

DESIGN, ACCESS & HERITAGE STATEMENT  
PROPOSED C3b DEVELOPMENT

Adjacent to  
Waterbury House  
8 Ford Rd, Ford, Arundel BN18 0BH

(Project Reference 0072404/G5)



September 2024

## 1.0 INTRODUCTION

- 1.1 This Design and Access Statement relates to proposals on land adjacent to Waterbury House, 8 Ford Road, Arundel BN18 0BH. The proposals have been informed by reference to a similar prior consent on this site (F/7/19/PL) and subsequent pre-application advice (PAA/89/23/)
- 1.2 The site is a vacant/disused plot adjacent to a Grade II listed former public house, now a care facility.
- 1.3 The purpose of this document is to explain the design approach, to consider its response to issues such as access, amenity, its heritage setting, flood risk, ecology and landscape. It should be read in conjunction with the other documents associated with this application.

## 2.0 THE SITE AND ITS CONTEXT

- 2.1 The site lies east of Ford railway station, adjacent to a level crossing and approximately 2 miles south of Arundel. It is adjacent to Waterbury House, now a care facility, formerly The Arundel Arms public house, later known as 'The Station Hotel' and then 'The Shaky Doo'. This pub closed in 2005.
- 3.0 Archaeological evidence suggests there may have been a prehistoric settlement near St Andrew's church, but Ford appears to have been a very small settlement through the middle ages and formed part of Climping parish until around the 13<sup>th</sup> C. Expansion only occurred in the mid 19<sup>th</sup> C – in part following the construction of the Portsmouth to Arundel canal (opened 1823) and then the Lyminster–Chichester railway (opened 1846)
- 3.1 The site lies just over half a mile northeast of the former Ford airfield listed by the Airfields of Britain Conservation Trust with the following description:

*Ford, the world's most famous intruder airfield, originally opened in March 1918 for use by RAF and American squadrons prior to closing in January 1920. The site reopened for civil flying ten years later, becoming involved in early air-to-air flight refuelling experiments, and resumed military aviation connections from the end of 1937. Fleet Air Arm training units primarily employed Ford into World War Two but their base suffered extremely heavy damage and loss of life following a ferocious attack by Junkers Ju 87s on August 18 1940. As a result the RAF quickly returned and Ford gained prominence in its best known role as various intruder squadrons – notably No 23 – roamed enemy-occupied territory to attack targets at will with considerable success. Operational duties gradually altered to also include fighter-bomber sorties as the airfield became heavily involved through the vital D-Day period and beyond.*

*Ford kept busy during peacetime as the Fleet Air Arm returned in the summer of 1945 to enable first-line squadrons to form and work up to full readiness. Another major event occurred in August 1951 when No 800 Squadron formed at HMS Peregrine with Supermarine Attackers to become the first naval jet fighter unit. Eventually Ford was paid off or closed in November 1958 but this did not signal the end of flying by any means as civil aircraft continued to employ the airfield until all flying finally ceased in 1980. Today a wide variety of alternative uses which have become noticeable since the late 1950s are evident, ranging from industry and peripheral housing to leisure, an open prison and a popular Sunday market.*

- 3.2 The Arundel Arms appears to have enjoyed a reputation as the station pub – albeit the only option for rail travelers seeking refreshment after disembarking. It was evidently a popular gathering place for motoring events (see below), and popular with service personnel at the airfield. In the Second World War during the raid mentioned above a bomb landed close to the pub. RAF parlance for near-miss being ‘Shaky Doo’ – and hence the last renaming of the pub before its closure.
- 3.3 The former pub is now operated by Consensus Support services Ltd, providing supported independent living accommodation for adults.

## 4.0 POLICY CONTEXT - HERITAGE

- 4.1 The proposals do not directly impact any heritage assets but are within the setting of a listed building. Hence, they need to have regard to their potential impact on that setting.
- 4.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legal requirements for the control of development and alterations which affect listed building and/or their setting. The Act contains specific duties in relation to the determination of planning applications. It requires local authorities to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 4.3 The primary policy context is the National Planning Policy Framework and supporting Planning Practice Guidance. The overarching purpose of the planning system is to contribute to the achievement of sustainable development, and the NPPF has a presumption in favour of such development within the context of economic, social and environmental objectives.
- 4.4 Section 16 of the NPPF deals with heritage. It recognises that heritage assets are an irreplaceable resource which 'should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.
- 4.5 The NPPF also requires the significance of heritage assets to be considered in the planning process. Paragraph 201 states;

*'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'.*

4.6 Paragraph 205 explains that:

*'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.*

4.7 The NPPF defines significance as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

4.8 These interests are further described in Historic England's guidance (Advice Note 12, Statements of Significance, 2019);

*Historic interest: the ways in which the asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community. Historical interest considers whether the asset is the first, only, or best surviving example of an innovation of consequence, whether related to design, artistry, technology or social organisation. It also considers an asset's integrity (completeness), current use / original purpose, significance in place making, associative value with a notable person, event, or movement.*

*Archaeological interest: the potential of the physical remains of an asset to yield evidence of past human activity that could be revealed through future archaeological investigation. This includes above-ground structures and landscapes, earthworks and buried or submerged remains, paleoenvironmental deposits, and considers date, rarity, state of preservation, diversity/complexity, contribution to published priorities (research value), supporting documentation, collective value and comparative potential, and sensitivity to change.*

*Architectural and artistic interest: derived from a contemporary appreciation of an asset's aesthetics. Architectural interest can include the design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in*

*artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right.*

4.9 The policy guidance therefore requires development proposals to be informed by a thorough professional assessment of significance and assessed in terms of 'harm' and 'benefits'. The NPPF identifies relevant levels of harm ranging from 'no harm', 'less than substantial harm', 'substantial harm' through to 'total loss of significance'. The acceptability, or otherwise, of these degrees of harm vary according to the significance of the asset. In assessing the overall acceptability of a proposal the benefits of the scheme may be balanced against the harm and whether those benefits are sufficient to justify any harm caused.

4.10 Chapter 16 of the National Planning Policy Framework includes the following directions on the assessment of harm:

*Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

*Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

- 4.11 Policy HER DM1 of the Adopted Arun Local Plan 2011-2031 echoes the above national policies (including, of specific relevance in this instance, the importance of protecting and enhancing setting):

*Listed Buildings Proposals affecting statutory Listed Buildings will be required to:*

*a. Preserve or enhance the historic character, qualities and special interest of the buildings; b. Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior; c. Protect the architectural and historical integrity and detailing of a Listed Building's interior; d. Protect the special interest of buildings of architectural or historic interest; and e. Protect, and where possible enhance the setting of the building.*

- 4.12 In the context of these proposals, the effect of the above is to a). require a robust 'best practice' approach to understanding the significance of the affected asset and its setting, b). ensure that the proposals are conceived with due regard to that significance, achieve their aims with the least possible impact on that significance, (i.e. ensure the minimum possible degree of harm within the NPPF criteria) and deliver clear benefits which outweigh any harm.



## 5.0 DEVELOPMENT OBJECTIVES

5.1 The primary development objective of this project is to achieve the successful development of disused land to provide C3b dwellings in the form of supported accommodation for young adults and thus to contribute to addressing urgent need for such provision in the region. In doing so the proposals seek to;

- Protect and/or enhance the contribution that the site, and development on the site, make to the setting of the adjacent heritage asset and the wider context.
- Provide high quality supported accommodation for young adults, which gives them the opportunity to live well and with as much independence as possible.
- Contribute to addressing critical need in the region for accommodation of this type.
- Secure a viable long-term use for redundant, disused land.
- Deliver sustainable, low energy, low carbon accommodation which has minimal impact on the climate.
- Deliver accommodation which protects wildlife and habitat and ensures a biodiversity net gain, both during construction and thereafter in use.
- Facilitate landscape enhancements to the benefit of the streetscape and the wider community.
- Ensure compliance with technical requirements for residential accommodation in terms of accessibility, space standards and future adaptation.
- Facilitate options for sustainable travel to the new development.
- Provide compliant facilities for refuse and recycling.

## 6.0 THE PROPOSALS

- 6.1 The proposals comprise 4No. self-contained single storey dwellings and an ancillary office for support staff. The scheme is laid out as a terrace along the southern boundary, presenting a modest single storey gabled elevation facing a parking court and adjacent to Waterbury House – in effect serving as a ‘welcome’ building and well positioned to oversee the comings and goings of residents and visitors.
- 6.2 The parking court provides 9No parking spaces (in compliance with the Arun District Council design guidance) and provision for bin/recycling storage and bicycle parking. The scheme is accessed via an existing gateway off Ford Road and as such requires no Highway adaptations.
- 6.3 The proposed layout therefore has no direct impact on the existing access to Waterbury House, but does present the new development as distinct and independent of it. It also serves to visually enhance the existing forecourt to Waterbury House.
- 6.4 The terrace is carefully positioned to respect the existing mature trees along the southern boundary, and their contribution to habitat value.
- 6.5 The dwellings themselves are self-contained, one bed homes with generous proportions. Their internal layout places primary living accommodation to the north side, away from the railway, and the kitchens and bathrooms to the rear.
- 6.6 Each plot is provided with a private rear garden/amenity space and the scheme then also shares a wildlife/habitat garden to the eastern end.
- 6.7 The dwellings are accessed via a level, wide footpath which then gently ramps down into the wildlife garden beyond. Individual plots are accessed by level paths with level thresholds into the dwellings. The arrangement of paths defines small, unfenced front gardens which ensure privacy to each home, and creates a managed landscape setting for the scheme as a whole.

- 6.8 The individual dwellings are designed to exceed Building Regulations minimum standards for sustainability, with high levels of insulation and low/zero carbon heating via independent air source heat pumps. The site is heavily shaded by existing trees and so solar PV arrays are not viable. However, the dwellings will be very energy efficient and, if supplied by a suitable tariff, will be nominally zero carbon.

## 7.0 ACCESSIBILITY

- 7.1 The proposals are mindful of the policy and legislative context in terms of accessibility to and within the proposed dwellings, for occupiers and for support staff. They are single storey, with level/low gradient parking provision and access paths, level thresholds and have generous, step-free internal layouts.
- 7.2 The dwellings reflect the potential needs of their occupiers who may be neuro-diverse and or have specific requirements in relation to sensory perception. Provision includes placement of the main living spaces on the north side, furthest from the adjacent railway, shared and private amenity spaces, and higher levels of internal/party wall sound insulation.
- 7.3 By design, the dwellings lend themselves to future access adaptation, for example in the event they were later occupied under the same C3b use but by people with specific mobility needs which are not required or being provided initially.

## 8.0 HERITAGE

- 8.1 The adjacent property, Waterbury House, is Grade II listed. The formal list description is included at Appendix A. It is described as: *An L-shaped mid C19 building. Two storeys and attic. Three windows. One gabled dormer. Red brick with stuccoed window surrounds and long and short quoins. Tiled roof. Casement windows with dripstones over. The north west wing has a gable containing an attic window with scalloped bargeboards. Gabled porch in the angle of the L and another at the south end of the front.*
- 8.2 Originally 'The Arundel Arms', it later became The Station Hotel and then The Shaky Doo in reference to a near miss during a bombing raid on Ford Airfield during WW2. The pub closed in 2005 and later changed to its current use as a care facility.
- 8.3 The property appears on the 1876 1:2500 OS map (see below), titled 'Arundel Arms Inn,' and set with a generous open forecourt to the west and gardens/yardage to the south and east. There is no change to the footprint of the property in the 1897/98 map or 1912 map. By the time of the 1932/40 map a further building appears on the site, perhaps an outbuilding or coach house/garage – the annotation remaining 'Arundel Arms'.
- 8.4 Given that the Arundel Arms was next to the station and also provided carriage hire (see photos below), it is likely that the space around it was in utilitarian use (stabling, carriage standings, goods storage etc.) rather than necessarily formal gardens.
- 8.5 Further alterations, including the conversion to a care facility, added various extensions and saw the addition of a fence separating the retained garden of Waterbury House from the site. The closure of the public house also evidently led to the loss of the hanging signs, signwriting to the walls, lantern and lamp standard which once enriched the forecourt.

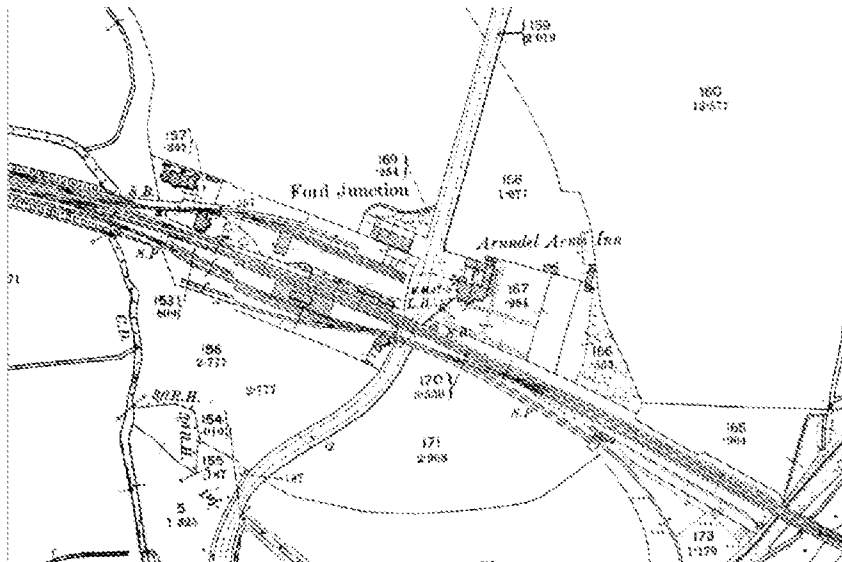


Figure 1. Extract from 1876 1:2500 OS map.

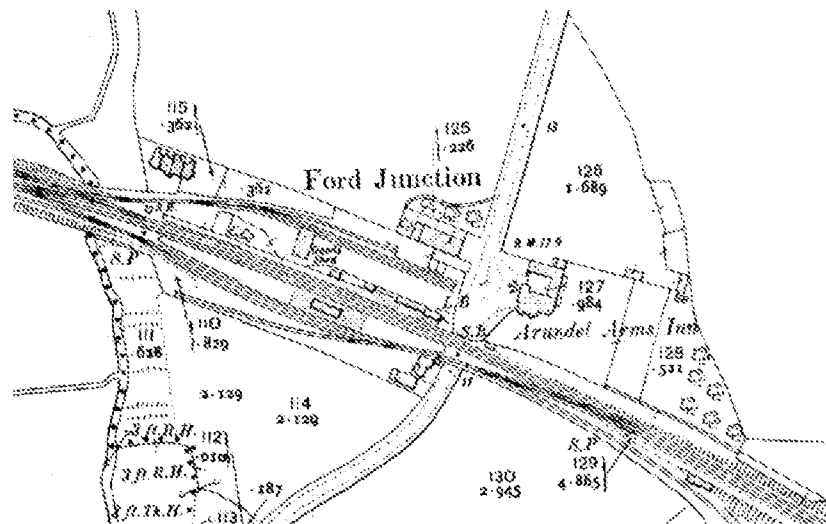


Figure 2. Extract from 1912 1:2500 OS map.

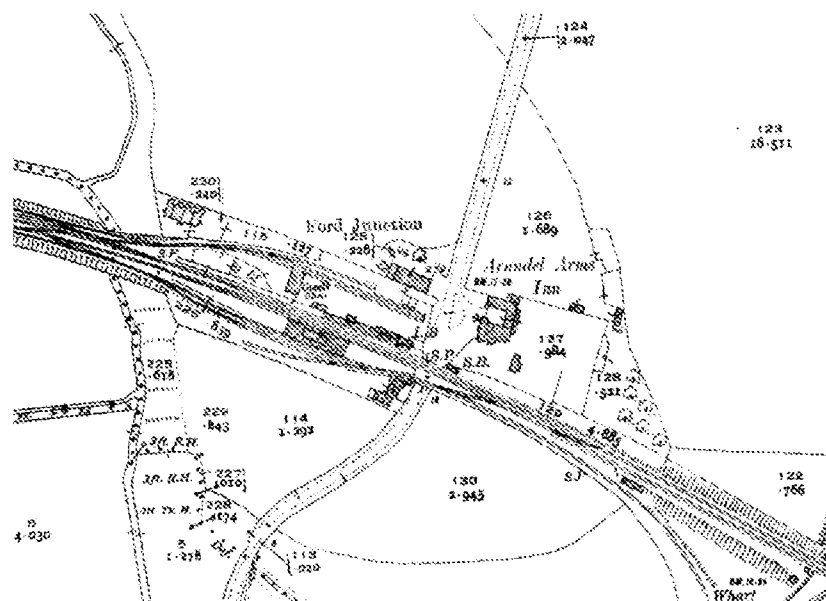




Figure 4. Unattributed photograph — early 20<sup>th</sup> C.



Figure 5. Unattributed photograph — circa 1930's

8.6 Waterbury House is therefore a heritage asset of both architectural and historic interest.

Despite losing some of the trappings of its former use much of its original scale, form and detailing remains from its time as a prominent public building. Its historic interest lies in its significance as a public house and for its social and cultural significance in the village of Ford. Whilst its closure and change of use diminishes its contemporary contribution to the village, its history remains, as does, to a significant degree, its architectural expression of that history. As such it retains a sense of prominence and grandeur and can still be considered a significant heritage asset worthy of preservation and/or enhancement.

8.7 The proposals have no direct impact on the fabric of Waterbury House but do form part of its wider setting. The baseline condition of the site is that of disused land bounded in part by mature trees. It has no architectural or formal landscape merit as such and therefore presents opportunities to enhance the setting of the listed building. The proposals seek to do that by;

- Setting the new dwellings apart from the listed building, both in terms of lateral separation and by being set back into the site.
- Maintaining a scale which is entirely subservient to the listed building.
- Adopting a form which reflects the architectural style of the former public house – echoing its characteristic gables, window surrounds and quoins, but in a humbler manner, not seeking to compete with the more enriched historic detailing of the listed building.
- Presenting a modest gable to the approach elevation, the terraced layout then following the natural form of the site, extending further from the listed building.
- Using materials which are sympathetic to the textures and colours of the listed building.



- Facilitating the sensitive landscaping of the site to not only provide an attractive scheme but to further soften and frame the forecourt of the listed building.

## 9.0 SUSTAINABILITY

- 9.1 The proposals are mindful of the policy and legislative context in terms of mitigating the effects of climate change and reflect the applicant's ambitions for sustainability. They therefore seek to secure the most sustainable solutions including thermal performance exceeding the Building Regulations minimum, the use of heat pumps for space and water heating, permeable paving, etc.

## 10.0 LANDSCAPE

10.1 The scheme proposes a variety of landscape character areas:

- The parking court, comprising permeable paving, enclosed with timber gates and fencing (including the retained fenced boundary to Waterbury House) and planted beds/margins.
- The access pathway to the dwellings, also permeable, defining planted front privacy gardens and lined with fruit trees – retaining the existing view beyond to the imposing walnut tree in the garden of Waterbury House.
- A wildlife habitat garden set below the dwellings at the eastern end of the site, as a shared amenity for residents and also to establish an enriched habitat area featuring both sunny and shaded planted areas.
- The rear gardens to the individual plots, providing private amenity space and opportunity for residents to cultivate their own plants.

## 11.0 ECOLOGY

- 11.1 As noted above, the proposals are conceived to have minimal impact on existing habitat areas including the boundary trees and lower lying land to the east end of the site.
- 11.2 The landscape setting of the new dwellings provides rich potential for habitat preservation and enhancement with scope for the addition of bird and bat boxes, bee bricks, bug structures, the inclusion of wildflowers, hedgerow planting etc.
- 11.3 External wayfinding low level/lower lux lighting will only be required to the dwelling access pathways and hence the homes themselves will protect against light spill into the established boundary habitat areas.

## 12.0 HIGHWAYS

- 12.1 The proposals do not require any alteration to the existing access junction with Ford Road which has generous visibility splays and markings reflecting its proximity to the level crossing
- 12.2 The scheme includes complaint levels of car parking and cycle storage. It is anticipated that the proposed use will in fact give rise to low vehicle trip generation rates, the intended residents being more likely to use public transport than themselves be car owners.

## 13.0 FLOOD RISK

- 13.1 The proposals reflect the assessed floor risk potential of the site and achieve a finished floor level of 4.690m AoD as recommended in the FRA.
- 13.2 The use of permeable paving, and high net balance of 'unbuilt' ground are favorable in terms of run off and facilitate a scheme which is nominally self-contained for rainwater disposal.

## 14.0 CONTAMINATION

14.1 Because the finished floor levels required for flood resilience are quite high, and the dwellings themselves are structurally modest, the proposals do not require deeper below ground works and in any case the site is not known to have been in any kind of industrial use previously. They are not therefore expected to give rise to any concerns about potential contamination issues.

14.2 Should any unexpected issues arise during construction, such will be notified to Arun District Council at the time.

## 15.0 CONCLUSION

- 15.1 The proposals achieve the development objective of providing high quality and desperately needed C3b supported living accommodation by making good use of redundant land.
- 15.2 In doing so they successfully respect and enhance the setting of the adjacent listed building and draw from it in terms of architectural response. They have no effect on the fabric of the listed building and therefore the net heritage impact of the proposals is positive.
- 16.0 They protect the landscape and habitat setting and include extensive enhancement features, ensuring a biodiversity net gain, both during construction and thereafter in use.
- 17.0 They deliver sustainable, low energy, low carbon accommodation which has minimal impact on the climate.
- 18.0 They facilitate landscape enhancements to the benefit of the streetscape and the wider community.
- 19.0 They ensure compliance with technical requirements for residential accommodation in terms of accessibility, space standards, amenity and facilities, future adaptation and sustainable travel.



## APPENDIX A –

### STATUTORY LIST DESCRIPTION, WATERBURY HOUSE.

#### **Official list entry**

Heritage Category:

#### **Listed Building**

Grade:

**II**

List Entry Number:

**1222219**

Date first listed:

**20-Sep-1984**

List Entry Name:

**THE ARUNDEL ARMS PUBLIC HOUSE AT FORD STATION**

Statutory Address 1:

**THE ARUNDEL ARMS PUBLIC HOUSE AT FORD STATION, FORD ROAD**

National Grid Reference:

**TQ 00305 04282**

#### **Details**

TQ OOSW TORTINGTON FORD ROAD 16/332 The Arundel Arms Public House at Ford Station

L-shaped mid C19 building. Two storeys and attic. Three windows. One gabled dormer.

Red brick with stuccoed window surrounds and long and short quoins. Tiled roof.

Casement windows with dripstones over. The north west wing has a gable containing an attic window with scalloped bargeboards. Gabled porch in the angle of the L and another at the south end of the front.

Listing NGR: TQ0030504282