



Caffyns Volvo Worthing
Design and Access Statement- REV P04
December 2021

SRA | ARCHITECTS

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Project ref: 3661

1. Introduction

1.1. Preface

This Design & Access Statement supports a full planning application to Arun District Council for a proposed car showroom/workshop with associated vehicular access, car parking and landscaping.

This application is made on behalf of Caffyns PLC, one of the leading motor dealerships in the South-East of England.

This document explains how the design and accessibility of the proposal has been developed in response to the client requirements, and the wider site context. It summarises the layout, access, scale, landscape and appearance of the development.

The report is to be read in conjunction with the associated drawings and documentation submitted concurrently.

This document is intended to be printed in colour, at A3, single-sided. All scale references on drawings are based on this arrangement.

The guidance provided by CABI in its publication 'Design & Access Statements, How to Write, Read and Use Them (2006)' has been used as a reference in the preparation of this statement.

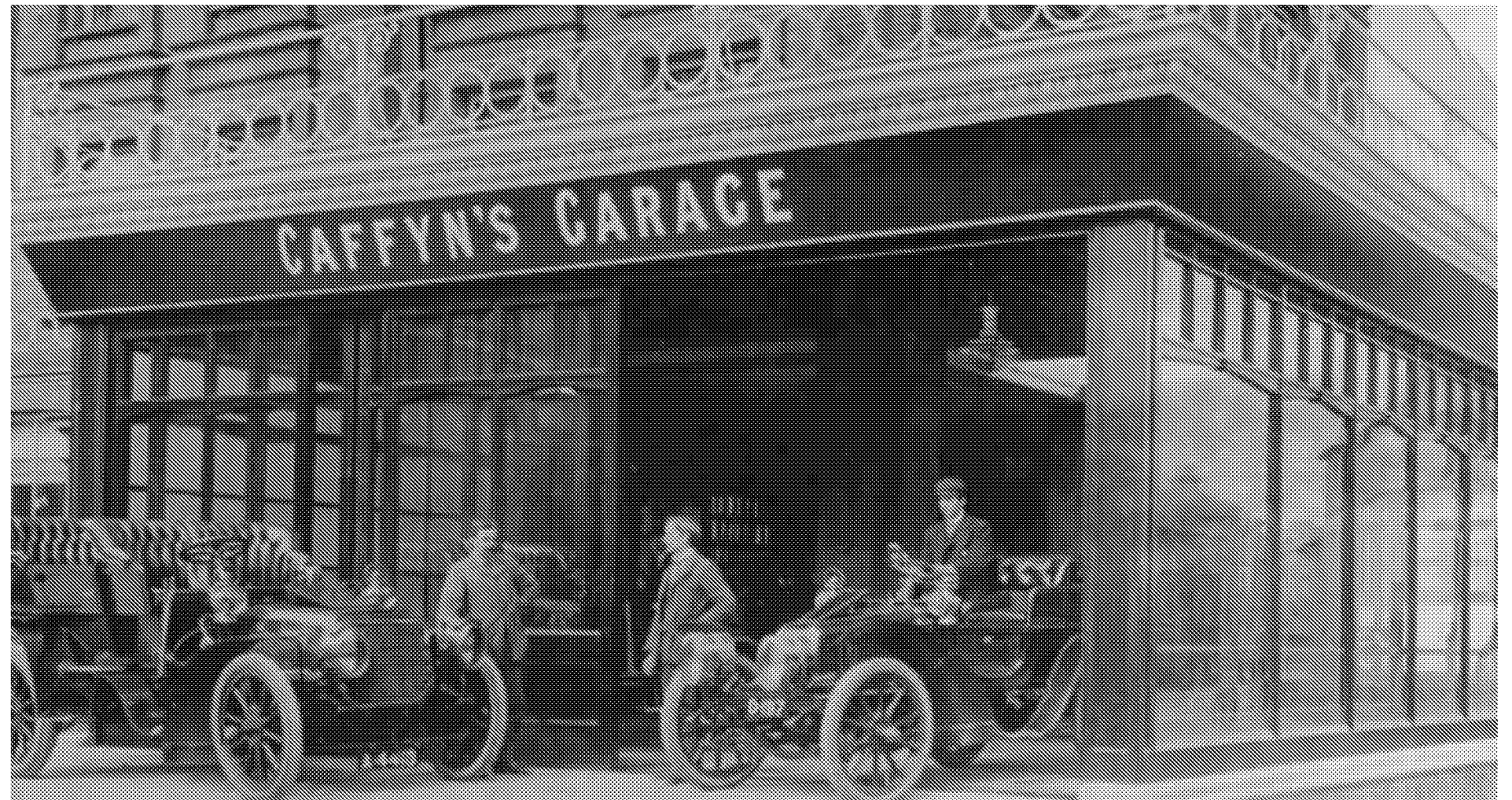
1. Introduction

1.2. About Caffyns

Caffyns PLC have been operating in the motor industry for well over 100 years rising to become one of the foremost retailer groups in the region. Operating from more than 30 locations, they represent 9 different motor brands, including Audi, Jaguar, Land Rover, Skoda and 4 Volkswagen dealerships.

To continue to move forward, Caffyns recognise the value of investment in their buildings. This is the environment where they interact with customers, so having as high quality building stock is seen as essential. This scheme for which this application refers is the next step in developing this.

The reason for this proposal is to allow Caffyns Volvo to expand its existing operations in Worthing and move to a larger and more appropriate site in order to meet increasing business demand.



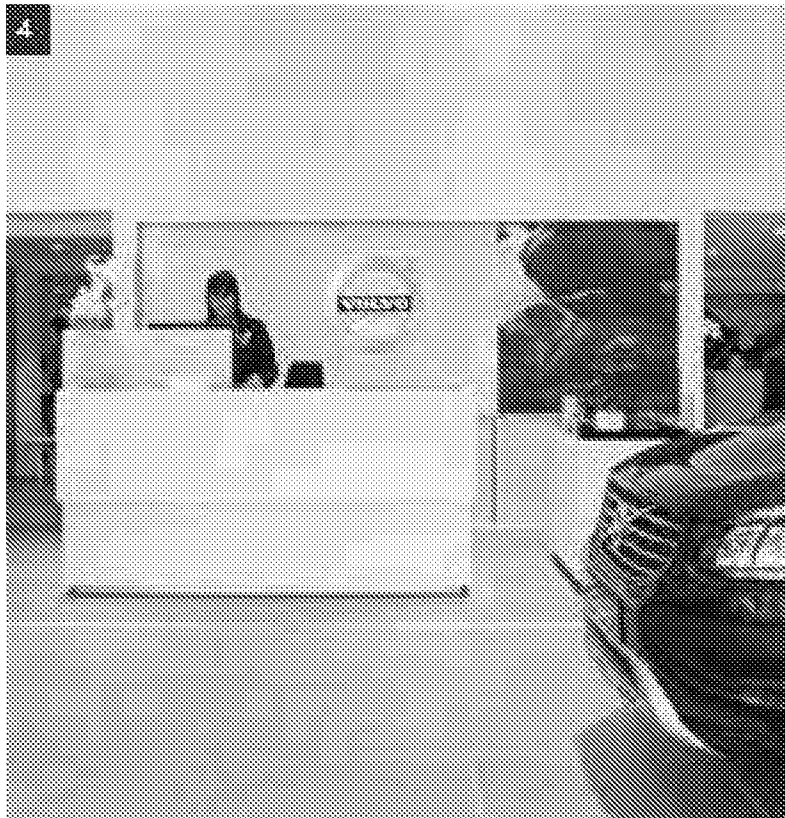
Caffyns's heritage

1. Introduction

1.3. The Volvo Brand Vision

Volvo’s vision is simple: to be the most innovative high volume brand by not just developing the perfect vehicle for every need, but by enabling innovative mobility for everyone - everywhere.

Volvo see innovation as more than just the technical enhancement of their product range. They are committed to the principles of simplicity and clarity from vehicle design, to communication and corporate identity right through to showroom architecture.



1. Shop Window	4. Host Reception
2. Customer Entrance	5. Consultation Desk
3. The Street	

1. Introduction

1.4. The Customer Experience

The principles of openness and transparency are at the heart of how the dealership is presented.

Upon entering the site, legibility for visitors is essential. Where to park, how to enter, where their car is serviced and who to talk to are all essential aspects of helping customers feel at ease.

Any scheme is only as strong as the weakest link. Therefore, delivering this in a consistent way is imperative for success.



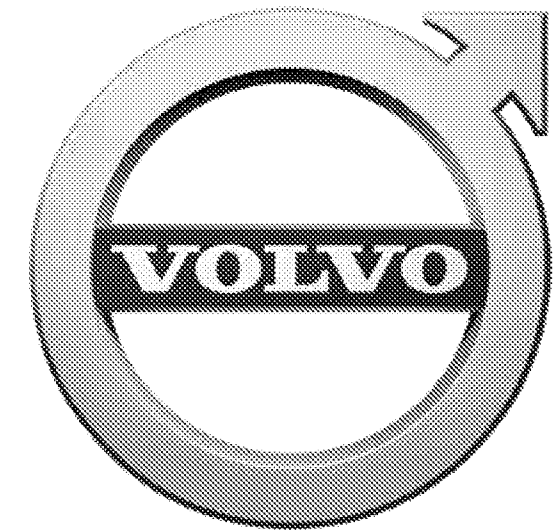
- 6. The Living Room
- 7. Your Car Studio
- 8. Customer Services Meeting Point

The scope of this project is to provide a new Volvo facility for Caffyns in Worthing.

The success of the existing dealership on Palatine Road has meant that it has outgrown its current accommodation. The various logistical challenges on the existing site and restrictive site capacity has prevented the business from growing and therefore alternative accommodation was sought within the Borough to meet the future needs of Caffyns.

Caffyns requirements includes a 5 car showroom for new car display, along with a 6 bay workshop with additional MOT bay.

The external site requirements require adequate space for customer and staff parking, used car display and workshop parking. Landscaping is used to divide the areas of the site, whilst still allowing for clear views through to the dealership.



1. Introduction

1.6. Brief and Requirements

The proposal includes a Volvo dealership building and forecourt with use of the existing access onto Roundstone Lane. This Pre-application report provides site photos and details of the proposed development.

The showroom will have good sight lines from the new to used car display. There will also be additional staff facilities at the first floor level.

The ground floor back of house area will contain the workshop. The back of house area will not be accessible by the public.

It is essential that the principles of openness and transparency are at the heart of how the dealership is presented. Upon entering the site, visitors need to understand where to park, how to enter, where the car is serviced, and who to talk to; these are all important ways of making customers feel at ease.

The site falls within the settlement boundary of Angmering Village, the centre of which lies approximately 1km to the north. The Angmering Neighbourhood Plan shows the site to be situated within an Employment Area. The site does not fall within a Conservation Area, National Park or Area of Outstanding Natural Beauty and there are no listed buildings within close proximity or public rights of way.

Approximately 1.12 hectares of the wider site was developed in 2016 (denoted by the blue line) to create the existing Caffyns Audi.

Previously accommodating garden centre greenhouses, the site area of approximately 0.55ha (denoted by the red line) is located to the west of the of the existing Caffyns development. Following removal of the greenhouses, the area currently comprises of scattered grasses, shrubs and trees growing through a lined gravel substrate and degraded hardstanding and concrete paths. The site area also includes a portion of the existing Audi Worthing Caffyns dealership.

Access to the site will be via the existing vehicular access from Roundstone Lane, which is already an established point of egress for goods vehicle movements to Caffyns Audi, and is the service access through to the Haskins garden centre site.

To the north, the residential development known as Quiet Waters is under construction with a scheme of 30 houses. To the west of Roundstone Lane is an unrelated commercial car sales forecourt. To the east is the existing parking area for Caffyns Audi. To the south of the site and Roundstone Lane access, is an existing residential property, Kelston House, which sits in a large well-landscaped plot with established and substantial boundary features.



New Site Location and Wider Caffyns Site Boundary

2. Assessment

2.1. Context, Location and Connectivity

Site Location

The application site is located north of the Roundstone Bypass (A259), with surrounding commercial and residential uses.

The site is predominantly flat and measures approximately 0.55ha and is serviced by the existing vehicular access from Roundstone Lane. This access road is already an established point of egress for goods vehicle movements to Caffyns Audi, and is the service access through to the Haskins garden centre site.

Haskins Garden centre, a significant commercial landmark, is situated to the East of the site, past the Audi Dealership. There is also a number of independent smaller businesses located along its Northern boundary. The Roundstone Public House with adjoining Premier Inn is situated to the South, on the other side of the A259.

Angmering Village lies to the North and the Roundstone Bypass connects to the A280 to the East where it ultimately joins to the A27 with links to Arundel to the West, Worthing to the East and (via the A24) Horsham to the North. It is therefore well connected to the existing road network.



2. Assessment
2.2. Location Analysis

Site location

The site is located in a sustainable location to the South or Angmering Village. It is well served by the existing road networks with the Roundstone Bypass immediately to the South. Angmering Station is approximately 1 km to the Southwest. Train services connect Angmering with the remainder of the South Coast including links with Brighton to the East and Portsmouth to the West.

Key

- Site Boundary
- Pedestrian Access
- Vehicular Access
- Sunpath



Imagery © 2021 Google Maps





1. View from Roundstone Lane looking North



2. View from Roundstone Lane looking East



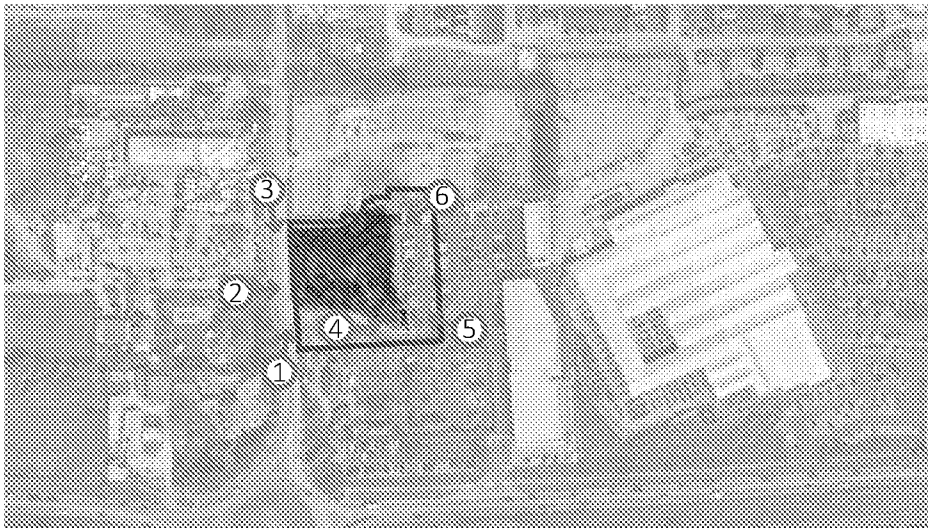
3. View from Roundstone Lane looking South



4. View along road running East-West south of the site



5. View along road running East-West south of the site looking towards Roundstone Lane



Aerial view of the site showing image locations

The site is located adjacent to the existing Caffyns Audi dealership and the access road to Haskins Garden Centre. There are residential properties to the north and one to the south beyond the existing mature planting.

The site sits at a lower level in relation to the Quiet Waters development, with approximately a 2m change in level in the vicinity of the boundary. This boundary has some structural landscaping, but a lot is of poor quality. This presents an opportunity for enhancement as part of the proposal.

The opportunity for roadside presence is limited by the position of the access road. As a retail facility, it is important to provide good visibility and presence along Roundstone Lane.

Key

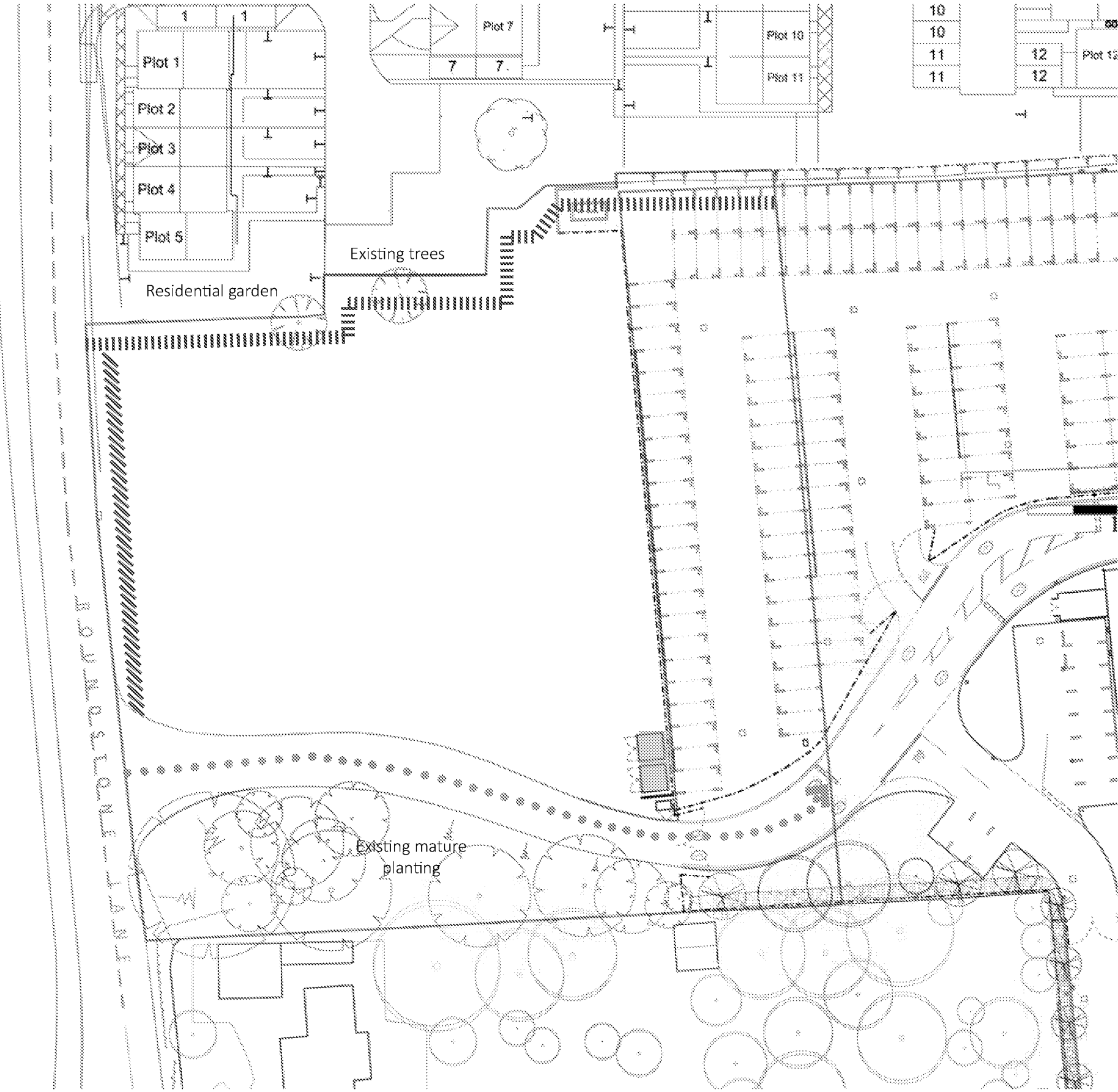
Site Boundary

Level Change between site and housing development to the North

Site Frontage

Existing Site Access

Existing sub stations



Existing Site plan - 1:500 @ A3

3. Design Proposal
3.1. Use

The proposal will change the use of the site from being undeveloped area to wholly commercial.

The predominantly undeveloped area of approximately 0.55ha (denoted by the red line) is remaining scrubland located to the west of the of the existing Caffyns development. The area currently comprises of scattered grasses, shrubs and trees growing through a lined gravel substrate and degraded hardstanding and concrete paths.

The use of the site for commercial purposes will acceptably blend in with its surroundings, given that there are well-established commercial uses around the site.

Key

Site Boundary

Residential

Commercial

Hotel

Sui Generis

An aerial photograph of a site with various land use overlays. A red line outlines a specific area in the center-left. The map is color-coded: dark grey for residential areas, light grey for commercial areas, medium grey for hotel areas, and a lighter shade for sui generis areas. The site boundary is marked with a red line. The surrounding area includes a mix of these land uses, with a large commercial area to the right and residential areas to the top and bottom.

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3. Design Proposal

3.2. Amount

The quantity of display vehicles relates to the business plan and agreement with the brand and provides adequate provision to showcase the range.

Front of house customer parking is dedicated for short term stay only. Vehicles needing to remain on site for any longer will be moved in to the rear parking area by staff.

Vehicle Parking	Proposed No.
Display	38
Customer parking Plaza	8 (incl 1no. accessible)
Service	20
Demonstrator	5
Total	69

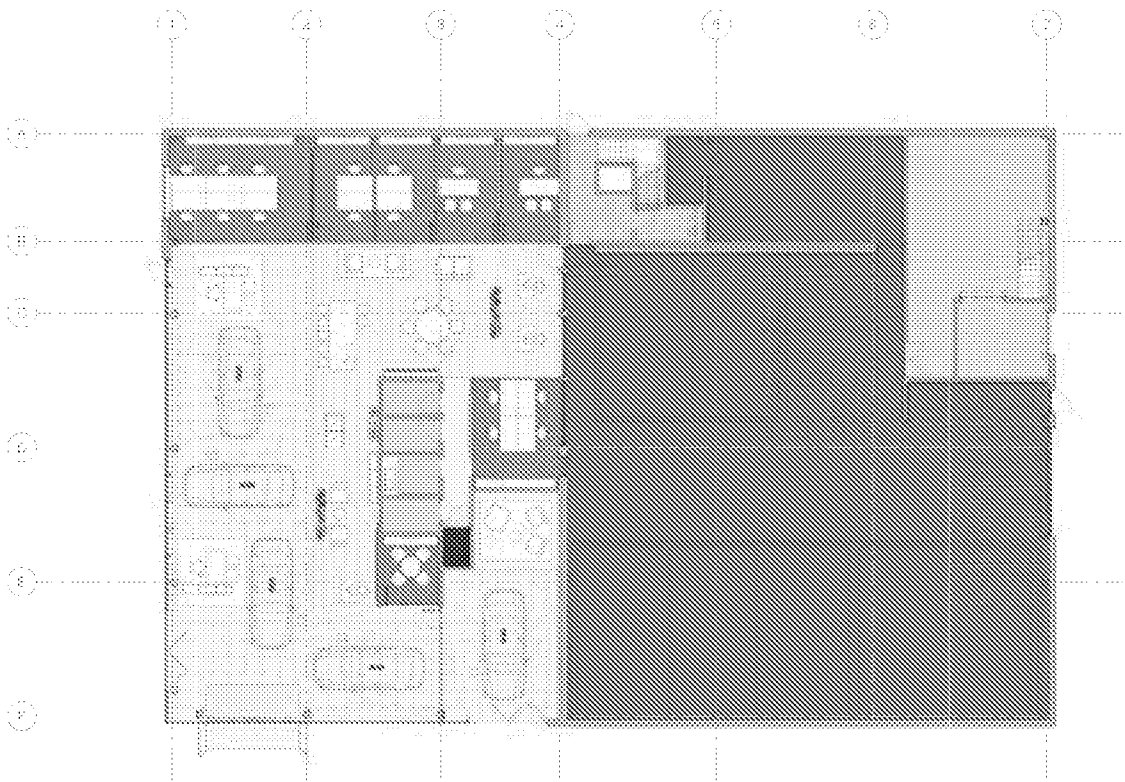
- Key
- Selekt Vehicle Display
 - Service parking
 - Guest Parking Area
 - Demonstrator Parking



Proposed Site plan- 1:500 @ A3

3. Design Proposal

3.2. Amount



NIA schedule		
	Showroom and Sales Area	312 m ²
	Office	104 m ²
	Workshop	457 m ²
	Parts	67 m ²
	Ancillary	37 m ²
	Store	2 m ²
Sub-total:		979 m ²

Site Areas

Areas 0.55 Ha
1.36 Acre

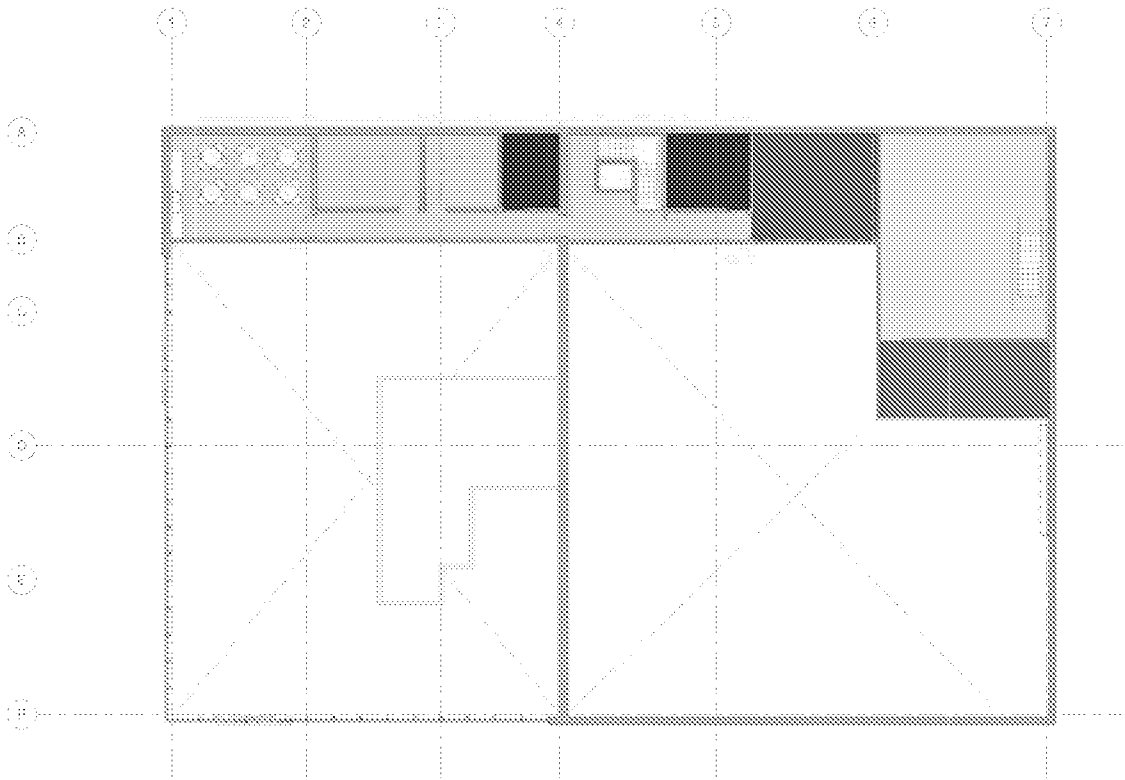
Total GIA 1262 sqm
Total GEA 1315 sqm

Showroom accommodation

Display vehicles 4 (in showroom)

Site Accommodation

Selekt Vehicle Display 36
Customer parking Plaza 8 (incl 1no. accessible)
Service 20
Demonstrator 5



NIA schedule		
	Parts	69 m ²
	Ancillary	93 m ²
	Plant	26 m ²
	Store	21 m ²
	Workshop	24 m ²
Sub-total:		233 m ²

3. Design Proposal

3.3. Layout

The building has been positioned on the site in order to create visibility of the facility from Roundstone Lane, as well as create distinct zones of use within the boundary.

Guest parking / Plaza has been located closer to the new showroom entrance, which itself is clearly visible from the approach.

Product display is positioned in the contained frontage of the site. This ensures that customer vehicles are not crossing through this area whilst people are browsing.

Adequate space has been provided along the northern boundary in order to create an enhanced landscaping strip. Structural landscaping will be added to complement the existing mature trees. The existing timber fence will be retained, with low level planting to add to the structural planting.

In the centre of the site, low level shrub planting will be provided adjacent to the customer parking area. This will frame the space, prevent cut throughs and will be coordinated with security hoops in order to ensure a secure site can be maintained.



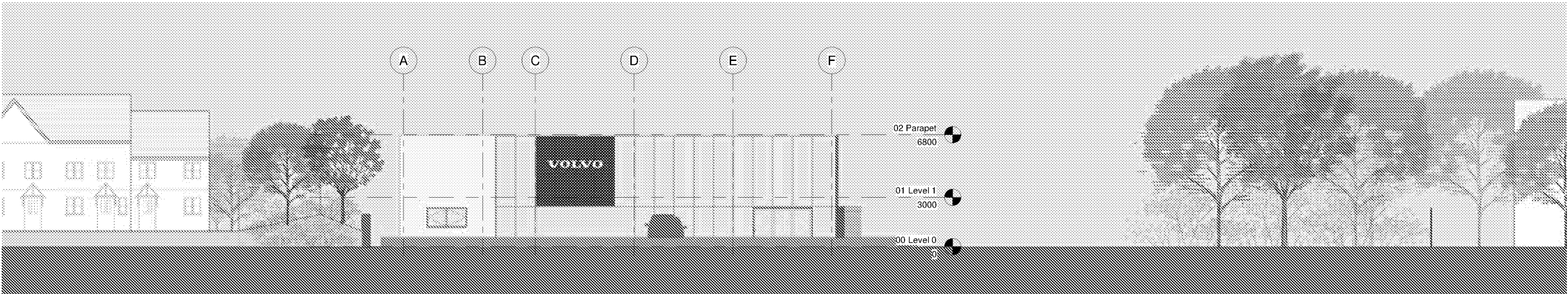
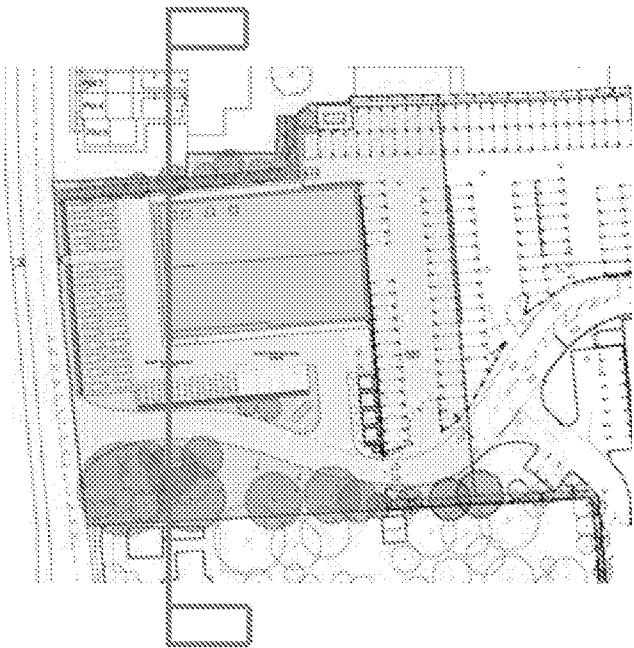
Proposed Site plan- 1:500 @ A3

3. Design Proposal

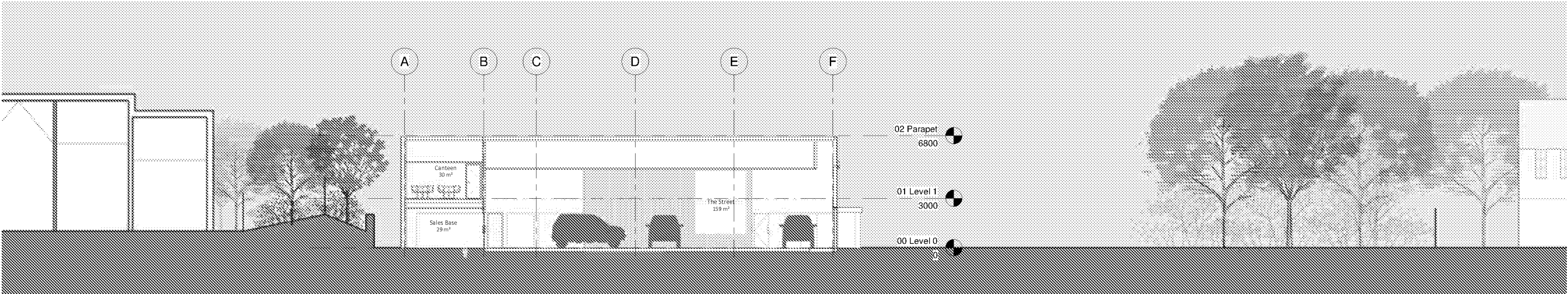
3.4. Scale

The scale of the building responds directly to its setting. The general height of the building is comparable to the height of the Residential houses to the North and South of the site.

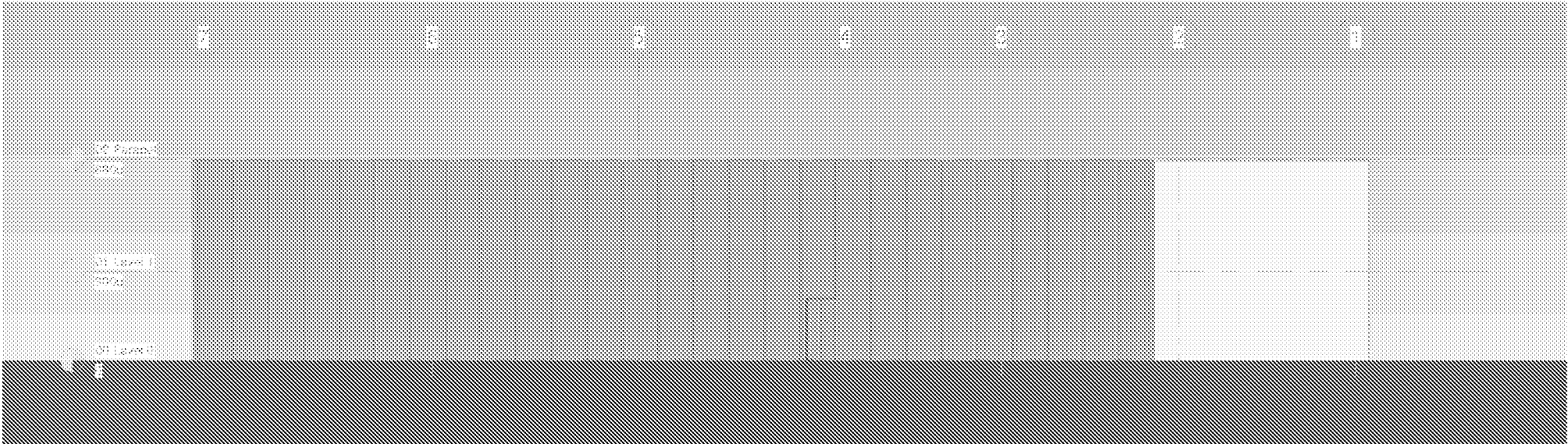
The primary facade faces Roundstone Lane to utilise the road frontage opportunity.



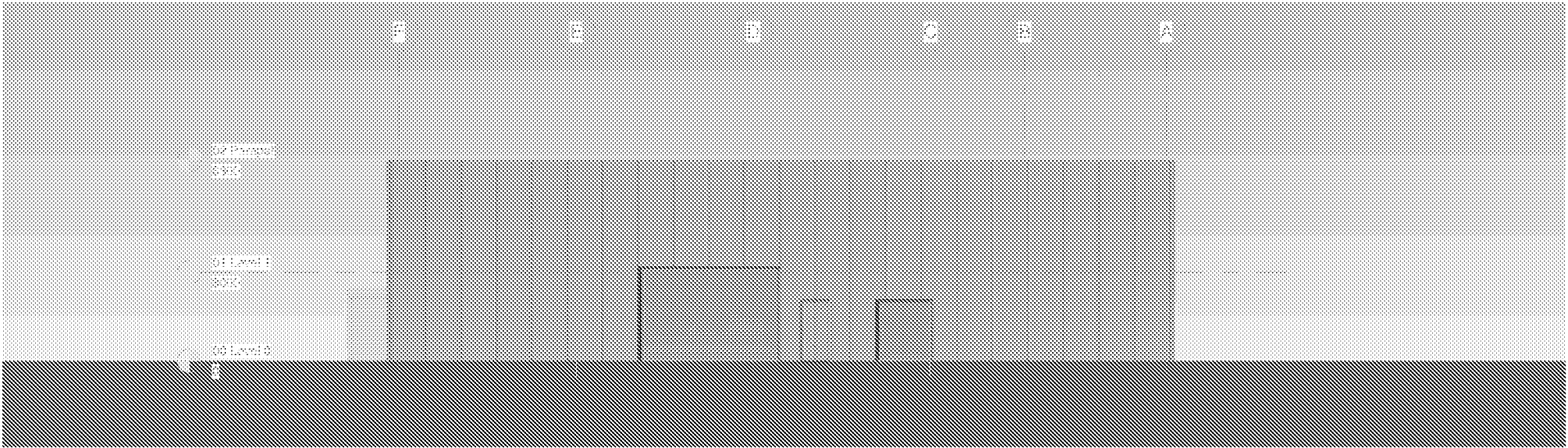
Site Context Elevation



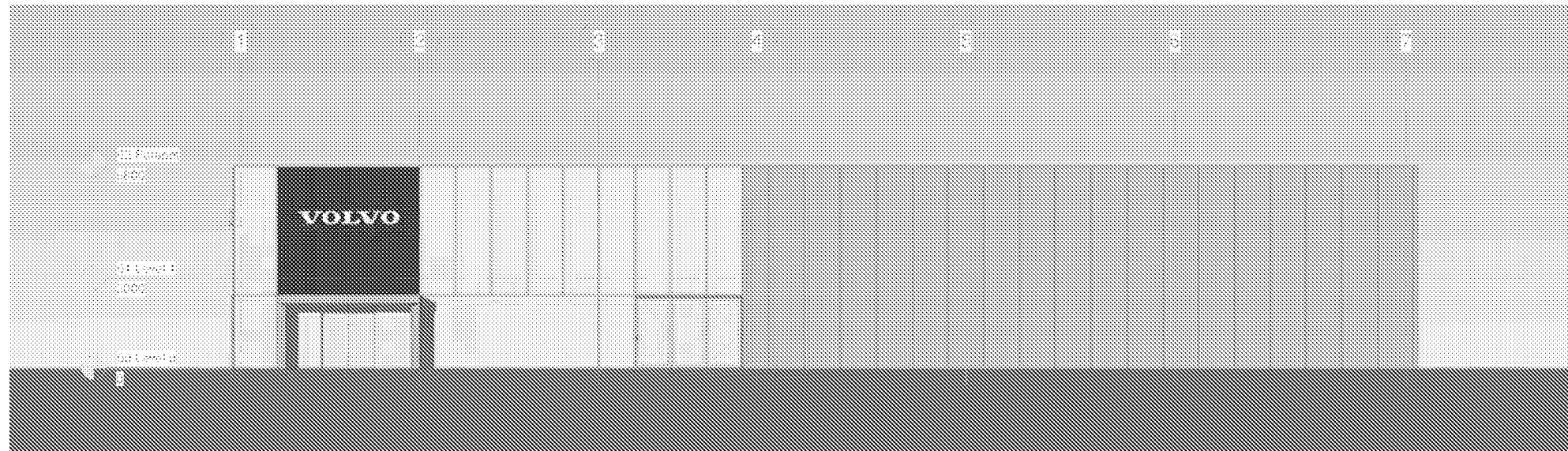
Site Context Section



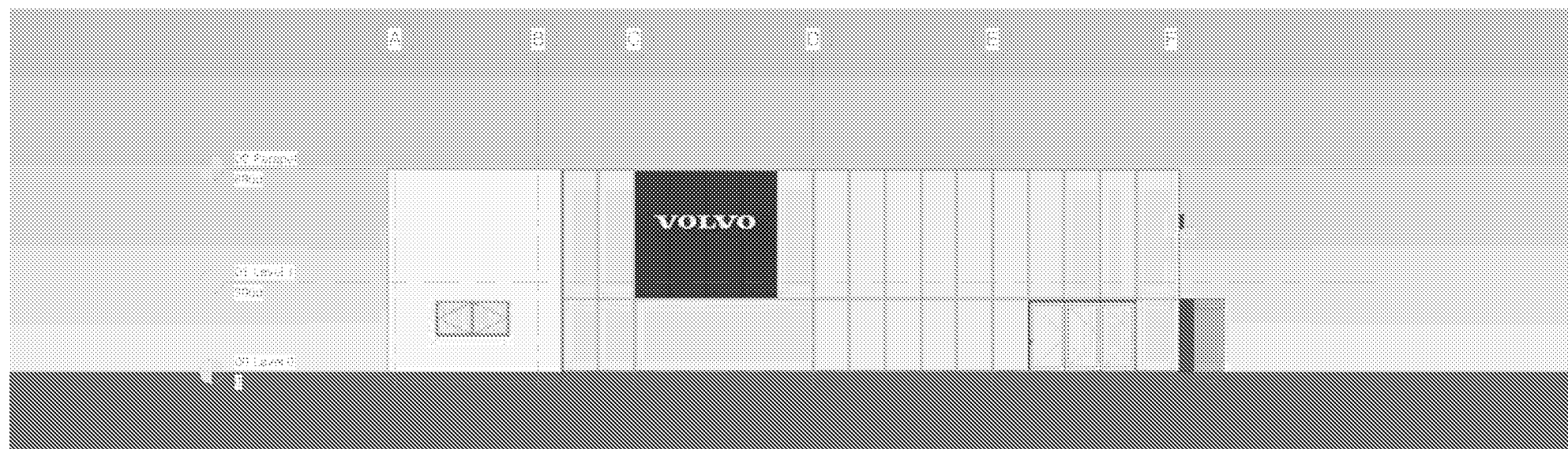
North Elevation



East Elevation



South Elevation



West Elevation



View from south west of Roundstone Lane

3. Design Proposal

3.6. Materials

The scheme aims to open up the showroom element of the building creating a light airy modern display for their cars.

The new showroom entrance features and signage will be clad using a flat metal cladding system, this includes the main signage frame as well as entrance portals.

The showroom will also have large areas of curtain walling to open up the car display to passing pedestrian and vehicle traffic. The glazing frames will have a powder coated finish in a dark grey and the workshop is clad in dark grey composite panels.

The new pedestrian walkways are clearly defined by the use of grey block paving. The select used car display bays will also be finished with block paving to match the pedestrian walkways with all kerbs and bay demarcation using charcoal block paving.



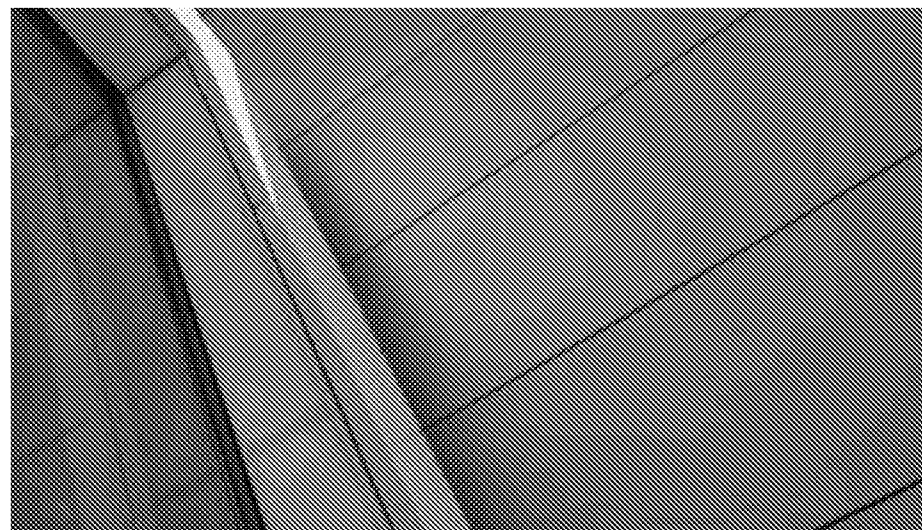
1. Rainscreen Cladding

Material: Metal rainscreen cladding with branding / signage
Colour: Timber effect / White
Locations: North-east and North-west elevations



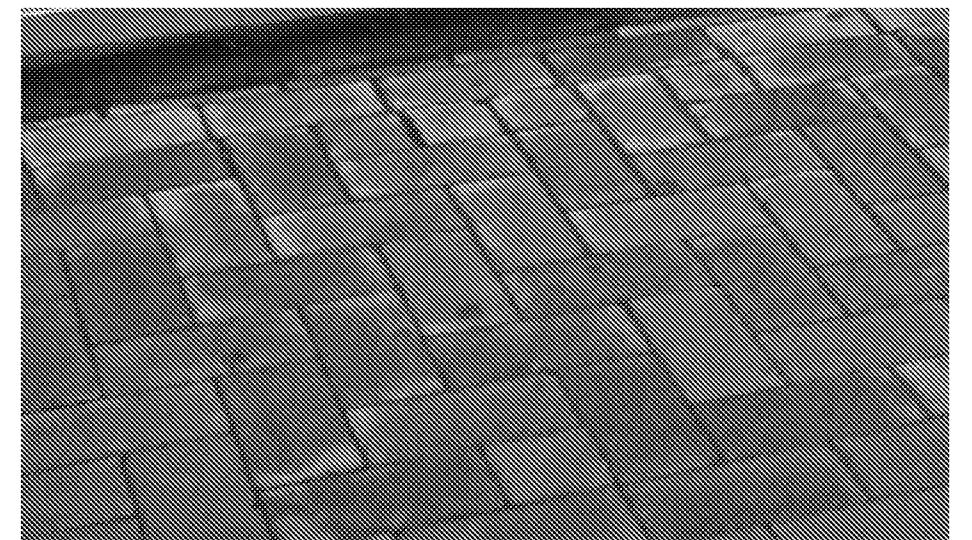
2. Curtain Walling

Material: Fully opaque glazing
Colour: Untinted
Location: North-east and North-west elevations



3. Rainscreen Cladding

Material: Metal rainscreen cladding, and profiled cladding
Colour: Silver
Locations: North-east and North-west elevations as existing



4. External Tarmac and Lighting Columns

Material: Tarmac
Colour: Black
Location: Car display / forecourt area

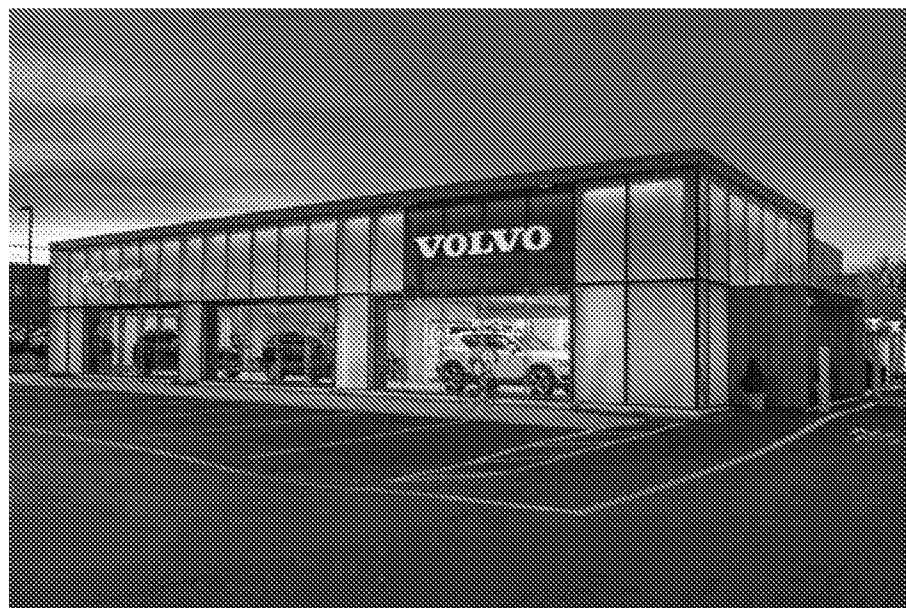
3. Design Proposal

3.7. Lighting

Lighting will be kept to an operational minimum on the site. The showroom will be gently lit for the adequate display of sales vehicles for visibility and security purposes.

There will be external security sensor lighting to the side and rear of the building but these will be in operation only intermittently. The car park area serving the workshop to the north will have subdued lighting all night which supports CCTV necessary for the security of the vehicles. This will take the form of existing pole mounted lighting which will evenly distribute light over the area and will avoid pooling of concentrated light in one area. The use of lighting has been carefully considered and respects the residential properties to the west by being timer/sensor operated wherever possible and using pole mounted lighting which is necessarily angled down and away from adjoining occupiers. The site will be less well lit than Haskins Garden Centre and glasshouses to the east.

An illustration of a similar Volvo dealership in Bridgewater is shown below. The photograph shows the use of low level lighting in the showroom and external security sensor lighting which is discretely located on the side elevations of the showroom building.



Internal and external lighting

3. Design Proposal

3.8. Residential Amenity

The impact on neighbouring residents has been considered carefully, particularly in relation to noise disturbance.

The nearest residential dwellings outside the redevelopment site is Kelston House to the south and the new Quiet Waters development to the North. The proposal respects the amenity of this dwelling (and also Quiet Waters) in the following ways:

- The workshop area has been sited to the rear of the site, with the workshop doors opening to the north and therefore facing away from the Kelston House boundary;
- The existing Kelston House and Quiet Waters access arrangements are not disturbed;
- The use of the existing service yard access to Haskins will be subject to monitoring helping to improve overall security;
- Following consultation with the owners, the applicant is proposing a suitable brick and timber fence along the eastern boundary of Kelston House. A 1.8m high acoustic fence is proposed to protect the shared boundary with Quiet Waters.

The residential amenity of Kelston House and Quiet Waters will therefore not be harmfully affected by the proposed development.

A noise assessment report has been submitted as part of the application. This concludes that the proposal will not cause harmful noise pollution with special consideration paid to Kelston House and Quiet Waters, subject to appropriate mitigation measures which will be adopted through the scheme. The dwellings are set far enough away from the proposed building so as to not give rise to any harmful overshadowing, overlooking or other demonstrable harm relating to their residential amenities.

Introduction

The client, Caffyns PLC, endeavours to offer a unique experience for all visitors and staff by providing inclusive premises. They seek to foster an inclusive approach to meet the needs of all people who use their premises.

Caffyns PLC seeks to meet the requirements of current statutory legislation, Planning and Building Regulations, the Equality Act 2010 and British Standard BS8300 but also seeks to promote best practice with regards to accessibility as this legislation describes.

Though, at present, there are no specific staff accessibility requirements, the building has been designed to be accessible for any user, whether customer or future staff member.

Various documents have been used during the planning of the project to ensure issues relating to accessibility are thoroughly taken into consideration, these include:

- The Approved Document M (2013 edition) of the Building Regulations
- BS8300:2001 ‘Design of buildings and their approaches to meet the needs of disabled people – Code of practice’
- Equality Act 2010
- ‘Design for Accessibility’ (2004) Centre for Accessible Environment & RIBA Enterprises

External Access Issues

Within the site clear signage guides staff and visitors to designated parking zones. Accessible parking for disabled visitors is provided near to the entrance.

All staff and visitors enter through the clearly identifiable showroom main entrance via glazed doors. Glazing, which is clearly defined with appropriate manifestation, provides a clear view of the inside of the premises before entering.

Maintenance

All building maintenance and cleaning of the proposal will be undertaken by the use of a cherry picker and trained personnel.

The cladding and glazing systems will be cleaned from ground level using an adjustable pole system.

Listen | Challenge | Refine | Enjoy

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