

CORINTHIAN ARCHITECTURAL DESIGN

Main Road, Fishbourne, West Sussex. PO18 8BD

> 01243 576 078 > 07752 799 090 > contact@corinthianad.co.uk

DESIGN & ACCESS STATEMENT

Site Address - Bersted Jubilee Hall, Chalcroft Lane, North Bersted, Bognor Regis, West Sussex. PO21 5TU

Proposal - Proposed Conversion of Existing Store to Hall / Meeting Room & Proposed Side Extension as Replacement Store.

Client - Bersted Parish Council

Ref - PL

Date - July 2019

Contents -

1. Site
2. Existing Building, Context & Appraisal Method & Adjacent Architecture
3. Project Brief, Design Overview, Appearance & Materials
4. Extent of Proposal, Scale & Building Line Formats
5. Ecology & Trees on Site
6. Access, Layout, Usage & Legibility, Disabled Use and Parking
7. Risk of Flooding
8. Incorporating Crime Prevention at Design Stage
9. Planning History
10. Planning Policy
11. Pre App
12. Summary

1. Site

Bersted is a small parish in the district of Arun, to the West of Bognor Regis. Approx 8500 ward population. Sited to the South of its sister Parishes North Bersted and Shripney, it lies between Bognor (to the East) and Chichester (to the West). Jubilee Hall as the building is known, is accessed from Tara Perry Close via Chalcraft Lane. Refer to 1: 1250 Location Plan.

Jubilee Hall is sited to the South East of the site with extensive open land (sports fields and recreational park) to the North East / West.

2. Existing Building, Context & Appraisal Method & Adjacent Architecture

The existing premises was built in the mid 1980's and provides sports and community facilities to the parish with associated parking. To keep up with community demand the building was modestly extended around 2016-17 to provide additional accommodation.

In terms of immediate context & adjacent architecture there is -

- a. Recreational Ground and Playing Fields to the North / North West.
- b. Residential Dwellings to the South East (Harold Close).
- c. Open (Agricultural) Land to the South / South West.
- d. Recreational Grounds to the North East with Residential Dwellings beyond (Winston Crescent)

Evaluation of contextual scale was considered via consideration of 'Ordnance Survey' site and location plans, aerial photography and site / local area visitation.

3. Project Brief, Design Overview, Appearance & Materials

The existing premises currently offers a large double-aspect main hall (around 100m²), together with a smaller rear-facing meeting / function room (around 30 m²). Both spaces are used frequently and are in popular demand for both community and private hire use. Private Hire and generation of income from supports the building and Parish alike so is viewed as an important element to the continued maintenance and progression of local facilities.

The brief is to increase usable Hall / Meeting / Function Room space as part of the overall facilities. Having looked at the option of extending the existing building to the rear in order to provide a new second large hall, it was deemed that not only would be costly, it would also have the greatest impact on external (green / open) spaces to the rear of the building.

It was subsequently agreed that a more sensitive approach to retaining external (open) space to the rear of the building, and a route which would be more cost effective, would be to convert the existing store and incorporate it within the existing rear small meeting / function room, and replace the store via an attached single storey side extension to the North East of the building.

This solution provides a revised second hall / meeting / function room of (around 60m²) which is a more desirable area in terms of both community and private hire use.

With the conversion route proposed, the appearance of the building would largely remain unchanged. The only fenestration change being replacement of store timber doors, with new glazing. The existing doors are proposed as being reused on the new store to the North East.

The new store is proposed as single storey, subservient in height to the main roof and ridge height, with face materials to match the existing building.

4. Extent of Proposal, Scale & Building Line Formats

The proposed replacement store-extension is modest single-storey in format with a subservient roof height to the main pitch. Conversion of the existing store provides no increase in scale and mass. As such, the visual impact on the building overall is considered very minor.

5. Ecology & Trees on Site

2-3 minor trees (silver birches or similar species) are sited to the SE of the proposed replacement store. No specialist arboriculture input has been provided but these trees are not deemed high value, not understood to be covered by TPO, and can remain as part of the proposed works. Basic tree protection measures (fencing) will be provided during construction. Where the LA Tree Officer felt proposed works created a risk to them, the applicant would agree to planting 2-3 new trees in a revised location. Narrow trunk diameters will result in modest root protection zones (RPA's).

Ecology is considered not applicable as part of the proposal. Trees retained or replaced as above. The existing store is in constraint use, with tractor mowers and equipment generating continued noise, and as such there is no evidence of habitat present and this space is not deemed suitable as a habitat for wildlife.

6. Access, Layout, Usage & Legibility, Disabled Use and Parking

Use of extension from the existing building is clear, concise and legible. Part M to be satisfied at building regulations stage.

At present Jubilee Hall has a dedicated car park to the side of the building. A large separate overflow car park is also sited to the East of the building. The Parish Council inform us that parking provision is deemed more than adequate and consider that any additional use and associated vehicular parking generated by the proposal will be met by the overall existing parking provision. It is therefore proposed that existing parking provision be suitable to accommodate the proposal, and that the introduction of additional parking is not deemed necessary.

It should also be noted that the proposal does not affect the existing Emergency-Services-Vehicle access to the playing fields, currently via gated access to the LH side of the building.

7. Risk of Flooding

Technically not applicable to these works directly. EA flood map confirms outside FRZ.

However, from information set out within the Bersted Neighbourhood Plan 2014-2029, it should be noted that 2.2.1 states *flooding is a particularly important and emotive issue for parishioners. In recent years, it has become a regularly occurring event and leads to road closures, house or garden flooding and sewage back-up in toilets following periods of heavy rainfall. It also has very damaging effects on businesses in terms of disruption to deliveries in and out of premises and the inability of staff to get to work. Some businesses and householders are already experiencing difficulties in obtaining insurance.*

2.2.2 Much of North Bersted lies within Environment Agency Flood Zone 3 which has a 1 in 200 or greater chance of flooding from the sea each year and a 1 in 100 chance of flooding from a river each year.

2.2.3 The whole area has a high water table and is susceptible to both (river) and surface water flooding. The West Sussex Local Flood Risk Management Strategy identifies parts of the Parish as at risk from river and sea flooding and contains a map of 'wet spot areas' (see Evidence Base).

As such, robust soak-aways (where ground conditions and site water-table are deemed suitable) will be robust in design and size. Alternative mains surface water or alternative surface water system have not been explored at this stage.

8. Incorporating Crime Prevention at Design Stage

All proposed external fenestration locking will meet BS and PAS 24. The building's existing security CCTV / alarm system will be extended to cover new and revised areas.

9. Planning History

A summary of the site's planning history is set out below -

[BE/1/84](#)

Chalcraft Lane Playing Fields Chalcraft Lane North Bersted
Erection of Community Centre
Planning
Approve Cond

[BE/101/84](#)

Jubilee Playing Fields Chalcraft Lane North Bersted
Renewal of temporary planning permission for proposed breach of boundary fence
Planning
Approved

[BE/12/80](#)

Jubilee Playing Fields Chalcraft Lane North Bersted
Pedestrian access in the boundary fence fronting Winston Crescent but not the
Planning
Refuse

[BE/14/77](#)

Recreation Ground Chalcraft Lane North Bersted
Details for permission to delete conditions 3 & 8 of consent and variation of cond.
Planning

Refuse
[BE/25/81](#)
 Jubilee Playing Fields Chalcraft Lane North Bersted
 Construction of 3 hard tennis courts and erection of one garage with approach from
 Planning
 Approve Cond
[BE/30/84/B](#)
 Chalcraft Lane Playing Field Chalcraft Lane North Bersted
 Erection of single storey community centre
 Building
 Withdrawn
[BE/41/81/B](#)
 Jubilee Playing Fields Chalcraft Lane North Bersted
 Erection of pre-fabricated concrete garage
 Building
 Permitted
[BE/5/85](#)
 Jubilee Playing Field Chalcraft Lane North Bersted
 Re-siting of community centre building 5 metres from the position approved
 Planning
 Approve Cond
[BE/51/76](#)
 Chalcraft Lane North Bersted
 Provision of public recreation ground with space for car parking and future pavilion
 Planning
 Approve Cond
[BE/54/80](#)
 Recreation Ground Chalcraft Lane North Bersted
 Construct temporary pavilion for a period of five years
 Planning
 Approve Cond
[BE/54/80/B](#)
 Recreation Ground Chalcraft Lane North Bersted
 Construct temporary pavilion for a period of five years
 Building
 Permitted
[BE/56/77](#)
 Recreation Ground Chalcraft Lane North Bersted
 Details in pursuance of BE/51/76 for construction of car park and access road
 Planning
 Withdrawn
[BE/57/75](#)
 Chalcraft Chalcraft Lane North Bersted
 Change of use to Public Recreation Ground for Parish of Bersted with space for
 Planning
 Withdrawn
[BE/63/84/B](#)
 Chalcraft Lane Playing Field Chalcraft Lane North Bersted
 Erection of community centre
 Building
 Permitted
[BE/69/82](#)
 Jubilee Playing Fields Chalcraft Lane North Bersted
 Renewal of temporary permission BE/83/80 for propose breach of boundary
 Planning
 Approve Cond
[BE/72/77](#)
 Recreation Ground Chalcraft Lane North Bersted
 Car park coach park access road and tennis court layout of football pitch hockey
 Planning
 Approve Cond
[BE/73/77](#)
 Recreation Ground Chalcraft Lane North Bersted
 Copnstruction of pavilion
 Planning
 Approve Cond
[BE/73/77/B](#)
 Recreation Ground Chalcraft Lane North Bersted
 Construction of pavilion
 Building
 Permitted
[BE/83/80](#)

Jubilee Playing Fields Chalcraft Lane North Bersted
Proposed breach of boundary fence to provide pedestrian access to Winston Crescent
Planning
Approve Cond
[BE/84/80](#)
Jubilee Playing Fields Chalcraft Lane North Bersted
Installation of children's play equipment
Planning
Approve Cond
[BR/129/77](#)
Chalcraft Lane Bognor Regis
Details for permission to delete conditions 3 & 8 of consent dated 17/11/76 and
Planning
Refuse
[BR/179/54/AAG](#)
Land at junction Durlston Drive Laburnum Grove
Outline application for residential development
Planning
Refuse
[BR/208/84/B](#)
Chalcraft Playing Field Chalcraft Lane Bognor Regis
Erection of single storey community centre
Building
Withdrawn
[BR/283/81](#)
Jubilee Playing Fields Chalcraft Lane Bognor Regis
Construction of 3 hard tennis courts and erection of one garage with approach from
Planning
Approve Cond
[BR/3/84](#)
Chalcraft Lane Playing Fields Chalcraft Lane Bognor Regis
Erection of community centre
Planning
Approve Cond
[BR/44/85](#)
Jubilee Playing Fields Chalcraft Lane North Bersted
Resitng of community centre building 5 metres from the position approved on
Planning
Approve Cond
[BR/444/84/B](#)
Chalcraft Lane playing field North Bersted Bognor Regis
Erection of community centre
Building
Permitted
[BR/511/77](#)
Recreation Ground Chalcraft Lane Bognor Regis
Details in pursuance of BR/599/76(BE/51/76) for construction of car park and
Planning
Withdrawn
[BR/524/77](#)
Recreation Ground Chalcraft Lane Bognor Regis
Construct pavilion
Planning
Withdrawn
[BR/524/77/B](#)
Recreation Ground Chalcraft Lane Bognor Regis
Construct pavilion
Building
Withdrawn
[BR/553/82](#)
Jubilee Playing Fields Chalcraft Lane Bognor Regis
Renewal of temporary permission BR/560/80 dual parish BE/69/82
Planning
Approve Cond
[BR/560/80](#)
Jubilee Playing Fields Chalcraft Lane Bognor Regis
Proposed breach of boundary fence in North east corner to provide pedestrian access to
Planning
Approve Cond
[BR/561/80](#)
Jubilee Playing fields Chalcraft Lane Bognor Regis
Installation of children's play equipment

Planning
 Approve Cond
[BR/599/76](#)
 North west of Chalcraft Lane North Bersted
 Provision of public recreation ground with space for car parking and future pavilion
 Planning
 Approve Cond
[BR/679/77](#)
 Recreation Ground Chalcraft Lane Bognor Regis
 Car park coach park access road and tennis court layout of football pitch hockey pitch
 Planning
 Approve Cond
[BR/680/77](#)
 Chalcraft Lane Bognor Regis
 Construction of pavilion
 Planning
 Approve Cond
[BR/680/84](#)
 Jubilee Playing Fields Chalcraft Lane Bognor Regis
 Renewal of temporary planning permission BR/553/82
 Planning
 Approved
[BR/76/80](#)
 Jubilee Playing Fields Chalcraft Lane North Bersted
 Pedestrian access in the boundary fence fronting Winston Crescent to facilitate
 Planning
 Refuse
[BR/770/75](#)
 Chalcraft northwest side Chalcraft Lane North Bersted
 Change of use to public recreation ground for parish of Bersted with space
 Planning
 Withdrawn

10. Planning Policy

Adoption Arun Local Plan 2011-2031 (July 2018)

Policy OSR DM1 1. Protection of open space, outdoor and indoor sport, community, arts and cultural facilities.

PPS8 OS1. Policy resists ‘primarily residential’ development where the proposal results in loss of existing open space or land zoned for the provision of open space. The presumption against the loss of existing open space applies irrespective of its physical condition and appearance. However, policy allows exceptions whereby the proposal provides substantial community benefits. The proposed argument is presented in summary as follows -

- From considering design options available, conversion of existing store with replacement store is viewed as having the minimum impact on open space.
- Positioning of the new store on the fringe of the existing playing fields is argued as resulting in no loss of playing fields, open space.
- Any loss of open space is to the over-riding community need and not as a loss to other / alternative land use.
- The gain in community benefit outweighs the minor loss to existing open space.

PPS8 OS2. Policy furthermore supports the proposed via meeting -

- No adverse impact on features of importance to nature conservation, archaeology or built heritage.
- No permanent loss and no unacceptable impact on nearby agricultural activities.
- No adverse impact on visual amenity or the character of the local landscape.
- No unacceptable impact on the amenities of people living nearby.
- Buildings or structures are designed to a high standard, are of a scale appropriate to the local area and are sympathetic to the surrounding environment in terms of their siting, layout and landscape treatment.
- The proposed facility takes into account the needs of people with disabilities and is, as far as possible, accessible by means of transport other than the private car; and the road network can safely handle the extra vehicular traffic the proposal will generate and satisfactory arrangements are provided for access, parking, drainage and waste disposal.

Bersted Neighbourhood Plan 2014-2029 can be argued as further supporting the proposal by identifying -

Play & Sports Provision - Given the size of the population and the density of development in much of the Parish, the number and location of play areas is relatively poor.

Any improvement to existing sports facilities ‘including associated community buildings’, is viewed as a positive response

to policy. Furthermore policy supports -

- *Promoting and supporting the adequate provision of health and wellbeing facilities: Bersted must support schemes which provide facilities for a growing community.*
- *Policy CLW7: Local Open Spaces*
- *The Parish Council has designated the areas shown in Appendix C and accompanying map as Local Open Space. Proposals for development of land designated as Local Open Space will not be permitted unless such development promotes and enhances the existing use of that space as a Local Open Space.*

Appendix B 5. highlights Jubilee Field and Playground as Green Space.

Public use sports field and playground owned and maintained by the Parish Council. This is designated a Local Green Space due to its proximity to the community and significant recreational value.

11. Pre App

Informal pre-app discussions were undertaken with Mr Daniel Vick (June / July 2019). Planning permission would be required, and that the applicant and agent should be mindful of justification of the proposal in relation to open Spaces policy and guidance.

It was advised a formal written and more detailed pre-app enquiry would not be required, and that the applicant should move towards planning submission.

12. Summary

Taking into account the modest extent and design of the proposal, we consider its conversion & extension to provide well needed additional and improved community space, with little / minimal loss to open / green space, and critically any which is justified by being less than the positive community benefits created, in line with Policy and Local Plan.