

STATEMENT IN SUPPORT
OF
PLANNING APPLICATION

INCORPORATING
DESIGN AND ACCESS STATEMENT

FOR

Ferring Country Centre

FITNESS STUDIO

AT THEIR PREMISES

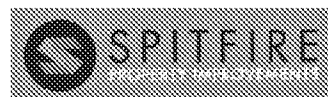
**Rife Way
Ferring
West Sussex
BN12 5JZ**

PROPOSAL:

To construct a single storey building to serve as a fitness studio facility
for the day care visitors

January 2022

Guideline
BUILDING
SERVICES LTD
COPTHORNE 01342 718455



INTRODUCTION

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.

DRAWINGS

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

GL 2496- 6906A Floor Plan and Elevations and Block plan

GL 2496- 6912 Block Plan

USE

The new building will provide important fitness facilities for the Centres day care clients and will make a worthy addition to the all round health and wellbeing strategy that the Ferring Country Centre promotes.

The proposed feature of an externally accessed disabled toilet facility will serve and benefit the greater premises.

AMOUNT

The proposed building has a footprint of 16.47m x 7.45m, is 2.5m to eaves and 3.9m to ridge.

The gross internal floor area is 115m².

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 towards the Eastern boundary within the overall property .

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 100m to the north east.

The existing buildings in the Ferring Country Centre include a mixture of styles but are in the main of clad portal framed style. 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 match the adjacent workshop building in height, width length and style

LAYOUT

The new building is located parallel to the existing workshop building and 3.2m away from the eastern boundary.

ACCESS

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 able users which the centre is dedicated to support. An important feature is the externally accessed disabled toilet facility which will also serve the users in the external farm areas.

APPEARANCE

The building is designed to blend with the surroundings with featheredge boarding, windows and doors to match the existing adjacent workshop including the rendered rear façade.

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

SUSTAINABILITY

The building will be constructed to levels of insulation to the requirements of current building regulations.

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

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

Foul water from the building will discharge via a pumped main to the existing foul sewer system feeding into the existing main site Klargester sewerage plant.

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 enhance the existing facilities without detriment to the surround area.