

Rock House

Restoration & renovation

Design & Access Statement
07th February 2022

CYGNUS **20**

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Introduction

1.0

1.0 INTRODUCTION

‘THE DAS’

- This Design & Access Statement (DAS) has been prepared to accompany an outline planning application, submitted by Mr. Steven Hadnett (“the Applicant”) at the workshops of ServacInt, Westergate street, Westergate, West Sussex (“the Site”) for for the demolition of the current workshop structures; renovation of the 16th century Rock House & installation of a garage with annex above.
- The DAS sets out the context of the Site & its surrounding area; details the planning policy & background for the proposed development; assessing the principles of the proposed scheme & its merits.
- The DAS also provides details of the sustainability & energy efficiency measures of the proposed development.
- As well as meeting statutory requirements, the DAS has been prepared in accordance with the Aldingbourne Neighbourhood development plan 2019-2031, Adoption Arun local plan 2011-2031(July 2018) & with reference to the guidelines set out in CABE document ‘Design & Access Statements, how to write read & use them’.
- The content of the DAS is in proportion with the complexity & scale of the proposed development, including all necessary & relevant information, but avoiding that which does not have relevance to the proposals.
- The DAS should be read in conjunction with other drawings submitted with the planning application.

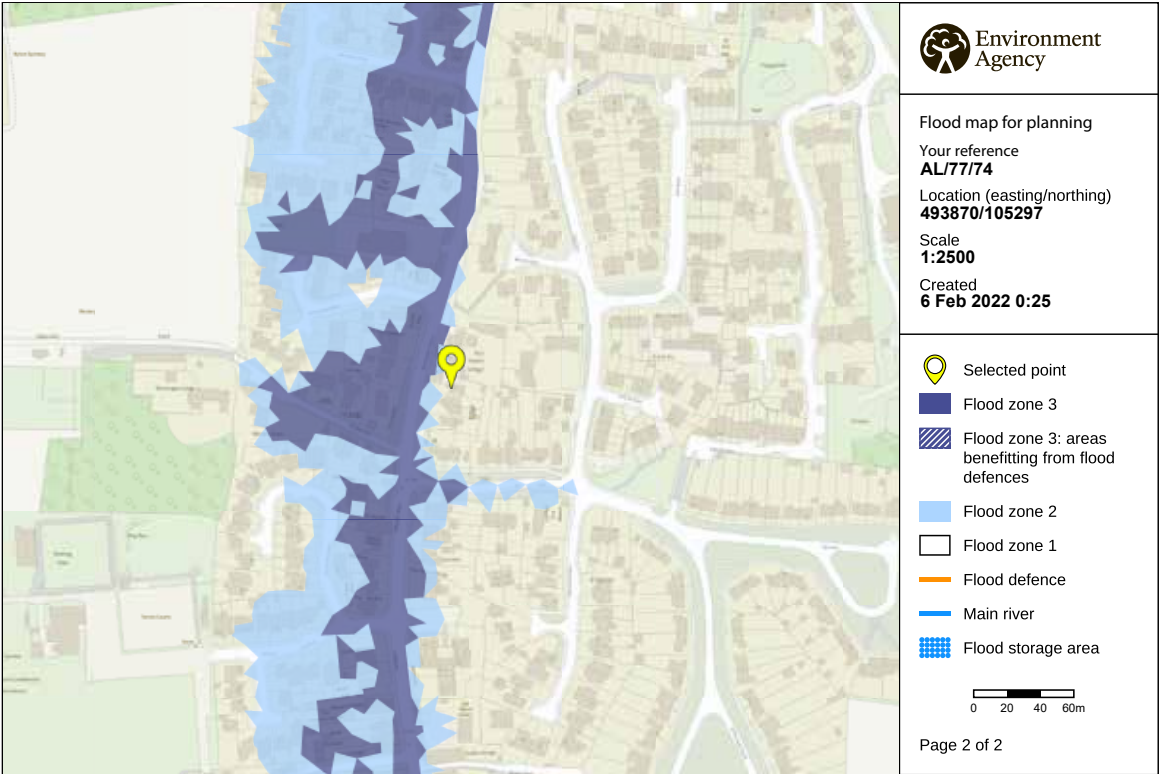
2.1 LOCATION

‘LEVELS & LINES’

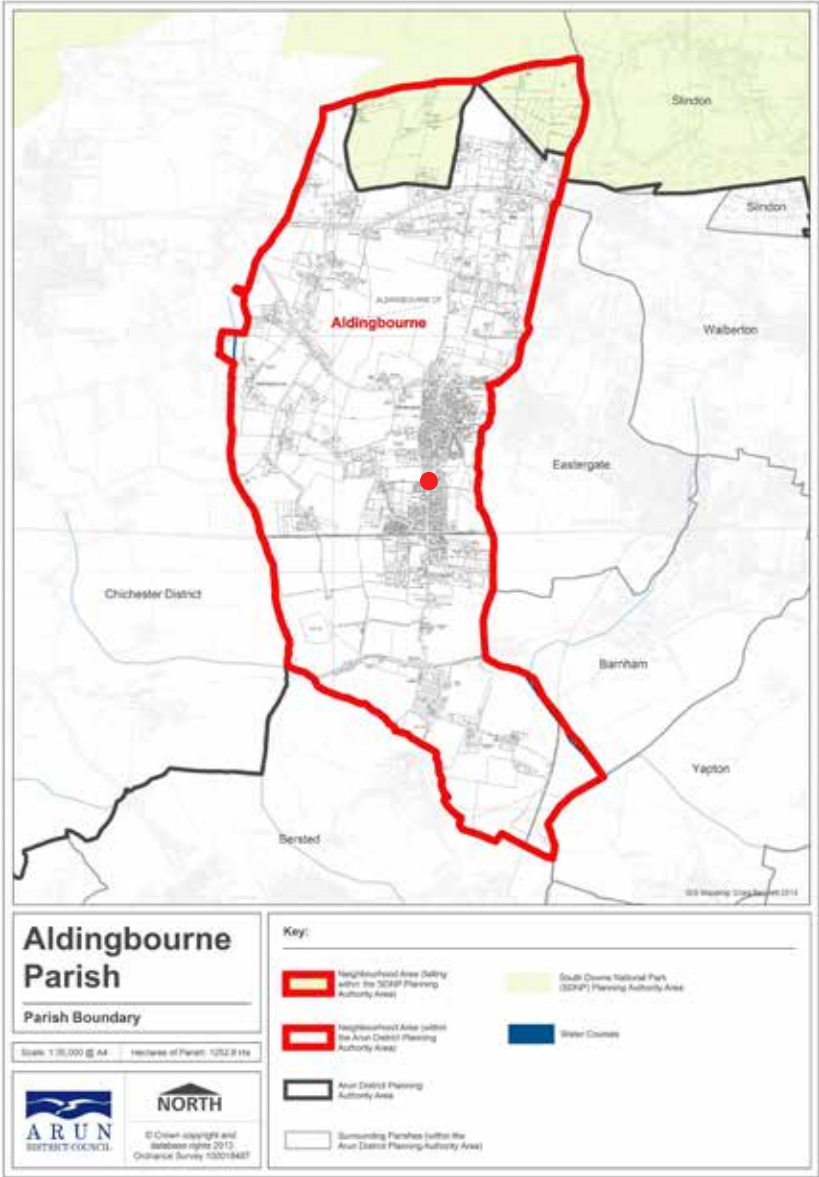
- The Site is located in the parish of Aldingbourne, within the village of Westergate
- Grid reference 49 38 62 X 10 53 14 Y & 50°50'23"N / 000°40'06"W
- Measures approximately 1.29ha, with gated access from Westergate Street.
- Westergate village is 3 miles from Chichester, West Sussex.
- The Local area around the site are cul de sacs with a mix of property types, styles & densities, but generally reflecting late 20th century mass volume housing stock, typical in its form & architectural appearance.
- Local amenities, for example: Local shops, village hall, church, restaurants & petrol station are all within a 5 minute walk with local public transport links to national arterial routes
- Within flood zone 1
- Hop Garden Cottage, a grade 2 listed residential property borders the site to the North & East
- TPO Aldingbourne No.2/69 borders the site to the North



Map of South Downes National Park with Westergate highlighted



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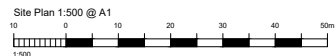
Aldingbourne Parish Boundary Map



Westergate road with Site highlighted in red



Site Plan
1:500 @ A1



Site Plan
1:200 @ A1

Notes					
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3. All dimensions must be checked on site by the contractor prior to commencement of the works.					
Client Approval					
A - Approved					
B - Approved with comments					
C - Do not use					
Rev.	Revision	Note/Purpose of Issue	Drawn By	Date	Chk By
P01	Preliminary Issue		MD	02.02.22	

Client					
Job Title					
Rock House Westergate West Sussex					
Drawing Title					
General Arrangement Block Plan					
Drawn	Date	Checked	Date	Scale at A1	
MD	27.09.21			1:500 / 1:200	
Job No.	Proj.	Orig.	Zone	Type	Rev.
20-202	BHF	MHA	00	ZZ	DR
				A	0100
Purpose of Issue					
CONSTRUCTION					

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2.2 THE SITE

'Rock House, ServacInt & the A29'

- The majority of the site is now occupied by empty workshop structures, yard, refuse & car parking; with Rock House having a small vegetable garden & private patio.
- Other properties are situated to the North-East; East & to the South of the structures onsite.
- The workshops are now a non-ancillary structure to the employment use & function of ServacInt.
- Site has historically been used for both business & residential use.
- Hop Garden Cottages' garden runs along the entire Eastern boundary, accessed off Westergate street
- To the South, 1 Butlers Mews a 2 storey residential property, accessed of Westergate street
- Running the length of the Western boundary is the public footpath for Westergate street, a single carriage main road
- Several Structural slab levels, with mutiple steps throughout the site, in both the external areas & internal floors
- The Site now has 200m² of unused workshop structures.
- The Site is fenced & secured to prevent unauthorised public access to it
- There are a number of trees & vegetation features within & bounding the Site:
- North-Eastern corner is enclosed by a well developed tree, separating the Site from the adjacent property.
- The boundary fences & hedgerows are not a strong feature worthy of retention & require maintenacne & upkeep;
- Site boundary walls are in some places tight with the public footpath & in other places, namely the residential parts of the site, are set back to create more distance with the roadway.
- There is no consistent relationship with or control over the proximity of built form with the highway.



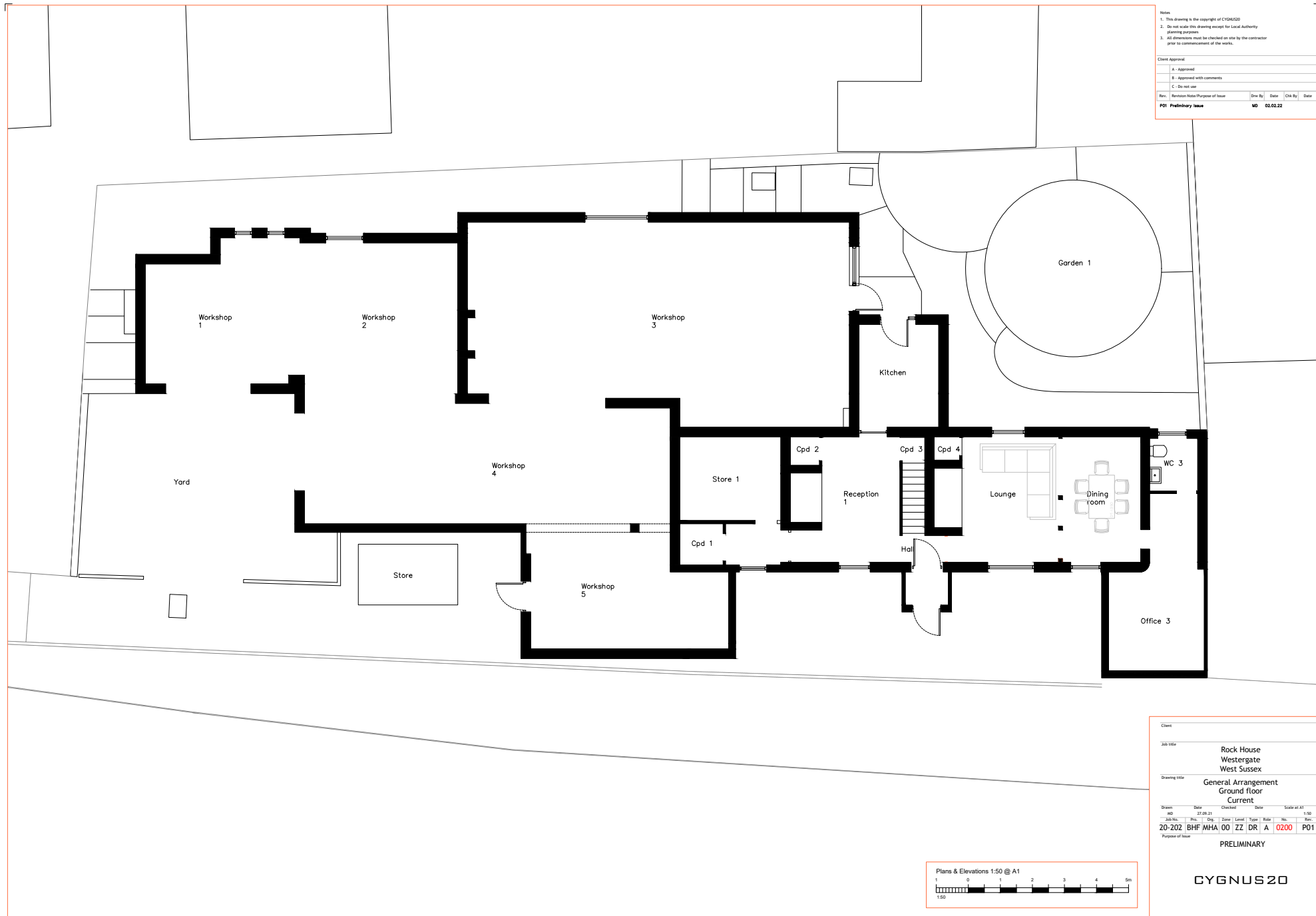


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Rev.	Revision Note/Purpose of Issue	Drawn By	Date	Check By	Date
P01	Preliminary Issue	MD	02.02.22		



Client										
Job title	Rock House Westergate West Sussex									
Drawing title	General Arrangement Ground floor Current									
Drawn	Date	Checked	Date				Scale at A1			
MD	27.09.21						1:50			
Job No.	Proj.	Org.	Zone	Level	Type	Role	Nbs.	Rev.		
20-202	BHF	MHA	00	ZZ	DR	A	0200	P01		
Purpose of Issue										
PRELIMINARY										

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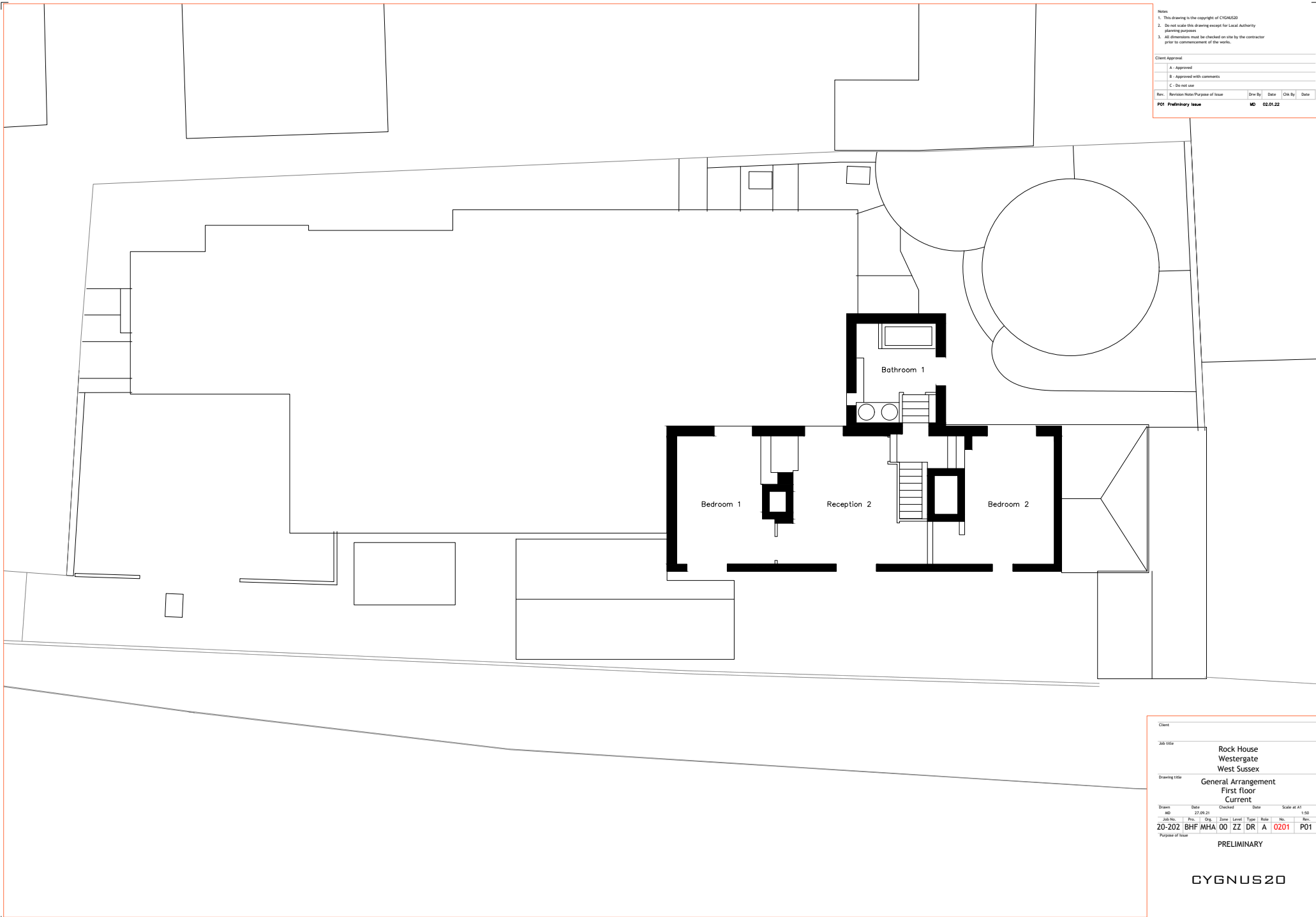
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Rev	Revision Notes/Purpose of Issue	Drawn By	Date	Chk By	Date
P01	Preliminary Issue	MD	02.01.22		



Client

Job Title

Rock House
Westergate
West Sussex

Drawing Title

General Arrangement
First floor
Current

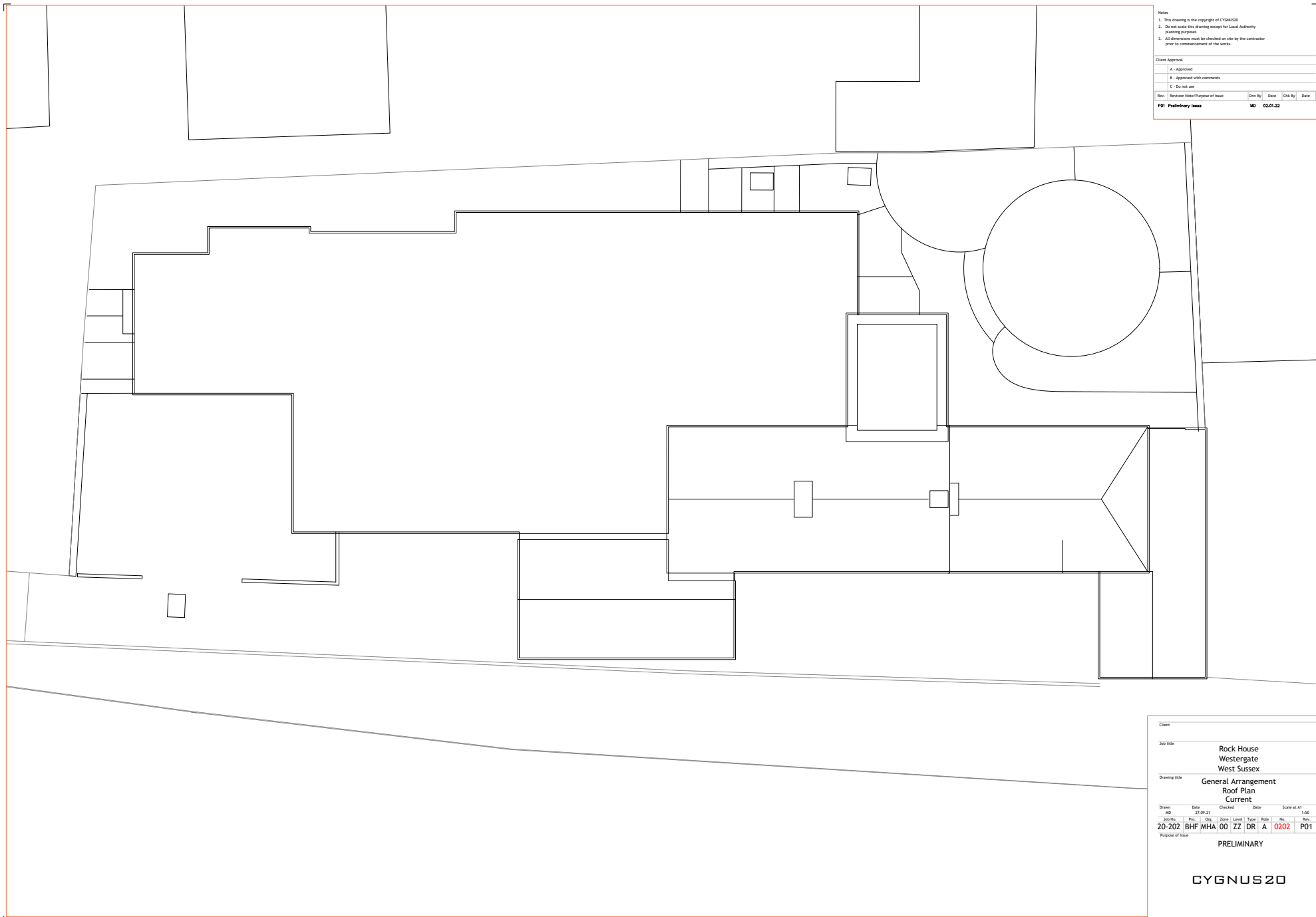
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Job No.	Rev.	Org.	Zone	Level	Type	Rule	No.	Rev.
20-202	BHF	MHA	00	ZZ	DR	A	0201	P01

Purpose of Issue

PRELIMINARY

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Rev.	Revision Note/Purpose of Issue	Drawn By	Date	Check By	Date
P01	Preliminary Issue	MD	02.01.22		

Client

Job title

Rock House
Westergate
West Sussex

Drawing title

General Arrangement
Roof Plan
Current

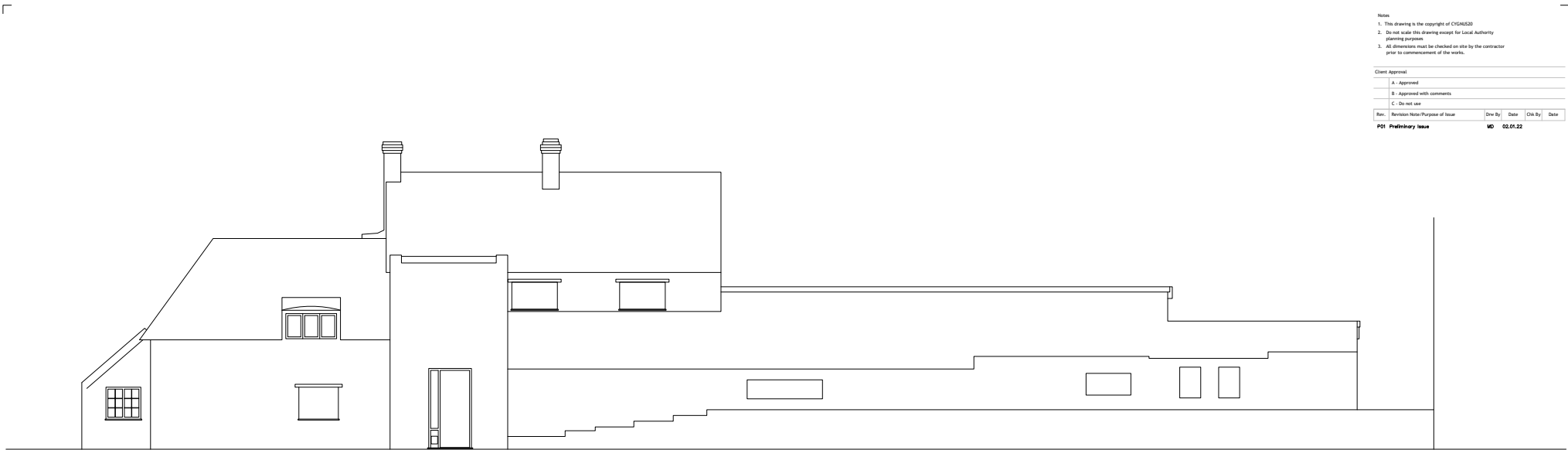
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Job No.	Proj.	Zone	Level	Type	Rate	No.	Rev.
20-202	BHF	MHA	00	ZZ	DR	A	0202

Purpose of Issue

PRELIMINARY

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East elevation
1:50 • A1

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Client Approval

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Rev.	Revision Note/Purpose of Issue	Drawn By	Date	Chk By	Date
P01	Preliminary Issue	MD	02.01.22		



South elevation
1:50 • A1

Client

Job Title

Rock House
Westergate
West Sussex

Drawing Title

General Arrangement
Elevation - Current
East & South

Drawn	Date	Checked	Date	Scale at A1
MD	27.09.21			1:50

Job No.	Proj.	Disc.	Zone	Level	Type	Rate	No.	Rev.
20-202	BHF	MHA	00	ZZ	DR	A	0301	P01

Purpose of Issue

PRELIMINARY

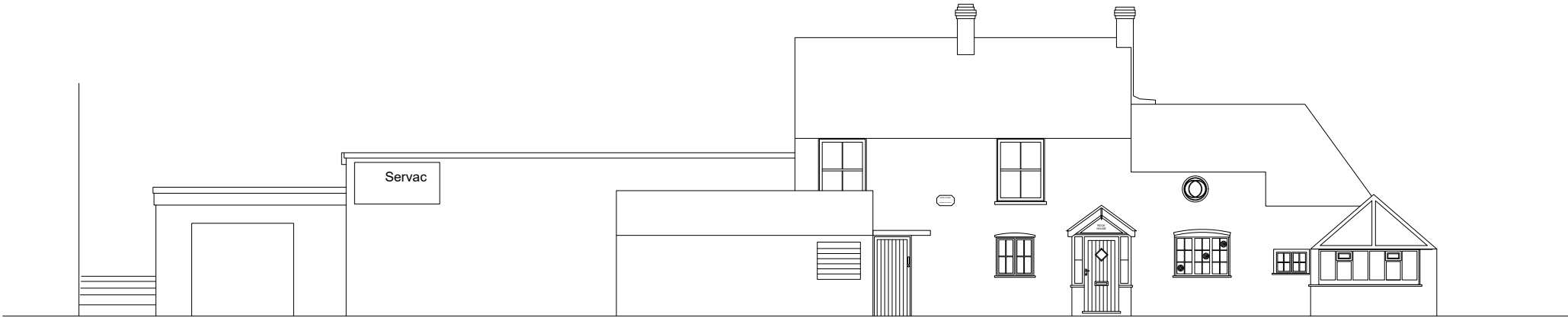
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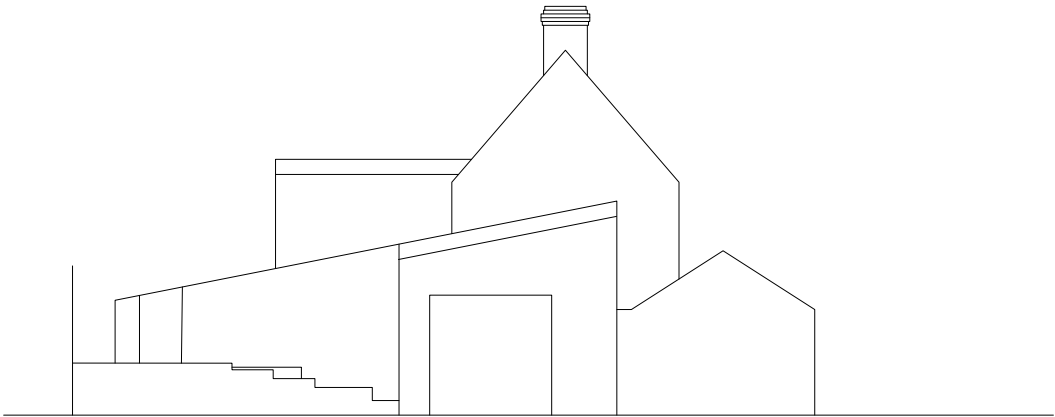
Client Approval

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Rev.	Revision Note/Purpose of Issue	Drawn By	Date	Checked By	Date
P01	Preliminary Issue	MD	02.01.22		



West elevation (Roadside)
1:50 @ A1



North elevation
1:50 @ A1

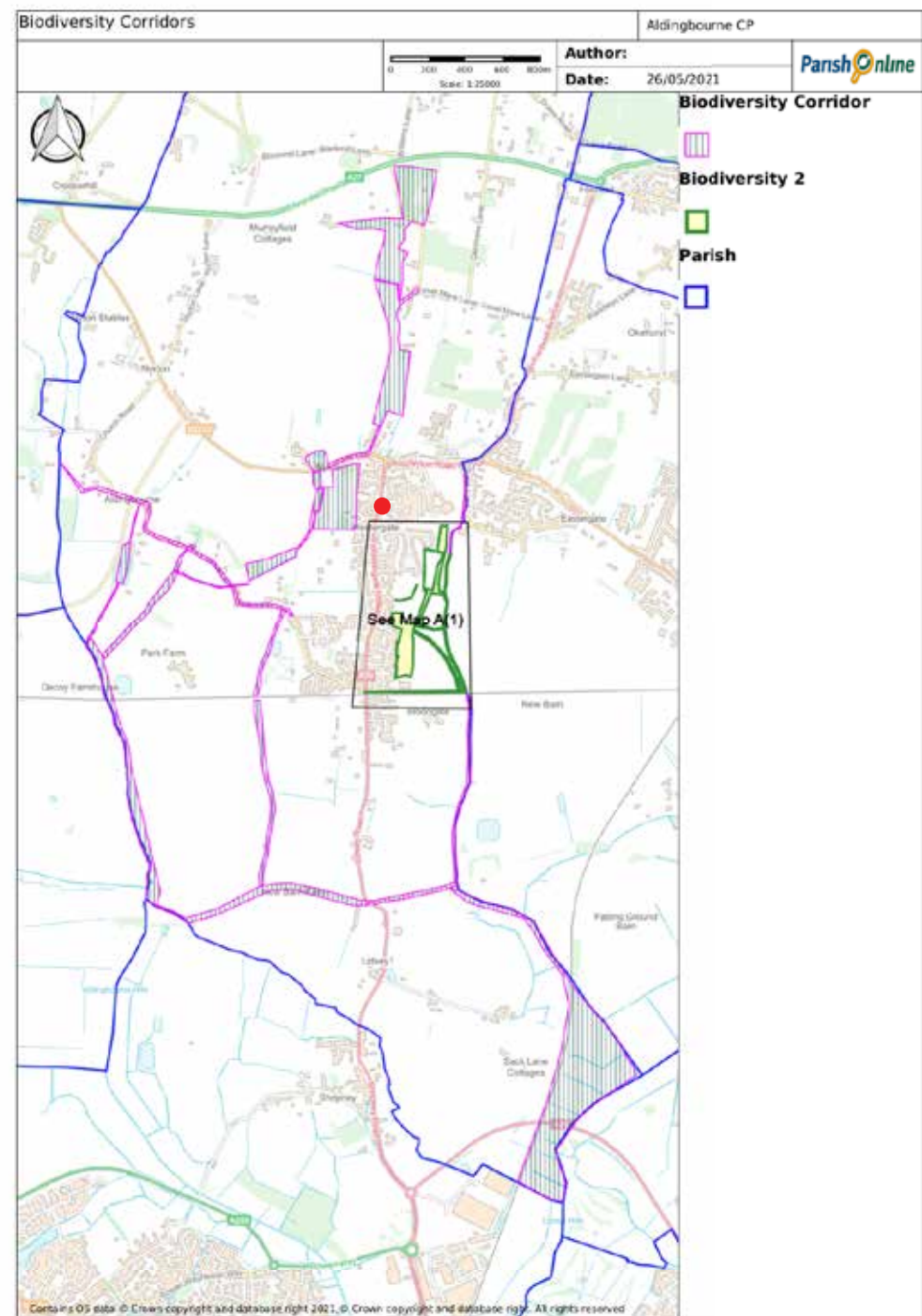
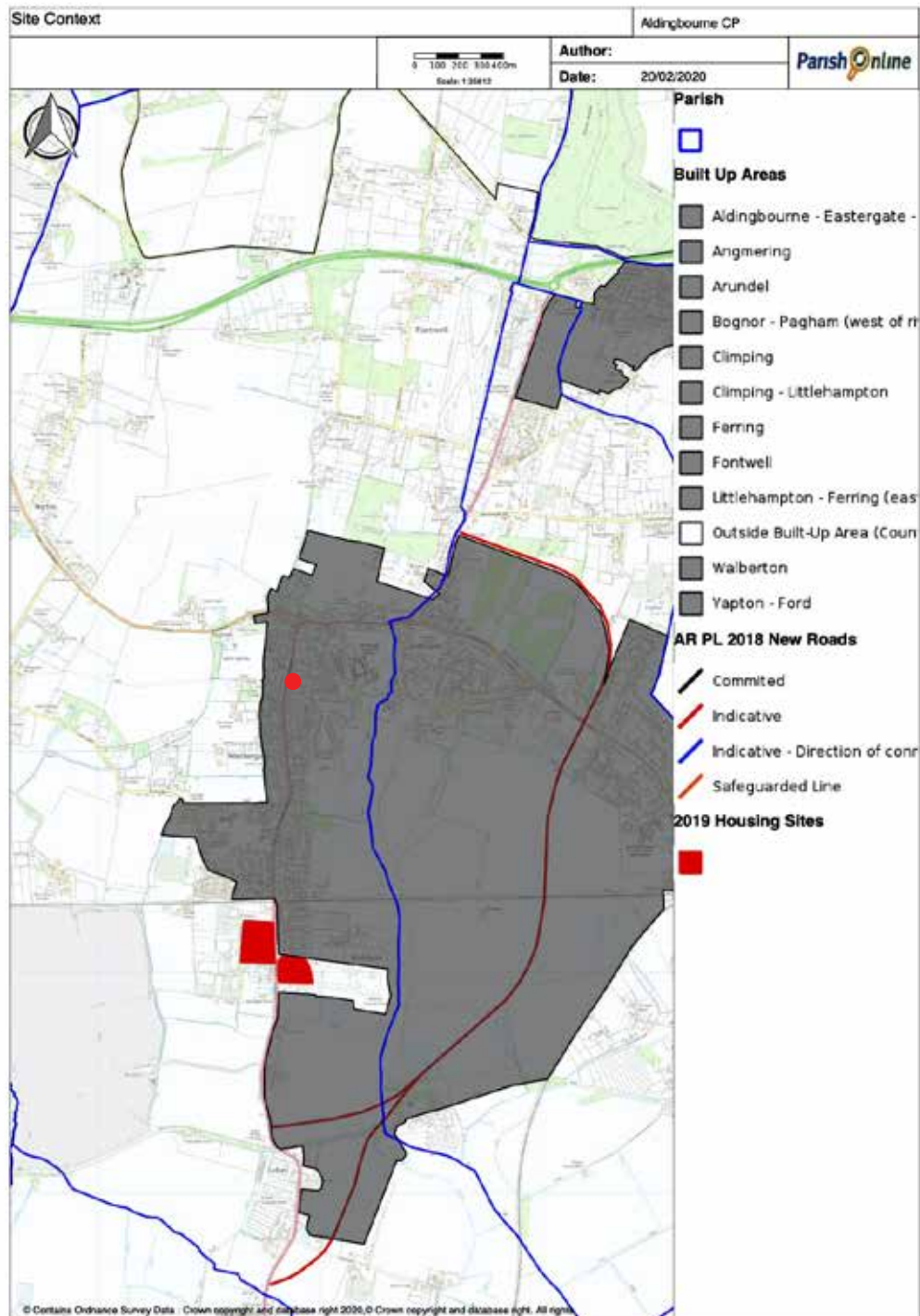
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Job Title									
Rock House Westergate West Sussex									
Drawing title									
General Arrangement Elevation - Current West (Roadside) & North									
Drawn	Date	Checked	Date	Scale at A1					
MD	27.09.21			1:50					
20-202	BHF	MHA	00	ZZ	DR	A	0360	P01	
Purpose of Issue									
PRELIMINARY									

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3.1 SURROUNDING CHARACTER

‘Westergate’

- To help inform the design of the proposed development, some assessment of the existing character of the surrounding areas was carried out.
- Westergate road is residential in character, providing spine road access to multiple streets of late 20th century estate housing, which gently meander into the residential areas. Most of these are cul-de-sacs, but some interconnect with other roads feeding off Westergate road.
- The street scene is composed mostly of front & side boundary walls of houses
- The scene is softened in places by green verges, some with trees, which alternate with brick boundary walls along both sides of the road.
- Westergate road has large but sporadic trees along its boundary with Site.
- The Site is not subject to any statutory or non-statutory nature conservation designations & is not within an air quality management area;
- There are no water supply or sewerage constraints
- The Site presents an opportunity to provide a net gain in biodiversity - More specifically in terms of design, the Client recognises that this is fundamental to achieving sustainable development.
- Design policies will reflect local aspirations, but also be grounded in an understanding of the area's defining characteristics.



The policies of the Plan listed below have been incorporated into the design for the renovation of the site.

- Policy H2 _ Housing Mix - Delivering a range of house types, sizes & tenures
- Policy H3 _ Housing Density - Density of new development
- Policy H6 _ Windfall Sites - Residential developments on infill & redevelopment sites within the BUAB
- Policy H7 _ Development in the vicinity of businesses
- Policy H8 _ Outdoor Space
- Policy H9 _ Attention to Detail
- Policy EH1 _ Built up area Boundary (BUAB)
- Policy EH2 _ Green infrastructure & Ecosystem services
- Policy EH6 _ Protection of Trees & Hedgerows
- Policy EH8 _ Buildings, Structures & areas of character
- Policy EH10 _ Unlit village status
- Policy EH11 _ Flints Walls
- Policy EH12 2019 _ Protection of Bat Habitats
- Policy GA3 _ Parking & new development
- Policy EE1 _ Supporting existing employment & Retail
- Policy EE2 _ Retention of employment I&
- Policy EE8 _ Communications infrastructure

Arun Local Plan

Natural England Designations
Church Lane and Norton Lane Conservation Areas
Hook Lane Conservation Area proposal
Barnham Flooding & Pollution Position Statement, Atkins (2010)
State of the Parish Report 2014
Housing Site Appraisal Report 2014
Sussex Biodiversity Centre - Desktop Biodiversity Report
Flooding and Pollution Incidents Map
Dept. of Transport Accident Reports 2005-2013
Site Assessments 2019
SEA Scoping Report
SEA Environmental Report
Habitats Regulations Assessment
Bat Activity Transect Surveys Report 2020
Bat Transect Map 2020

Background Documents

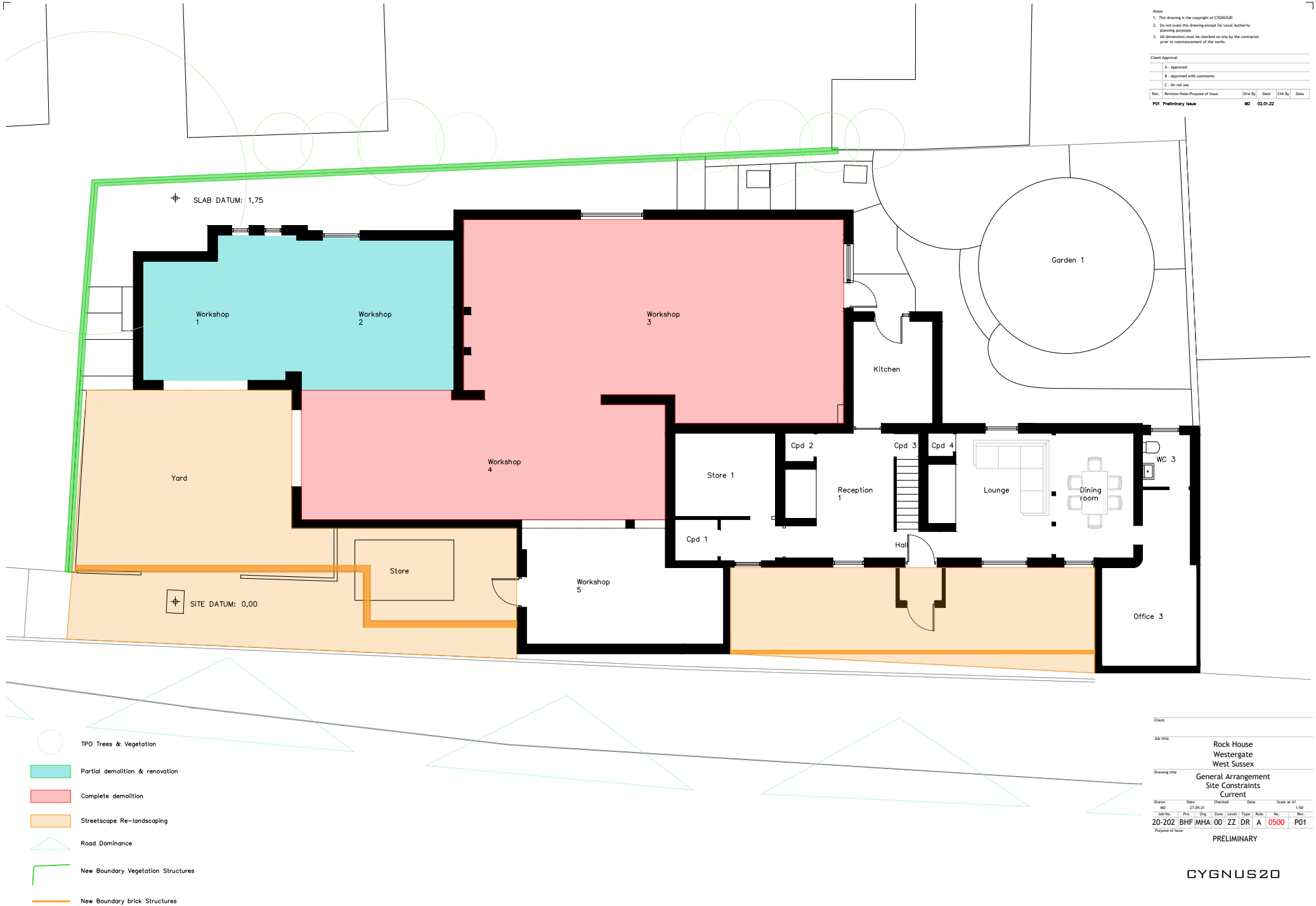
Aldingbourne Neighbourhood Development Plan 2014- 2034 (with post Examination modifications)

South Downs National Park Access Network and Accessible Natural Greenspace Study 2014
South Downs National Local Plan
Flood and Water Management Act (2010)
Arun District Local Plan
Arun District Strategic Housing Land Availability Assessment, SHLAA (2018)
Arun District Housing Strategy 2010-15
Arun Landscape Study 2006
Arun Play Strategy 2011-16
Arun DC Energy Efficiency and Fuel Poverty Strategy 2014-29
Fluvial and Coastal Flood Risk in Aldingbourne Parish Map (Environment Agency)
Surface Water Flood Risk in Aldingbourne Parish Map (Environment Agency)
WSCC Report on June 2012 Flood Event (November 2012)
Surface Water Management Plan for Lidsey Catchment (WSCC and Southern Water Services (SWS)).
Aldingbourne & Barnham Rife Strategy (EA)
Flood and Water Management Act (2010)
National Planning Policy Framework (NPPF)
ADC - SPD - Buildings or Structures of Character Adopted September 2005
European Landscape Convention
Examiner Report into 2015 Neighbourhood Plan

4.1 PRECEDENTS & PRINCIPLES

‘Principles’

- Developments should function well, be visually attractive, sympathetic to local character & optimise the potential of the site to accommodate development.
- Planning should promote an effective use of I& in meeting the need of preserving Westergate Village. In achieving appropriate densities & mix of houses, development should take account of the suitability of I& available; local market conditions & viability; & the desirability of maintaining an area's prevailing character.
- The Site requires a lower rise development solution; & the limited size of the site & scale of development possible would impact the cost effectiveness of project. It is unlikely a developer could fit the quantum of units necessary to generate the increase in value required to overcome the additional associated costs; such a form of development would likely appear too dense with potential overlooking issues & wider impacts on neighbouring housing; & the dem& profile of buyers in the area is for housing product. The size & nature of the site lends itself to a housing product, & that will provide the most feasible form of development for the Site.



‘CONSTRAINTS & OPPORTUNITIES’

- Pre-application discussion with the Client, structural engineers & local planning authority.
- An emerging scheme was discussed, presented & then was subject to detailed comments back.
- A number of key issues were raised, which have been addressed through the design process in how the development has changed
 - Change of Use from commercial to residential
 - Minor alterations to the principal vehicular access to the Site
 - Site levels to be changed but retaining structures will be reduced but reused to keep the privacy for the gardens from the street view.
 - Annex to be orientated for better use of sun path,
 - Annex not overlooking into the Site garden & provide more interesting building facade to Streetscape

The Site Constraints diagram on the following page shows the Site together with its constraints & opportunities for development.

Key constraints are:

- Areas of trees,
- Some protected by TPO, in the North eastern corner & eastern boundary of the Site
- The long & linear shape of the Site, limiting rational options for housing layouts
- Height & massing of the surrounding residential areas & their prevailing character
- Scale & dominance of the road/highways usage of Westergate road
- Multiple steps & fall in level of the Site from West to East

Key opportunities are:

- Effective reuse of previously developed land within the site boundary
- Accessibility to Chichester, Goodwood, the Witterings & other local villages & facilities
- Existing access onto Westergate road, which will integrate the development, in keeping with the existing residential context
- provision of a better streetscape for passing people
- provision of attractive areas of green infrastructure within the Site, with improved amenity & wildlife benefits

Notes

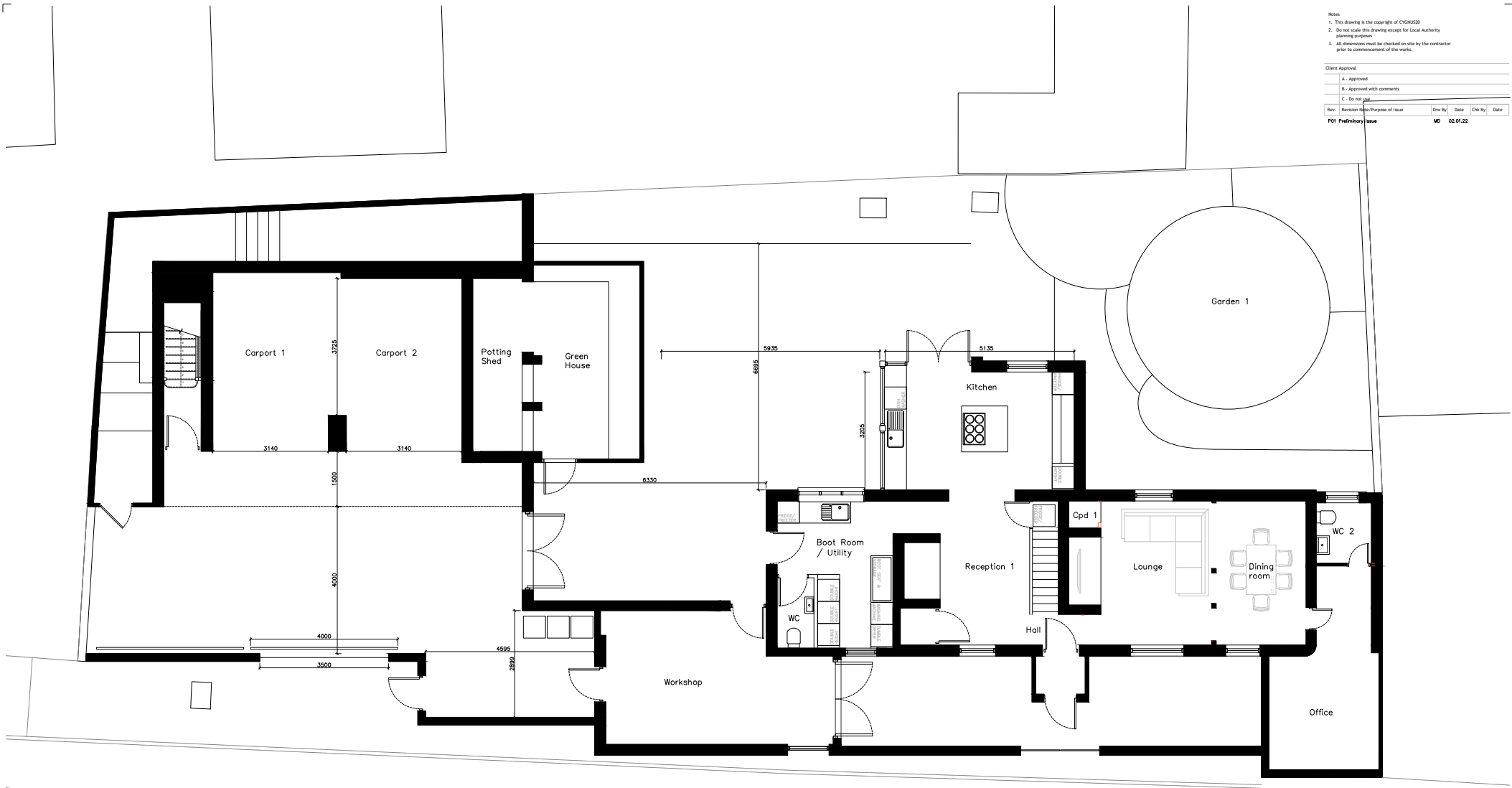
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Client Approval

A - Approved
B - Approved with comments
C - Do not proceed

Rev. Revision No. Purpose of Issue (Rev. By) Date (Cln By) Date

P01 Preliminary Issue MD 02.01.22



Client

Job title

Drawing title

Drawn

Date

Checked

Date

Scale at A1

20-202 BHF JMA 00 ZZ DR A 0250 P01

Purpose of Issue

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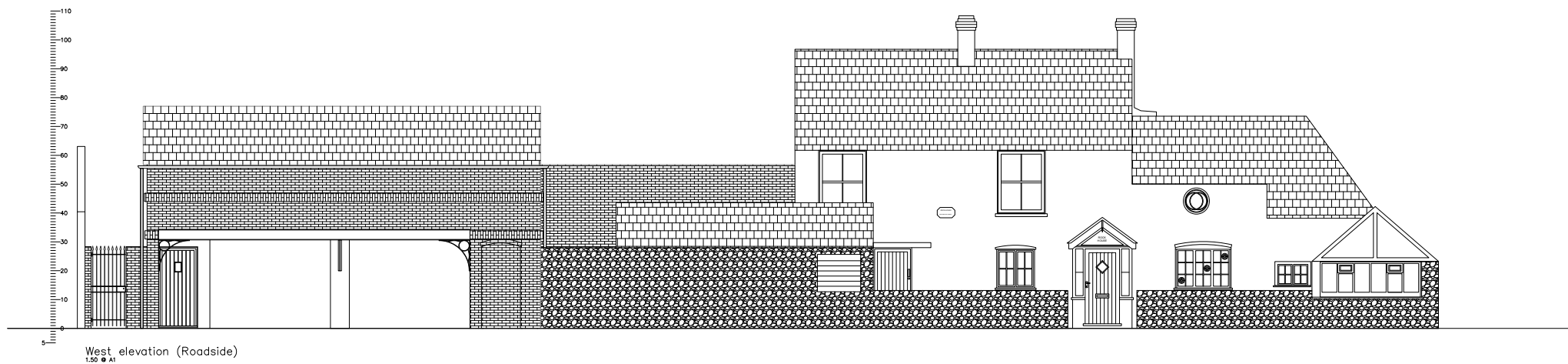
- Development would better integrate the property, when changed from business to residential use, with the surrounding area
- Levels of the Site are a highly complex issue & one that will require structural & civils engineering reports.
- Level change currently dictates a steep drop from the eastern boundary towards Westergate road
- Annex access is oriented so its principal entrance is from within the garage.
- The front elevation is in keeping with the historic style of the main building (Rock House) - providing more interesting views into the site than before when it was a commercial site.
- The new gardens should not be wholly shaded by trees.
- Off street car parking at the front of site will be relocated to the 2no. parking bays within the new garage.
- The additional space now proposed for landscaping is significant.
- The proposed parameter plan sets a maximum height of up to 1.5 storeys (6.75m) across the developable area on the Site.
- This scale & arrangement/relationship of buildings is.....
- The design approach is to keep
 - TPO trees,
 - Trees along North & Eastern boundaries (some of which may need some pruning)
- A courtyard has been placed in front of the annex.
 - This area of the site is currently hard surfacing which would not result from a change of material for water run off and will allow vehicles to not require a turning circle that would require vehicles to be close quarter manoeuvring in or onto Westergate Road and its pedestrian footpath.
 - Overall, the size, proportion & access constraints of the Site, together with the need to make suitably effective use of the Site area is successfully introduce courtyard parking.
- Live walls structures or vegetation frames for creepers and climbers to grow onto around North & Eastern boundaries
- Sustainable surface water drainage to address the existing & resultant position;
- Optimises the amount & density of development to make most effective use of such a sustainable location;
- Appropriate increase in building scale in relation to the taller building of Rock House to the South;
- Integrates the new Annex with the existing style & language of Rock House ;
- maximises permeability & accessibility through the Site for the Client – resulting in no vehicles parked on the roadside.
- Balances the need for car parking against the appropriate landscaping & green infrastructure across the Site.

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B - Approved with comments	
C - Do not use	

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Client															
Job title	Rock House Westgate West Sussex														
Drawing title	General Arrangement Elevation - Proposed West (Roadside) & North														
Drawn	Date	Checked			Date			Scale at A1							
Job No.	Proj.	Orig.	Zone	Level	Type	Rate	No.	Rev.							
20-202	BHF	MHA	00	ZZ	DR	A	0350	P01							

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To complete design entails: the parameter plan as supported by the illustrative layout provides:

- New front gates and pedestrian access door.
- Secure parking courtyard
- 2no. Parking bays within lower structure of Annex
- 1no. 2 bedroom annex dwelling over parking bays; a building of up to 1.5 storeys (6.75m in height) from 0.00 site datum;
- New plantings & vegetation structures throughout the site;
- Retention of TPO tree in the North-Eastern corner of the Site,
- Principal vehicular access & entrance for the Site from Westergate Road to be widened;
- Electric car charging facilities.
- 2 storey extension of current 2storey rear structure of Rock House
- New pitched roof over 2 storey extension in character & in orientation of main Rock House roof.
- 2 storey extension to allow for increase in layout for ground floor kitchen & utility room & new 1st floor en suite bathroom for Bedroom 1.
- New gardens & biodiversity plantings.
- Green roof planting on new annex
- Hedgehog runs & Bat boxes throughout site
- Bin stores & crime prevention
- lifetimes homes

The use of the Site will be residential with high level of green infrastructure.

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Client Approval

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C - On site use

Rev

Revision Note/Purpose of Issue

Drawn By

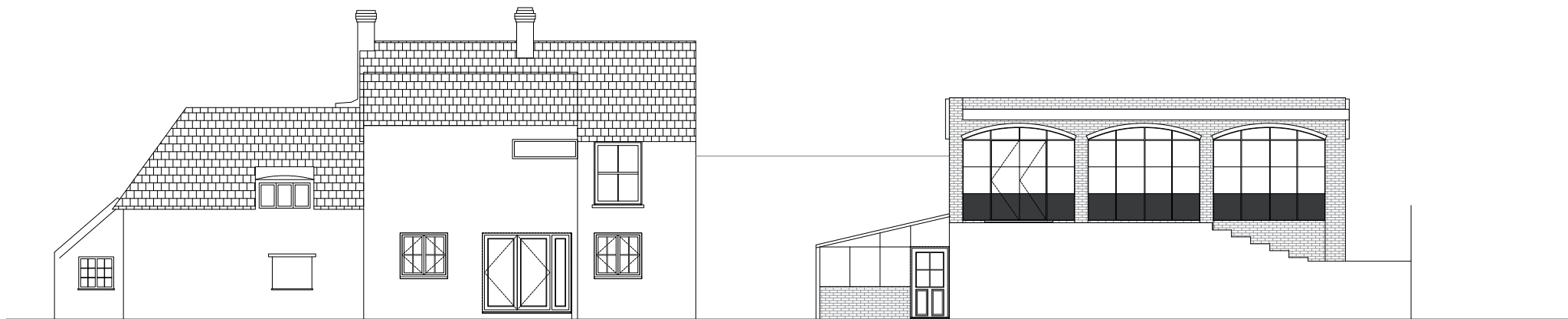
Date

Check By

Date

P01 Preliminary Issue

MD 02.01.22



East elevation
1:50 @ A1



South elevation
1:50 @ A1

Client

Job title

Rock House
Westergate
West Sussex

Drawing title

General Arrangement
Elevation - Proposed
East & South

Drawn

Date

Checked

Date

Scale at A1

MD

27.09.21

Job No

Proj

Zone

Level

Type

Rate

No

Rev

20-202

BHF

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P01

Purpose of Issue

PRELIMINARY

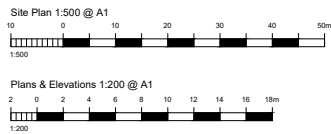
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4.3 AMOUNT

- New residential change of use from Light industrial will integrate the property with the surrounding neighbourhoods, especially the Grade 2 listed property (Hopgarden Cottage) on the Northern boundary.
- The proposed development is for 1no. Annex (60m²) with 2no. Parking Bays & 1no. rear garden 2 storey extension to Rock House
- The most significant 'amount' in the planning application is the reduction of site buildings & industrial workshops.
- Workshops are currently empty & unused - 200m² Area
- The application optimises the amount of development that needs to be achieved against making best & effective use of the Site's current structures, whilst maintaining the most important trees & providing sufficient surface water attenuation.



Site Plan
1:500 @ A1



Site Plan
1:200 @ A1

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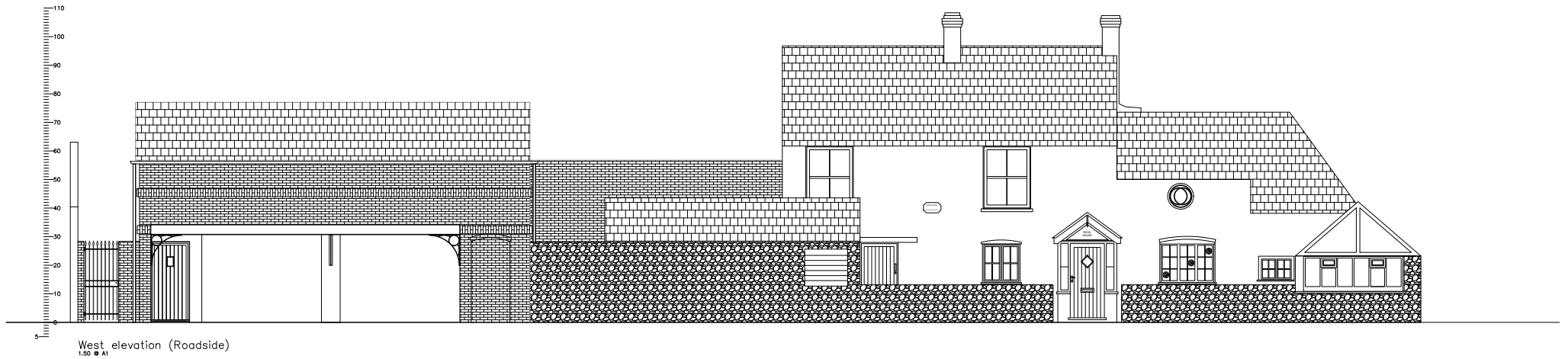
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Drawn	Date	Checked	Date	Scale at A1					
480	27.09.21			1:500 / 1:200					
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20-202	BHF	MHA	00	ZZ	DR	A	0100	P01	
Purpose of Issue									
CONSTRUCTION									

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4.4 LAYOUT

- The site being long & rectangular in shape, the layout of the development has been efficiently designed around the historical walls & structures of the old workshops. &
- Optimised against several factors, namely:
 - land to be retained for landscaping;
 - principal access from Westergate Road;
 - pedestrian route along the western boundary of the Site
 - internal access, parking & turning arrangements
 - residential amenities including garden sizes & distances between buildings
 - retention of TPO trees.
 - Privacy & separation from neighbouring properties with planting structures.
- Makes best & most effective layout of the developable area of the Site, whilst providing attractive frontages & appropriately responding to the surrounding residential character.
- Layout respects the existing street hierarchy & relationship with Westergate Road.
- Parking solutions are adopted with on-plot parking bays
- The design also aims to create a coherent & legible layout within the small development area available.
- The parking arrangements will permanently move car parking across the site & increase space for soft landscaping between Rock House front door pedestrian footpath



4.5 SCALE

- The residential scheme seeks approval for building height parameters of up to 1.5 storeys.
- This may be slightly taller than the height of current buildings in the site or from adjacent residential areas, but it would provide an appropriate transition of scale/ massing to the much larger property of Rock House
- The good screening of the Site from Westergate Road by existing walls, proposed structures & vegetation provides opportunity for taller than 1.5 storey buildings without impacting on the wider residential street scene, but this was not required.



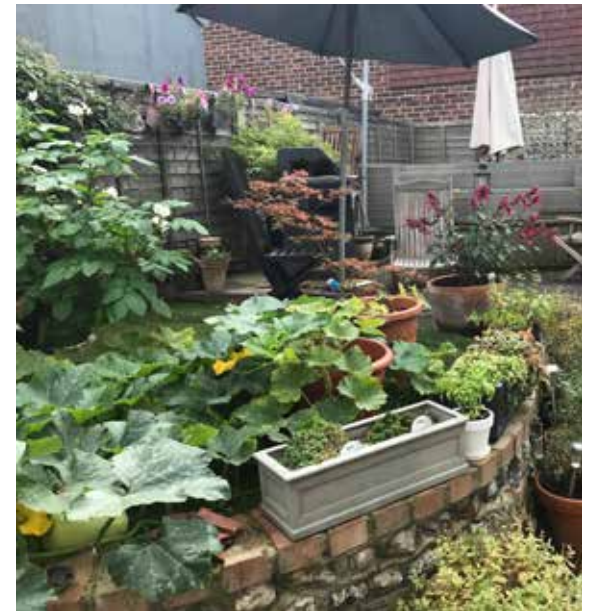
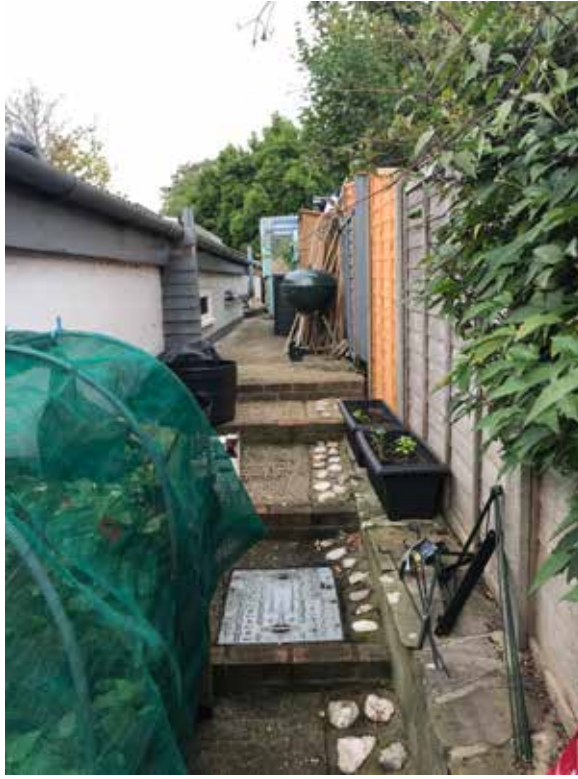


4.6 APPEARANCE

Appearance in a planning context means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour & texture.

The proposed development is presented by the precedent images & illustrative images on the following pages.





4.7 LANDSCAPING

Landscaping in a planning context, in relation to a site means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site & the area in which it is situated & includes – screening by fences, walls or other means; the planting of trees, hedges, shrubs or grass; the formation of banks, terraces or other earthworks; & the laying out or provision of gardens & provision of other amenity features.

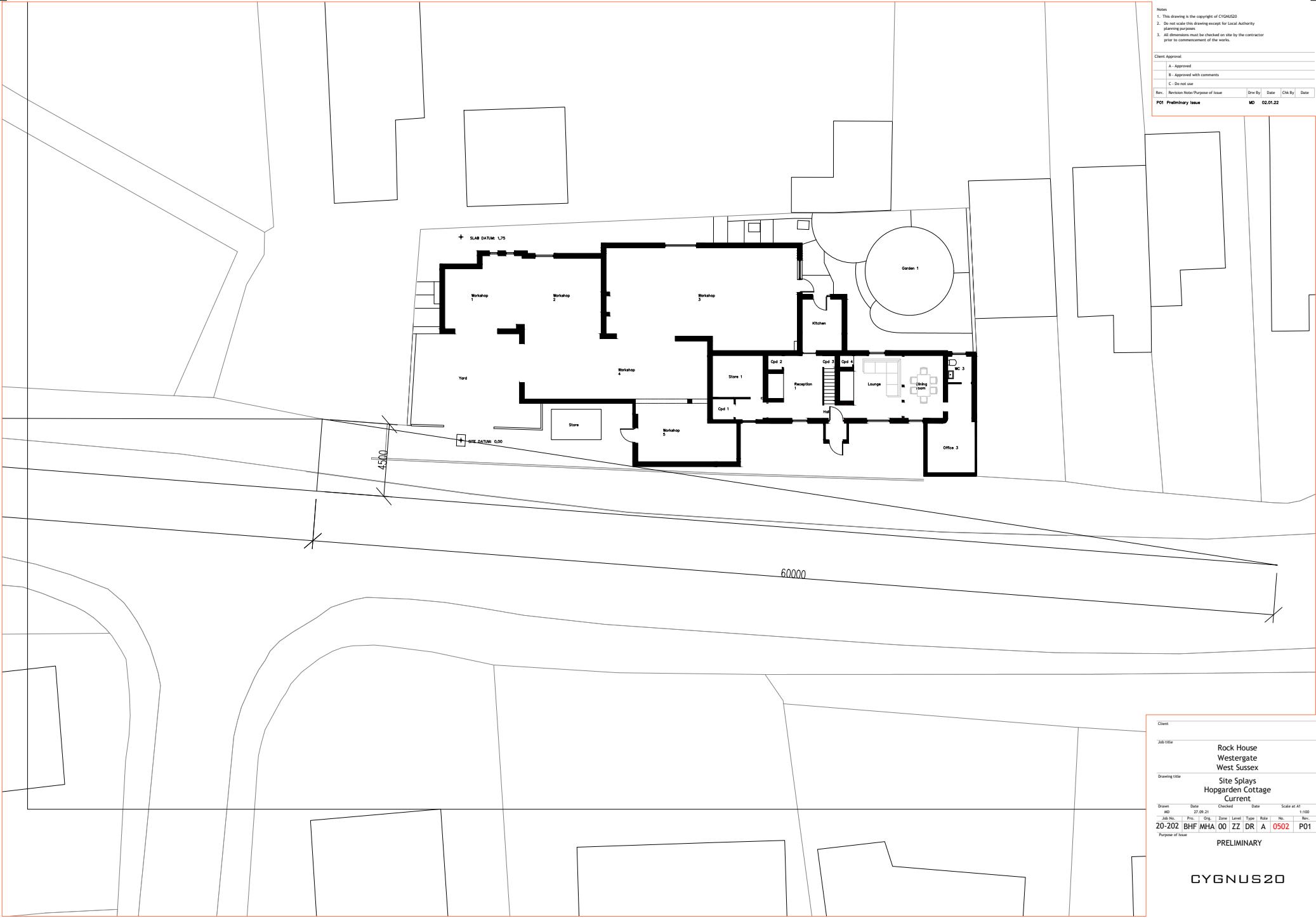
- The plan identifies significant areas of green infrastructure that will provide important landscape features for the scheme.
- Additional planting provided across the Site, including across the Rochk House frontage, to enhance the attractive character & appearance of development.
- Amount of green infrastructure being retained & green space proposed within the layout.
- The photographs alongside show the green edges to the Site which are identified on the parameter plan as important existing green landscaping features which will be retained within the proposals for the Site.

Trees to north west edge of Site with Westergate Road

Trees to north east corner of Site with Hopgraden Cottage

Hedgerow to east boundary of Site

Historic walls & buildings along the western boundary of the site



Notes

1. This drawing is the copyright of CYGNUS20
2. Do not scale this drawing except for Local Authority planning purposes
3. All dimensions must be checked on site by the contractor prior to commencement of the works.

Client Approval

A. Approved	
B. Approved with comments	
C. Do not use	

Rev.	Revision Note/Purpose of Issue	Drawn By	Date	Chk By	Date
P01	Preliminary Issue		02.01.22		

Client

Job Title

Rock House
Westergate
West Sussex

Drawing title

Site Splays
Hopgarden Cottage
Current

Drawn	Date	Checked	Date	Scale at A1
480	27.09.21			1:100

Job No.	Proj.	Orig.	Level	Type	Rule	No.	Rev.
20-202	BHF	MHA	00	ZZ	DR	A	0502

Purpose of issue

PRELIMINARY

CYGNUS20

4.8 CRIME PREVENTION & COMMUNITY SAFETY

The NPPF is clear that local planning authorities should plan to create safe, accessible environments & promote inclusion & community cohesion. This includes buildings & their surrounding spaces. The Site layout submitted with the Planning Application has been developed in accordance with guidance provided within Secured by Design Homes 2019, Section 1: Development layout & Design & aims to create a safe & secure external environment which reduces opportunities for crime.

- Principal Access to the highway is provided onto Westergate Road, which will be resurfaced to accommodate the proposed development, making use of the existing junction with Westergate road.
- Access arrangements are shown in drawing over page which demonstrate appropriate visibility splays of 2.4m x 43m are achievable at the site access (required for a speed limit of 30mph in accordance with Manual for Streets (MfS)); & the required vehicle types can safely enter/exit the site.

The following key points are highlighted:

- The layout of the Site positively contributes to the creation of a safe & secure environment by providing good natural surveillance of communal areas whilst also creating a strong sense of ownership.
 - The Annex & Rock House are positioned to face out onto Westergate road.
 - Rock House has one window on the roadside with all other windows set back from the road and under security light
 - The Annex has no windows that face out on to the road & is set back and behind a gated entrance
 - This allows neighbours to easily view the buildings facades & surroundings, thus making a potential offender feel vulnerable but retaining the privacy of the occupier.
- The layout has been designed with a single point of access from Westergate Road to restrict vehicle permeability This creates a safer street & more pleasant environment for residents.
- The Public vehicular & pedestrian route that follow the western boundary of the site are clearly defined, visually open & well over-looked by the dwellings for natural surveillance.
 - Public & private space can be clearly defined at the front edge of the Public footpath by the change of surface material & walls, to identify defensible space. This can be strengthened with the use of addition low walls, low hedging or planting at the Front of Rock House.
 - On plot parking reduces the risk of car crime by placing vehicles within clearly defined, private, defensible space which is well over-looked from the front or side of the dwellings.

Government standards for access to & around buildings are confirmed in Building Regulations (Part M – Access to & use of buildings). Requirement M4(1) for dwellings specifies that the design for Category 1 – Visitable dwellings should make reasonable provision for people to gain access to & use the dwelling & its facilities.

- Noted that the main requirements of M4(1) for the approach to the dwelling are:
 - The approach should be safe & convenient for everyone, including older & disabled people ...
 - The approach should be level, gently sloping or, where necessary, ramped ...



Notes

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3. All dimensions must be checked on site by the contractor prior to commencement of the works.

Client Approval

A - Approved
B - Approved with comments
C - Do not use

Rev.	Revision Note/Purpose of Issue	Drawn By	Date	Check By	Date
P01	Preliminary Issue	MD	02.01.22		

Client

325 15149

Rock House
Westgate
West Sussex

Drawing title

Site Splays
Hopgarden Cottage
Proposed

Drawn	Date	Checked	Date	Scale
460	27.09.21			at A1

Job No.	Rev.	Org.	Zone	Level	Type	Role	No.	Rev.
20-202	BHF	MHA	00	ZZ	DR	A	0503	P01

Purpose of Issue

PRELIMINARY

CYGNUS20

5.0

Access

5.1 LOGISTICS

‘Vehiclular & inclusive’

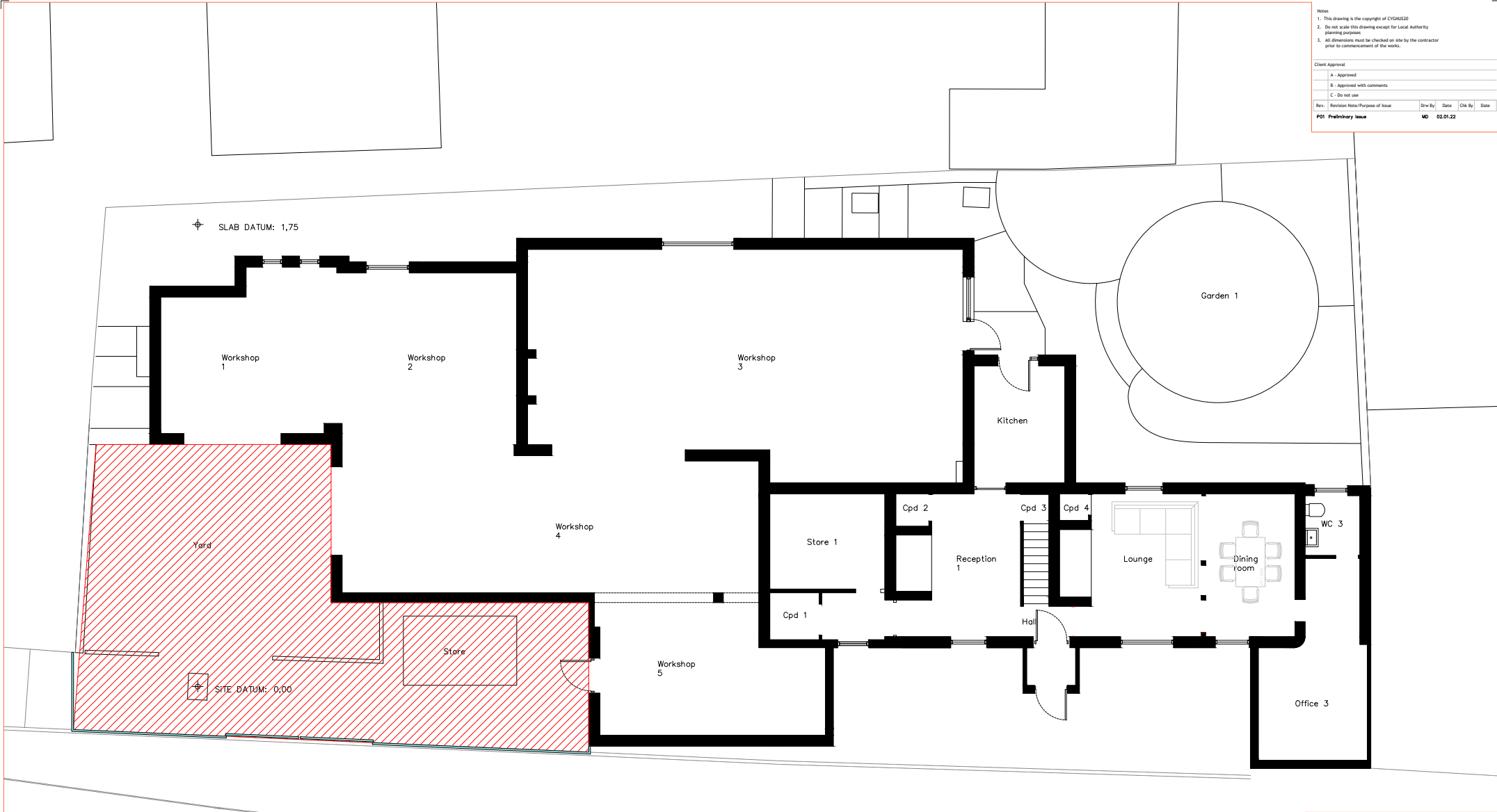
The Site layout has been designed with consideration to all access issues by:

- Adopting inclusive design principles to ensure that there is suitable provision for all people including those with mobility difficulties & sensory impairments.
- The layout ensures ease of access for all to, from & within the development.
- Footpaths will be level or gently sloping to ensure the whole site is accessible
- Not to impede or restrict the Westergate road layout & have appropriate splays for the site access gate.
- provide a clear & legible route for pedestrians leading past the site & into the pedestrian footpath following the road layout & providing safe space for pedestrians.
- On plot car parking will make access to dwellings for residents easier than would be the case with current remote parking.
- Day to day movements between cars & houses easier for residents will be particularly beneficial for wheelchair users & families with young children.
- Building regulations have been consulted & used.
- Future by design giving the ability for the annex to be potentially converted into an M4(3) dwelling

Notes:
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3. All dimensions must be checked on site by the contractor prior to commencement of the works.

Client Approval
A - Approved
B - Approved with comments
C - Do not use

Rev.	Revision Note/Purpose of Issue	Drawn By	Date	Chk By	Date
P01	Preliminary Issue	MD	02.01.22		



Client
Job title
Rock House
Westergate
West Sussex

Drawing title
Site Plan
Hoardings & Site
Loading/unloading Zone

Drawn	Date	Checked	Date	Scale at A1
MD	27.09.21			1:50

Job No.	Proj.	Org.	Zone	Level	Type	Rate	No.	Rev.
20-202	BHF	MHA	00	ZZ	DR	A	0501	P01

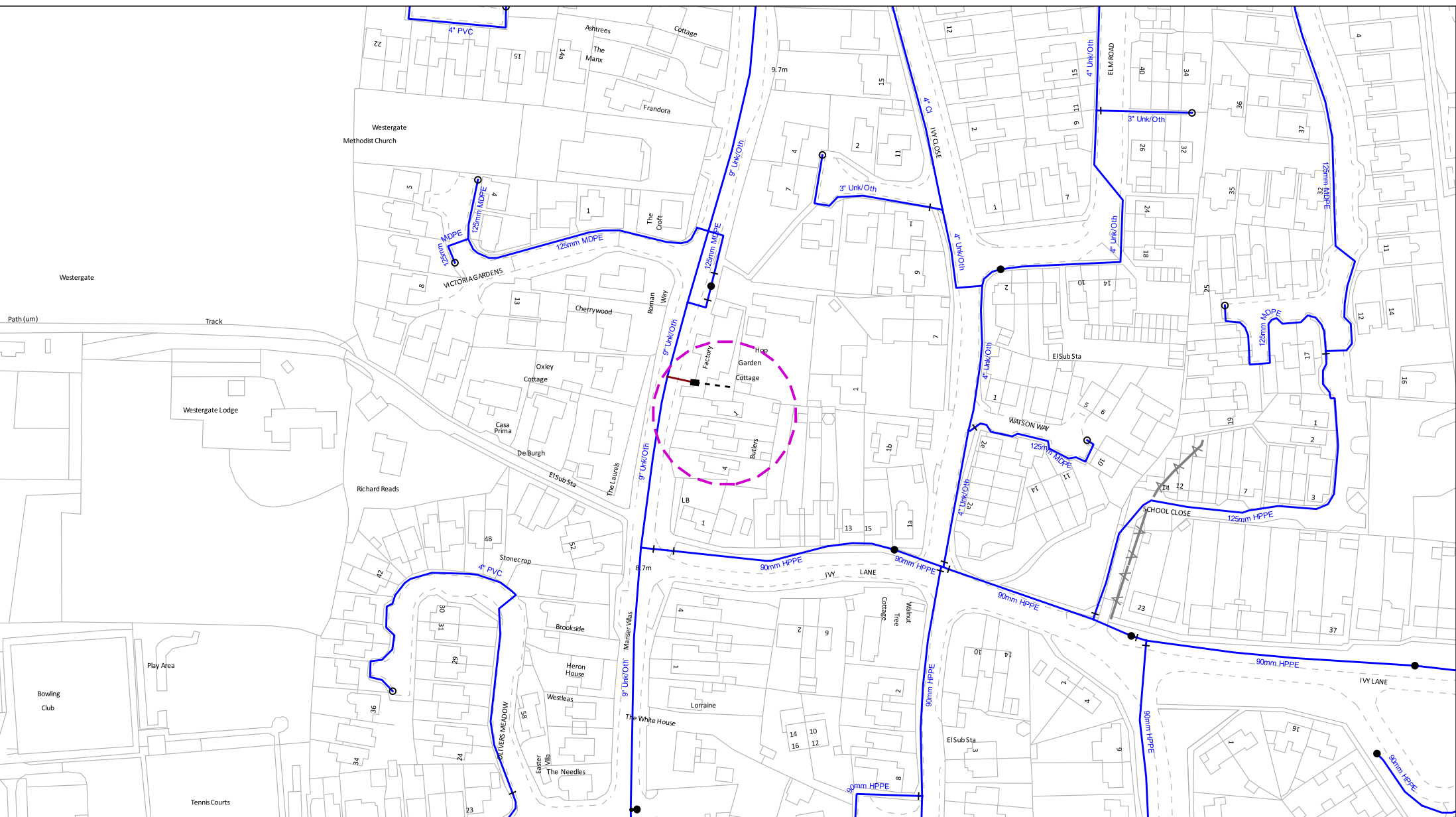
Purpose of Issue
PRELIMINARY

5.1 CONSTRUCTION

‘Vehicles & pedestrian safety’

The Site layout has been designed with consideration to all construction issues:

- Site being previously Light Industrial vehicle loading/unloading areas are already designated - but will be rehighlighted during construction
- Workshops are empty with most construction aggregates & materials either already removed & recycled or highlighted for reuse within the proposed plans
- Primary structures to be retained are already cut back ready for inspection & renovation.
- Site project office already on site
- Project management team based at Rock House
- Site construction history is well known as Father of client built the current workshops on site.
- CDM plan for construction on site prepared & installed



Date Requested: 01/12/2021
Job Reference: 23939375
Site Location: 493871 105296
Requested by:
Mr Martin Downes
Your Scheme/Reference: 21-0011
Rock House

Distribution Mains

Communication Pipe

Fire Main

Private Mains

Raw Water Main

Trunk Main

Abandoned Mains

Cable

Company Washout Hydrant (Single)

Company Washout Hydrant (Offset)

Fire Brigade Hydrant (Single)

Fire Brigade Washout Hydrant

Fire Brigade Hydrant (Offset)

Reflux Valve

Air Valve

Open Valve

Closed Valve

Capped End

Stop Cock

Butterfly Valve

Pressure Flow Valve

Meter

New Appointments & Variations

Assets within shaded area please contact:
Leep Utilities
Email: water@leeputilities.co.uk
Tel: 0345 122 6780

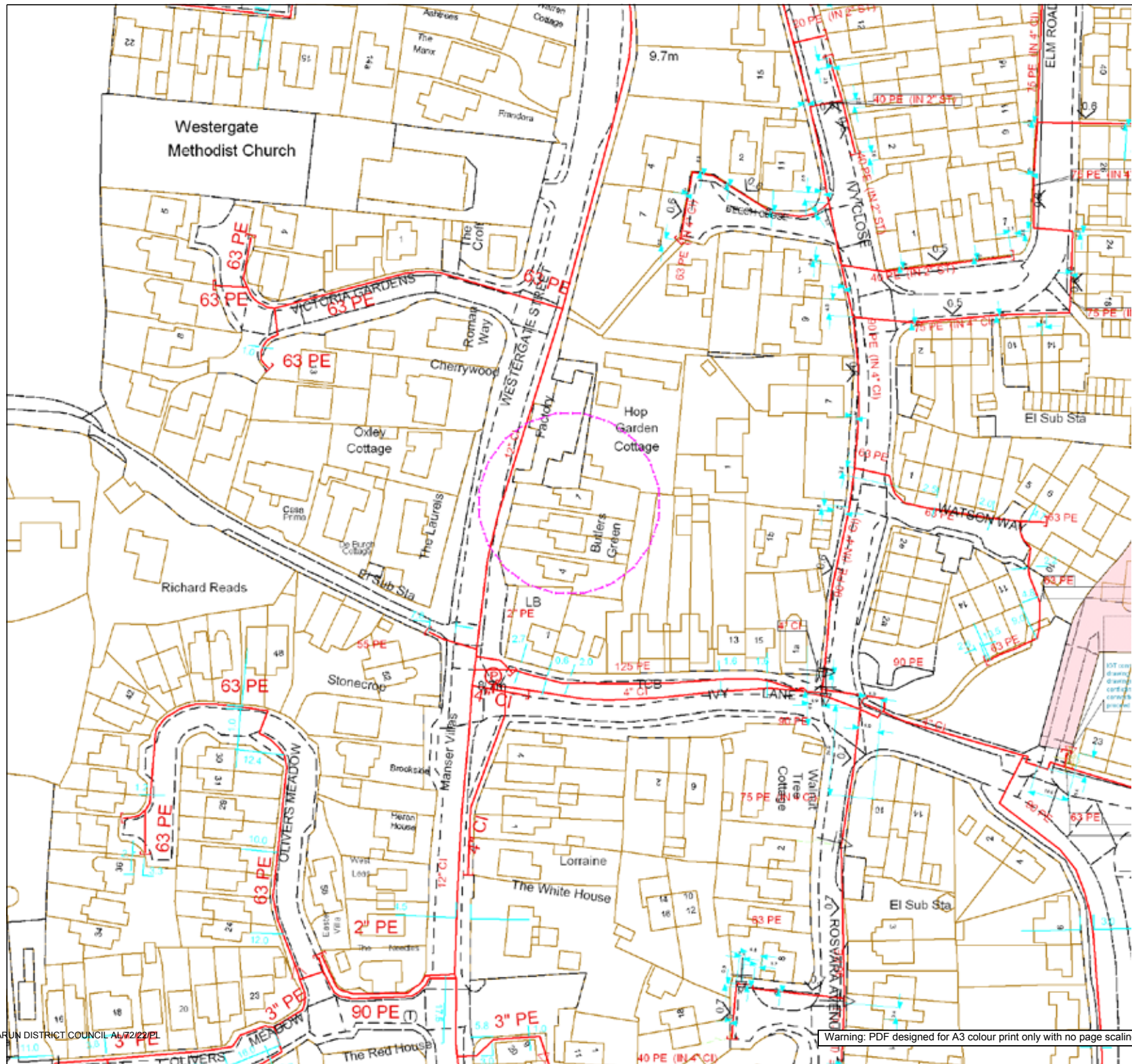
Registered Office

P.O. BOX NO. 8, West Street, Havant,
Hampshire. PO9 1LG.
Registered in England No. 2536455
Telephone: (023) 9249 9888
Fax: (023) 9245 3632
Website: www.portsmouthwater.co.uk

The information supplied is given in good faith as a guide to locating underground apparatus. Its accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of service pipes or cables to individual premises. The responsibility for locating and avoiding damage to apparatus on site shall be that of the person proposing to excavate in the street who shall be liable to the apparatus owner and any third party who may be affected in any way for any loss or damage caused by their failure to do so.

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Warning: PDF designed for colour print only with no page scaling. This Information is given as a guide only and its accuracy cannot be guaranteed
Plans generated by DigSAFE Pro™ software provided by LinesearchbeforeUdig.

(Page 1)



Contact Us
Mapping Enquiries:
All areas

General Enquiries:
All areas

Date Requested: 19/11/2021
Job Reference: 23939375
Site Location: 493871 105296
Requested by:
Mr Martin Downes
Your Scheme/Reference:
21-0011 - Rock House
Exact Scales:
1:1000 Area or Circle dig site
1:1000 Line dig site

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

Low Pressure Mains 

Medium Pressure Mains 

Intermediate Pressure Mains 

High Pressure Mains 

LAs 

GTs 

Some Examples Of Plant Items

Valve 

Syphon 

Depth of Cover 

Diameter Change 

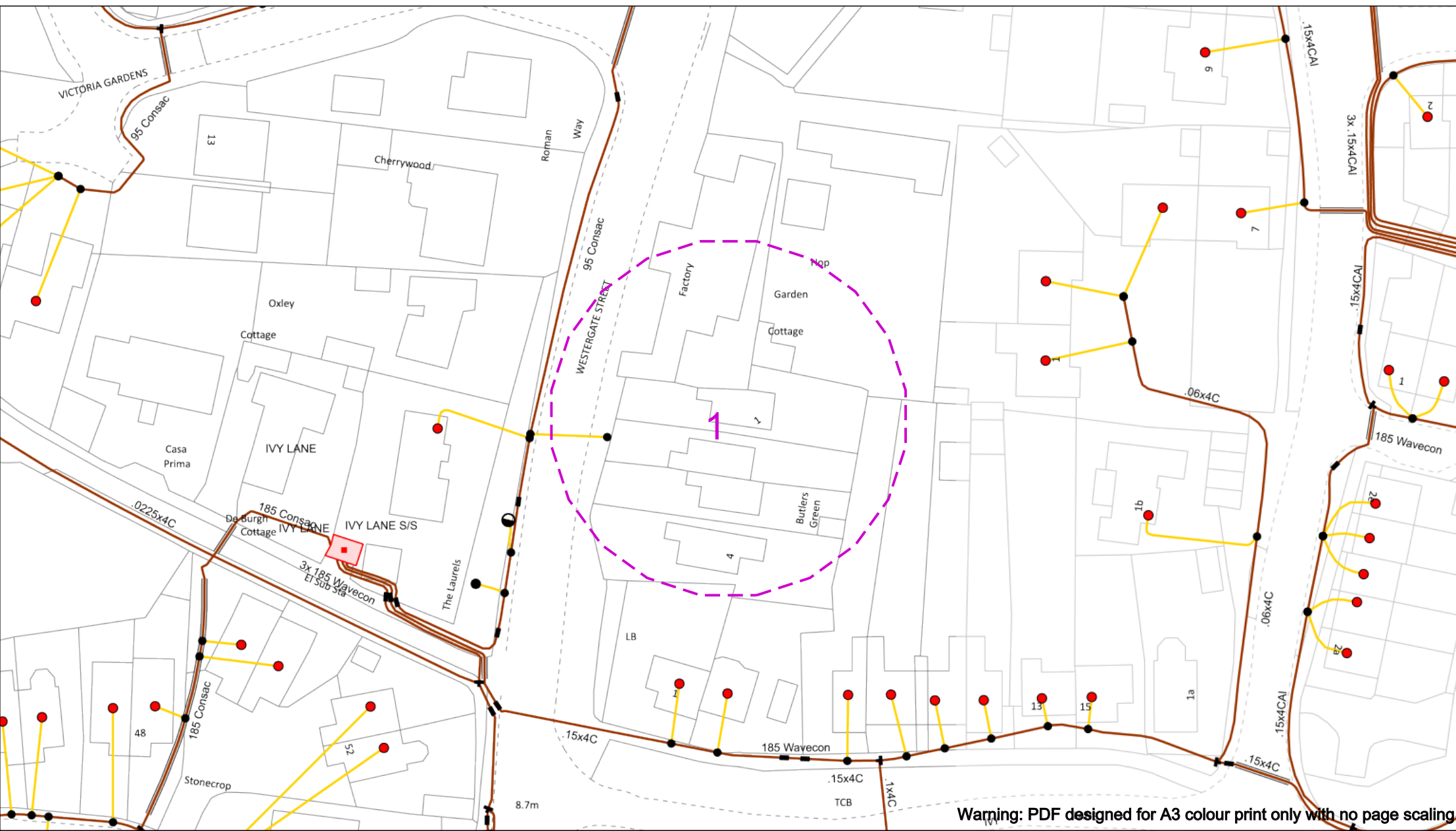
Material Change 

Digsite: Line: 

Area: 



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0 50m

Dig Sites Area: Line:

WARNING

There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work.

WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES G56 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

Voltages (V)				
LV (Low Voltage) and Services	Up to 1,000V			
HV (High Voltage)	Over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	LV	HV	EHV	
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

Signified

- Service Cables
- LV Mains
- 11-0.38kV
- 0.38kV
- 11kV
- 33kV
- 132kV
- 275kV
- 400kV
- EHV Cables
- High Voltage

Distribution Structures (Shaded)

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - 4

Other

- Dual Road
- Crack Section Route

Southern Electric Power Distribution plc
Registered Office: No.1 Forbury Place
43 Forbury Road Reading RG1 3JH
Registered in England & Wales No.04094290

If you're unsure & need to seek advice before commencing excavations please contact:
General Enquiries: 0800 048 3516

Subject to revision – Master held by SSEN Asset Data Team:
Asset.Data@sse.com
01256 337 294

