

planning transport design environment infrastructure

Design and Access Statement for the demolition of a Silo and the erection of a B1(a) Office Building, 6no. car parking spaces for office workers and erection of boundary fencing at the Former McIntyre Nursery, Ferring, West Sussex, BN12 6PG.

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1 Introduction

1.1 Purpose of this Statement

- 1.1.1 In accordance with the Council's Validation checklist, this statement provides the details pursuant to Design and Access for the planning proposal submitted under reference number FG/135/19/PL.
- 1.1.2 The proposal includes the demolition of a Silo and the erection of a B1(a) Office Building, 6no. car parking spaces for office workers and erection of boundary fencing at the Former McIntyre Nursery, Ferring, West Sussex, BN12 6PG.

2 Design and Access

2.1 Appearance

- 2.1.1 The proposal has been designed to relate sympathetically to the surrounding built area and natural environment, as well as reflect the former use of the site, while being of high quality and modern design.
- 2.1.2 The design of the building will respect the current structure, form and materials of the existing building. The use of the corrugated sheet metal and grey render with a zinc roof is in keeping with the current grain silo. It is considered that the use of similar materials maintains the agricultural appearance of the previous building and limits any potential harm to the wider landscape.
- 2.1.3 Whilst it is noted that the proposed Office Building will stand out against the other buildings on the site to some degree, it is considered that the high quality of design and use of modernist features such as being of the use of general cubic and cylindrical shapes, will help to enhance the area and raise design standards.



Figure 1: South and east elevation of the Proposed Building (Courtesy of Warwick Lane Developments Ltd)

- 2.1.4 The appearance and the design of the proposed building are in keeping with the landscape and building character. The proposal is considered to complement the local character in form, setting, scale and choice of materials. The proposal is therefore considered to have no significant adverse impact on the setting of the existing or local buildings.
- 2.1.5 Furthermore, as the proposed Office Building will be of a similar height and bulk to the existing grain silo, it is considered that the proposed development will have no effect on the Angmering to Worthing settlement gap and will therefore be in accordance with Policy SD SP3 of the Arun District Council Local Plan:

'The generally open and undeveloped nature of the following gaps between settlements... will be protected to prevent coalescence and retain their separate identity:

- Angering to Worthing

Development will only be permitted within gaps if:

- a. *it would not undermine the physical and/or visual separation of settlements;*
- b. *it would not compromise the integrity of the gap either individually or cumulatively with other existing or proposed development'.*

- 2.1.6 It is considered that due to existing dense vegetation, the top floor of the office building will be the only part seen from important vantage points, such as from the top of Highdown.



Figure 2: View of the site from Highdown (Courtesy of Google Earth)

- 2.1.7 Careful consideration has been given to the design of the top floor of the proposed office building. The only elements of the proposed office building that will be visible are the weathervane and cylindrical roof, which are considered to be in keeping with the sites rural setting and be of a similar design to the grain silo.

2.2 Similar designs in the area

- 2.2.1 It is noted that a number of key features on the building, including the use of cylindrical and cubic shapes, glazing, large glass windows and metal frames have been used on other buildings in West Sussex.



Figure 3: Gardner Arts Centre, University of Sussex



Figure 4: Creek House, Bosham, West Sussex

2.3 Scale

- 2.3.1 The proposal is of a scale which relates sympathetically to the existing buildings and the urban fringe area. The proposal does not increase the overall size or bulk of the building other than making provisions for car parking spaces and a small enclosed area to the rear of the building.
- 2.3.2 The below figure shows the size and bulk of the existing grain silo, compared to the proposed Office Building.

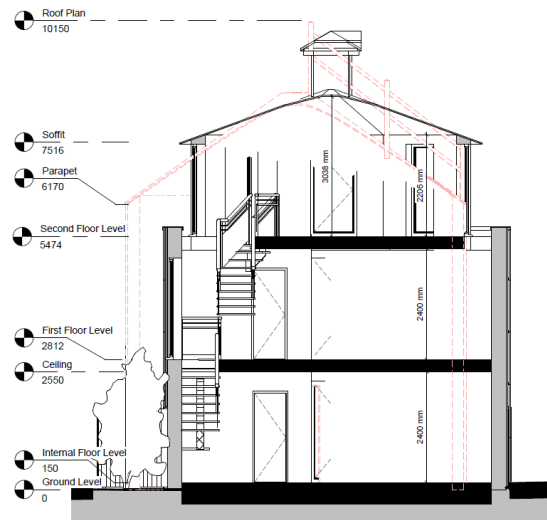


Figure 5: Proposed B1(a) office building compared to size of existing grain silo (red dotted line)
(Courtesy of Warwick Lane Developments Ltd)

2.4 Layout

- 2.4.1 The existing access along the unmarked road will remain the same, with the only change to the overall footprint of the building being a slight shift in location, is shown by the above figure.

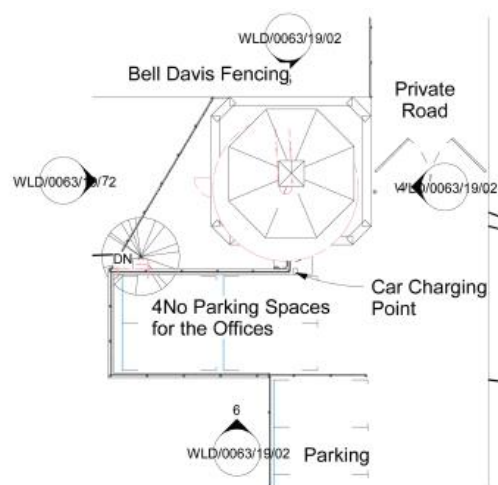


Figure 6: Site Layout (Courtesy of Warwick Lane Developments Ltd)

- 2.4.2 Parking on the site will be amended to provide 4 spaces for office staff as well as 2 additional spaces for visitors / overflow.
- 2.4.3 In accordance with Local Plan Policy T SP1 and NPPF Paragraph 110, the applicant intends to install one electric car charge point on the site to encourage the use of Electric Vehicles and hybrid cars.
- 2.4.4 A boundary fence will be erected to section off the office and provide screening to the outside patio area and refuse storage point.

2.5 Landscaping

- 2.5.1 As aforementioned, a fence will be erected to screen the ground floor and parking. The rear 'garden' will consist of a small enclosed area of hardstanding (patio).
- 2.5.2 As the closest dwellings are over 200m away from the silo, it is considered that no landscaping would be required to protect the residential amenity of neighbouring occupiers.

2.6 Access

- 2.6.1 The scheme contains ample provision of parking, with four spaces provided for office staff and a further two spaces for visitors. It is therefore considered that there is sufficient room on the site for staff and visitors to park vehicles without detriment to the visual amenity of the surrounding area.
- 2.6.2 The proposal will not have an impact on the highway, as the site is set back a considerable way from the main road and the existing turning will be maintained as part of the proposal.
- 2.6.3 It is considered that approximately 5 or 6 entering and leaving the site once daily would not cause any impact to the highway.

3 Conclusion

- 3.1.1 Given the above, it is considered that the proposed grain silo is appropriate in terms of design and access, and therefore it is requested that planning permission be granted.
- 3.1.2 If you have any queries or if I can be of further assistance, please do not hesitate to contact me: john.collins@dhaplanning.co.uk