



Design and Access Statement
Mill Studio
Piers Ottey
August 2012

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LOCATION

The site is located approximately 30 metres from the junction of the access road and Ford Road and is brown signposted “Mill Studio”; situated midway between Arundel and the A259 coast road. The complex is not viewable from the road but is open for visitors and customers daily or by appointment with the proprietor for viewing by local authority representatives. The Mill Studio is located at the Newhouse Farm Barns, Ford Road, Arundel, West Sussex BN18 0EF; in the ward of Ford, West Sussex and is part of the Arun constituency. The surrounding built environment is of mixed use agricultural, industrial, commercial and residential use. The studio and its outbuildings are currently classified for commercial use. There is a small business park with vehicle access which The Studio forms a part of, however the studio has its own independent access from Ford Road and sits in close proximity to access routes to the nearby Ford Airfield Industrial Park.

The site is buffered from the north-south transit route of Ford Road by a small area of undesignated woodland part of which is owned by the client. There is a residential housing estate to the south of the access road to the Mill Studio as well as further rural/residential mixed use facilities in close proximity to the east of the site beyond Ford Road as well as rural and residential farm buildings and dwellings to the west of the site.

The site sits in a Policy Area 10 Strategic Gap between Littlehampton and Arundel; is not in an AONB nor does it fall within the SDNP. There are no specific development restrictions associated with the site.



SITE

The site is located approximately 30 metres from the junction of the access road and Ford Road and is brown signposted “Mill Studio”; situated midway between Arundel and the A259 coast road. The complex is not viewable from the road but is open for visitors and customers daily or by appointment with the proprietor for viewing by local authority representatives. Sole Access is via the semi-public road. The Studio enclosure is bordered by a 2 metre flint and brick wall, has a large vehicular access timber gate which is secured outside opening hours. There is a small wooded area to the east of the site which creates a visual and physical buffer between the eastern boundary and Ford Road. There is no designated access between the northern boundary of the Mill Studio and the remaining Units of the New Farm Barns Business Park. The boundary of the site delineates the western and southern aspects which border undesignated land in the fringes of the Ford Airfield Industrial Park. The Access Road separates the site from the previously mentioned housing estate to the south.

Buildings on the site are used for display, exhibition, studio and workshop space, storage and garage areas. There is significant external space in the courtyard area which is used primarily for parking and display of larger art and sculptural work.

The plot is currently designated for commercial use.
The total footprint of the plot is approximately 897 sqm
The total footprint of buildings and outbuildings within the plot is approximately 256 sqm



Extent of Site (NTS)

CONTEXT
Types



Types

There is no dominant architectural style prevalent in the area. The Mill Studio and its associated outbuildings are of traditional timber frame/cavity wall brick and block construction, are low lying single storey height with exposed timber beams or loft space in places. These structures cannot be viewed from the roadside and sit within a walled enclosure that forms the courtyard of the complex. The complex has gated access to the south via the access road. The structures are mixed in appearance ranging from traditional knapped flint, red brick or faced with stained timber cladding in keeping with the vernacular style of the area with some brick facing in places. Roofs are dual pitched and tiled with brick faced gable ends. The courtyard is gravel for easy vehicular transition with good parking provision.

As previously stated there is housing estate in close proximity to the south of the complex. Constructed in the 1960's the estate contains approximately 24 in number semi-detached dwelling houses of standard brick construction positioned around a central green space.

There are 2 in number large agricultural buildings to the west of the site of steel grid construction as well as offices and commercial premises that constitute the remainder of the Victorian Business Centre.

A 14th century vernacular church lies within close proximity to the east of the Ford Road that has a number of single detached dwellings converted from former rural/ farm use both here and to the west eg. Ford Cottages;

The nearby Ford Airfield Industrial Site consists of large steel frame structures for commercial and storage use. There is small scale agricultural use and grazing land to the east as well as a small undesignated wooded area that borders the plot.



Blockwork and Profiled Steel Storage at New Barn Farms BP Commercial Offices



Brick Faced Commercial Offices at New Barn Farm Business Park



Knapped Flint and Timber



Housing Estate within sight of Mill Studio from New Barn Farms BP



Traditional Knapped Flint Farm Building close to Mill Studio



North Elevation of Mill Studio

Materials

The Mill Studio is constructed from traditional vernacular materials including Red London Brick, Knapped Flint Walls with Brick Coins, Stained ship-lapped black timber cladding, slate pitched roofs, clear stained timber framed doors and windows, gravel driveway with parking bay and external planted areas. The complex could be described as “in-keeping” with its semi-rural context and has been upgraded internally for fitness for purpose as well as externally for equal access for visitors and users.

Whilst there is no prevalent architectural style in the area it is felt any development in immediate proximity to the Studio would need to be appropriately designed to respect the style and aesthetic of the courtyard complex.

Outside the immediate context a diverse range of materials can be witnessed including profiled steel cladding on industrial units, brick faced residential dwellings and more traditional rural dwellings utilising vernacular building methods and materials.



Predominant Materials
Palette

Amenities

The site is served by a good road network that joins Arundel and Ford to the coast and nearby rural communities. There is a regular bus service that connects these communities that has a stop close the access road / Ford Road junction close to the Studio. The nearby rail station at Ford has good regional rail links to Portsmouth, Brighton and London.

The nearby village of Yapton has good local amenity provision including convenience stores, post office, school and play park, whilst the larger centres of Arundel, Littlehampton and Bognor Regis can be accessed via the local public transport infrastructure.

There is substantial parking provision for customers and visitors to the Studio along with WC, storage and associated provisions one would expect from this type of development.



Local transport
infrastructure at nearby
Ford Station

INTENTIONS

The clients' intentions are two fold;

Firstly, to expand the scope, size and commercial offering of the Mill Studio. The significant available external space is felt to be sufficient to both accommodate a new structure whilst still be capable of supporting off street parking provision for visitors and customers. The client feels this expansion is critical to the future secure financial success of the commercial aspirations of the studio; the expansion will include new studio space available for rent/hire to artists or creative businesses and will significantly increase turnover in line with the client's business plan.

This lettable space will ensure the growth of the clients business without detrimental impact to the surrounding area context.

Whilst The Mill Studio is run as a profitable business venture the nature of the business means it has some particular needs and requirements unusual to many. The client currently works extremely long hours predominantly painting as well as preparing classes and exhibitions. His working hours can often extend long into the night/early morning. The client is a pre-eminent artist with work recognised throughout the country and he has exhibited widely both regionally, nationally and globally. His work has been commissioned by Regional galleries and is highly prized in private collections. He currently commutes between the Mill Studio and Liss, Hampshire daily but is finding the cost implications, the environmental impact of the journey and the inconvenience is detrimentally impacting on his ability to run the Studio as effectively as he would like. This additional and unnecessary cost affects the bottom line of the company and makes expansion less possible.

Secondly as part of his intentions to expand the business allowing for start-up creative individuals to access the proposed studio space the client feels it is necessary to apply for change of use status for the outbuilding on the eastern boundary to be re-classified for live/work space. It is felt minor internal modification will be necessary without visual external impact. This re-classification would offer the following benefits :-

- i. A decrease in carbon emissions as a result of the decrease in commuting;
- ii. A more environmentally sustainable business model for the Mill Studio in line with the owners objectives ;
- iii. Allow the client to more effectively manage his business;
- iv. Consolidate the business aspirations of the Mill Studio allowing for the client to work longer hours without an extensive commute at the end of the day;
- v. To offer on-site security during closure times;
- vi. There would be no visual change or alteration to the outbuilding;
- vii. The proposed business expansion of the Mill Studio facility would be dependent on this allowance.



FACTORS

There are a number of factors worthy of careful consideration before commencing with planning consent; it is felt these can be best raised and addressed at consultation stage so that they may better inform design for approval:-

1. GEN 1 Sustainability

Wherever appropriate the new structures will utilise sustainable resources including possible UV solar, rainwater harvesting, Ground or Air Source heat Pumps;

The proposed change of use for live/work space recognises the decrease in carbon emissions from the reduction in commute for the proprietor;

It is felt the proposal meets the needs of the local authorities definition of sustainable development ie.

"Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

2. GEN 4 Location and Travel Demand

The change of use to live/work accommodation for the outbuilding requirement is felt to minimise air pollution and carbon emissions negating the need for the proprietor to continue his extensive commute thus positively contributing to location and travel demand;

3. GEN 6 Amount of New Commercial Development

It is felt the proposed studio space positively contributes to Local Plan demand for the expansion and development of new commercial premises;

4. GEN 7 The form of New Development

The additional space positively contributes and respects the existing building context and aesthetic. There is sufficient space within the complex to accommodate additional structures.

1. Style and Aesthetic Impact;

Local authority consultation should confirm the proposed additional studio space is in keeping with the existing structures that make up the Mill Studio development; The proposal will have no detrimental visual impact;

2. Ratio to plot;

It is felt adequate external ground floor provision for amenity, vehicular and pedestrian circulation will not be detrimentally effected by the proposed development and change of use;

3. Change of Use;

The change of use from commercial to live/work use would have minimal impact and would positively contribute to the commercial aspirations of the Mill Studio as a growth factor in the future secure viability of the business as well as addressing security concerns in light of recent infringements as detailed by the proprietor who feels.....

“...the studio is uniquely isolated and there is a constant need for vigilance and on site security. Since setting up the Studio twelve years ago there have been numerous security incidents that would have been unlikely to occur if there had been someone on the premises. In 2000 there were two break-ins. Tools were taken on one occasion, windows broken on another. In 2003 and 2004 there were attempted break-ins which prompted me to stay over from time to time to deter intruders. There have been numerous fly tipping events outside the studio including the dumping of soil on the roadway and separate incidents of tipping of household detritus. Several cars were dumped in 2008 and 2010 and one was set alight. There have been several break-ins and vandalism at The Victorian Barns complex. There have been thefts of a lawn mower and garden tools. The live-work proposal, if granted, will mean regular security inspections of The Mill Studio and of the entire Victorian Barns complex. This is greatly welcomed by the other owners and tenants”.

PROPOSALS

Total Site Area			897 sqm
Footprint of Existing Structures			280 sqm

Additional Studio Space comprising of:- 3 x additional studios for private rent 1 x Access WC 1 Storage Area	Gross additional floor area	GFA	125 sqm
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Conversion of Store to Live/Work Unit	No additional floor area	GFA	75 sqm
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Creation of additional Parking Bays for customer and user use

(For further information see detailed drawings that form part of this application)

ENVIRONMENTAL CONSIDERATIONS

The client and agent are committed to future secure provision of renewable energy systems as integral to the design and planning of the new additions. Consideration will be given to possible retrofit of renewable energy systems on the existing structure which benefits from an unobstructed south facing orientation allowing for passive solar gain to glazed elevations of the main structure and for the installation of possible UV panels to roof areas servicing solar water heating provision for the entire development. In addition investigation into ground source heat pump systems is proposed and could provide under floor heating for the new additions.. Additional UV cells may be considered for extra power demands in high peak periods or for resale back to the grid. A grey water recycling system could be implemented to collect and reuse rainwater for washing and flushing, utilising a 5000 litre storage tank to be positioned discreetly on the west boundary. It is felt a considerable energy and cost saving can be made against the services provision currently experienced in similar developments exceeding statutory compliance guidelines with considerable cutbacks in emissions. Material construction will aim to use locally resourced products and services wherever possible to allow for transport/journey efficiencies. Local contractors and consultants will be selected for the same reason. Consideration of construction elements will ensure low embedded energy of materials. By super insulating the wall, roof and floor elements and ensuring maximum air tightness efficiencies across the structure it is felt the energy performance of the proposal will be considered a substantial improvement on the existing requirement with considerable carbon emission reduction and cost saving well into the future. In light of the plots proximity to other commercial units all on-site disruption will be kept to a minimum and in respect of planning conditions to this effect.

Additional Services

Surface water drainage will be dealt with via existing drainage ditch located to the east of the site with soil waste using existing sewage tanks owned and maintained by the business park.
(For further details refer to drawing number 003)

Flood Risk

Whilst the development sits within the Arun valley and is within 2 km of a water course there is no perceived risk from flooding from sea or river flood nor does it sit within a designated Environment Agency Flood Warning Area, nor is the development within a zoned flood risk area. For this reason it is considered a full risk assessment is not necessary for validation of this application.