



DESIGN ACCESS STATEMENT

OCTOBER 2021



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ARCHITECTURAL DESIGN



Aerial View - Google Earth 2021

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Introduction

This statement accompanies an application for planning permission for the conversion of a ground floor shop into 2 residential apartments including change of use class. This proposal should be read in conjunction with drawings BCA 1000-2003 and the planning statement provided by Rodway Planning. This proposal should be read in conjunction with the following documents:

1. Drawings:

- BCA 1000 Rev 00 Location Plan
- BCA 1001 Rev 00 Block Plan
- BCA 2000 Rev 00 Existing Site and Floor Plans
- BCA 2001 Rev 00 Existing Elevations
- BCA 2002 Rev 00 Proposed Site and Floor Plans
- BCA 2003 Rev 00 Proposed Elevations

2. The planning statement provided by Rodway Planning.



Existing Street Elevation

Context

Site Description

The site is located at 9 Ocean Parade, Ferringham Lane, Ferring. It is situated within a small parade of buildings consisting of a mix of small commercial properties and residential apartment dwellings.

There is parking and also public transport links within walking distance of the site. Frequent bus services operate to neighbouring towns and villages and Goring-by-Sea railway station is approximately 1.3 miles away. The local beach is approximately 0.5 miles away. There is also lots of outside space to explore with the Paddocks, Rife nearby and the Sussex Downs approximately 2 miles away.

Ocean Parade is also ideally located for families as it offers a large public park found in north Ferring approximately 1 mile away, with open grassed areas for various sports and recreations; and there is also a dedicated children's play area.

9 OCEAN PARADE, FERRINGHAM LANE

Previously a family business operating for over 11 years selling and installing kitchens and bathrooms; due to the pandemic 'Village Interiors' is no longer trading. 9 Ocean Parade sits within a row of flat roofed properties.

The building is attached to two adjacent properties, a hairdressers 'Michaels Hair Studio' and a newsagents 'Pinkertons' on the ground floor. There is no front garden and a pavement runs adjacent to the front of the property.

On the facade of the property to the right there is door accessing flat no.9b above and on the right at no.9a there is a newsagents. On the left of the property at no.8 there is a hairdressers, with a door on the right of the facade accessing the flat no.8b above. No, 4, 5A and 6 are all residential properties. Opposite the site is Viceroy Court, a large development of apartments.

Planning History

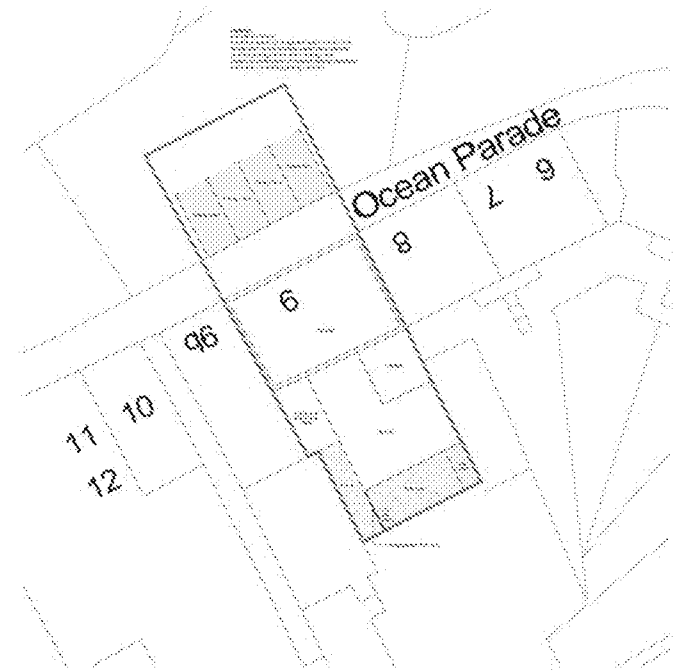
There are no significant previous applications made on 9 Ocean Parade, more information can be found in the planning statement provided by Rodway Planning Consultants.

Planning Policy

The proposed design has referred to The Development Plan in the West Sussex County Structure Plan and the relevant policies in the Arun District Local Plan and National Planning Policy. Please see the planning statement for further information.

Use

Currently Use Class A1 (retail & shops) this proposal seeks to change to C3 use class (house, flats, apartments). 9 Ocean Parade is a large parade of shops and predominantly residential dwellings. The property itself has a residential apartment to the first floor above Village Interiors, similar to the other adjoining buildings. The building itself is of little architectural merit. It sits in a road with a variety of property types with no dominant architectural style.



Proposed Site plan

Replacing the existing property with 2 x 1 bedroom apartments, which would sit sympathetically within the existing environment and represent a sustainable use of this site within the current locality. The location of this site, situated within 5 minutes of the beach and well-established village would allow the occupants to make easy use of the local shops and community facilities.

Amount

The proposal for the site is for 2 x 1 bedroom apartments situated on the ground floor. The size of the site is approximately 0.031 hectares (306 square metres), currently housing a terraced shop with residential dwelling above. 2 X 1 bedroom apartments would make better use of this site and be in keeping with previously converted shop / retail buildings.

Layout

The main objective of this proposed development is to minimise the impact on the neighbouring properties within the existing street scene. The property will be situated in a central position on the site and the principal elevation has been retained to minimise any impact.

From the street view (front elevation) the proportions of the proposed building are similar to the existing with the inclusion of a new access door. By setting back the two wings and lowering the ridge heights it reduces the impact to neighbouring properties.

To maximise natural light levels entering apartment 2. The orientation and positioning of additional roof lights have been included to create welcoming entrance lobby. Apartment 2 also benefits from private garden / patio. The building has been designed to sit sympathetically between the two adjacent properties and the less imposing frontage makes it more visually pleasing and in keeping with its surroundings.

Set back from an attractive parking forecourt the front entrance will face onto the street. This layout was chosen as it will provide easy and safer access for residents.

Consideration was given to putting the entrance to the side parallel to the rear communal alley, but this design would impact upon the privacy of the residents whose apartments would have to be passed-by in order to gain access. Also, as the entrance would be opposite an unlit alleyway, it may cause some residents to feel vulnerable. The remainder of this boundary utilises a 1.8m close boarded fence ensuring greater privacy for the residents and private garden.

The proposed development meets waste storage requirements providing the required refuse of 140 litres of general refuse and 140 litres recycling per unit. This equates to 560 litres which has been provided within communal rear alley and private garden. A provision of 2x 2 secured cycle storage spaces have been included as shown on BCA 2002.

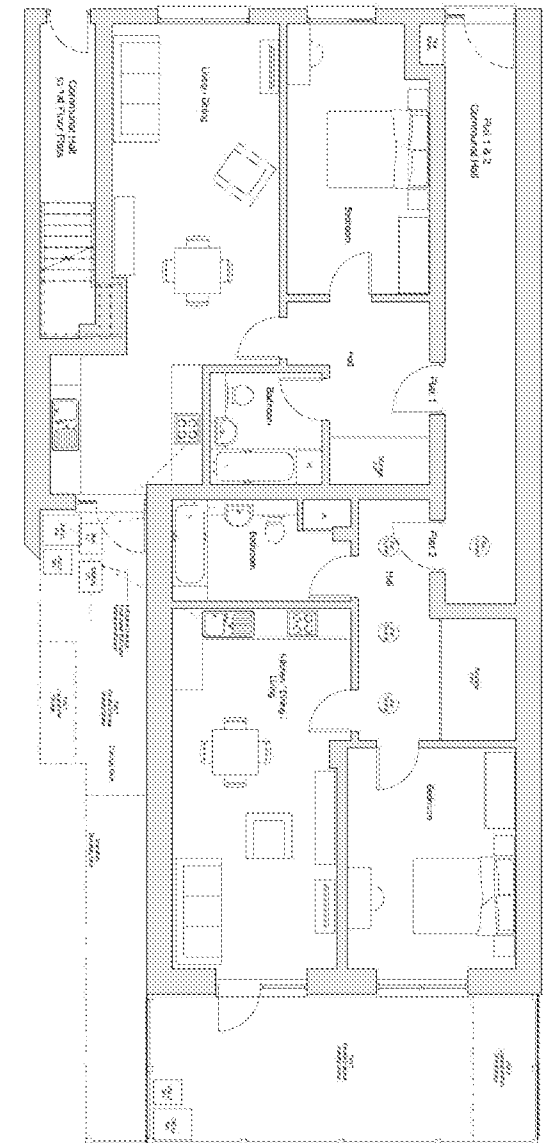
Scale

The proposed building is a 2 storey property with identical ridge and eaves heights to all the properties on Ocean Parade. The leading front elevation of the proposed building is similar in proportions to the existing elevation with no alterations to the ridge and eaves heights.

Landscaping

The hard and soft landscaping elements will utilise high quality materials and decorative features to match the quality of the proposed building. This will help to enhance the building and link the external and internal spaces. Fully accessible footpaths to rear gated amenity space allow abled and disabled residents and guests to move around the building freely. There are no trees or planting currently.

Great care and attention will be made when designing the proposed external works to help encourage natural habitats to form and develop. All plant, bush/shrub and tree species will be confirmed.



Proposed Ground Floor plan

Appearance

There is a mix of various styles and ages of buildings on road we have sought to use the existing palette of materials from the immediate context to help minimise its impact and also improve and enhance the street scene.

The building has been designed sympathetically in its surroundings. We have also incorporated aspects from the neighbouring properties in our design by replicating window proportions and material choices. Detailing has been chosen to compliment the neighbouring properties. The importance of the material choices and layout are of utmost importance to the success of the design.

Access

Vehicular and transport Links

Both pedestrian and vehicle access is from the principle elevation. The main vehicle entrance is to dedicated parking at the front of the property on Ferringham Lane. Shared communal entrance lobby will provide gates residents with secure access. Bin storage is to the rear of the property and will require the bins to be wheeled to the front of the property on collection days. Cycle storage is also to the rear of the property. All access points are level and have level thresholds to aid ambulant and disabled visitors and residents.

Vehicular access onto the proposed site has been laid out in such a way to maintain the existing layout but also minimises any on street parking as each apartment is allocated its own parking space. As shown on the site plan, visibility and safety accessing and entering the site can be achieved with ease. There are excellent sight lines up and down the road in both directions. There are numerous bus stops at the end of the road (approximately 100m) and Goring by Sea train station is approximately 1.3 miles away.

Inclusive Access

The building has also been designed to allow for full disabled access and is to meet all relevant building regulations and is part M compliant. Level thresholds to all doors allows ease of access and also allows patio areas to be easily accessed.

Generous communal and private entrance lobbies allow ease of access to disabled residents and visitors. The internal doors to all habitable rooms are minimum 750mm clear, allowing for optimum use of space and ease of access. The building will have level thresholds throughout including patio doors which will allow the external space to be easily accessible. All external landscaping will be fully accessible with level walkways and allow wheelchair users to fully enjoy the amenity space.

Conclusion

The proposed development seeks to make more efficient and effective use of the existing site with a sustainable proposal of 2x 1 bedroom apartments. Each apartment is generous in size and exceeds the space standards to provide comfortable and fully inclusive access. The apartments are of high quality which is in keeping with the local vicinity and will help to improve the existing street scene.