

North Barn Nursery Littlehampton Road Ferring BN121 6PB
Replacement agricultural dwelling
Design & Access Statement

Assessment of Physical Context

The application site is part of North Barn Nursery, a working nursery predominantly comprising glasshouses and free range poultry, and is located on the north side of Littlehampton Road (A259). It measures approximately 0.17 ha although whole nursery is somewhat larger.

The site contains a sub-standard mobile home that is not worthy of retention and is in poor position close to the A259. The applicant therefore wishes to remove it and replace it with modern modest sized house that will take advantage of current technology and thermal efficiency in an area behind the glasshouses where it will be less obvious and intrusive.

The area consists of similar commercial activities.

Social/Economic Context and Planning Context

The proposal is for a replacement agricultural dwelling for occupation by the owner. The site has a current consent, FG/111/05, and a recently expired consent, FG/22/09. The later application modified the design and siting from that approved in 2005 and it is this design that is being re-applied for here. The various evidence and tests to support an agricultural dwelling have been met several times over the past decade; they remain current and form part of this application. The proposal therefore appears to meet the relevant policies.

Involvement of Local Interests

The proposals are domestic in scale and there have therefore been no discussion with local interest groups.

Evaluation

The site will comfortably support the proposed replacement. It has been confirmed that the site is large enough to provide a satisfactory level of amenity in terms of garden size and there will no loss of daylight to habitable rooms of neighbouring properties, using the standard assessment. The proposal is an efficient use of land and will enhance the established character of the area

There are no flooding issues.

Design Principles

The proposal is to remove the existing mobile home and construct a single modest house, in a more appropriate part of the nursery, in the style of an agricultural barn and constructed in vernacular materials that will be in keeping with the rural location. This approach was favourably received by the planning officer who dealt with application FG/22/06. The design respects the context and the accommodation has been configured to ensure there is no impact on the amenity of neighbouring properties, although none are close by. There is however a great deal of variation in the area generally thus eliminating any need for prescriptive limitations in design.

Adequate separation distances from neighbouring properties will ensure the privacy of internal accommodation for new and neighbouring properties and that of the principal areas of amenity, and the outlook from any principal window has been similarly protected by these distances.

There are no flooding issues using the proposed levels.

The requirements of the current plan relating to car parking and secure storage for cycles have been taken into account

Amount

The new house will provide approx 166m² of accommodation over 2 floors.

Layout

The area has a very diverse and rural character with no coherent pattern from which to take lead but the applicant, who will of course occupy the house, is very conscious of the need to respect neighbouring properties and the texture of the local area.

Scale

The scale of the new house is modest; the height to the ridge and eaves will be approximately 7.9m and 4.9m respectively and the roof pitch 36°.

Landscaping

A small cottage style garden will be created for the benefit of the owner and will feature plants selected for drought resistance and shade provision

The driveway and hard standing is likely to be an appropriate permeable material.

Appearance

Great care has been taken to ensure that the new building will fit into the texture of the local area and will not detract from the setting. The elevations will feature stained weather boarding over a brick plinth and under a slate roof with timber windows and doors.

Bin Storage and Collection

All waste and recycling will be stored in appropriate domestic sized containers. Containers will be positioned on the roadside on the appropriate day as required by the local authority; pulling distances will be within H & S requirements.

Sustainability and Environmental Issues

Construction – The proposals will meet the required standard by using appropriate elements of the BRE Green Guide through responsible sourcing of materials and by considering their impact on the environment in terms of production, installation and long term effects, by re-using demolition waste wherever possible, by sourcing material locally to minimize transportation and by including low energy lighting.

Surface water – The applicant intends to limit surface water and will probably wish to utilise some form of rain water harvesting but will make any decisions after fully investigating all possibilities.

Layout and design – Orientation of the dwelling will maximise natural lighting to daytime habitable rooms; at present an air source heat pump is preferred for space heating in the new dwelling but

other technologies will also be investigated before a decision is made. Water consumption will be limited through the installation of features such as low flow dual flush WCs, low flow aerated taps and showers and modest capacity baths. Space for cycle storage has been provided in the garage.

Landscaping and planting – A small cottage garden will be created and will feature plants selected for drought resistance and shade provision.

Access

The new dwelling will fully comply with Part M of The Building Regulations. Hard standing will ensure that all users are treated equally. The arrangement and siting will ensure that all occupants have equal and convenient access and will meet both the traditional and future needs of the occupants.

Access by all emergency service vehicles is straightforward. Emergency evacuation from the new house will be unhindered.

Utilities vehicles do not need to enter the site because of the distances involved whilst all other vehicles will be able to enter and leave in a forward gear. (The nursery has a customer car park that is capable of handling all vehicles.)

Ferring has various local services and is on bus and rail routes. Full facilities are available in Littlehampton and Worthing.

