

STATEMENT IN SUPPORT
OF
PLANNING APPLICATION

INCORPORATING
DESIGN AND ACCESS STATEMENT

FOR

Ferring Country Centre

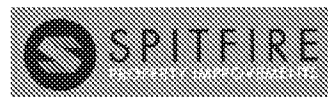
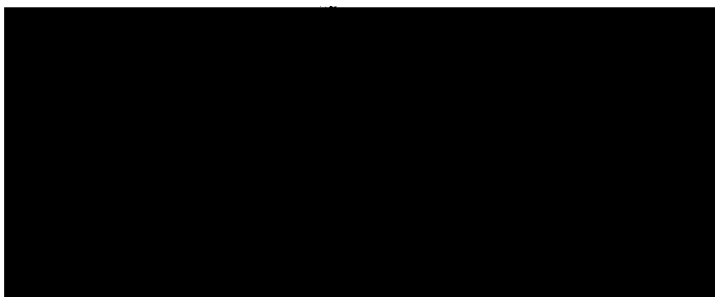
AT THEIR PREMISES

**Rife Way
Ferring
West Sussex
BN12 5JZ**

PROPOSAL:

Replacement café, shop and toilet facilities.

OCTOBER 2018



INTRODUCTION

The proposal is to dismantle and remove a three bay glass house that previously provided a café facility, remove an existing single span polytunnel and demolish a concrete modular building.

To construct a new purpose built café building to house the café, shop, toilet facilities and a soft play area for children.

The purpose of this application is to replace the existing out dated or below standard amenities which will make a much better environment for the staff, volunteers and all those the centre strives to serve. The application does not provide any increase to the current facilities or seek to increase the numbers of visitors to the Centre.

This application seeks variation to Planning Application FG/31/17/PL conditionally on 27.04.17 and to construct the café and visitor facilities in a location more suitable to the operations of the Centre in accordance with new plans and documentation.

DRAWINGS

The following drawings are submitted to be considered in this application.

GL 2496-6452 Site plan as existing

GL 2496 -6453 Site plan as proposed

GL 2496- 6454 REV A Proposed Floor Plan and Elevations

GL 2496-6455 Block Plan as proposed

GL 2496- 6460 Elevations of existing building to be demolished

USE

Ferring Country Centre is a local independent charity providing training and work experience for people of all ages with learning disabilities. These patrons continue to develop work and social skills by assisting with the operation of the Riding Therapy Unit, Garden Centre, Café and Farm.

The Centre was established in 1986 by a small group of parents, who saw the need for a meaningful setting for their children to attend. The Charity remains committed to people with Learning Disabilities being an active part of their community, whilst developing their skills and confidence.

The centre provides valuable day care and employment opportunities for adults and children with both learning and physical difficulties to carry out activities that enhance their lives in an environment that enables them to improve their social and communication skills

The Riding Therapy Unit, Garden Centre, Small animal farm and children's play area all work together to form a single unit that enables social interaction across the range of disabilities and engagement with the able bodied. Each part of the Centre compliments and assists the other in providing either the activities and opportunity for social interaction for those in day care or sheltered employment or the enjoyment of a visitor attraction in a Farm and Garden Centre which in turn helps finance the charities activities.

The new building replaces existing sub-standard facilities and meets the need to provide a fully accessible public area to meet all current standards health, hygiene and access for the disabled. It includes not only a purpose built open café

environment with large well fitted kitchen and south facing, part covered seating terrace but also a shop accessible to both the Farm and Garden Centre areas, toilet facilities and an indoor soft play area. The building does not increase the current facilities but improves them to an acceptable standard.

AMOUNT

The proposed building replaces an existing glass house which formerly housed the café within the garden centre which is to be removed from the site. This existing building has a footprint of 290 sq m with ridges of 3.6m high. To the front of the building a polycarbonate canopy extends over a further 100 sq m. To the side of the glass house on the northeast corner there is a flat roofed concrete modular building of 11.5 sq m and to the rear a timber cabin of 12 sq m currently used for baby changing. To the west a Polytunnel covering 110 sq m extends the full length of the building. The proposal is for the removal of these existing structures which cover a total footprint of 523.5 sq m to be removed.

The new portal framed steel building has a footprint of 385 sq m plus covered areas to the north and south each of 64 sq m making the total built area of 513 sq m. The portal frame has a low pitched roof rising from 2.6 m eaves to a 5.3m ridge.

THE SITE

The application site forms part of the established Ferring Country Centre located south of Ferring Village.

The whole of the centre is on generally level terrain with a slight upward gradient to the North. The application site is located centrally within the overall property and screened with a high hedge on the western boundary. To the east it will be largely screened by the retained potting shed, retained beech hedge and willow trees.

The closest neighbouring residential properties are 150m from the application site to the north on the other side of the mainline railway. To the south east residential properties in Rife Way are 210m away and a holiday caravan site is located about 100mm to the north east.

The existing buildings in the Ferring Country Centre include a mixture of styles from polytunnels and glass houses to clad portal framed buildings. The overall general appearance is that of a working farm.

The site is outside of any designated flood risk zones.

Although the site is not within any designated areas such as National Park, Conservation area, A.O.N.B., S.S.S.I. or SPA there is a footpath running along Ferring Rife and minimal vision of the application site may be possible from there.

SCALE

The proposed building is designed to fit in to the existing site and although the ridge is slightly higher than the current green-houses it is lower than the ridges to other approved buildings on the site to both south and north.

As it is replacing other sheds and a polytunnel in addition to the large green house it is considered that the proposed will not detract from the openness of the site.

LAYOUT

The new building is located centrally between the Garden Centre and Farm areas so that it can be the main visitor entrance and provide the amenity and facilities to both areas. The shop area will serve both as the sales area to the Garden Centre and the ticket area for the Farm giving access also to toilets and refreshment facilities for all.

ACCESS

Good vehicle access is available to the eastern side of the new building for goods deliveries and emergency vehicles. Visitor carparking is already provided adjacent to the site entrance. Designated disabled parking facilities already exist with level approach to the new building.

Entrances will be ramped with guard rails incorporating hazard warning surfaces where appropriate and alternative stepped approach for those who find a stepped approach easier than a ramp. Extra wide doors are incorporated with level thresholds and low force operation.

Internally the whole building is designed not only to be compliant but to facilitate the less abled users which the centre is dedicated to support. The open plan area of the café is all on one level and is spacious and light enabling good access for wheelchair users between tables and furniture.

APPEARANCE

The building is designed to blend with the surroundings with natural log roll interlocking horizontal cladding. Windows to the south and west will maximise the daylight provision and provide an open and welcoming feel.

The building roof is to be finished in a grey EPDM.

SUSTAINABILITY

The building will be constructed to levels of insulation above the minimum requirements of current building regulations and 69 No photovoltaic panels will be installed on the southern slope of the roof LG 320 x 690 producing 922.08 kw output 3 Phase

Standard assessment Procedure (SAPS) will be completed upon submission of building regulations to produce an indication of the overall energy efficiency of the buildings.

Selection of materials throughout the construction process will ensure where possible, the use of sustainable materials from managed sources. All timber used within the construction of the buildings will be FSC certified.

The building will be constructed to the most up to date legislation and utilise energy and water resources in an efficient manner. The site is situated within an established residential sustainable location.

Any soil excavated during construction will be either reused on site or disposed of in an environmentally friendly way

SERVICES

In addition to the solar panels listed above the existing 3 Phase electricity supplies will be relocated to serve the building.

The existing mains water supply to the building will be relocated.

Foul water from the building will discharge to an approved independent sewerage treatment plant which discharges via a pumped main to the existing foul sewer which feeds into the existing main site Klargester sewerage plant.

PRE APPLICATION CONSULTATION

In accordance with planning guidance a pre-application consultation with the planning authority was sought with Mrs A. Gardner on 13th September.

The advice given under ref PA/8/18 has been incorporated in this proposal.

CONCLUSION

Ferring Country Centre is a valuable asset to both West Sussex County and Arun District providing important day care and sheltered employment. The proposed building will enable the existing premises to work even more efficiently and effectively providing a cleaner and safer environment to the benefit of all the users.