

Design & Access Statement

Rock House, Westergate Street, Westergate, PO20 3RJ

Planning Application: AL/72/22/PL

Date: 12/10/22

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Introduction

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 Servac, Westergate Street, Westergate, West Sussex ("the Site") for the demolition & renovations of the current workshop structures & installation of a carport with storage above and small ancillary art space with storage.

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 CABI 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.

The proposal has been developed to be acceptable in its current form owing to reduction in scale and bulk overall from 200sqm to 39sqm, and to have a beneficial impact on the setting of Listed Building and character of the host dwelling in keeping to policies HER DM1, HER SP1 and Barnham and Eastergate NDP policies ES5, ES6 and ES7. All development is to be carried out sensitively to blend and respond to the character of Rock House and using the correct materials so the Conservation Officer may be able to support the application.

Location

Levels and 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.

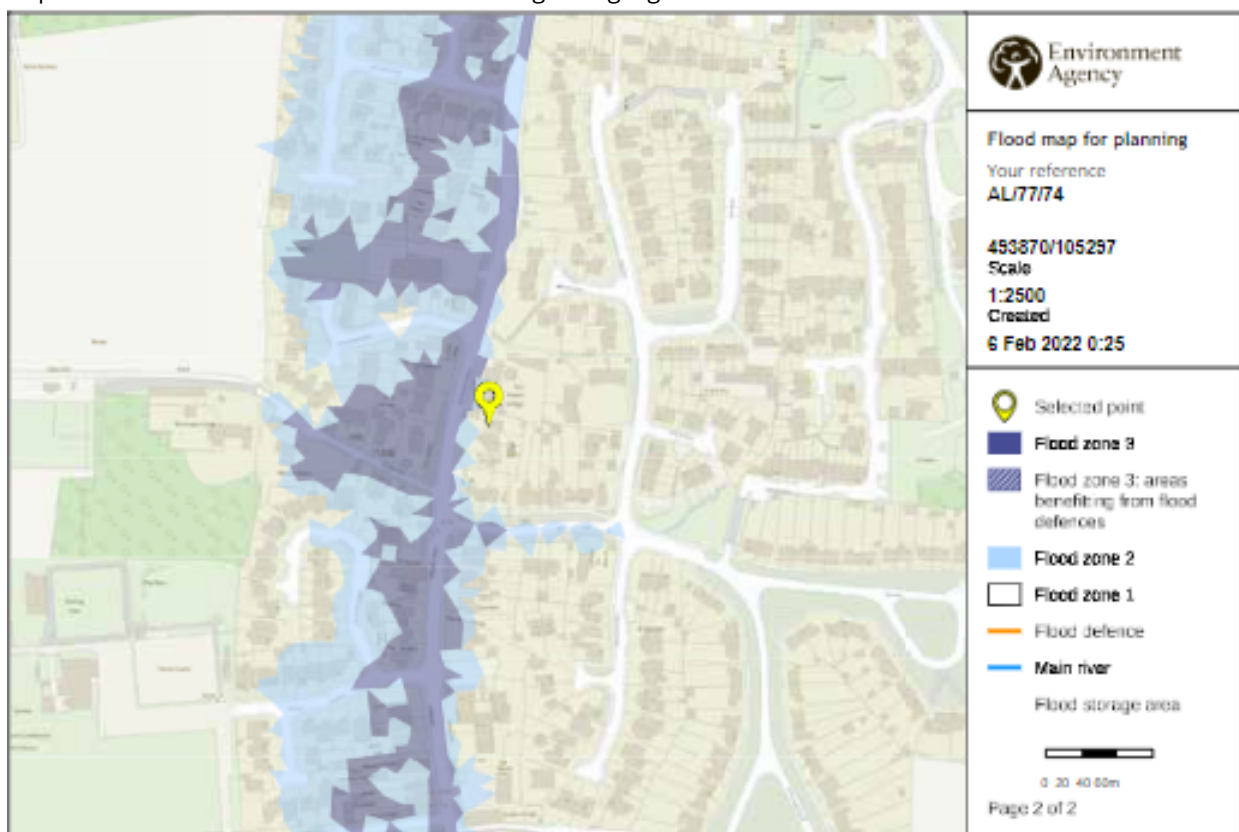
Local amenities, for example: Local shops, village hall, church, restaurants & petrol station are all within a 5 minute walk with local public transport links to national arterial routes

Within flood zone 1

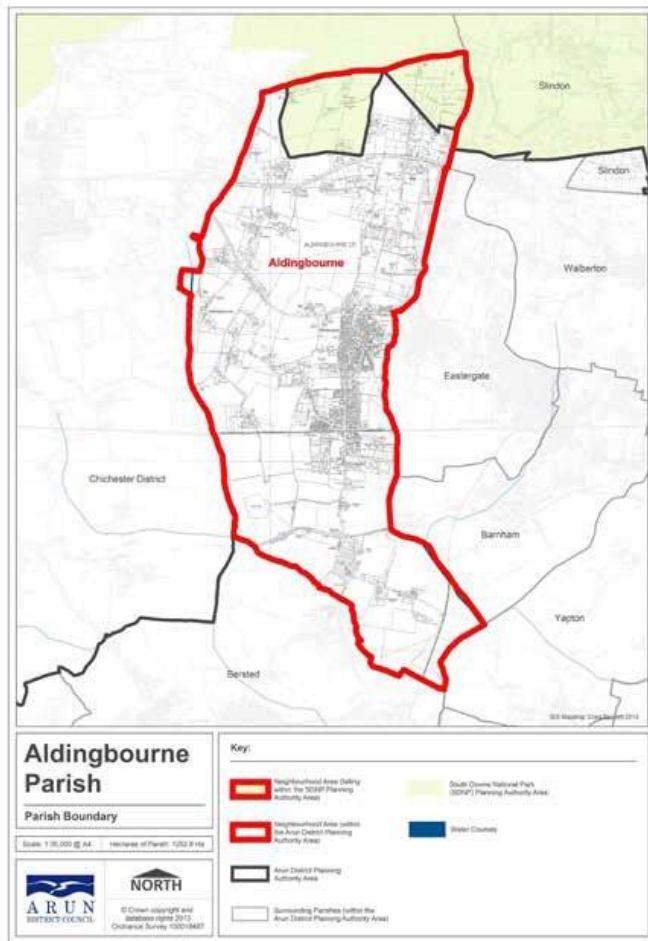
Hop Garden Cottage, a grade 2 listed residential property borders the site to the North & East



Map of South Downs National Park with Westergate highlighted



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Aldingbourne Parish Boundary Map



Map showing Rock House in orange and Hop Garden Cottage and its garage to the NE.

The Site - Rock House, Servac & 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 200sqm workshops are now a non-ancillary structure to the employment use & function of Servac since October 2021 as set out in Annex document EMP DP1.

Site has historically been used for both business & residential use (1906+).

Hop Garden Cottage's garden runs along the entire Eastern boundary, accessed off Westergate Street.

To the South, 1 Butlers Green a 2 storey residential property, accessed off Westergate Street.

Running the length of the Western boundary is the public footpath for Westergate Street, a single carriage busy main road A29.

Several structural slab levels, with multiple steps throughout the site, in both the external areas & internal floors.

The Site now has 200m² of unused workshop structures and yard space.

The Site is fenced & secured to prevent unauthorised public access to it.

There are a number of trees & vegetation features in the gardens of Hop Garden Cottage bounding the Site.

The boundary fences of Rock House & shrubs of Hop Garden Cottage require maintenance & 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.



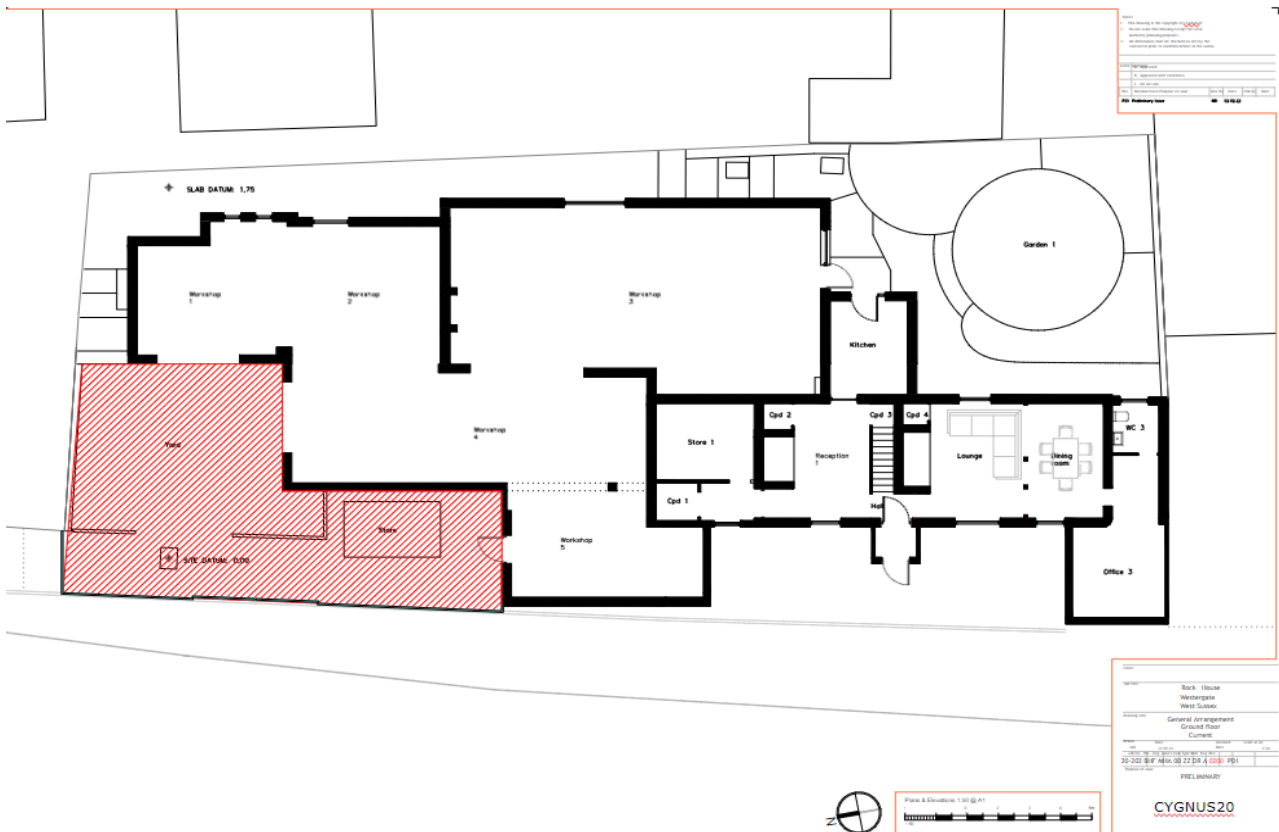
Existing garage on boundary with footpath



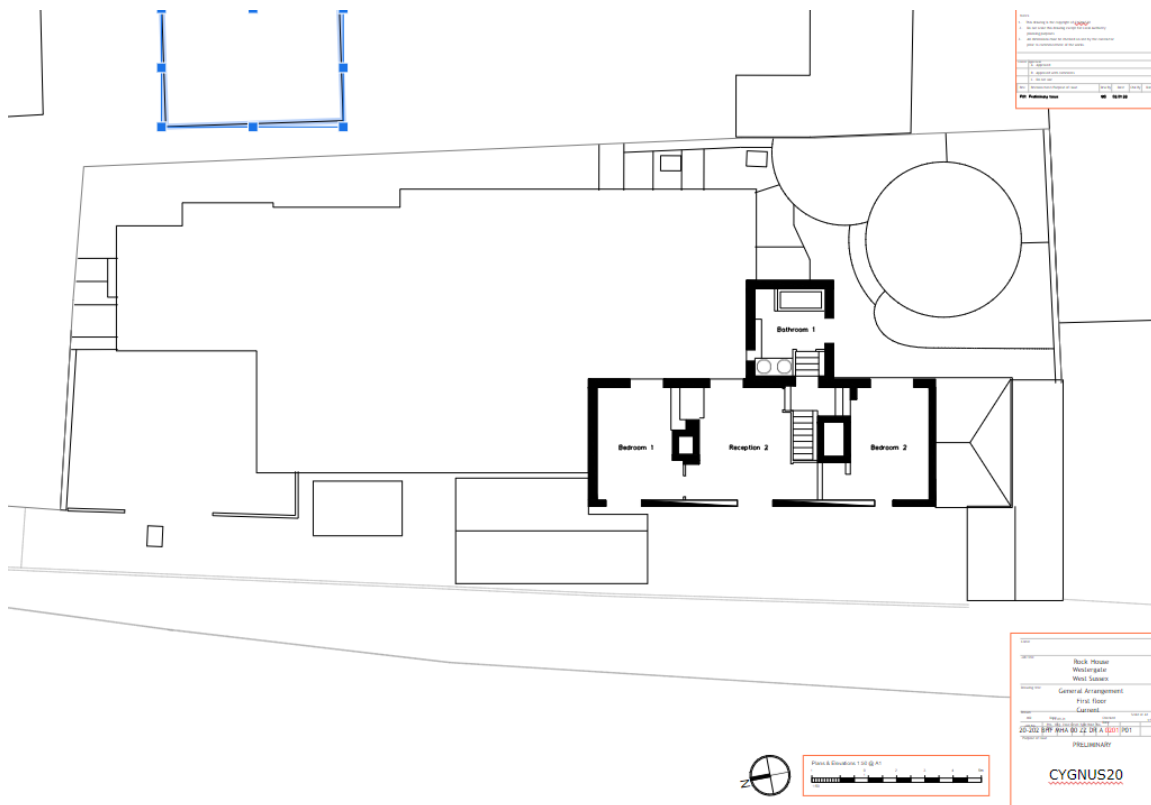
Office 3 on boundary of footpath



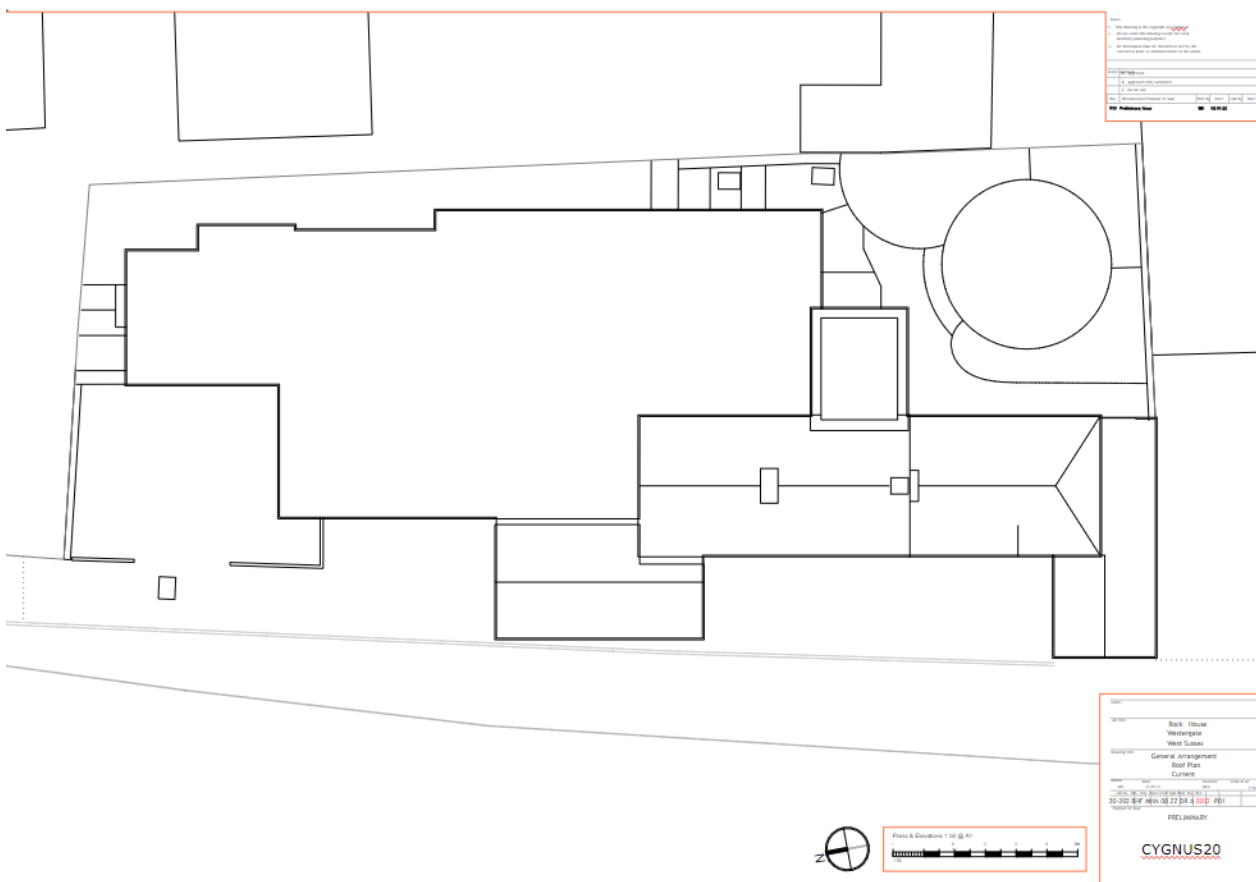
Workshop area set back from footpath matching Hop Garden Cottage boundary fencing



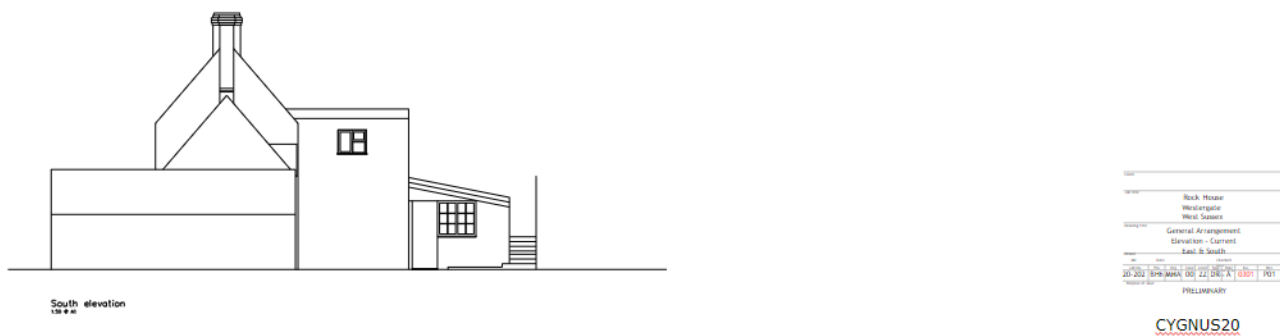
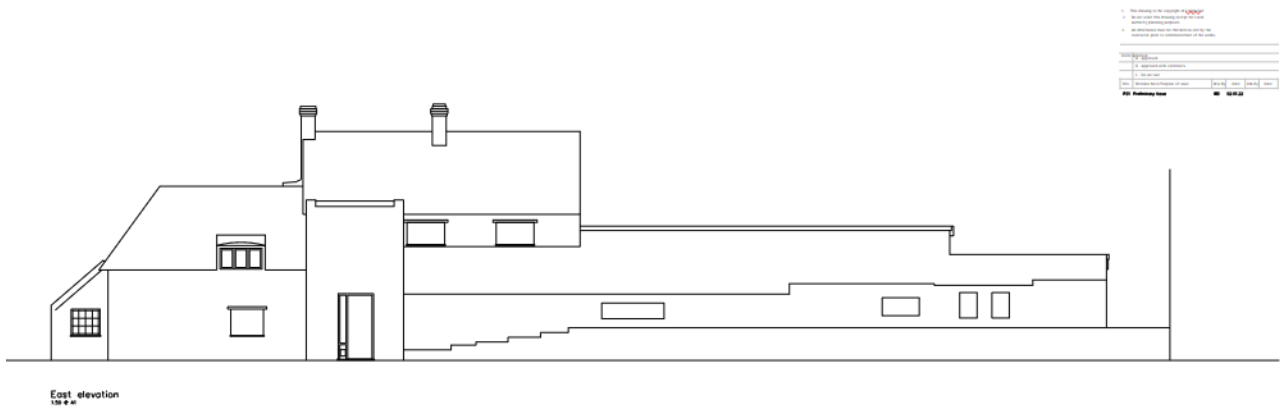
Overhead footprint showing downstairs ground floor layout and main workshop boundary walls. Red highlighted area is showing current allocation for workshop parking and vehicle access.



Upstairs layout overhead view - blue boundaries block is Hop Garden Cottage's garage/studio. Parking currently directly in front of the main building, to the south of the existing 'garage/Steve's workshop'.



Overhead layout of roof structures - pitch roof gable ends throughout except the hip end on south end of house above office 3 to the south end of the building.



Current east elevation (the rear of the property) showing old office and workshop windows and south elevation showing old office window and door to right hand side which look out onto the garden.



Proposal includes allowance for a front retaining waist height boundary wall in front of the house for security and privacy. Removing the car parking bays from being directly next to the footpath.

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 as per Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) amongst other policies.

Westergate Street 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 Street.

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 Street has large sporadic trees along the whole road.

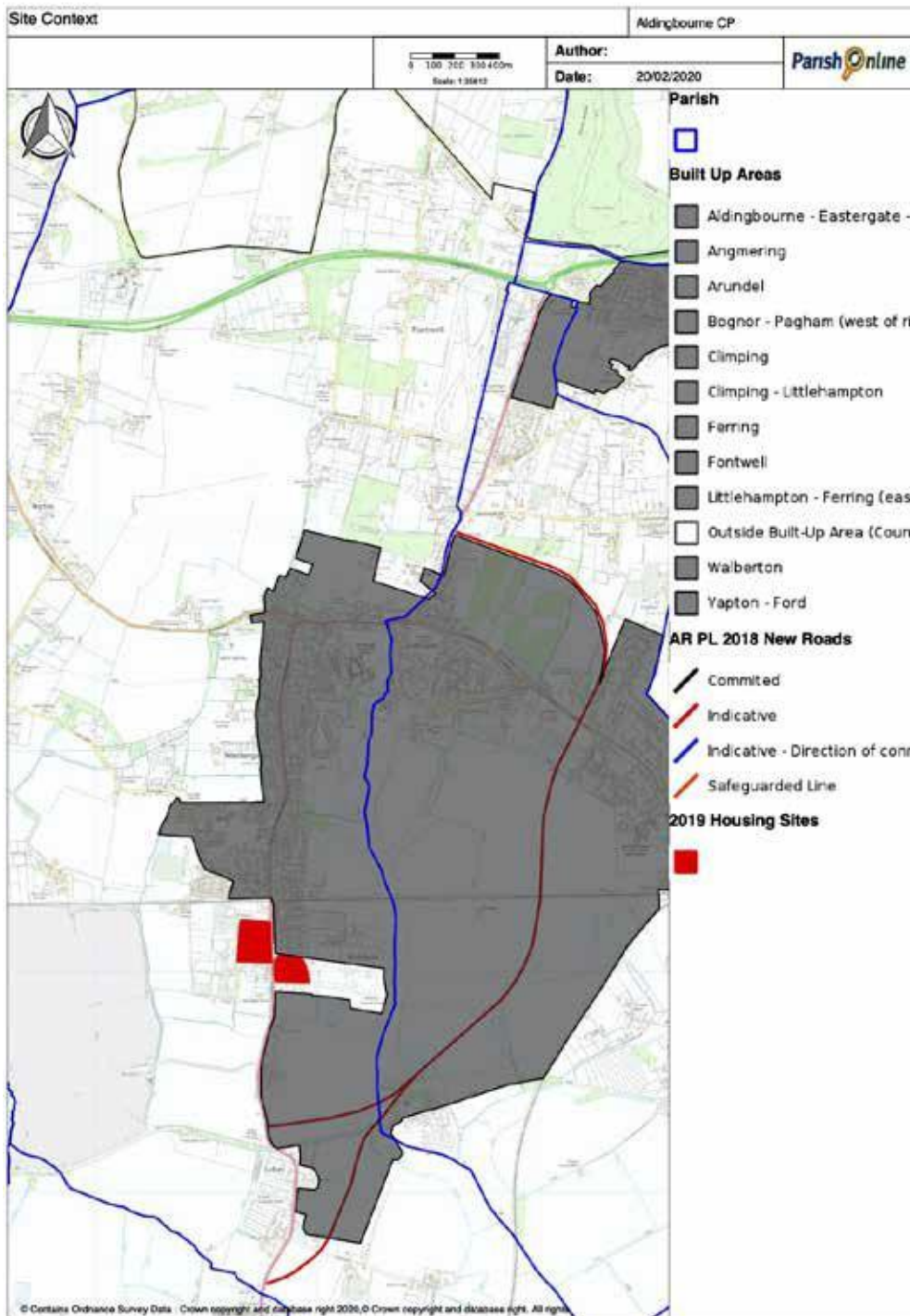
The Site is not subject to any statutory or non-statutory nature conservation designations & is not within an air quality management area.

There are no water supply or sewerage constraints except in that the workshop operated on a vacuum system and not a gravity system (as per the nature of the business).

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 as a village and retaining and enhancing the heritage aspect wherever possible.

Planning Context - Aldingbourne Neighbourhood Development Plan 2019-2031



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
- EMP_DM1 - Provision Of Employment Land

Referral Documentation

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
- Provision Of Employment Land EMP1 DM1

Precedents and Principles

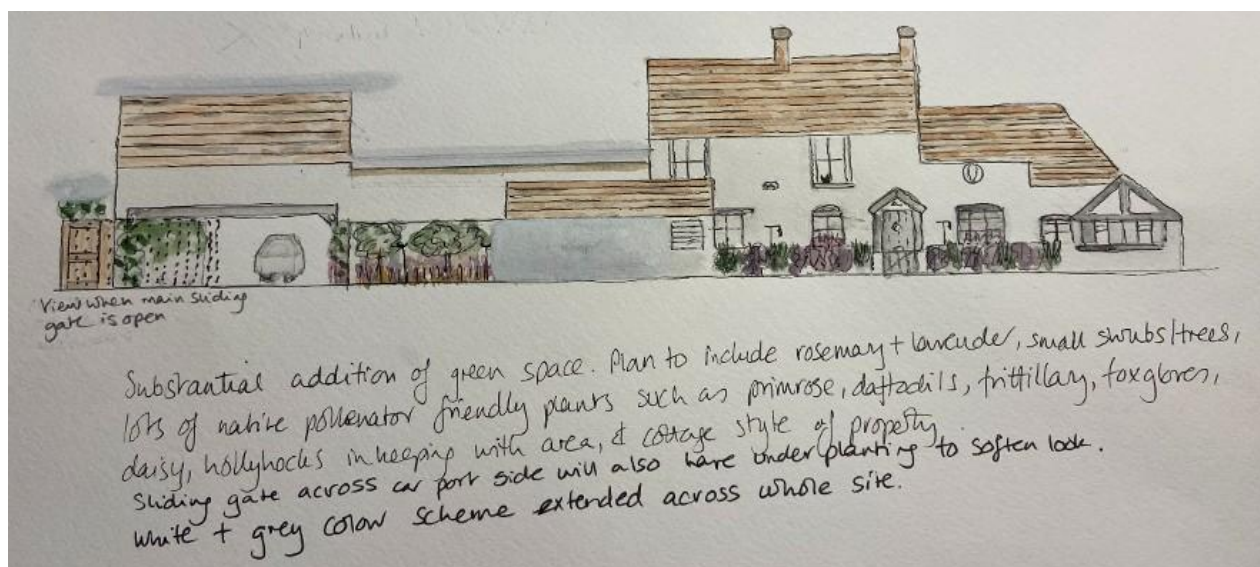
Developments should function well, be visually attractive, sympathetic to local character & optimise the potential of the site to accommodate development.

Planning should promote an effective use in meeting the need of preserving Westergate Village. In achieving appropriate densities & mix of houses, development should take account of the suitability of housing available; local market conditions & viability; & the desirability of maintaining an area's prevailing character.

The Site requires a development solution for personal domestic use and the limited size of the site & scale of development would impact the effectiveness and cost effectiveness of the project.

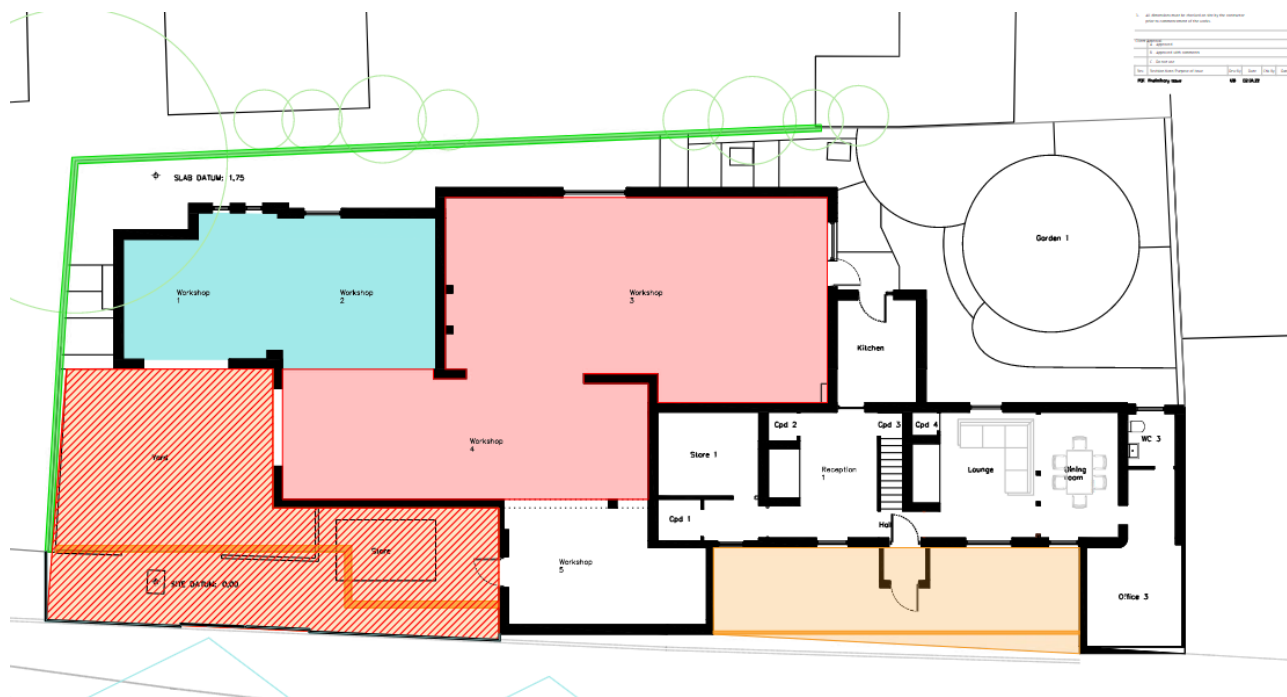
The size & nature of the whole site lends itself to a change of use that will provide the most feasible form of development for the Site.

There is no interest to develop this site to create another dwelling on the workshop site.

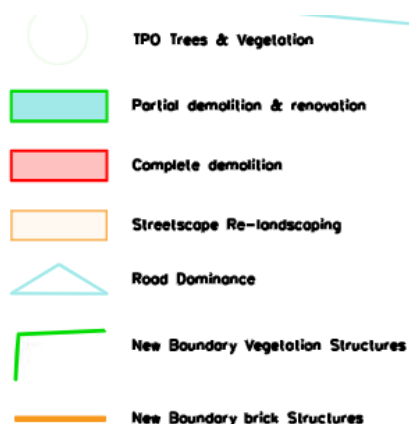


Sketch showing new vernacular street scene in contrast to the current street scene as shown below





Key shown below describing development plan NB: small 'workshop' area to the roadside is the old garage and will remain as Steve's workshop



Opportunities and Constraints

Pre-application discussion with the Client, structural engineers & local planning authority.

An initial scheme was produced but was not acceptable by the applicant due to its excessive development and size. The scheme was then revised to a more modest development.

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 B1 use to residential as per EMP1 DP1.

Minor alterations to the principal vehicular access to the workshop Site in so far that it will be used by domestic rather than commercial vehicles.

Site levels to be consolidated. Retaining boundary wall structures will be reduced but reused to keep the privacy for the gardens from the street view.

Carport to be orientated for better security within the property boundary, using existing structural walls. This will also mean that the remaining garden space will be best suited to the sun path.

Carport not overlooking into the Site garden & will provide a more interesting and visually appealing building facade to Streetscape.

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

Constraints

Ensuring any development is sympathetic to Hop Garden Cottage. Plan should not detrimentally increase sound pollution or increase road views or impinge the view of Hop Garden Cottage from the road as a Listed property.

The long & linear shape of the Site, limiting rational options for parking and garden layouts and any other options for ancillary space development.

Planning policies and regulations regarding driveway access and building within pedestrian footpaths.

Height & massing of the surrounding residential areas & their prevailing character as per Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Scale & dominance of the road/highways usage of Westergate Street.

Multiple steps & fall in level of the Site from West to East, and from South to North.

Carport roof space needs to be sufficient space and height to allow for use as ancillary art space and storage.

Economic viability of carport building to encompass both secure parking and roof space use.

Opportunities

To restore the property to full residential use as per 1906 Deeds.

Improvement for local pedestrians and traffic with the removal of commercial vehicles at the workshop site.

To improve the vernacular street scene and Hop Garden Cottage as per Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and improve the public's benefit of the small section of Westergate of character.

To effectively reuse previously developed land within the site boundary.

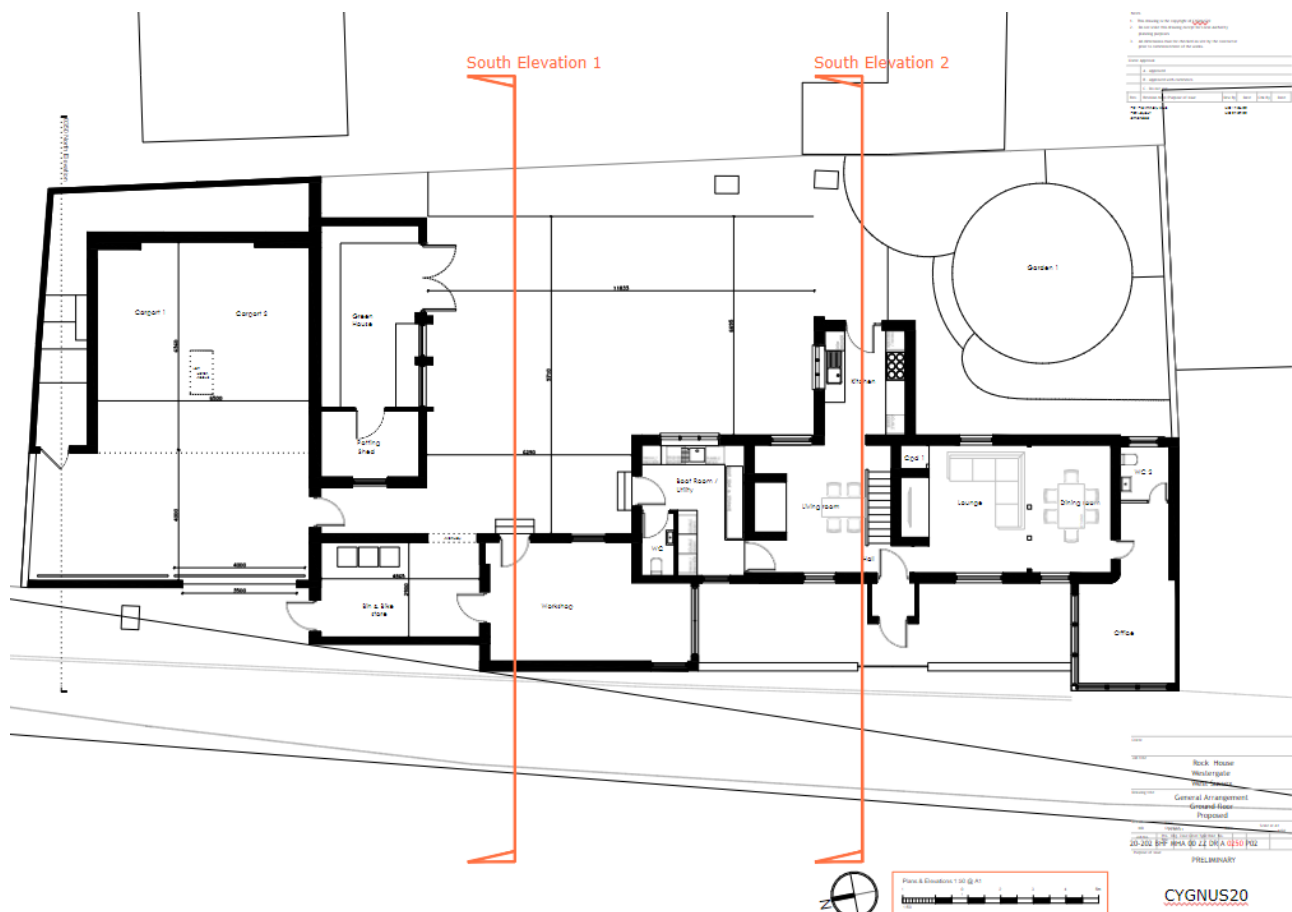
Improve car and site security and reduce current levels of public vandalism and road damage to vehicles and land in front of the main house.

Improve car access onto Westergate Street, which will integrate the development, in keeping with the existing residential context of off road parking.

Improve the balance of building roof lines and pitches across the whole Site in keeping with the main body of the property.

Provision of attractive areas of green infrastructure within the Site, with improved biodiversity & wildlife benefits.

The property is not listed but is of heritage value which is an important feature of the development.



Overhead view of proposed development showing carport, greenhouse, garden space, bin stores and boundary wall lines.

Design

Development would better integrate the property, when changed from business to residential use, with the surrounding area.

Levels of the Site are a complex issue as concrete has been laid upon concrete. Original walls will be renovated and repaired to preserve the boundaries and aesthetics. These may require structural & civil engineering reports where appropriate.

Level change currently dictates a steep drop from the eastern boundary towards Westergate Street with a difference of 0.5m in some places.

Carport access is oriented so its principal entrance is the current access from Westergate Street.

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 vegetable and flower gardens should not be wholly shaded by trees from Hop Garden Cottage.

Off street car parking at the front of site will be relocated to the 2no. parking bays within the new carport.

The additional space now proposed for landscaping is significant for biodiversity.

The proposed parameter plan sets a maximum height of 6m across the developable area on the Site.

This scale & arrangement/relationship of buildings is such that this will be subservient to the main part of Rock House building structure by a reduction in height of approx 1.75m. This is also just 1m higher than the ridge height of Hop Garden Cottage garage.

The design approach is to keep TPO trees in Hop Garden Cottage (some of which may need some pruning) and on the boundary of 1 Butlers Green.



Boundary with 1 Butlers Green with Magnolia Tree

A vehicle turning area has been placed in front of the carport as per planning regulations for accessing a highway. 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 Street 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 successfully introduce secure 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.

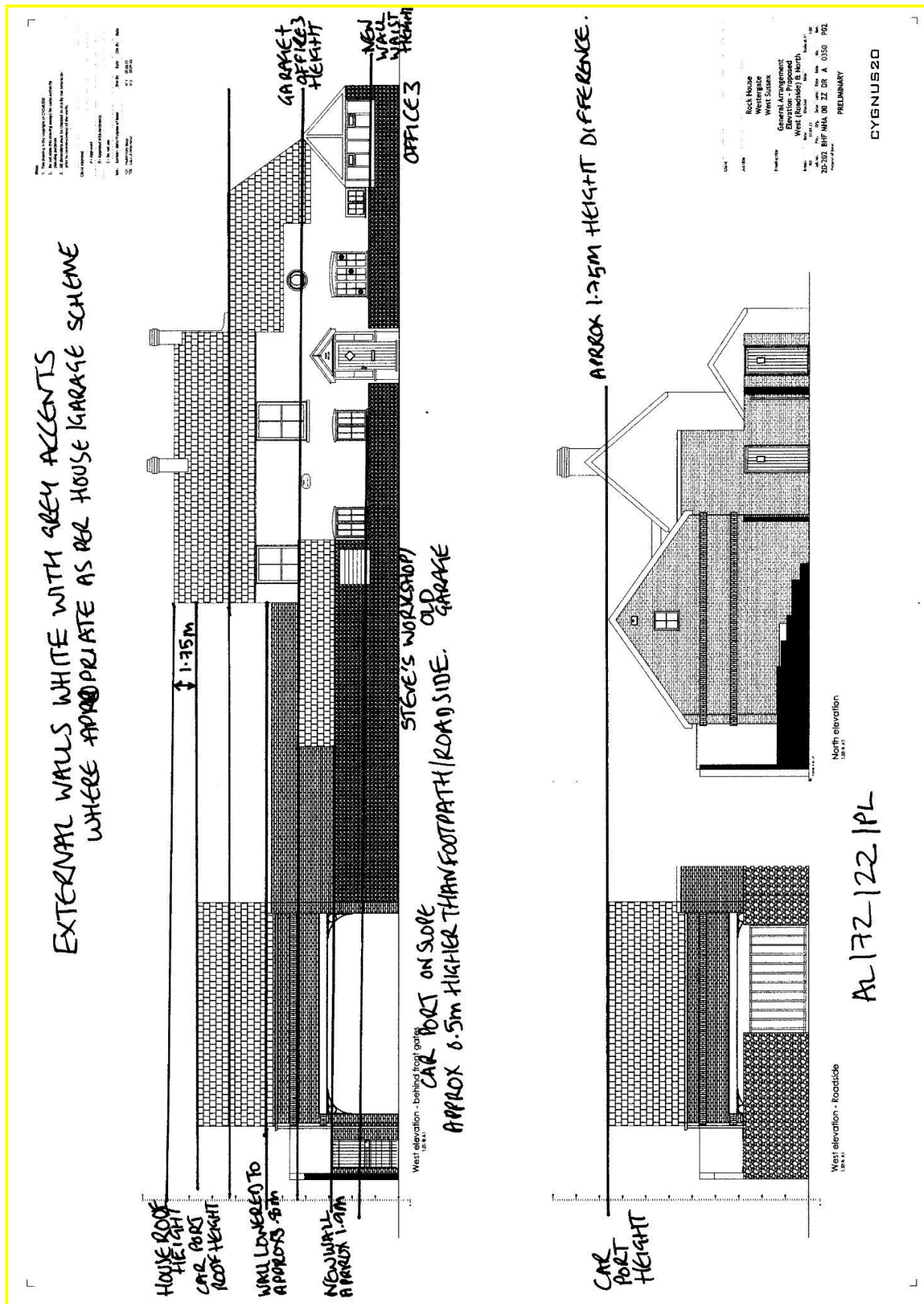
Appropriate increase in building scale in relation to the taller building of Rock House to the South.

Integrates the new carport with the existing style & language of Rock House with pitched roof and gable ends and colour scheme.

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.

NB: drawing colours representing building materials are not representative of the colours of the existing buildings, nor that of the proposed development. Colour scheme is white with mid grey accents. Please see Heritage Statement for more detail.



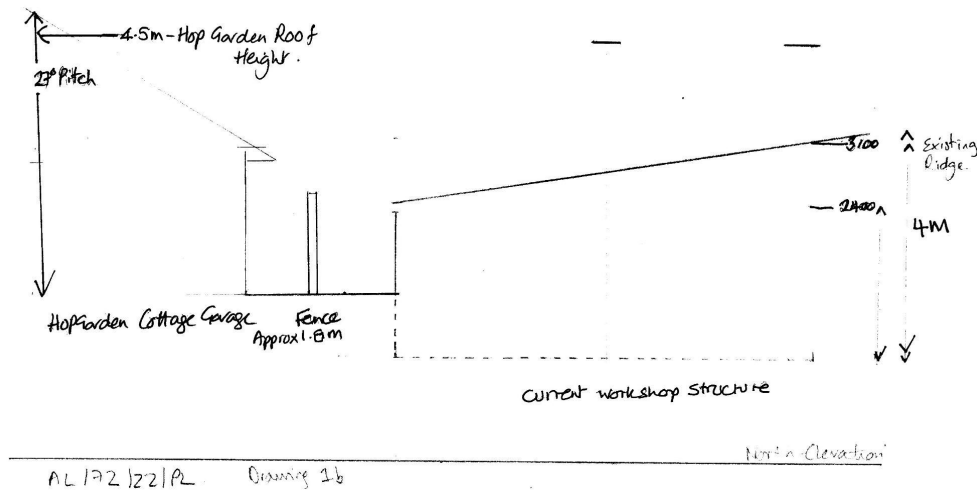
Roof heights and proposed vernacular street scene view of west elevation including sliding security gate



Rear view from garden to west and north. NB colour scheme on drawings is NOT reflective of the colour scheme of the finished development. Scheme is white and grey accents.



West elevation view showing roof heights and layout



Hop Garden Cottage garage location in relation to existing workshop structure at the north end

Use

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

- New front gates and pedestrian access doors from within the secure boundary walls
- Secure parking courtyard with sliding gate
- 2no. Parking bays within ground level of structure
- Principal vehicular access & entrance for the Site from Westergate Street
- Electric car charging facilities
- A much needed ancillary space for use as art studio/storage over parking bays
- A building of up to 6m in height from 0.00 site datum
- New plantings & vegetation structures throughout the site in keeping with RHS pollinator and native plant species
- Hedgehog runs & Bat boxes throughout site
- Bin stores, compost bins & crime prevention features
- The use of the Site will be wholly residential with a high level of green infrastructure which will effectively almost triple the green space and biodiversity offering

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. See section on EMP1 DP1 annex.

The proposed development is for 1no. Carport (39m²) with 2no. Parking Bays suitable for modern sized cars and fuelling.

The most significant 'amount' in the planning application is the reduction of site buildings & industrial workshops.

Workshops are currently empty & unused since October 2021 - 200m² Area. Proposed development is a significant reduction in massing and is less than 20% of existing structures.

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.

The site being long & rectangular in shape, the layout of the development has been designed to make features of the historical walls & structures of the old workshops wherever practical.

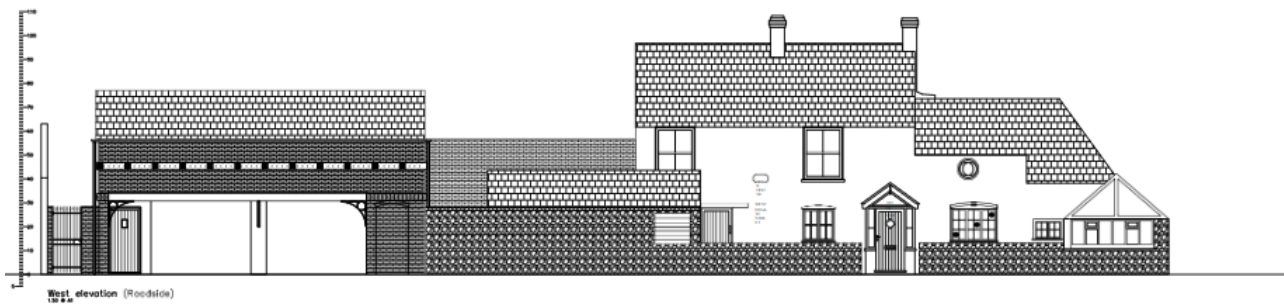
Layout

Optimised against several factors, namely:

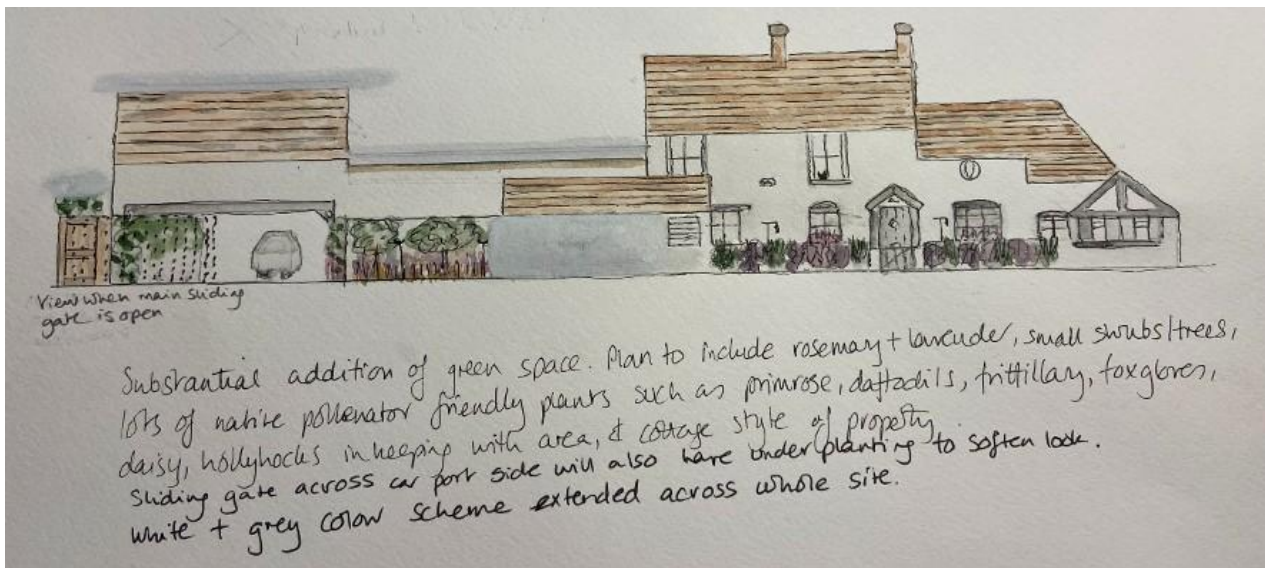
- land to be retained for landscaping;
- principal access from Westergate Street;
- pedestrian route along the western boundary of the Site;
- internal access, on-plot parking & turning arrangements. The parking arrangements will permanently move car parking within the site & increase space for soft landscaping between Rock House front door pedestrian footpath;
- residential amenities including garden sizes & distances between buildings;
- retention of TPO trees where not diseased;
- improving the overall balance and consistency between existing Rock House building shapes;
- improving the vernacular street scene for the public and Hop Garden Cottage. Layout respects the existing street hierarchy & relationship with Westergate Street;
- utilisation of space above carport for college work/storage in keeping with other properties along Westergate Street;
- privacy & separation from neighbouring properties with planting structures;
- makes the best & most effective layout of the developable area of the Site, whilst providing attractive frontages & appropriately responding to the surrounding residential character;
- this design also aims to create a coherent & legible layout within the small development area available.



Existing streetscape - known locally as the ugly building. Existing car parking arrangements can be seen to the right. Locals and most importantly neighbours and the Parish Council have all shown full support for the new scheme proposal.



Proposed streetscape view. Much improved security, visual appeal and in keeping with the main part of the building. Note all external walls will be painted as per information detailed in the Heritage Statement annex.



Approximation of the new much improved scene along Westergate Street.

Scale

The residential scheme seeks approval for building height parameters of up to 6m.

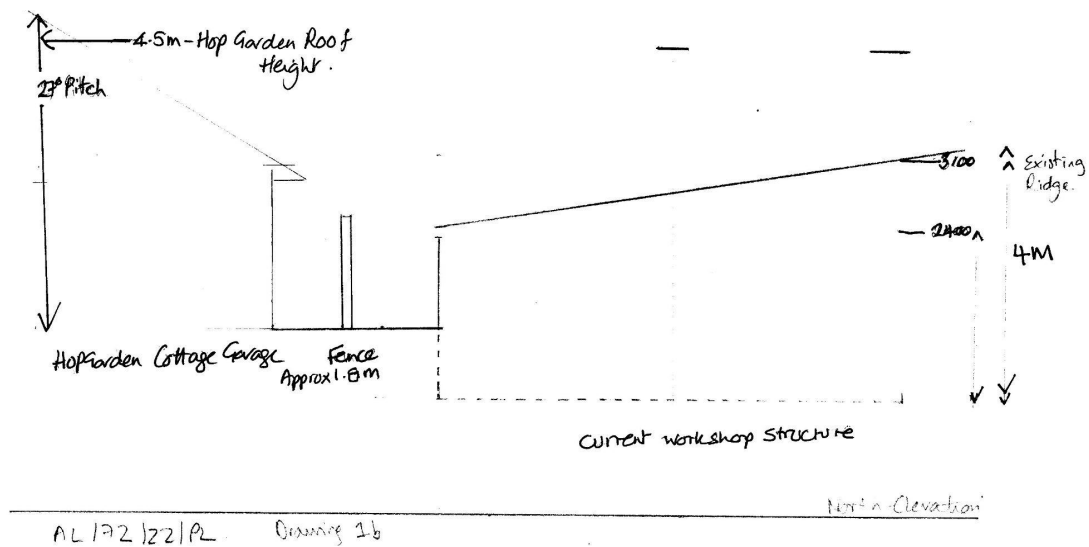
This is slightly taller than the height of current buildings in the workshop part of the site but only up to 1m higher than the Hop Garden Cottage garage situated at the rear. This is due to the slope aspect of the northern end of Rock House and Hop Garden Cottage. The carport ridge height of 6m lies approx 1.75m below the ridge height of the main body of Rock House. This would provide an appropriate transition of scale/massing to the much larger property of Rock House and in relation to the current massing of the workshop area.

The good screening of the Site from Westergate Street by existing walls, proposed structures & vegetation provides opportunity for out buildings without impacting on the wider residential street scene. There is no requirement by the applicant to have an additional residence on site but there is a requirement to be able to use the space as an ancillary area for art studio and storage.

As custodians of Rock House we have been mindful and sympathetic to the aesthetics, conservation and preservation of buildings in the area. Locals and most importantly neighbours and the Parish Council have all shown full support for the new scheme proposal.



North elevation showing the subservient height difference between the Rock House main building, and garage/now Steve's workshop.



Current North elevation view including Hop Garden Cottage garage

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.

Existing workshop facade and structure is known locally as 'the ugly building'.

The grey and white colour scheme will be retained throughout the site. As per existing scheme: Walls Portland/Dulux Weathershield, Fascias, Frames - Little Green Scree number 277 and white Dulux, Doors - French Grey.

The proposed development is presented by the precedent images & illustrative images on the following pages and more information is contained in the Heritage Statement annex.



Current view from Hop Garden towards Rock House overlooking workshop roof



Impression of new look and feel



Old office window directly overlooking garden space (office door not visible)



Existing garden area - mix of plant and vegetable growing areas.



Proposed style (not size) of greenhouse, brick and powder coated aluminium or wooden greenhouse structure (to follow at later date)

Crime Prevention and Community Safety

Historic walls & buildings along the western boundary of the site.

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.

Due to the nature of existing parking arrangements and the proximity of buildings to the footpath, there have been cases of vandalism and damage to both vehicles and the house which will be much improved by the addition of boundary walls and secure parking.

Logistics - Vernacular and Inclusive

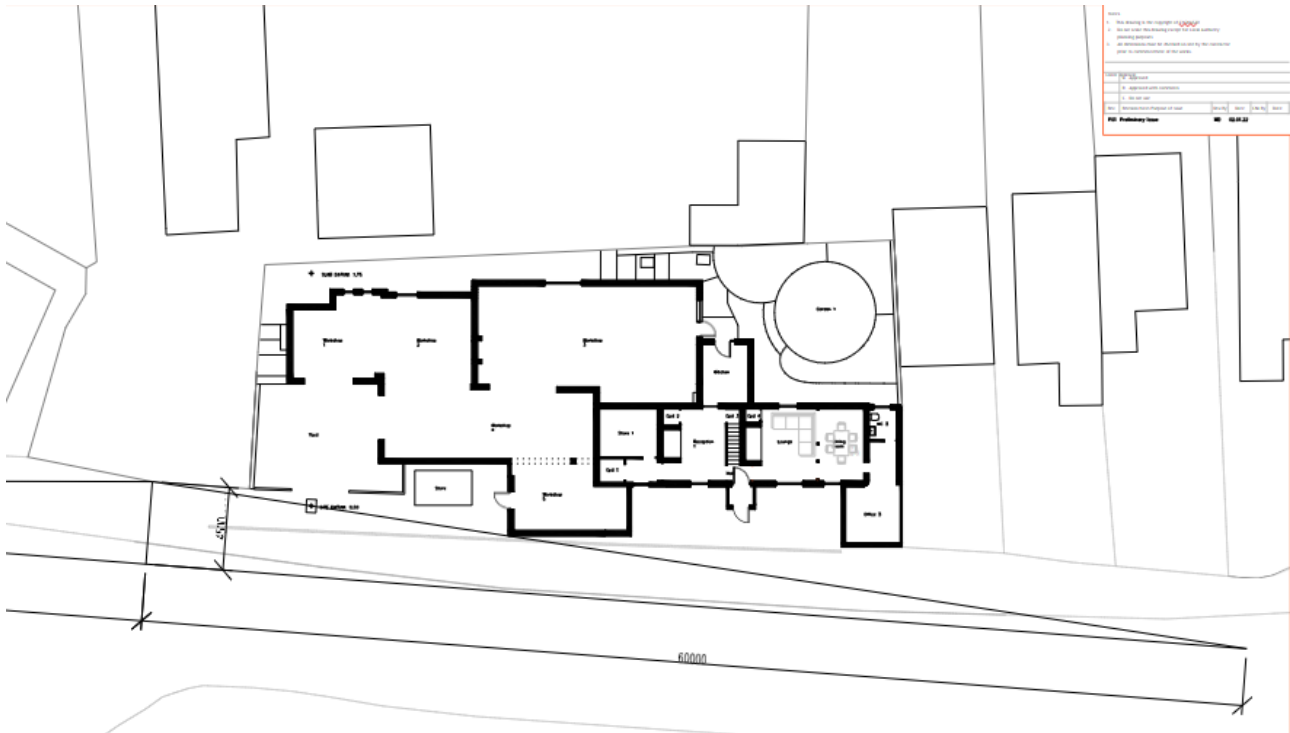
The Site layout submitted with the Planning Application has been developed in accordance with guidance provided within Secured by Design Homes 2019, Section 1: Development layout & Design & aims to create a safe & secure external environment which reduces opportunities for crime.

Principal Access to the highway is provided onto Westergate Street, which will be resurfaced to accommodate the proposed development, making use of the existing junction with Westergate Street.

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 carport & Rock House are positioned to face out onto Westergate Street.
- Rock House has one window on the roadside with all other windows set back from the road and under security light has no windows that face out onto 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 Street to restrict vehicle permeability. This creates a safer street & more pleasant environment for residents.
- The number of points of property access will be consolidated and reduced to improve security and aesthetics.



The Public vehicular & pedestrian routes that follow the western boundary of the site are clearly defined, visually open & well over-looked by the dwellings for natural surveillance as shown above.

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 additional 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

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

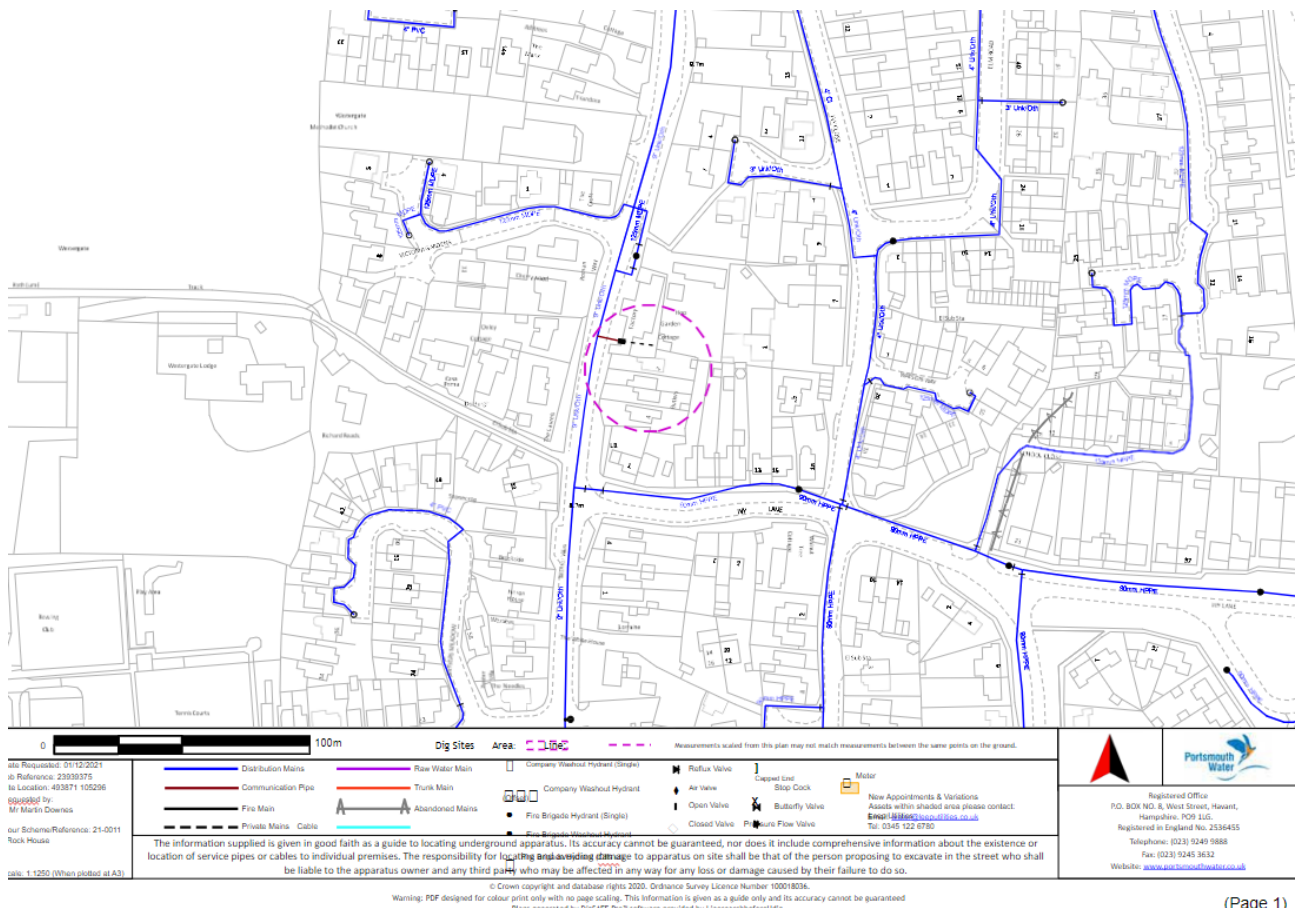
- Adopting inclusive design principles to ensure that there is suitable provision for all people including those with mobility difficulties & sensory impairments.
- The layout ensures ease of access for all to, from & within the development.
- Footpaths will be level or gently sloping to ensure the whole site is accessible
- Not to impede or restrict the Westergate Street 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 vehicles & the house will be easier and safer for residents and will be particularly beneficial for wheelchair users & families with young children should the need arise.
- Building regulations have been consulted & used.

Construction - 'Vehicles & pedestrian safety'

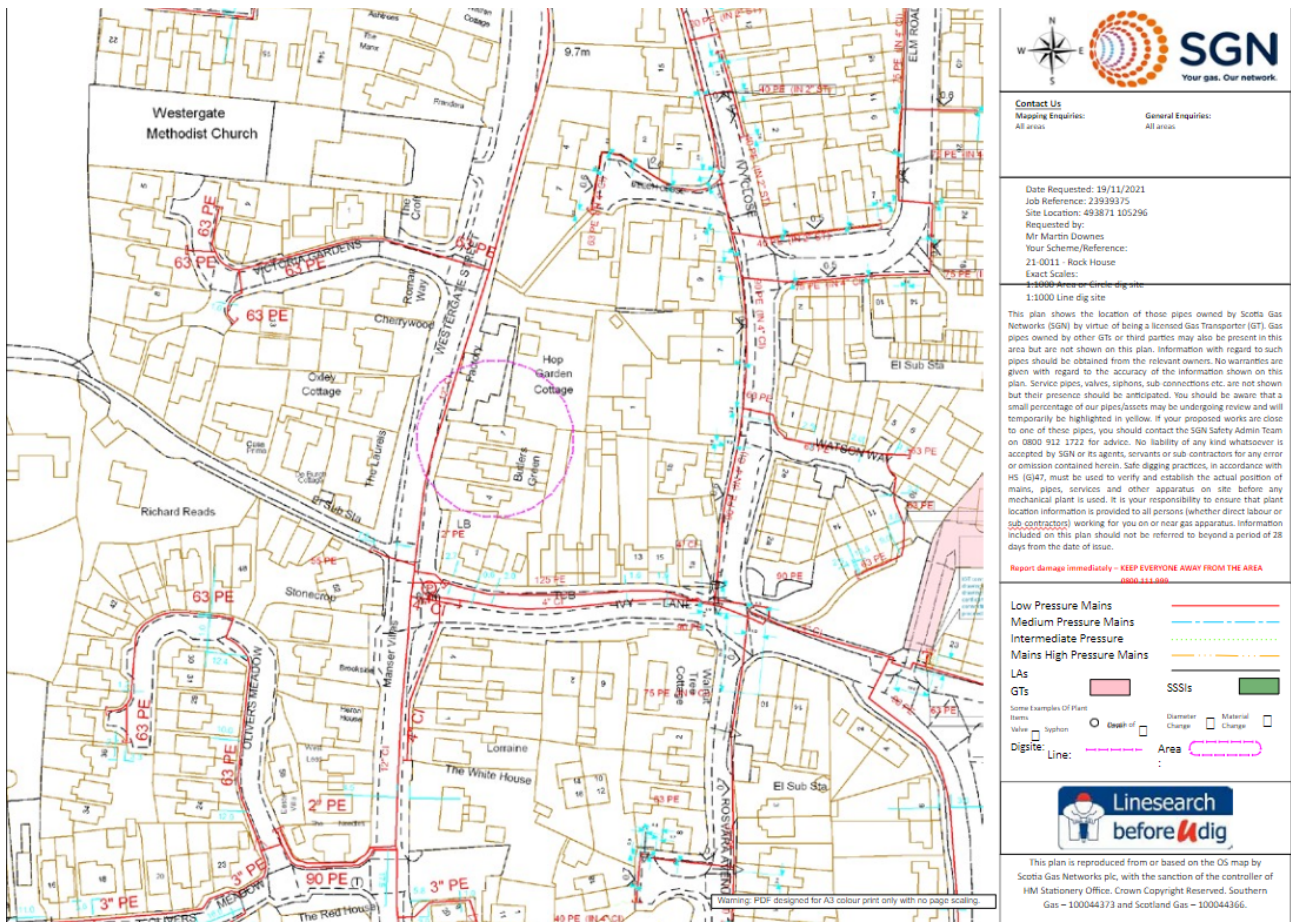
The Site layout has been designed with consideration to all construction issues:

- Site being previously Light Industrial vehicle loading/unloading areas are already designated - but will be highlighted 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 the client modified and developed the Lewington Rock Factory after it was left dilapidated.
- CDM plan for construction on site prepared & installed.

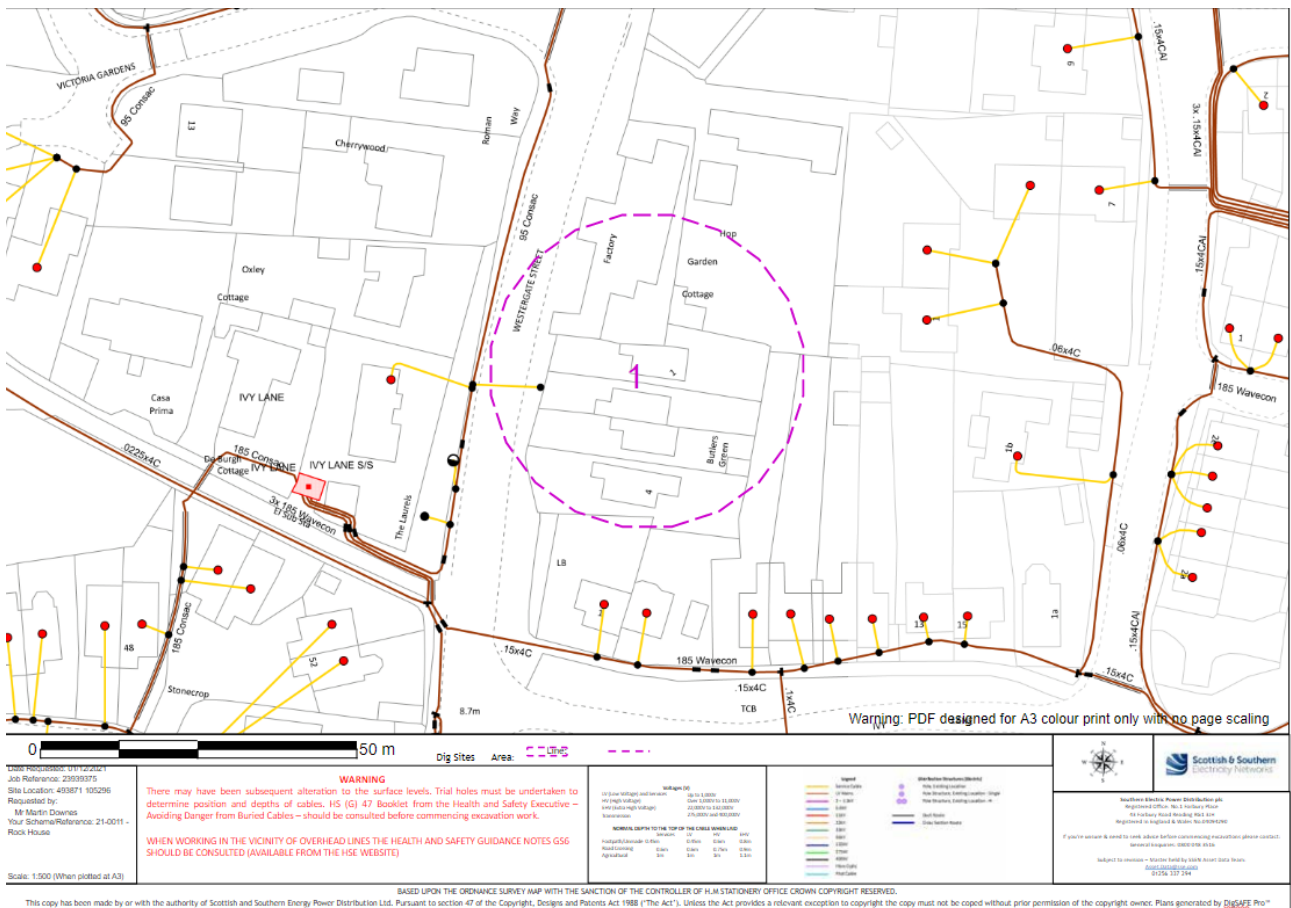


(Page 1)

Existing mains water



Gas connection above, electric below.



Annex

HERITAGE STATEMENT Rock House AL/72/22/PL v2

Policy EMP DM1 Rock House AL_72_22_PL v2