Sussex Building Consultancy Limited

Design and Access Statement for

Walberton Baptist Church

The Street, Walberton

BN18 0PG.

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1.0 Introduction

1.1 The application is for detailed planning approval for a single storey side extension to provide new WC facilities and an entrance foyer.

2.0 Site Description

2.1 The existing building was built in 1847 within a restricted broadly rectangular plot.

2.2 The main building has been extended to the rear to provide a knave which has a side door leading to a side ramped access way.

2.3 The existing main entrance is via three steep steps to a front door to a porch door very close to the pavement.

3.0 Planning History.

3.1 No planning history relating to the site can be found from online council records.

4.0 Planning Policy

4.1 Designation applicable to this site, within the built boundary and the Walberton Village Conservation Area.

4.2 Saved policies of Arun District Council Local Plan are **Policy GEN2** - Built-up area boundary, **Policy GEN7** - The form of Development and **Policy AREA2** - Conservation Area.

4.3 National planning policies are **PPS1** - Delivering sustainable development and **PP35 -** Planning for the historic environment.

5.0 Design Proposal.

5.1 The current building suffers from a lack of disabled access facility and a lack of WC facilities. Should a visitor to the church attend, they need to use the side access ramp into the rear of the building and access the church by via the vestry, whereas anyone wishing to use the toilet facilities has to go across the road in the church hall.

5.2 The proposal is to utilise piece of land to the side of church to build a single storey extension to house a new WC area off a new entrance hallway which is opened up to the church by using the structural opening for the existing window for a new doorway.

5.3 The position of the new porch will also allow for an adjusted ramp access which whilst it cannot fully comply with Approved Document 'M', it is better than which exists.

5.4 The proposed extension.

Picture – view to the side/rear access.

6.0 Use

6.1 Assembly use for the attendees of the church for services.

7.0 Amount

7.1 The additional floor space created by the development is 10.5 m2.

8.0 Site Layout

8.1 The addition is sited to the side of the church in between that and the property to the side known as Lansdown House.

9.0 Scale

9.1 The scale of the proposed extension is considered appropriate to the surroundings, with the existing building whilst being single storey it has a ridge height of around 8.3 metres and eaves height of 3.7 metres.

9.2 The new extension is proposed to have a flat roof set at a height that is below that of the boundary wall to the rear and will be approximately 2.6 metres from ground level. The new extension is subservient in scale and retains the original building as the dominant feature of the building.

9.3 The new extension is partially shielded by the wall to the front of the side access with the gate removed for a more compliant ramped approach.

10.0 Landscaping

10.1 No changes to landscaping are proposed.

11.0 Trees

11.1 There are no trees affected by this development.

12.0 Appearance

12.1 The appearance of the proposed extension is sympathetic to the existing building and the special nature of the Walberton Village Conservation Area. The siting will not be overbearing to any adjoining properties nor will they detract from the street-scene in any way.

Picture – The view to the rear of the building showing the wall that will visually shield the new extension.

13.0 Materials

13.1 Face brick walls proposed will match that used with the existing building.

14.0 Access

14.1 Vehicular and Transport Links – there will be no changes to the existing arrangement.

14.2 Inclusive Access – The access arrangements to and within the new extensions will still lack full compliance with the requirements of Approved Document 'M' to the Building Regulations, however, the standard will be vastly improved and has been agreed with Building Control beforehand.

15.0 Sustainability

15.1 All materials will be sourced from a sustainable source where possible and the construction of the extensions will comply with the requirements of Approved Document 'L' of the Building Regulations for energy use.

16.0 Flood Risk

16.1 The site is located within Flood Zone 1 as indicated on the Environment Agency plans.

16.2 Floor levels will be the same as existing.

17.0 Drainage

17.1 Foul water drainage – new drain runs will be taken to existing drains recently laid by the contractors of the housing development next door which are then taken to the existing public foul water sewerage system.

17.2 Surface water drainage – the small additional roof area drained shall be taken into the existing surface water drainage system as shown on the plans.

Pic – Existing foul water manhole to the rear of the building.