground by introducing architectural variety and textural depth. Key features, including dormer windows and bespoke brick detailing, are referencing the local context and create a building that is both contemporary and sympathetic to its character.



Front Elevation



Side Elevation



Street Scene - Mash Barn Lane

5.05 Materials

The proposed materials have been carefully curated to enhance and complement the character of the site's context, while maintaining the contemporary approach that has been established in the area.

Key architectural features include anodised metal dormers, which add visual articulation to the roofline, and horizontal brick banding at the ground floor that provides depth. The masonry detailing aligns with the timber boundary treatments to ensure a cohesive transition between the public realm and the built form.

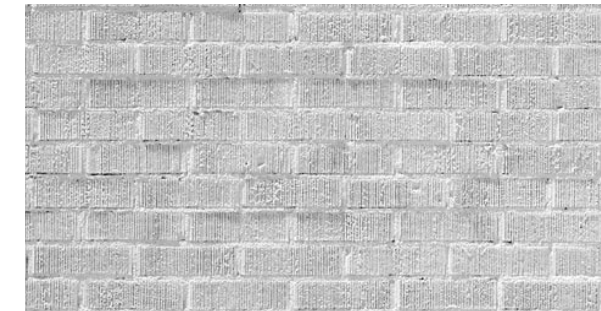
To harmonise with the local vernacular, the two-storey elements utilise a traditional slate roof, grounding the scheme within its domestic context. This rhythm is intentionally interrupted by a smaller central volume clad in standing-seam metal. This transition in materiality and geometry acts as a clear visual cue, defining the entrance to the medical centre while distinguishing the building's dual functions.



Zinc Standing Seam



Light grey brick



Brick detailing





5.06 Precedents

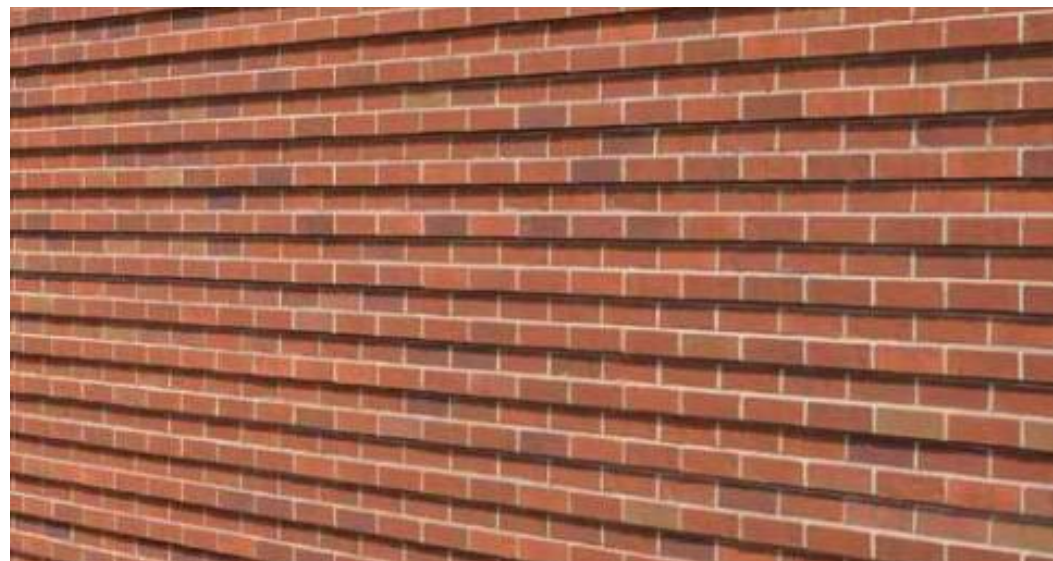
Projecting Brick banding



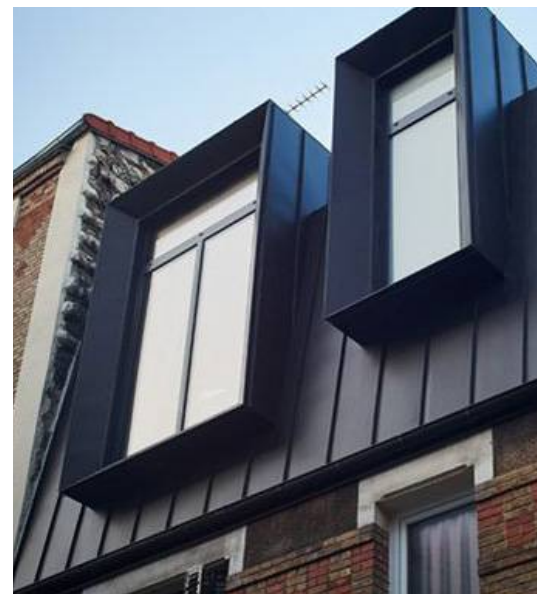
Sliding doors



Grey / white brick



Standing Seam & Dormer Window



Plot Numbering



5.07 Sustainability

The site is considered to offer excellent accessibility, being located within walking distance of Lancing Town Centre and the main train station where train services from London Victoria and London Waterloo are accessible from the main line railway.

The approach to the development and housing will be through a fabric first emphasis. All New homes are to be designed to meet Energy Performance Certificate 'A' rating.

The specification of the building fabric and thermal envelope (insulation, glazing, air permeability etc.) is designed to drive down heat losses from the dwellings, minimise energy consumption and reduce running costs.

Ultra high-efficiency, air source heat pump-driven heating & hot water systems. Energy efficient, LED lighting will serve the development using a clean form of energy.

In order to achieve the target A-rated EPC, each dwelling will be required to generate a proportion of its own electrical demand. This will be achieved through Roof-mounted photovoltaic (PV) panels which is seen as the most appropriate method of generation accounting for the constraints of the site.

Water consumption in all dwellings will be reduced through the use of practical and hygienic water saving measures such as flow restrictors, reduced bath volumes, water efficient white goods and dual flush cisterns.

Sustainable drainage techniques will be used where practical to fully disperse surface water (SUDS), including permeable paving and soakways. Refuse and recycling bins for residents are to be accommodated for each unit within dedicated stores.

The proposed landscaping set within the series of amenity spaces will be used to encourage and improve ecological diversity.

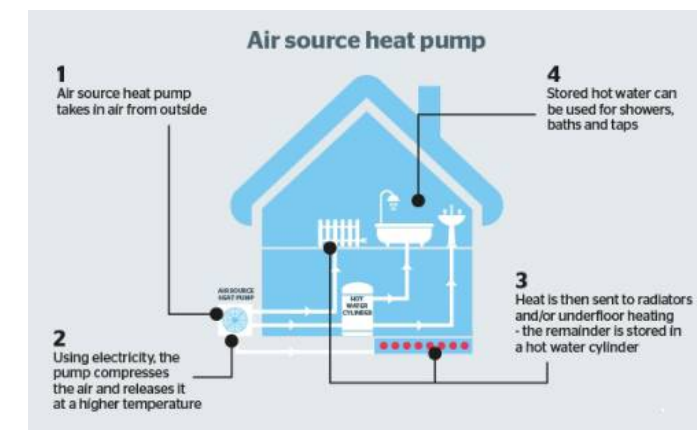
All hard & soft landscaping will be maintained by a nominated management company; a management strategy will be put in place to continue maintenance in perpetuity.

The orientation of buildings and aspect of the main habitable rooms allows for good levels of daylight within the dwellings, with natural ventilation to all habitable rooms.

High quality materials are proposed that will age gracefully and require the minimum of maintenance. Materials will be specified where possible to minimise their travel distance to site, ensuring where relevant that materials are specified from recognised sustainable sources with the appropriate certification.



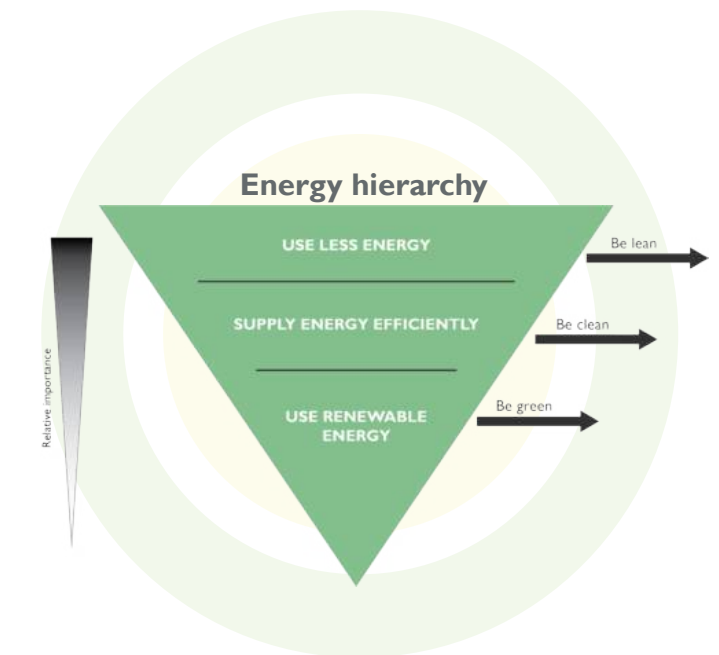
Promotion of Sustainable Travel



Air Source Heat Pumps to Dwellings



Electric Vehicle Charging Points



Energy Hierarchy



PV's on Roofs

5.08 Proposed View From Mash Barn Lane



5.09 Proposed View From Barfield Park





Conclusion^{6.0}



6.01 Conclusion

The proposed development at 37 Barfield Park represents a high-quality, design-led scheme that successfully balances residential provision with essential community healthcare infrastructure. By adopting a contemporary architectural character that respects the local Sussex context, the scheme provides a visually engaging 'gateway' to the adjacent training facility while significantly enhancing the streetscape of Mash Barn Lane.

The design has been rigorously developed to ensure that the scale and massing, notably the asymmetrical roof profile and dropped eaves remain sympathetic to the neighbouring properties. Furthermore, the proposal demonstrates a robust commitment to sustainability, utilising a fabric-first approach alongside renewable technologies to achieve an EPC A rating.

In summary, the scheme provides a sustainable, modern, and contextually sensitive addition to Lancing. It meets the needs of the community and the club alike, and we believe it represents a positive and appropriate development for the site.

