



Community Playcentre @ Walberton

Foreword

This variation to the approved plan ref: WA/37/11 seeks to refine the design of the building to create a more bespoke solution to meet the specific demands of the end users.

Please note that the function and the physical extent of the building remains as before. As such, this variation only concerns a change in the aesthetic design of the building.

1.0 Introduction:

This is an application to amend the design of building proposed in the original application.

The Community Playcentre @ Walberton is a registered charity run by a board of volunteer trustees who are local community members. The proposal is to build a community Playcentre enabling a series of children's service for which there is proven demand locally but which the existing community provision cannot accommodate. Core services to include a range of early years and out of school care including breakfast club, after school care, holiday clubs, day nursery and EYFS preschool provision for children from two to five years. The key hours for opening are expected to be 8am to 6pm from Monday to Friday. The Playcentre will be available for additional hire by community members outside these times.

2.0 Assessment of Physical Context:

The proposed Playcentre will be situated to the north of the existing village hall adjacent to the village recreation ground.

Access is via a footpath from the village hall car park, which the existing preschool use. To the north is Walberton Primary school, to the east is the village recreation ground, to the south is the village hall. To the west, is currently the local pub & gardens which is subject to a current planning application for 6 Dwellings.

3.0 Social/Economic context + Planning Context:

CP@W is a charitable company limited by guarantee. Reg Company No: 07640357 Reg Charity No: 1143734

Registered address: Hollytree Cottage, The Street, Walberton, Arundel, West Sussex BN18 0PH

Tel: 01243 555578 Email: info@communityplaycentreatwalberton.org Website: www.communityplaycentreatwalberton.org

Trustees: Sarah Waights (Chairman), Libby Dalgarno (Treasurer), Bill Treves, Karen Bentley, Lisa Read.

The Community Playcentre has carried out extensive local consultation to ascertain support for this initiative with 97% of local respondents in favour and evidence of unmet demand for a range of childcare services.

Regarding the planning context, the following policies taken from the local plan were taken into account:-

Policy GEN 1 – sustainability – requires that any development must take into account the need to protect the environment, safeguard the needs of future generations and quality of life etc.

The proposal is a response to the current Playcentre being very busy and the need to expand due to demand. The proposed building will be designed and constructed to a high standard and to exceed the current building regulations. Sustainable features will include:-

☐☐A highly insulated building fabric to minimise heat loss from the building.

☐☐All joints sealed for air tightness.

☐☐Large roof overhangs, shading the building & assisting in minimising solar gain in the summer. In winter low direct sun can penetrate through the large windows, helping to warm up the building.

☐☐Window/door glazing to be double glazed with low 'e' coating to reduce heat loss.

☐☐Underfloor heating system

☐☐Intelligent lighting system.

☐☐Rainwater butts for irrigation purposes.

☐☐Passive ventilation systems.

☐☐The wildflower meadow, to be planted on the roof, grown in topsoil from the buildings foundations, slows rainwater run-off, reduces noise & provides excellent thermal insulation.

The proposal therefore does not contradict this policy & we believe that the building will become an exemplar of its type.

Policy GEN 2 – built-up area boundary – deals with development within and outside development boundaries – although the site is outside the development boundary, the proposal is enclosed by Walberton school to the north, the village hall to the south, the recreation ground to the east and housing to the south and west and therefore feels part of the village.

We therefore feel that the proposal would make a positive contribution to the village. The proposal benefits the local community and is adjacent to the existing Playcentre and parking.

Policy GEN 3 – protection of the countryside – Although as stated before that the proposal is outside the development boundary, there is a strong case for the preschool to be sited where it is, as it keeps community services in one place and the proposal also meets the needs of the local community.

We therefore feel that the above are exceptional circumstances and therefore the proposal does not contradict this policy.

Policy Gen 4 – Location + Travel Demand – deals with the effect the proposal

will have on travel demand and that it will not add to congestion and pollution and adversely increase demand.

The proposal is on land adjacent the village hall, which the Playcentre currently uses, and which is adjacent to a public car park. The site is also reasonably centrally located and within walking/cycling distance for the majority of users.

Therefore, we feel that the proposal does not contradict this policy

Policy GEN 7 – The form of new development – permission will only be granted for schemes of high quality design and layout and which do not impact on adjacent properties, wildlife and travel etc.

The proposal has been sensitively designed to make a positive contribution to its environment, its position within the village and as stated before does not impact on adjacent properties or significantly effect travel demand.

An arboricultural and bio diversity report has been prepared and its recommendations followed.

We therefore feel that the proposal does not contradict this policy.

Policy GEN 8 – development and the provision of infrastructure – As stated before the proposal is adjacent to the Playcentre current accommodation and parking. Community Services are sought as part of this policy.

Due to the proposal end use, the proposal does not contradict this policy.

Policy Gen 12/14/15 - Parking in new development/public transport/walking cycling - the proposal is adjacent to the village hall and public car park. The proposal is reasonably centrally located within the village and therefore within walking/cycling distance. Secure cycle/pram parking is provided within the development. The site is also close to a bus route

We therefore feel that the proposal does not contradict this policy.

Policy Gen 17 – Access people with disabilities – The building is designed to be fully accessible & will comply fully with Part M of the Building Regulations

Policy Gen 19 – Crime prevention – the proposal will be designed in accordance with Sussex Police 'Secure by Design commercial' policies

The proposal therefore does not contradict this policy.

Policies Gen 23 - 30 – Water environment and conservation of resources + Biodiversity and trees – the proposal is not near any rivers, ponds etc. and does not prevent access to these.

The proposal will be designed to all the current Building regulation standards.

The site has been subject to arboricultural and bio-diversity reports (see supporting details) & will comply fully with their recommendations.

We feel therefore does not contradict this policy.

Policy Gen 31 – Contaminated land – The plot for the proposal is not contaminated and therefore does not contradict this policy.

Policies Gen 32 - 34 – noise, air + light pollution – the proposal will not significantly increase these and therefore does not contradict these policies.

Policy Area 5 – Protection of open space – concerns the protection of private and open space and playing fields etc, exceptions being developments that provide a social need and where open space is not significantly reduced.

The proposal provides a social need and has been doing so for many years. Due to the Playcentre sharing the village hall, it was felt a dedicated facility was required. A plot adjacent to the village hall, which is adjacent to the village recreation ground was 'ear marked'. This plot does not significantly reduce the open space and is also a small section of land in a corner of the recreation ground.

We feel that on this basis the proposals do not contradict this policy.

Policy Area 11 – local gaps – are to be protected and maintained – The proposal does not affect this as it is positioned between the school and village hall, thereby maintaining this gap and therefore not contradicting this policy

4.0 Evaluation:

As stated before, the proposal is the culmination of previous feasibility studies. Because the plot is long and thin, a linear building was the only option. The positioning of the building was derived from discussions with the client and the position of surrounding trees

5.0 Design Principles:

The development will be used by Walberton Playcentre to facilitate a range of children's services.

6.0 Amount:

The proposal is for a dedicated building of circa 193.5 sq.m gross internal area on adjacent land to the village hall.

The building is single storey and will have bin and bike/pram stores on site.

7.0 Layout:

The layout of the building allow access to be controlled from a central point, and with all of the main spaces accessible from this point, although the southern most play space can be accessed externally if required. The layout was derived from close consultation with all relevant parties.

8.0 Scale:

The proposal is for a single storey building adjacent to the village hall. The proposed building, although of different style to the village hall, is subservient in massing.

9.0 Landscaping:

Although some boundary trees will be removed (see drawing TSP356-25b proposed site plan) a new native species hedge will be planted (see supporting documentation)

10.0 Appearance:

In terms of form and massing, the proposal aims to reflect the architecture of the adjacent school.

11.0 Access:

The site is flat and the access from the car park etc is flat. All of the door and door thresholds will be fully disabled compliant. The internal facilities will all be disabled accessible. The building will comply fully with the current Building Regulations.

APPENDIX A

Environment Agency

Pls see original application documents.

