

DESIGN AND ACCESS STATEMENT

Replacement
Kingdom hall of Jehovah's witnesses 65 The Street
Rustington.

APPLICANT: Rustington Congregation of Jehovah's Witnesses

Oct/Nov 2010



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1. INTRODUCTION:

The application is for planning permission for:

"The Replacement of a single storey place of Christian worship building (Class D1) and associated car and cycle parking, with the retention of the existing vehicular access and associated car parking."

The scheme has been prepared following a detailed appraisal of the site, in terms of its relationship to adjacent properties; a former consent for planning permission to increase the size of hall (application No: R/56/06) but not implemented, the site's accessibility in terms of public transport; relevant national, regional and 'local planning policies; and a visual assessment of the character, uses and architectural vernacular of the local area.

2. ASSESSMENT OF CONTEXT

2.1 Physical:

2.1.1 Location context:

The application site of 411M2 (0.04Ha) is located behind "Jasmine Cottage" accessed via a driveway adjacent to No 67 The Street (B2140).

A single storey Place of Christian Worship used by the Local community for the past 50 years presently occupies the site.

The general area is of mixed use including The Lamb public House, Dentist and retail commercial units at the northern end of Sea-lane. The main Local shopping parade is approximately 400meters to the East. (Fig 1)

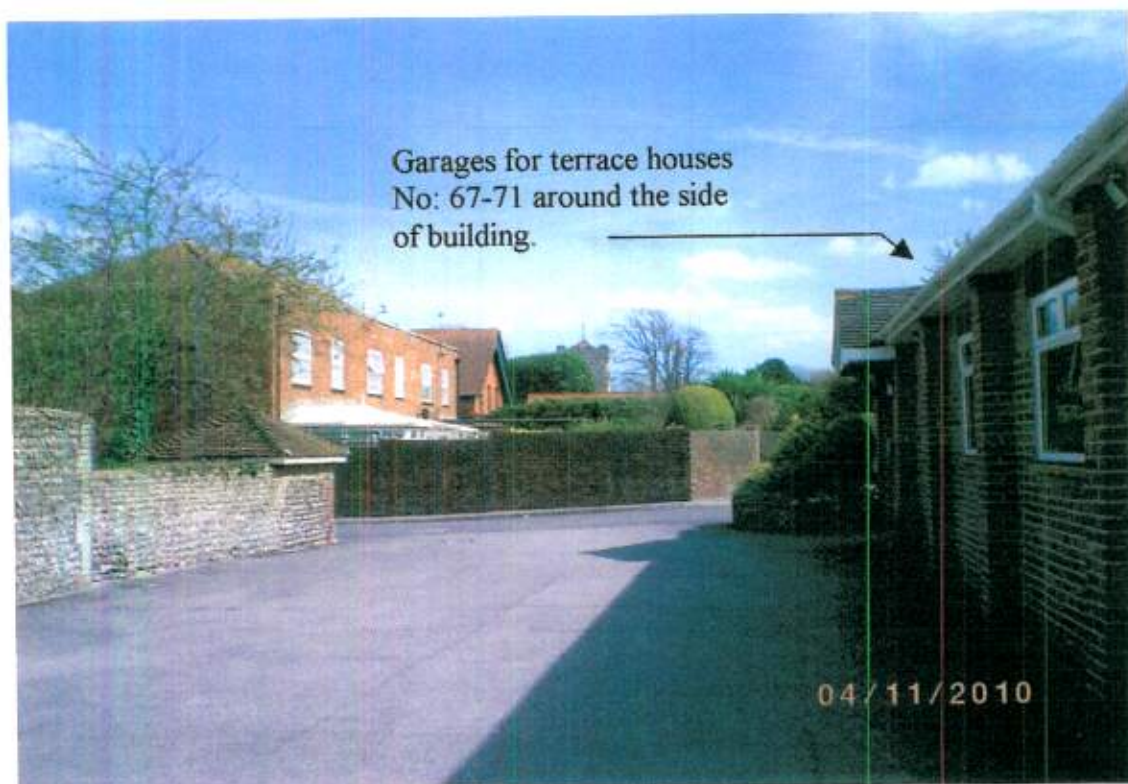


2.1.2 Local context:

With regard to the immediate context, Jasmine Cottage is located to the North being a two-storey house. (Fig 2)



To the East are a row of 3 No single storey flat roof garages that serve the Two storey terrace houses of No 67 to 71 The Street (Fig 3).



To the South is the garden of No 8 Box tree Avenue, a bungalow. (Fig 4)



To the West is the garden of No 55 The Street, also a Bungalow (Fig 5).



The character of the immediate area is one of traditional building style using a variety of brick, flint, plain tile and slate.

2.1.3 Site:

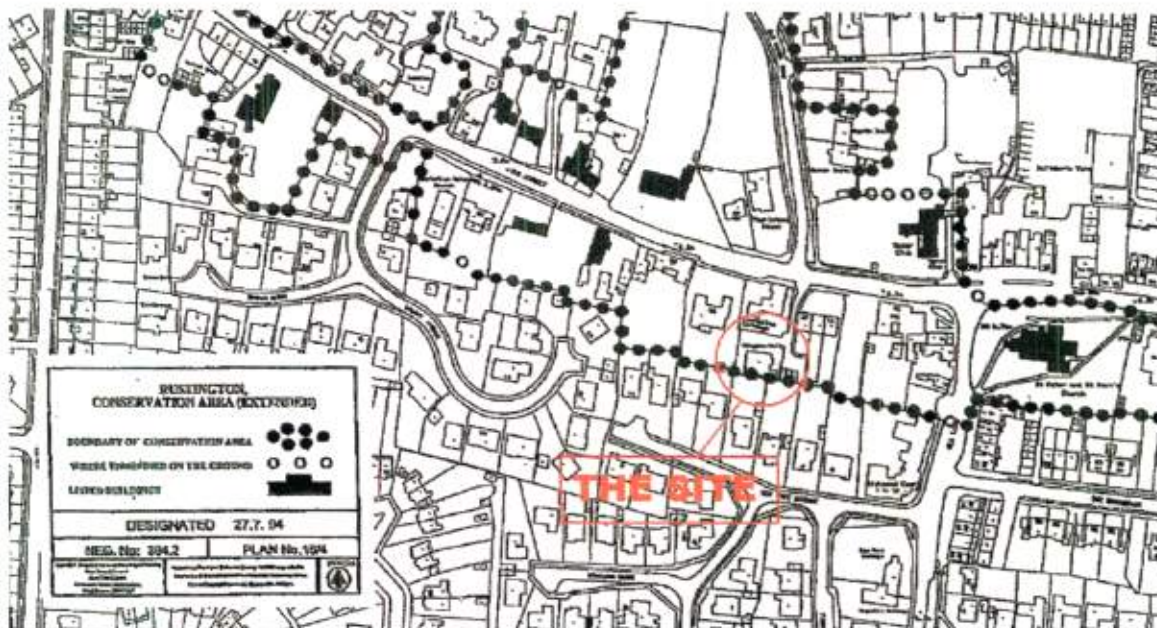
The site benefits from a vehicular drive that provides access to the 3 garages used by No67 to 71 the street and the 3 Car parking spaces of the present Place of Christian worship.

The topographic is such that it can be considered as level.

The existing place of Christian worship is positioned along the South boundary.

The site is bounded on the North and West by a flint and close-boarded fence a total of 2200mm high and by a 1800mm high close-boarded fence to the South. The Eastern boundary is open to the garages, providing the vehicular and pedestrian access. Of note are a number of mature trees to the Southern boundary that screens the building.

The application site is within the Conservation area designated in the Arun Local plan, NEG. No: 394.2. Plan No: 16/4. As shown below.



The application site has access to bus routes, 50 meters away, No: 9 & 700 that run every 10 minutes.

The site is not within a controlled parking zone and offsite parking is available in the Public car park to the rear of the shops in Rustington high street, which is a 2-minute walk from the sight.

From historical records no soil contamination has been identified to cause any concern for any new foundations.

The application site is not within the EA flood risk map as shown checked on 6/5/10



2.2 Social:

The use as a Place of Christian worship has provided a valuable contribution to the local community for over 50 years and with the proposal will be better equipped to continue doing so.

2.4 Economic:

The proposed replacement building will contribute to the sustainability and reduction of energy in line with government policy and thus in turn equally benefit the Local economy.

2.5 Planning policy:

This application has taken into consideration the following policies:

Sustainability: GEN 1,

Form of new development GEN 7, promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;

Access for people with disabilities GEN 17

Crime prevention GEN 18

Energy and water conservation GEN 24

Noise pollution GEN 32

Light pollution GEN 33

Conservation Areas AREA 2

2.5.1 Planning History:

1. R/128/69
2. R/128/69/B
3. R/141/67
4. R/159/86
5. R/56/06

3. INVOLVEMENT

The proposal in sketch form was shown to Arun District Councils Duty office Mr Damian Sullivan on the 12/11/09.

Mr Sullivan was very positive toward the scheme with just a word of warning about the proximity to Jasmine cottage and trying to achieve a 1m boundary to the rear. He was also in agreement with the ridge detail and recommended an application be made.

4. EVALUATION

4.1 Design:

Whilst it is recognised that the site is limited in its size, the much-needed improvement to the facilities, together with the long term viability afforded by a new building can be achieved by a modest increase in size.

This building is funded totally on a voluntary basis and their consultants have advised them that the building is no longer economically viable due to poor energy efficiency and the facilities fall far short of those expected in a modern building of this type, especially with regard to disabled facilities.

In design terms, three main influences arise from evaluating the site. 1) The form of the proposed building should maintain visual subservience to its surroundings 2) The use of high quality materials to harmonise with the conservation area 3) A maintaining of the ridge sight line restriction imposed by a previous consent R/56/06.

4.1.1 Trees:

See attached tree report.

5. DESIGN

5.1 Use & Amount:

The proposal is to replace the existing established place of worship with a single storey pitched roof building of 250M2 with three no. Car parking spaces, two of which are for use by wheelchair users and utilising the existing access from The Street. The proposed building will continue to be used as a place of worship. As is normal with all such building types, a place of worship acts as centre for community worship.

The building is open to the public and available during times of organised services, for weddings and funerals, for one-to-one pastoral care, meetings of trustees, along with cleaning, maintenance, gardening and other such organised events as may take place on a periodical basis. This is in accord with the current use pattern of the existing place of worship, and commensurate with the constitution adopted when the congregation became a registered charity.

5.3 Scale:

The proposed building will have a ridge height of 6m and an eaves height of 2.9, hipped on both ends to be comparable with the building it will replace.

The building will be approximately 250m² being 17.8m x 15.5 wide.

5.4 Landscape:

The existing site is entirely hard landscaped. The proposal is to soften the appearance and add interest to the street scene by the introduction of a low brick planter adjacent the building entrance containing a variety of striking planting set amongst low-level foliage.

5.5 Appearance:

The proposed building is functional and modest in form and appearance to suit its subservient contextual location.

The proposal is to use hipped roofs of small-scale profile tiling to reduce its impact on adjoining properties and walls of stock brickwork to reflect the mature character of the area. A small amount of decorative brickwork is proposed in the form of complimentary colour brick string and corbel coursing.

6. ACCESS

6.1 Vehicular & Pedestrian

The proposed scheme maintains the pedestrian and vehicular arrangements but affords the opportunity to set the new building lower to allow a level access for all.

Car parking provision reflects the time of use of the building which is during the evening on weekdays and at weekends, when there is availability of car parking both in local car parks, on-street parking and good accessibility to local bus services. All of which has worked successfully for the past 50years.

As illustrated in fig 7, the building will be single storey; will have a level access entrance, access widths that comply with DDA requirements and incorporate a fully equipped accessible toilet and facilities for those that are visually and audibly impaired.