



Design & Access Statement

Proposed new dwelling at

**Ferringham House
58 Ferringham Lane
Ferring
West Sussex
BN12 5LU**

1.0 Introduction & Planning History

This Design & Access Statement has been prepared to accompany the planning application for a new dwelling on the site at no.58 Ferringham Lane, Ferring. The site and the proposed development are described in detail below.

This application is being made on behalf of the applicants family who's teenage daughter has Cerebral Palsy of all four limbs (Quadraplegia) and uses a powdered wheelchair to get around. Her condition requires continuous additional care from trained Personal Assistants and her family.

Currently the family of 4 live in an a bungalow that has been adapted over the years to create an accessible dwelling, but falls short of providing a fully accessible and usable lifetime home for the family as well as adequate storage space for recharging and storage of the powered wheelchairs and physio equipment.

Folkes Architects have worked hand in hand with the applicants family to ensure that the proposed dwelling will provide the facilities and design features to ensure that their brief has been fulfilled and will provide the lifetime home desperately needed by the family.

The site has been subject to a previous full planning application in recent years for the demolition of an existing care home and the construction of a new, 7 bed block of flats and associated external works - ref: FG/21/18/PL.

The proposed scheme was for the construction of 7no. new flats and associated external works, including the formation of one additional vehicle access into the site and the alteration of the existing access.

Prior to possession of the site by the applicant late 2019 the existing structure on the site had been demolished leaving a clean site for re-development by the applicant.



Image 1: approved site plan (extract from Turner Associates dwg. ref: TA1078/10)

2.0 Existing Site

The site is located off Ferringham Lane to the north of Malcolm Close and is currently a vacant plot following the demolition of the 1930's detached structure which was used as a nursing home up until its closure in 2017.

The overall site is approximately 1,295m² (0.129ha) and comprises of an open and relatively level vacant plot following the demolition of the care home. The existing structure was demolished prior to the purchase of the site by the applicant in November 2019.

The site is located within the built up area of Ferring and lies to the south of, and outside of, the Ferring Conservation Area (marked as green hatch on plan opposite)

The site is bounded to the north, east and south by residential properties, with the boundaries mainly demarked with 1.80m high close board fencing. The western boundary is open to Ferringham Lane, with the site currently secured with Heras fencing.

The existing properties in the area are a mixed of chalet type bungalows and two storey dwellings or two storey block of flats.



Image above: site location
Image courtesy of Arun District Council Interactive Mapping 2020

3.0 Amount of Development

The proposed development is for the construction a of new detached two storey family dwelling on the vacant plot to provide a 'forever' home for the family which has been carefully designed around the complex needs of the daughter and will be detailed further below.

The proposed dwelling has been designed as a twin gabled fronted property with projecting garage to the western (street) elevation. The overall proposed footprint, including the garage is 500m², which in comparison to the previous structures/ permission on the site is larger, however, the rational for the properties size is detailed below. The care home had a footprint of approx.. 328m², and the approved flats proposal had a footprint of approx.. 334m².

The proposed dwelling is comprised of 3 separate elements, spread over 2 storeys - ground floor, first floor and garage. The floor spaces are as scheduled below (GIA):

Ground Floor: 412m²
Garage: 48m²
First Floor: 328m²

The proposed dwelling has been located over the footprint of the previous care home and approved flats, as indicated on the plan opposite, and has been designed to respect the surrounding neighbours private amenity spaces and respond to the site constraints.

The scheme also includes a detached Hydrotherapy pool within the rear garden to provide a fully accessible therapy space for the daughter.



Image above: site layout (n.t.s.)

4.0 Layout

The proposed dwelling has been positioned on the site over the footprint of the previous care home and proposed flats. The sites shape and the existing building line informed the layout of the dwelling as well as the location of the neighbouring detached garage to no.60.

The dwellings traditional inspired design of two gabled elements and recessed central link informed the layout of the ground floor, with the centrally located primary entrance leading into a double height circulation space and family room to the rear. The double height space is bridged at first floor level to link the first floor accommodation.

As the design brief was to create an accessible, lifetime home, the majority of the living accommodation is located on the ground floor with a centralised family room area providing access into the kitchen and dining and living rooms. The master bedroom and bedroom 2 are accessed of the central core and kitchen.

The ground floor of the northern wing of the dwelling has been designed to provide a fully accessible bedroom and bathroom as well as facilities for the personal assistants. The bedroom and bathroom will be fitted out with a ceiling mounted hoist system, which will be extended throughout the ground floor to provide access throughout the family living accommodation. A storage room has been provided adjacent to the PA's accommodation for the storage of physio equipment and powered wheelchairs as well as charging ports for the wheelchairs.

The garage and utility room are to be accessed from a corridor accessed of the open plan living area.

The first floor accommodation provides a further 2no. bedrooms as well as secondary living accommodation and hobbies space for the family. A dedicated physio room has also been provided which will greatly improve the physio treatment available, therefore improving the daughter's quality of life.

To facilitate vertical movement within the dwelling a platform lift has been provided accessed of the entrance hallway, which is complemented by an internal ramped access to the first floor. The ramp has been carefully designed, and although it does not comply with the gradients set out within Approved Document M, does comply with European design guidelines as well as other precedent projects with the UK and due to the powered nature of the wheelchairs was a key

element of the client brief for the project. The ramp allows access throughout the dwelling and contributes to the lifetime home aim of the project.

As well as the visible additions to the scheme, such as the platform lift, ramp, ceiling mounted hoist system, the proposals include a number of passive design solutions to aid accessibility throughout the dwelling, including wider internal doorways throughout all rooms, wider circulation spaces where open plan floor plans cannot be utilised. The garage has been designed oversized to allow the families modified van to be reversed into a dry environment to allow access/egress from the van. A 'wheel wash' facility is also be included within the garage to allow the wheelchairs to be washed down prior to entering the house.

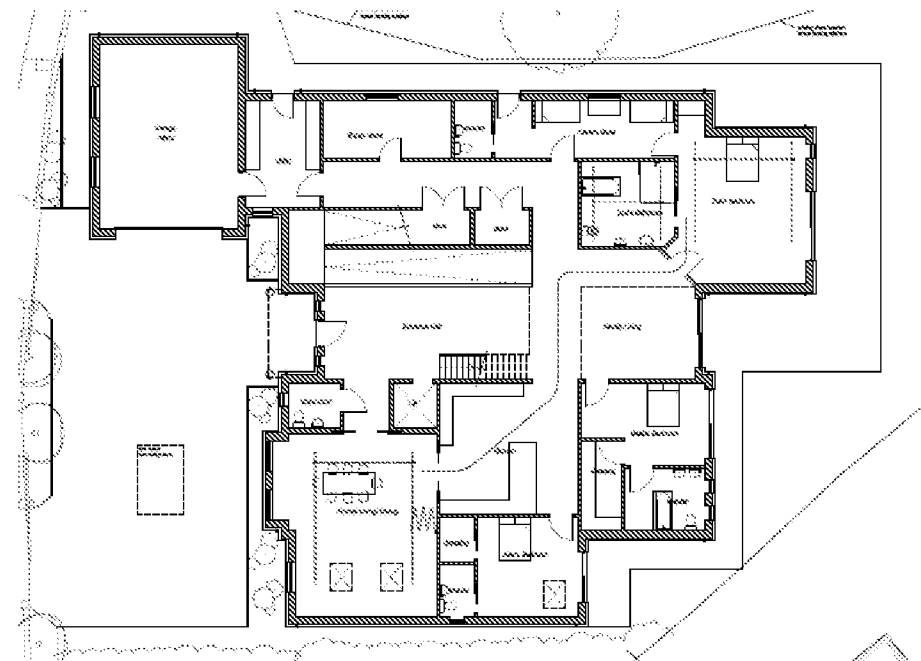


Image above: ground floor plan (n.t.s.)

5.0 Scale & Massing

The proposals have been designed in consideration of the scale of the overall site, boundaries and the neighbouring properties, taking inspiration from the two storey dwellings in the near vicinity in regards to the overall height of the proposals.

The scheme has also been designed to not exceed the heights of the care home or the proposed flats which were both two storey, and as illustrated below, with the proposed ridge heights matching the previous structures/ approved flats, with the proposed dwelling sitting well within the outline of the approved flats as denoted by the dashed red line.

The proposed dwelling has been designed in a traditional domestic style which is comprised of two gabled elements that break up the western (street) façade and the roof line, which is then extended over the single storey elements to reduce the scale and massing of the overall street frontage.

The stone banding has been introduced to break the mass of the elevations which is continued to the parapet detailing of the garage and bay window.

The brickwork plinth acts to ground the dwelling into the site and provides a solid base to the dwelling and compliments the traditional style of design.

The sash windows have been designed to proportionately respond to the front elevation, whilst larger glazing is proposed to the rear of the dwelling.



6.0 Landscaping

The proposal seeks to retain the existing soft landscaping to the perimeter of the site.

The new driveway is to be finished with porous block paving to provide a solid, level surface to and from the dwelling to the highway and to the perimeter path to the north of the dwelling.

The western boundary facing the street is to be finished with a 1.20m brickwork wall with wrought iron railings on the top to provide a secure frontage but without creating an oppressive street scene and compliment the open nature of many of the frontages along Ferringham Lane.

New soft landscaping is proposed on the strip of land adjacent to the highway as well as buffer planting adjacent to the brickwork wall.

The existing vehicular access is to be stopped up and two new vehicular accesses are to be formed to provide an in and out style arrangement to the street frontage

Proposed Western Elevation - n.t.s.

Proposed Southern Elevation - n.t.s

7.0 Access

As stated above the driving factors being the design of this scheme is one of access, and especially access throughout the dwelling. The whole house has been designed in accordance with several different pieces of legislation and design guidance, namely

- Approved Document M Volume 1: *Dwellings M4(3) Category 3: Wheelchair user dwellings*;
- BS8300:2009+A2@2010 - *design of buildings and their approaches to meet the needs of disabled people - Code of practice*, and;
- *Changing Places: the practical guide* by the Changing Places Consortium.
- *Lifetime Homes Standard*

The design of access considerations have been detailed above in section 4.0 Layout

8.0 Appearance

As described above the scheme has been designed in a traditional manor, with the use of facing brickwork, sash windows and deep eaves details to create an overall traditional appearance with horizontal cast stone banding details to break up the elevations.

Ferringham Lane has organically developed over the years with a variety of styles and materials evident along the road, with more traditional materials used to the northern end of the road close to the conservation area, with the materials becoming more contemporary the closer the properties get to the coast line.

The scheme went through different options for the external materials, but the chosen palette is illustrated opposite in the rendered elevation image.

The brickwork was chosen to create a low maintenance façade which would not weather unlike a rendered finish and contributes to the traditional appearance of the dwelling. The brickwork plinth acts to ground the scheme into the site and adds interest to the façade.

The introduction of flint work to the vertical recess over the main entrance echoes the traditional use of flint within Ferring and ties the scheme into its local context.

By using the cast stone detailed to the entrance portico and the flat roof parapet detailing the mass of brickwork to the facades has been broken up and helps to reduce the massing of the elevations.

The sash windows contribute to the traditional design style, but have been designed to provide contemporary thermal performance and security.

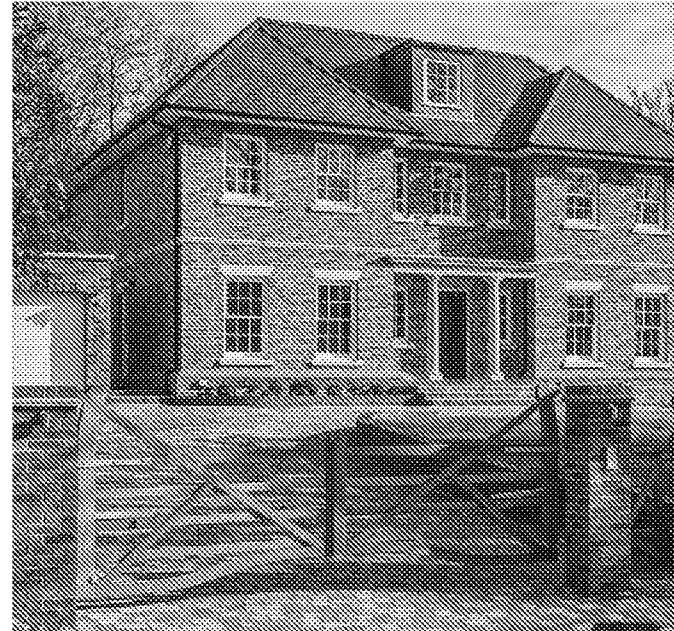


Image above: client inspiration

Image below: rendered western elevation



9.0 Sustainability Statement

The applicant is keen to use renewable sources of energy within the scheme which include PV panels on the southern roof aspect and a rainwater harvesting tank is to be located below the driveway to provide grey water for use in the toilets and for watering the garden.

Other sustainability features include, but are not limited to:

- a) Large areas of glazing, particularly on the east and west facing elevations, to take maximum advantage of solar gain and provide natural light, thus helping to reduce heating demand in the winter months and the use of artificial lighting.
- b) The dwelling will have insulation standards in excess of those required to comply with the current Building Regulations.
- c) The WCs will incorporate low-flush cisterns and aerated taps will be fitted to the sinks, baths & wash hand basins, with the aim being to reduce water consumption.
- d) Low voltage lighting will be included throughout the dwelling to reduce electricity consumption.
- e) Demolition waste will either be retained for re-use on site as hardcore, or recycled, with any new materials being sourced locally where possible. It is intended that local contractors and tradespersons will be used during the construction phase.