

Design and Access Statement

**52-56 Ferring Street, Ferring,
West Sussex, BN12 5JP**

July 2014



Project Name: Ferring Street

Location 52-56 Ferring Street, Ferring, West Sussex, BN12 5JP

Client: EB Developments Ltd.

File Reference: 6060/C01

Issue	Date	Author	Checked	Notes
P1	18.11.2014	N. Francis	A.Clark	Planning Issue

Contents

<i>Contents</i>	<i>3</i>
<i>Introduction</i>	<i>4</i>
<i>Planning History.....</i>	<i>4</i>
<i>The Site</i>	<i>5</i>
<i>Proposed Development</i>	<i>7</i>
<i>Use.....</i>	<i>7</i>
<i>Amount</i>	<i>7</i>
<i>Layout</i>	<i>8</i>
<i>Scale</i>	<i>8</i>
<i>Landscaping</i>	<i>9</i>
<i>Appearance</i>	<i>9</i>
<i>Access</i>	<i>9</i>
<i>Conclusion</i>	<i>10</i>

Introduction

This Design and Access Statement has been prepared to identify and explain the design process and decisions which have resulted in the submission of this Planning Application. The Planning Application seeks Full Planning Permission for the proposed development.

The Planning Application has been prepared on behalf of EB Developments Ltd. The application is for a mixed use development consisting of 3no. shop units and 5 open-market flats with associated access and landscaping at 52-56 Ferring Street, Ferring in West Sussex. The building creates shops and dwellings that reflect contemporary living, and have been designed to meet an identified need for low cost homes.

The drawings enclosed with the Planning Application include a Location Plan, a Site Plan, Floor Plans, elevations and perspectives of the proposed building alongside existing building information.

The statement will cover the site context, existing building use and proposed new development outlining the design intent.

Planning History

This application follows the previously refused scheme at 52-56 Ferring Street for the construction of a two and a half storey building with accommodation in the roof, to provide a mixed use development of six flats and three retail units (FG/109/14/PL). The newly proposed development, addresses the concerns raised regarding the scale and mass upon the street scene, the overbearing nature of the rearward projection over neighbouring properties. With a reduction in flat numbers and massing, the changes aim to address the concerns raised.

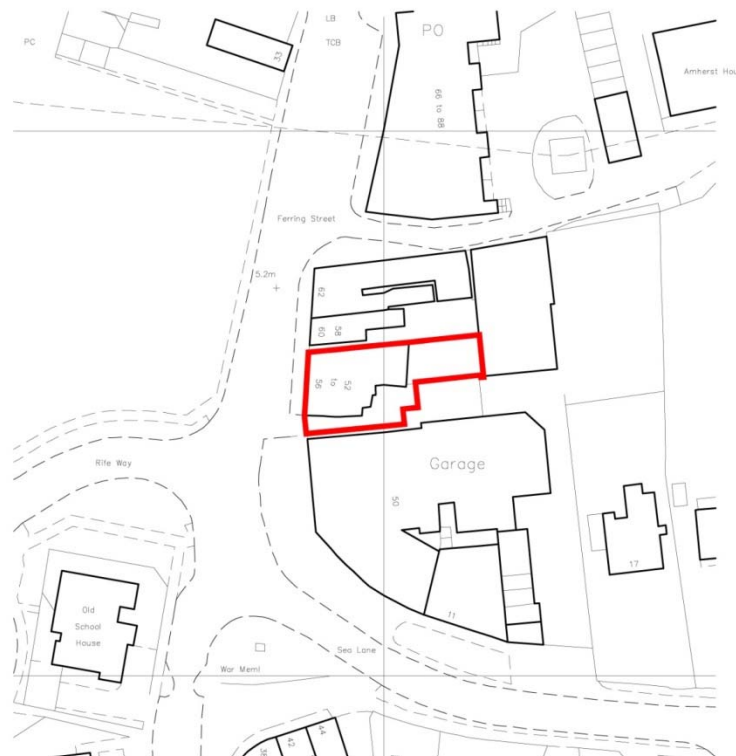


Figure 1 – OS Plan

The Site

The Application Site is 0.04 ha in area and consists of a detached two-storey building and associated land to the rear. The building is currently occupied on the ground floor by Newview Windows. The first floor is currently unoccupied residential space in the form of a flat. The site lies within the built-up area of Ferring within the Arun District of West Sussex.

The Site is situated on the eastern side of Ferring Street which is the main retail and commercial area of Ferring and accommodates a number of mixed use residential and commercial premises, including two convenience stores, a butchers, four restaurant/ takeaway food premises, three health and wellbeing stores, two building/hardware stores and a variety of individual shops including an accountants, solicitors, florist, charity shop, estate agents, pharmacy and labelling business. The street also contains the village hall and the Parish Council.

To the north is the main south coast railway line whilst to the south is a further small retail and commercial development and the major residential area of Ferring leading down to the sea. To the west is the village green, and in close proximity to the south-west, the Glebelands Recreation ground.

The area is not within a Conservation Area nor does it have any other special character designation. The variety in architectural styles ranges from individual cottages, 1950's/60's houses and bungalows and converted retail and commercial premises all of limited and piecemeal architectural character.

Ferring Street is well connected with regular bus services providing links to Worthing, as well as connecting services east to Brighton and west to Arundel, Chichester and Portsmouth. Ferring is in close proximity to Goring-by-Sea railway station (0.9miles), which provides regular services along the South Coast and to London.

The proposal site contains a large detached building with commercial use on the ground floor and residential use on the first floor. This building sits on the boundary between Restaurante Andalucía to the north, and the Kingsley Roofing Services building to the south. The site is linear in form and reduces in width towards the rear. To the rear south-east corner of the site is a small garage.

The existing building has predominantly white rendered external walls with white painted timber clad panels forming the gable ends. The ground floor front elevation consists of a timber and glass shop front. The roof is of a symmetrical design, with two large and dominant gables facing the street scene, thus giving a high ridge line. The property adjoins a number of industrial units at the rear.



Figure 2 - Site Location

The site contains a small rear garden area accessible only through the current shop and adjoining garage. The northern boundary of the site comprises the building's external wall and a large boundary wall, with Restaurant Andalucía's private passage way creating physical separation between the buildings to the north. Similarly, a path to the southern edge forms part of Kingsley Roofing Service's property.

Fig. 3 shows a photograph of the existing property with the adjacent Kingsley Roofing property to the south and Resturante Andalucía to the north. The Kingsley Roofing Services unit is a detached single storey building with a large pitched roof which contains some first floor accommodation; the building is not considered to be representative of the general scale of development in the locality. The building wraps around the corner into Goring Way and provides some additional small commercial units. The Resturante Andalucía forms part of a two -storey semi-detached property with a pitched tiled roof.



Figure 3 - Existing Property at 52-56 Ferring Street, Ferring

Proposed Development

Use

Full Planning Permission is sought for the demolition of 52-56 Ferring Street and the construction of a two and a half storey building with accommodation in the roof, to provide a mixed use development of 5 x flats (2 x one bedroom and 3 x two bedroom) at ground, first and second floor and three retail units at ground floor (Use Class A1).

The existing building is structurally unsound and it is not economically viable to repair and/or refurbish. Therefore this presents an opportunity to provide for the comprehensive redevelopment of the site through the demolition of the existing structure in order to rebuild a high quality purpose-built mixed-use building to meet existing market demands and to provide a more efficient use of the site.

Amount

The proposal seeks planning permission for three retail units (Use Class A1) to the ground floor with a total floor area of 146m² (GIA), accessed through individual front doors to each of the units which open onto Ferring Street. To the rear of the retail units at ground floor level it is proposed to provide a single two-bedroom flat which is accessible from an individual entry door situated to the rear of the building. This flat has access to a private courtyard and garden area to the rear of the proposed building.

The first floor consists of a total of three flats including 2no. two-bedroom flats. Each of these flats are accessible via a communal stairwell, the entrance to which is situated to the southern side of the proposed building between the rear of the retail units and the ground floor flat. The 2no. first floor flats have access to individual private balconies providing amenity space. The orientation of the balconies at the east and west of the building will allow full advantage to be taken of natural sunlight and daylight from the south. At second floor level, 2no. one-bedroom flats within the roof-space are proposed, each with west facing balconies set back from the street-scene.



Figure 4 – Perspective View of Proposed Building within Street-scene

Layout

The proposed development is influenced by the surrounding context along Ferring Street with, in particular, the neighbouring buildings and the existing building structure. The site plan demonstrates how the position of the new building has been retained to continue the street frontage and existing building line, with a pedestrian entrance running down the south side of the proposed building where the existing double gates and garage entrance is currently located.

The new detached property will be arranged with three retail units to the ground floor fronting Ferring Street and a single two-bedroom flat to the rear linked to a private rear garden and patio area. First floor level will provide for two 2-bedroom flats. The 2-bedroom flats have balconies, one for the living/ dining area and the other a large rear facing balcony for bedroom 2, all units have a kitchen, living/ dining area and a family bathroom. From the first floor, the stair leads into the roof space where two 1-bedroom units are situated. These flats comprise of open plan kitchen dining areas with a small inward opening balcony a front facing bedroom and a family bathroom.

Due to the restricted nature of the site, no provision is made for car parking or the turning of cars. It is envisaged that refuse and fire vehicles will access the site directly from Ferring Street as this is the most direct approach. Public parking is provided to the front of the site, unchanged from the current situation. One cycle space per flat is provided within a secure and covered rear store to encourage a sustainable approach to resident movements to and from the site. All access routes are well overlooked and are located within easy accessibility of front doors, ensuring a high quality of natural surveillance.

Orientation has been a principal factor in the design of the flats to ensure that all dwellings respect any views from neighbouring buildings whilst maximising natural ventilation and daylight within all habitable rooms, resulting in the individual design solution that creates specific elevations to avoid overlooking issues.

Scale

The proposed building is two-stories in height to eaves level, with further residential accommodation positioned within the recessed roof space. This design approach has been adopted in order to ensure that the site is used as efficiently as possible whilst minimising the impact of the built form on the surroundings and creating a principal elevation that is appropriate within the Ferring Street street-scene.

The proposed building is appropriate as a replacement to the existing building, and will retain appropriate distances to all of the site boundaries. The proposed building generally follows the pavement edge, with a cranked elevation designed to relate to the differing angles of building frontages to the north and south, thereby sitting comfortably on the street frontage and acting as a link between the older buildings to the north and the Kingsley building to the south.

The form proposed has taken influence both from the existing and nearby buildings, with the roof shape acting as a more appropriate and subservient feature within the street than the existing double-gable feature. At first floor level, the building is stepped along the north elevation reducing the overbearing relationship between the neighbouring Restaurant Andalucía. The building will be recessed and angled at second floor level to pull the building edge away from the street line, whilst removing the scale and mass towards the rear, the roof is pitching back at all faces in order to reduce its mass and scale, whilst lowering the ridge.

Landscaping

Currently there are no landscape features within the site. The proposal incorporates the land to the rear of the proposed building as a grassed and planted garden area for the ground floor flat, with both hard and soft landscaped areas to the pedestrian access to the side. Small areas are provided to the front of the building for frontage planting which will help to enhance the buildings relationship with Ferring Street.

Appearance

The development has been designed in a contemporary style, to create a façade which responds to its surrounding context. Although fairly unique in its approach; the design and form proposed takes inspiration from the existing neighbouring buildings along Ferring Street to ensure that the proposal sits successfully within its setting.

The proposal will add to and compliment the established, varied character of the street scene both in material and scale. The windows are large full height double glazed aluminium units allowing for maximum light into the buildings, creating shop frontages that respond to the needs of modern retailing, whilst providing maximum visibility and light within the shops. All windows have been carefully positioned to avoid any overlooking of neighbouring properties, this includes an obscure glazing panel to the balcony of flat 2. Cut out balconies create a dynamic and interesting building form whilst also providing amenity space for the upper floor residential units.

The materials palette has been carefully considered to both integrate and respond to the context, providing a contemporary design response without complicating the appearance. The main portion of the building will have a traditional white painted render to sit comfortably between the neighbouring buildings; small elements of horizontal timber boarding help define the window rhythm on the street frontage. Timber boarding continues on the rear, wrapping the single storey element and softening the relationship with the rear courtyard. The roof will be clay-tiled, with lead insets to balcony cut-outs.

Balconies will be surfaced generally in external tiling, with glazed balustrades ensuring that the balcony elements appear light-weight and transparent from the street. A separating privacy panel separates the balconies between flats 2 and 4.

Access

The existing vehicle access serves the redundant single garage which is not currently in use. There is no formal parking arrangement within the site at present, with general parking to the front of the building in the form of 5 un-lined public parking spaces.

As part of the proposal the vehicle access will be closed with the option for additional parking in place of the existing access point. No private parking is provided due to the sustainable nature of the site near to a variety of bus and rail options; in particular a bus stop is located immediately to the north of the Application Site which would be available for residents of the proposed flats and customers of the retail units. Ample cycle storage is provided within a store to the rear of the building, encouraging further non-car travel opportunity.

Whilst the public parking spaces are not within the ownership of the applicant, they are generally used by customers visiting the existing Newview retail unit. As such, it is anticipated that the three proposed retail units would continue to benefit from these spaces in order to allow customers to park for short periods. Given the limited size of the retail units, this approach is considered wholly acceptable.

Conclusion

Overall, the Planning Application provides an opportunity for Ferring to ensure that an appropriate level of open-market housing is created to meet local needs, in addition to providing appropriately sized retail units designed to meet a demand for small shops.

The design process resulting in this application has been rigorous and carefully considered to create the optimum design solution, which produces a site-appropriate building that pays reference to surrounding patterns of development and architecture whilst creating a contemporary, high quality and thoughtfully designed infill building.

The developer intends to begin construction as soon as possible should a Planning Permission be achieved, which will ensure that the site contributes towards the public realm in the immediate future.