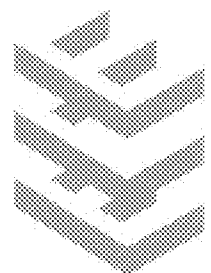


Design & Access Statement

Full Planning Application
for the erection of a new commercial
building and associated external works.

Highdown Farm,
Littlehampton Road,
Ferring,
Worthing,
BN12 6PG

June 2019



Project Name: Highdown Farm

Location: Highdown Farm, Littlehampton Road, Ferring, Worthing, BN12 6PG

Client: Michael Jones

File Reference: D.01

Issue	Date	Author	Checked	Notes
P1	12/06/2019	I M	A K	Planning Issue

Introduction

This Full Planning Application is for the erection of a new commercial building at Highdown Farm, on Littlehampton road in Ferring, Worthing.

The application site currently comprises a portacabin, external storage and parking spaces. The property is accessed via an access road off Littlehampton Road. Surrounded by commercial activities and dense vegetation the site is well screened from public view.

The application presents a sensitively designed solution that will generate 2 commercial units within a proposed building. The proposal is considered to be of subtle character, appropriately scaled, in keeping with the existing building colour scheme and functioning successfully within the setting of the site. Most importantly, it fully respects the setting and amenity of all of the surrounding properties by maintaining distances to the boundaries and pitching away from them in a sensitive manner.

Current parking arrangements will be emulated, with additional parking spaces proposed to accommodate for the added units.

The existing building and external improvements shown in the drawings fall within Permitted Development Rights and are not part of this application.

The application includes a full set of plans and elevations for the site proposal.

Assessment

Site Description and Physical Considerations

The site lies to the north of Littlehampton Road (A259). Located within a commercial zone and surrounded by dense vegetation the site is well screen from public view and sits away from Ferring's residential area.

The adjacent sites are primarily occupied by commercial and agricultural activities housed in industrial units and greenhouses with no unifying architectural character.

The materials present in the area follow in similar fashion, generally comprising a discordant mixture of corrugated metal, cladding panels, brickwork and polycarbonate. Barrel, pitched and flat roofs are also present within the area. Existing boundary treatments are generally consisted of hedgerows, brick walls and timber/metal fences.

The site is primarily covered with loose aggregate surface with a portion of asphalt laid to the southeast for vehicle parking. The site is also sloping down from north to south, with approximately 3 meters difference in levels from end to end.

The existing commercial building displays a buff blockwork plinth with light blue metal cladding and pitched roof. The portacabin is clad in grey metal and has a flat roof.

Planning Policy

For Planning Policy please see Planning Statement associated with this application.

Design Response

Use

The application site will be used to provide 2 commercial units (B1/B8 Use).

Amount

The development proposal provides a new building which will generate two equal (each 207sq.m.) commercial units.

11 separate parking spaces are proposed, including visitor spaces.

The application area is 0.09 Hectare of which 0.04 (approx. 45%) will be occupied by the proposed building footprint.

The total gross site area, which falls under the same ownership, is 0.19 Hectare of which 0.05 occupied by the existing building footprint and 0.04 by the proposed, totalling 0.09 Hectare (approx.47% of total). We feel this is comfortable for the site considering its locality.

Layout

The proposed building will be divided lengthways in two equal commercial units with roller shutters and entrance doors.

The proposed building is positioned to meet a number of requirements; presenting a high quality elevation, and addressing the access road to ease loading and large vehicle access.

The proposed layout elements are positioned successfully within the site maintaining appropriate distances from the site boundary and escape routes along the perimeter of the building. In addition, hedgerows and planting is proposed along the west and south boundaries to further screen the development from its adjacent properties.

A retaining wall is proposed along the north of the application site from east to west, to accommodate the levelled surface of the proposed building and its access.

Dustbins, recycling bins and bicycles are to be stored in the designated area to the northeast of the application boundary.

Scale

Scale is fully considered in the design solution; the form of the proposed building is designed to restrict its prominence on views from the adjacent buildings.

The proposed commercial unit's ridge sits lower to the existing building ridge, and the foot print is smaller than the existing to minimise the impact of the new build in terms of scale.

Appearance

The design and siting of the proposed building achieves no overlooking issues and provides high quality and useable commercial units with associated services.

The proposal is designed with simple aesthetic utilising high quality materials; buff brick plinth and grey metal cladding and roof, in keeping with the existing building colour scheme and shape. High level windows, rooflights and entrance windows provide natural light into the proposed building.

The elevational solution creates simple but high quality elevations appropriate for the site setting and respectful of the architecture of its surroundings.

Landscape

New hedgerows are to be placed along the west and south boundaries to screen the proposal from the adjacent properties.

New planters are to be placed around the vehicle parking area to the east end of the application site.

A footpath will be formed along the west and north of the proposed building to accommodate escape routes. Vehicle access and parking areas will be surfaced appropriately with permeable hard standing.

Access

The site is to be accessed from the commercial access road off Littlehampton Road (A259). Goring-by-sea train station is a few minutes' walk away with cycling lanes available along the whole route.

Existing access point into the site is retained, on level surface with the access road. 11 car parking spaces are provided, including visitor spaces. Parking provision is considered entirely suitable for the commercial units.

Level access is provided for all units.

Conclusion

Overall, this full Planning Application provides a new commercial building that is minimal in impact in terms of amount and scale.

The proposed building detailed within this application has been considered with reference to all of the surrounding properties to ensure that there is no detrimental impact to any existing properties adjacent to the site.

The design process resulting in this application has been rigorous and carefully considered to create an appropriate design solution that respects existing built form and creates a high quality, sensitive building that is visually unobtrusive to its environment.

The proposed building pays reference to local vernacular in high quality and thoughtful design, which achieves a contemporary design solution. As the proposed scheme is entirely in-keeping with the existing, and offers no detrimental impact, it is requested that full Planning Permission be granted for this application.