

# Ferring Parish Council Community Right to Build Order 2: Village Hall





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*not included in this draft*

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*not included in this draft*

# 1.0 introduction

## 1.0.1 what is a CRTBO ?

A Community Right to Build Order (CRTBO) Submission is comparable to a Planning Application, but with two key differences:

- a CRTBO can only be submitted by a community group or organisation (and so are usually drafted with an eye to community benefit).
- whether or not a proposed CRTBO is 'made' depends on whether the local community as a whole votes in favour of it at a referendum.

So that this document is intelligible, it is also worth noting that there are also differences of terminology, amongst others:

- whereas a Planning Application may be 'granted', a 'Submission' CRTBO is 'made', (the result is however basically the same, that the proposals set out become accepted under planning law).

## 1.0.2 why has Ferring Parish Council submitted this CRTBO?

The Council has prepared this, and its two other CRTBO's, to support the Neighbourhood Plan. The CRTBO's do this in a number of ways:

- they help illustrate in detail particular proposals set out within the Submission Neighbourhood Plan and thus give the community a better idea of what is intended.
- they give the community the chance to decide whether or not to support these particular proposals.
- if the proposals are voted for, then the local authority (Arun District Council) will 'make' the Orders. Since this means these parts of the plan will have been given the equivalent of a planning consent, it brings them that much closer to being delivered.

## 1.0.3 the purpose and organisation of this document.

Whilst part of the purpose of this document is to illustrate proposals for one CRTBO, it also serves a second key function by providing the basis for the Local Authority to 'make' the

Community Right to Build Order if it is voted for. Accordingly the document provides two distinct kinds of information and, depending on the interest of the reader the following may be a useful guide as regards how to read or use it.

For those wishing to form a view as regards both the benefits and character of the proposals the following sections of the document might be best focused upon:

- Section 1, the introduction, provides an overview of the nature and purpose of the Order and the benefits of the proposals to the community.
- Section 3, the design statement, provides both illustrations of the design proposals and has information to help provide an understanding as to why the designs have been developed as they have.

For those wishing to review planning law framework associated with the Order, the other sections of the document pertain. In particular:

- Section 2, the order, which (no surprises) provides the Order definition, and sets out a number of Conditions that will need to be met so that the proposals can be implemented. These include safeguards that the community will commit itself to that will provide a number of reasonable protections to, inter-alia, neighbours close by.
- Section 5, the basic conditions statement, which shows how the proposals sit within the overarching framework of local and national planning policy.

and

- Section 6, the Consultation Statement, which provides a record of consultation both with the local community and with other parties on the way towards the referendum.

## 1.0.4 The CRTBOs and the Neighbourhood Plan: New Housing and a New Community Centre

This Submission CRTBO 2: Housing at the Village Hall is one of 3 that, together with the Submission Neighbourhood Plan itself, have been orchestrated and submitted to Arun District Council by Ferring Parish Council on behalf of the Parish as a whole.

Both CRTBO 2, and CRTBO 1, which proposes houses on land behind the Henty Arms, are important and interrelated parts of the Neighbourhood Plan.

One reason the Plan has been drawn up is straightforward: new housing is required within the Parish by government and can't be avoided but its; type, location, purpose and benefits arising from it can be substantially influenced to community advantage through a Plan.

Whilst the submission Neighbourhood Plan documents new policies and proposals across a range of areas that need no re-iteration here, one matter it is useful to mention in this introduction is this: it is proposed in the Plan that both these housing CRTBO's will generate income to the Parish Council, through both capital receipts and infrastructure contributions, that will be used to enable the provision of a substantial new Community Centre on the site of the Glebelands and Retirement Clubs and a third key element of the Plan.

It should be recognised that the Neighbourhood Plan, and each of the three community right to build orders, will be subject to separate votes which may happen at different times, and that each may be supported or rejected on its own merits.

Following on from this it should be noted that this order contains a Condition so that, though it may be supported at referendum, it will not be fully consented development under the order until the completion of the development of the new community centre proposed in CRTBO 3.

*(For further information on the proposed Community Centre see CRTBO 3).*

## 1.0.5 Housing to meet local needs within the Parish

Through community consultation prior to and during the drafting of the Neighbourhood Plan the need for a new type of housing, for 'downsizers', was identified.

For many within the parish the wish to stay in a home of their own within the village has become a difficulty since there are practically no small scale homes that suit: homes that are easy to maintain at low cost, designed with a bit of space internally so they are comfortable for those with restricted mobility, that provide ready access to the shops on the high street, and also of course with a bit of character contributing

# 1.0 introduction

to the quality of the streetscape of the village as a whole.

Whilst it is through the provision of homes of an appropriate type of home to meet this expressed local need that the parish council proposes to meet its obligations to provide new housing, a further benefit to all is expected to flow. As those within the local community who would like such homes hopefully take up the opportunity to move, so, it is hoped that larger houses, appropriate perhaps for the needs of local families, will in consequence become more widely available.

## 1.0.6 Locating New Housing where it best suits the community

The Neighbourhood Plan proposes locations for new housing for three reasons:

- firstly through the consultation process prior to and during the drafting of the Neighbourhood Plan preferences have been established to avoid compromising the strategic green gaps between Ferring and adjoining villages, and for any required new housing to be within the village's built up boundaries rather than in those green gaps. and
- secondly the sites chosen have been selected because they are on sites owned or controlled land by community organisations, and this provides the basis for the use of the profits of housing development to benefit of the local community, and
- both the central locations chosen for new housing are very close to the amenities on the high street and so, are very suitable for building the downsizer homes that meet local need.

## 1.0.7 CRTBO 2 New housing at the Village Hall

CRTBO 2 is a proposal to make 10 new 1 bedroom "downsizer" homes on the land currently occupied by the Village Hall.

The land is owned by The Village Hall Trust and is accessed from Ferring Street.

More information about the design of this new housing scheme may be found in Section 3 of this document, the Design and Access Statement.

## 1.0.8 CRTBO 2 Land owners and Tenants

Underpinning the order, the following parties are in support of the proposals;

- The Village Hall Trust, as owners of the proposals site.

# 2.0 the order

## description of development

Ferring Parish Council's Community Right to Build Order 2 proposes development on land at the Village Hall, Ferring Street, Ferring, Sussex BN12 5JP.

On a site area of 0.121Ha, the proposals include; site clearance including demolition of the existing village hall; provision of 1 bedroom maisonette style open market apartments, up to 10 in total, with a gross internal floor area of up to 750m<sup>2</sup> in total, and in buildings of 2 and/or 2.5 storey height; new access arrangements to Ferring Street; 10 parking spaces included within new hard and soft landscape works across the site.

## the site



fig. 1: site as existing



# 2.1 conditions

## 2.1.1 Time Limit

The development hereby permitted shall begin before the expiration of fifteen years from the date of approval of the Order.

*Reason: in order to achieve a balance between allowing a reasonable time period for the details and any delivery mechanism to be agreed and set up and the community to participate with the need to achieve sustainable development.*

## 2.1.2 Contingent Development

The construction of development proposed in the Order cannot be commenced prior to the completion of proposals as set out in Ferring Parish Community Right to Build Order 3 - Community Centre, as set out in Ferring Neighbourhood Plan 2014-2029, Policy 14.

*Reason: To ensure conformity with Ferring Parish Neighbourhood Plan Policies 4 and 14*

## 2.1.3 Construction Management

No development shall take place until a Construction Method and Management Statement has been submitted to and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- traffic management within the site confines and delivery times and routes in and out of the site
- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing development
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- wheel washing facilities
- measures to control the emission of dust and dirt during construction
- a scheme for recycling / disposing of waste resulting from demolition and construction works
- a restriction on any burning of materials on site

## 2.1.4 Scheme for Foul and Surface Water Drainage

No development hereby permitted shall take place until details of foul and surface water sewerage disposal have been submitted to and agreed in writing by the local planning authority. No buildings hereby permitted shall be occupied until foul and surface water sewerage disposal works have been implemented in accordance with the agreed details.

*Reason: To ensure consideration is given to sustainable drainage in accordance with national and local policy and in the interests of achieving sustainable development.*

## 2.1.5 Contamination

If during development, contamination is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this contamination shall be dealt with.

*Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun District Plan policies GEN7 and GEN31.*

## 2.1.6 Existing Landscape

No development hereby permitted shall take place until a scheme of landscaping has been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include details of all existing hedgerows and trees and details of those to be retained, together with measures for their protection in the course of development.

*Reason: to ensure existing landscape features of note are retained and integrated into a landscaping scheme.*

## 2.1.7 Landscape Implementation and Maintenance

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the

development hereby permitted or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the local planning authority gives written approval to any variation.

*Reason: to ensure existing and proposed landscape features.*

## 2.1.8 Ecology

No development hereby permitted shall take place until ecological surveys have been carried out in accordance with Natural England Technical Information Notes to confirm the presence or absence of ecologically important fauna on the site and until a scheme for the protection and enhancement of the ecology of the site has been submitted to and approved in writing by the local planning authority and the scheme shall include mitigation measures such as may be required and shall be carried out as approved.

*Reason: To protect and enhance the ecological value of the site in line with national planning policy in accordance with Arun District Local Plan policies GEN7, GEN29 and GEN30.*

## 2.1.9 Lighting

External lighting in association with this development shall comply with Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations.

*Reason: To control the residential amenities of the local environment in accordance with Arun District Local Plan policies GEN7, GEN33.*

## 2.1.10 Transport Statement

A Transport Statement, with content to be agreed in writing with the Local Planning Authority, must be provided prior to detailed design development.

*Reason: To ensure the impacts (trip generation, impact on existing highway capacity, accessibility of site to local services inter alia) of the proposals are properly assessed and understood prior to design development.*

# 2.1 conditions

## 2.1.11 Highways and Access

Development shall not be commenced until details of the access for vehicles, cyclists and pedestrians including any works to the junction with Ferring Street, have been submitted to and approved in writing by the local planning authority, and the development shall not be occupied until those works have been constructed in accordance with the approved details.

*Reason: To satisfactory standards of access into and within the proposed development in accordance with policy national and local plan policies.*

## 2.1.12 Layout, Scale, Design and External Appearance

Details of the layout, scale, design and external appearance of the buildings hereby permitted including details of the materials to be used in the construction of the external surfaces shall be submitted to and approved in writing by the local planning authority before the development begins and the development shall be carried out as approved.

*Reason: to ensure sustainable development and having regard to national policy and the local plan.*

## 2.1.13 Code For Sustainable Homes

All dwellings shall be designed and constructed to meet a minimum Code for Sustainable Homes Level 3. No development shall commence until arrangements for assessment and implementation, by duly accredited parties as necessary, have been agreed with the local authority.

*Reason: to accord with the NDP vision to deliver low energy homes for the benefit of all.*

## 2.1.14 Windows overlooking the private house to the east of the site

No windows shall be formed at 1st floor or higher level in the eastern walls of any building that directly overlooks the west elevation of the house immediately to the east of the site.

*Reason: To protect the amenities and privacy of adjoining residential properties in accordance with policies GEN7, DEV19 of the Arun District Local Plan.*

## 2.1.15 Terraces overlooking the private gardens to the rear of residences on Green Park.

No terraces or balconies or access to flats roofs shall be formed at 1st floor or higher level in the eastern walls of any building that directly overlooks the west elevation of the house immediately to the east of the site.

*Reason: To protect the amenities and privacy of adjoining residential properties in accordance with policies GEN7, DEV19 of the Arun District Local Plan.*

## 2.1.16 Planning Obligation

The development permitted by this order shall only be commenced upon the developer reaching a S106 agreement with the local authority to contribute to the funding of the proposed new Ferring Community Centre on the Glebelands Community Centre site. No other infrastructure contributions are to be provided.

*Reason: to ensure sustainable development and having regard to national policy and the local plan.*



# 2.2 informative

## **Info Highways Act**

Prior to commencement on site, completion of a S278 Agreement with West Sussex County Council as the Highways Authority will be required under the 1980 Highways Act – Works within the Highway, to cover off-site highways works.



# 3.0 design statement

## introduction

This section of the Order describes the project proposals and the design process that led to these proposals. It follows the format of a design statement that would normally accompany a planning application, considering first the context of the site and then carrying out an analysis of both the context and the site to establish the constraints as a basis for a design proposal.

From this analysis, a design concept was developed that responds to the constraints and opportunities and makes provision for the project as set out in the brief in section 3.1. The design concept sets out a series of basic development parameters for the site that will control massing, scale and form of the building, and its relationship to its surrounds.

The design process as set out in section 3.2 involved the consideration of the technical issues and feedback from consultation with the local community and other parties. A public consultation event was held to review the draft proposals prior to finalising the scheme and drawing up the Order.

Section 3.3 sets out the project proposals for which this Order is being made. They are set out as plans sections and elevations to describe the physical scale, form and appearance of the building, along with three dimensional sketch studies and reference images to describe the character of the proposals and their relationship to their setting.

After the Order is approved further work will be carried out to develop detailed design proposals that will form the basis for demonstrating technical compliance with statutory standards and for construction. Conditions have been included in this Order, as set out in section 2.1, specifying various constraints in order to ensure that the development meets basic conditions.



fig. 2: ferring village aerial



# 3.0 design statement



fig. 3: ferring village hall



# 3.1 brief

A working group was set up by Ferring Parish Council to progress this Order, and meetings were held to develop a brief, review design issues and agree the project proposals that are set out in the brief.

The project brief for the Order was informed by the state of the parish report and consultation during the drafting of the Neighbourhood Plan which both identified the need for elderly downsizer dwellings within the village.

Through the consultation the following objectives were agreed for the elderly downsizer dwellings;

- Provide dwellings that are easier and less costly to manage, maintain and run
- Locate the dwellings in close proximity to local amenities and the centre of the community so there will be less reliance on car journeys and it will be easier for residents to maintain social contact
- Design for accessibility and to adapt to changing mobility needs
- Provide an option for local people who would otherwise would have to move away from the village making it more difficult to maintain social contact with friends and family

The development of the site with this type of dwelling will meet an identified local housing need and provide cross funding for the development of a new community hall for the village. Through a combination of capacity testing of the site, the site context and constraints, and consideration of the layout and size of this type of dwelling, a brief was agreed based on the provision of a group of 10 one & two bedroom homes for elderly downsizers.

- In addition this, the working group set out the following criteria for the development of the site:
- The design should create a positive addition to the setting of Ferring Street
- The character of the buildings should be compatible with the local vernacular and reflect local materials
- A parking standard of one space per dwelling should be used to reflect the accessibility of the site and the dwelling type
- The residential amenity of the existing houses adjacent to site should be respected



fig. 4: village green



fig. 5: shops to the south of the site



fig. 6: henty arms



# 3.2 the design process

## analysis

### the context

The village structure (fig. 2) is defined by the built footprint which is concentrated within a strip running between the A259 and the coast. To the east and west of this strip are remaining open areas of land that provide a sense of separation between Goring by Sea to the east and East Preston to the west.

The London Victoria to Littlehampton rail line operated by Southern Rail runs east west through the village (1) parallel to, and some 400m to the south of the A259. The two parts of the village are inked by a level crossing point on Ferring Street (2) that is controlled by an automatic barrier. The village centre (3) is just to the south of the railway line along Ferring Street (4) and includes the main area of shops and businesses, and the village green (5).

The site (6) is located in the village centre on the eastern side of Ferring Street, to the north of the village green between two parades of shops that include a range of retail services and amenities to meet every day needs. There is a public house, the Henty Arms (7) 100m to the north of the site

Although the immediate context of the site is characterised by a mix of uses that serve the village centre, the general context is residential in layout, character and scale with the majority of buildings being two storeys.

The area has a varied architectural character that includes Listed buildings and more utilitarian mid C20th buildings such as the southern parade of shops.

There are bus stops (8) 50m to the south of the site with north and south running services providing local and wider connections.

### summary

The site is part of the village core and accessible for shops amenities and transport. It is also close to the social spaces and activities within the village including the village green, Henty Arms pub, Retirement Club and Library. It is well located for elderly downsizers.

The site is in a prominent location along what is effectively the village high street within a mix of building uses and architectural styles. In summary, the site is suitable for elderly downsizers provided the redevelopment is sensitive and makes a positive contribution to the character of the village core.



fig. 7: site context



# 3.2 the design process

## analysis

### site

The site (1) is on the eastern side of Ferring Street and is served by two existing vehicle access points (2) off Ferring Street serving a small parking forecourt in front of the building. There is a gentle slope up from Ferring Street to the parking forecourt with the building sitting approximately 1.0m above street level.

The existing Village Hall (3) on the site is a single storey brick and tile building with a pitched roof, built in 1924 and with a parking area accessible from and fronting onto Ferring Street. The site and building are owned by the Village Hall Trust which operates the building and it is let for a variety of functions, clubs and activities.

The site sits between two parades of shops with residential development opposite and behind.

In terms of streetscape, the existing layout is relatively weak, particularly when approached from the north. The street boundary is defined by a low wall, but dominated by the elevated parking forecourt with the building as background. Visually, there is poor definition and containment to the street frontage and little active engagement between the building, its functions and the street.

The northern boundary of the site adjoins a drive leading to two large residential properties with a planted boundary along the drive. The vehicle access to the site on this boundary comes off the access to the parking lay by in front of a two storey parade of shops (4) with residential above and a pitched roof.

The eastern boundary is with the two large residential properties (5) and is defined by a mature hedgerow. The southern boundary abuts another two storey parade of shops with a parking lay by in front (6) and residential above with a flat roof. The upper residential floor is set back from the shop frontage. Behind this parade of shops there is a service and parking area (7) with a single storey garage block that also adjoins the site boundary.

A low flint and brick wall defines the western boundary of the site with Ferring Street which includes a small green area in front of the original village hall entrance. The opposite side of Ferring Street is residential with two Grade II Listed houses

immediately facing the site, one of which (8) is set back behind a mature garden, whilst the other (9) is built up to street edge and so, as a grouping of structures contribute to the visual variety of the streetscape. Both houses share the same palette of brick and flint walls with pitched roofs and together form a positive frontage to the street.

Immediately to the south of the site is the village green (10).

The redevelopment of the site will require the demolition of the existing building as it is not suitable for conversion and would not meet current standards. The HER record confirms that the site is not within a Conservation Area and the existing building is not Listed and that there are no other designations that might affect development, although consideration will need to be given to the Listed buildings opposite. The site is within a Zone 1 flood risk area. The existing vehicle access and capacity of the site is sufficient to serve the new development.

### summary

There are no known technical constraints that would prevent the redevelopment of the site as set out in the brief, and the location and setting of this site make it suitable for elderly downsizers with most amenities on the doorstep. However its prominent position within the village core and the proximity of Listed buildings will require a sensitive architectural response. The redevelopment of this site provides an opportunity to improve the streetscape and provide for a local need.



fig. 8: existing vehicular access



fig. 9: existing vehicular access



fig. 10: view from ferring street towards site (south)



# 3.2 the design process



fig. 11: view from ferring street towards site (north)



fig. 12: eastern boundary



fig. 13: grade II listed properties (west)

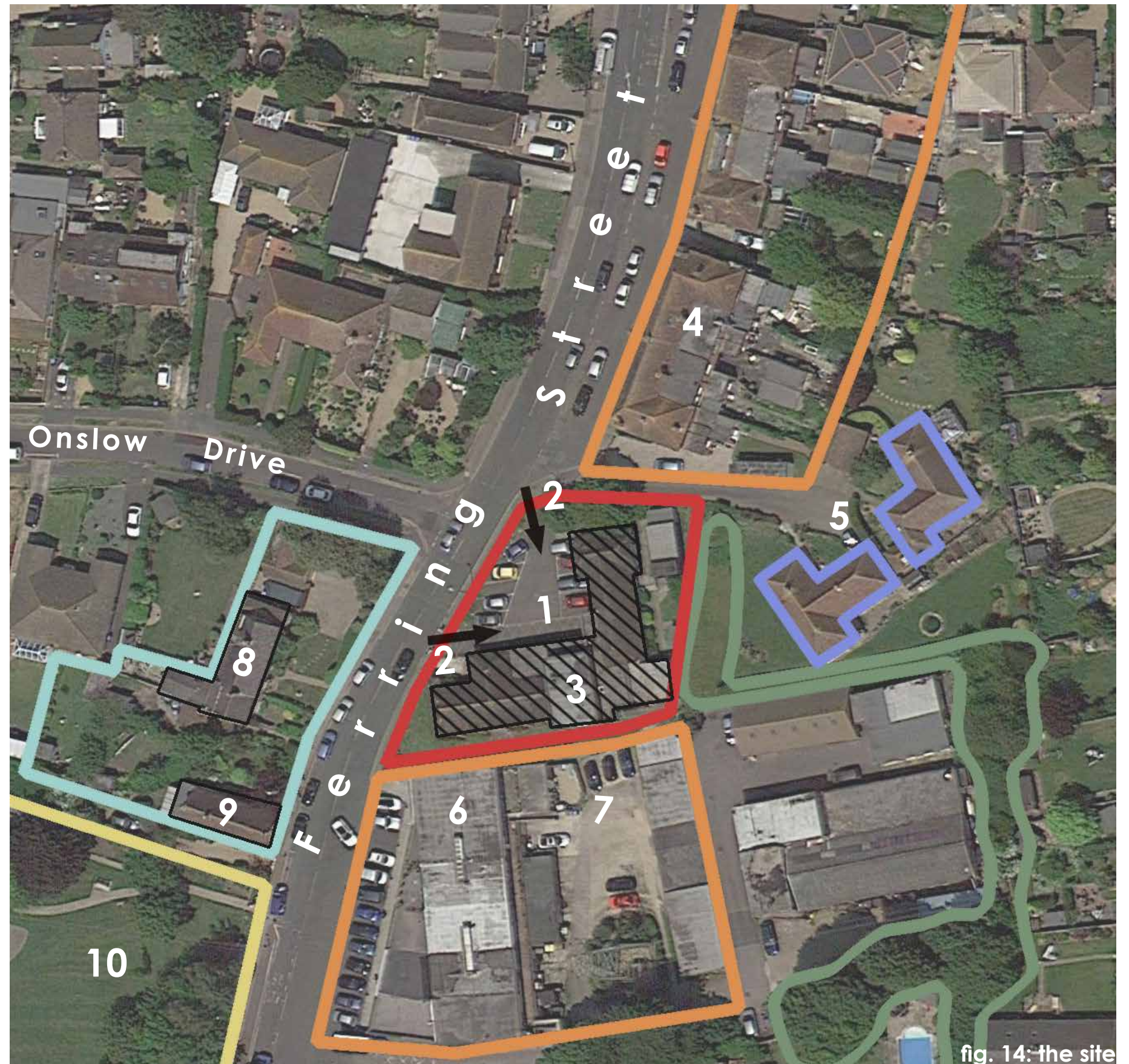


fig. 14: the site



# 3.2 the design process

## analysis

### constraints

A constraints plan, as set out on the opposite page summarises the key design issues that the development of the site will need to address.

A better sense of containment (1) needs to be provided to strengthen the street edge.

The development will also need to create a greater sense of activity along the street edge (2) which may be achieved through a building layout to improve overlooking and surveillance.

The prominent location of the site and the set back of the shopping parades either side requires a design response that provides a focus at either end of the street frontage. At the northern end a focus (3) is needed to reinforce the containment of the street and direct views along the street.

At the southern end a focus (4) may beneficially be provided to help create a gateway as the street geometry changes on the approach to the village green and in response to the listed building at the street edge.

Both of these focal features will also need to respond to the scale of the adjacent shopping parades (5).

The scale and layout of the development, its materials, landscape and architectural design should complement the character and scale of Listed buildings and their gardens (6) opposite.

The layout should respect the privacy and amenity of the dwellings and private gardens (7) adjacent to the eastern boundary. Sensitivity should be shown as regards the windowed south west elevation to the nearer of these two bungalows in particular.

The southern boundary treatment should provide a screen (8) to the car parking and service area of the southern shopping parade.

Pedestrian connections should provide links to the north and south along Ferring Street.

# 3.2 the design process



fig. 15: view from onslow drive towards site



fig. 16: village green



fig. 17: car parking to south of site



fig. 18: constraints plan



# 3.2 the design process

## design concept

### site layout

The design concept is based on a site layout that creates a clear distinction between the public and private in order to animate the building, protect the adjacent residential amenity and accommodate vehicle access and parking. The main body of the building (1) is two storeys and set back from the street, more or less on the footprint of the existing village hall. This creates a layout with clear distinction between the public (2) and private (3).

The private side has private gardens (4) serving the proposed ground floor dwellings to protect the privacy of the existing gardens adjacent to the site. The space in front of the main body of the building provides a shared entrance courtyard (5) for parking and a place of arrival into the scheme. This layout avoids having parking and vehicle movements to the rear of the site where it would be in conflict with the existing gardens.

Animation to the courtyard and the street will be provided by the entrances to dwellings, west facing balconies (6) at the upper level overlooking the courtyard and street, and the internal layout of the dwellings with living rooms and kitchens on the public elevation.

At the northern end of the main block, and on the gateway / second block, the roof form (7) is lifted above general roof line and rotated to create a focal point at the end of the northern shopping parade. This will be further articulated by feature windows and architectural detail. This arrangement serves to keep the scale of the southern end of the main block sufficient to ensure the proposal is not overbearing in relation to the near bungalow to the east.

On the southern end of the street frontage a standalone building, also two storeys (8) has been brought forward to the street, also with a roofline as (7). Designed to act as a focal point at the end of the southern shopping parade, it will also create a gateway to the village green with the listed building opposite (9).

To improve the sense of containment and street edge, a stronger boundary treatment (10) will be provided with a combination of flint and brick walling and soft landscape designed to reflect the character of the gardens and buildings opposite (11). This will make the entrance courtyard

feel more enclosed and a semi private space, whilst allowing the balconies and internal layouts to provide surveillance and animation to the street. This arrangement, provides an echo of the plan form of the listed building group opposite, and as with this group, contributes to the various nature of the way buildings address the street along its length. Similarly the height of the new enclosing flint wall coupled with proposed new planting will, with plant growth over time, provide an echo of the richness of the mature gardens to the listed buildings.

A single vehicle access (12) will reinforce the sense of enclosure and street edge. This will include a pedestrian link to the south with an additional pedestrian link (13) to the north through the boundary wall.

### dwelling design

A two storey building form is proposed in response to the scale of the setting. The wish to keep each dwelling on one level and avoid internal staircases has led to a layout that has been planned around a main block of eight dwellings with four on each floor and a standalone block with a single dwelling on each, giving a total of ten dwellings.

Each dwelling has an individual entrance and its own front door from the courtyard. For the upper level dwellings, the stair is designed with a shallow pitch and space for a stair lift to be added if required.

To meet the needs of elderly downsizers, the following were agreed as design objectives through consultation and the development of the brief:

- All dwellings should be designed to LifeTime Homes standards to meet the changing mobility needs of residents
- A 'passive design' approach should be taken with high insulation standards to ensure low energy costs
- Dwellings should be a generous size
- Dwellings should have architectural character and the opportunity for personalisation
- Layouts should be fluid and based on an open plan format to make the most of the space
- Living spaces are to be designed to provide high levels of daylight
- Each dwelling must have a private external space

In response to these criteria the design proposes the following which are illustrated in Section 3.3 Project Proposals;

- Ground level dwellings with easy to manage private gardens, first floor dwellings with generous covered west facing balconies overlooking the street. All layouts designed with external spaces as an extension to the living space.
- Wall thicknesses to provide high levels of insulation
- Large openings to external spaces to make them easy to use and provide high levels of daylight
- Roofs designed to add architectural interest to the interior and, in respect of the upper level northern two units of the main block, and of the upper level maisonette of the gateway / second block, provides an 'mezzanine room' for family, visitors or as a hobby/work room. The upper level two units at the southern end to the main block have low eaves lines, but still use the underside of the pitched roof forms to contribute to internal eventivity.



# 3.2 the design process



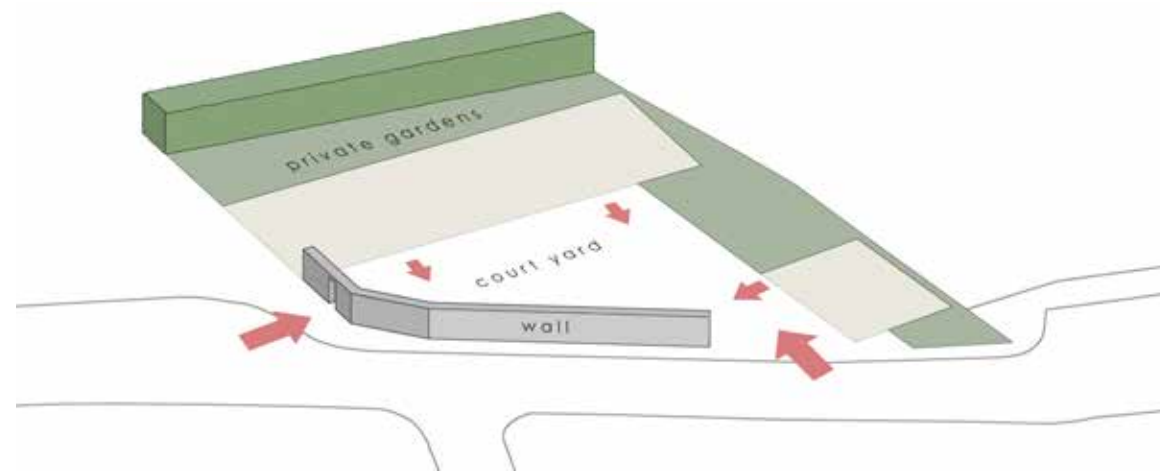
fig.16: concept

# 3.3 project proposals

## a group of 10 one & two bedroom homes for Elderly Downsizers

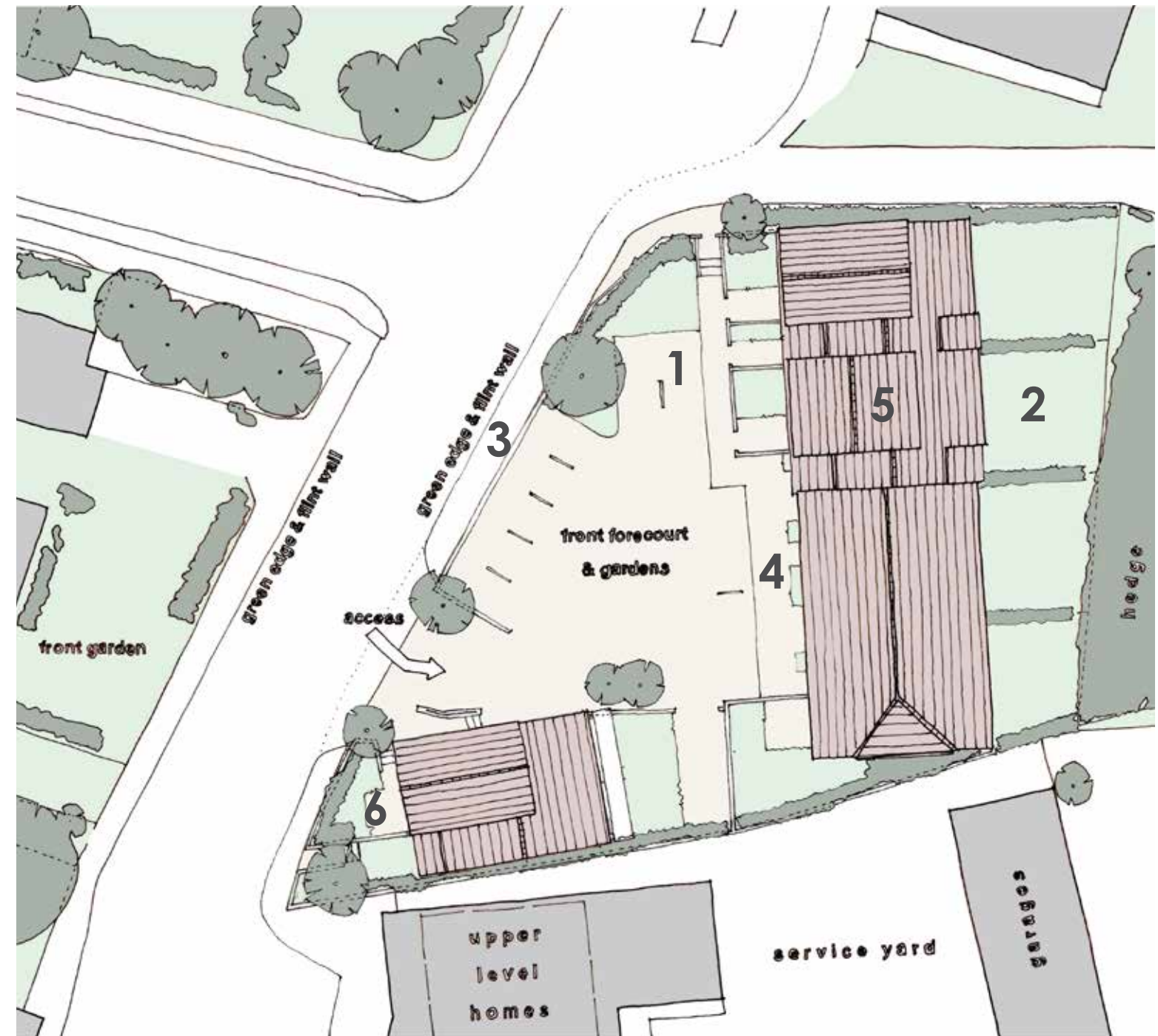
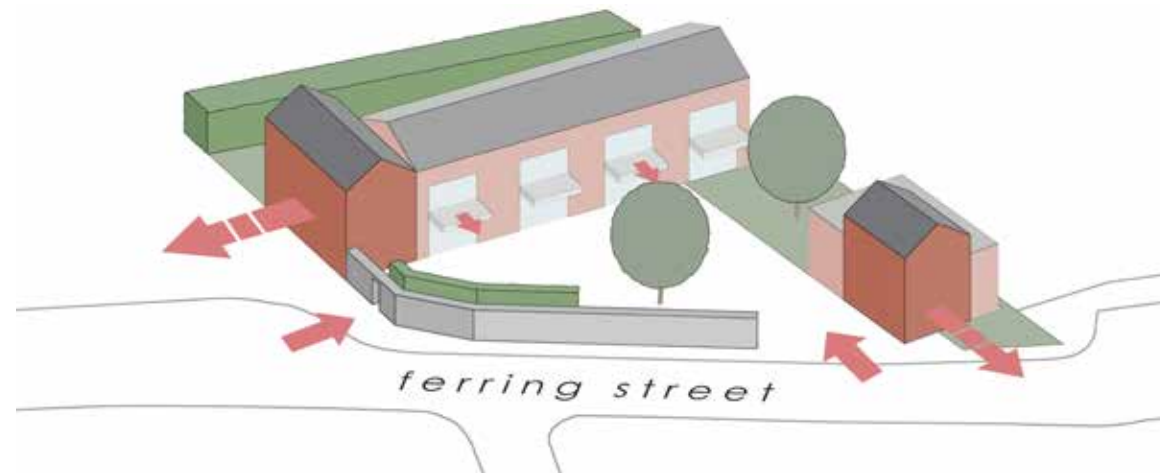
### concept 1

The group of two storey buildings is planned around a shared courtyard with parking for each home, a pedestrian entrance and landscape. The layout creates a green edge of private gardens backing onto the existing gardens. A new wall, along with the courtyard landscape, will create an attractive boundary to Ferring Street.



### concept 2

Homes on the upper storey have west facing balconies overlooking the courtyard and Ferring Street to maintain the privacy of neighbours gardens. The design creates architectural interest with a focal point view and a gateway along Ferring Street.



The illustration above is a site plan of the proposal showing:

1. Courtyard with pedestrian entrance, parking and landscape
2. Private gardens
3. Boundary wall and landscape to Ferring Street
4. West facing balconies overlook the courtyard & Ferring Street
5. Roof designed as architectural focal point
6. Buildings create 'gateway' along Ferring Street

### NOTE:

The buildings sit on the footprint of the existing village hall.



# 3.3 project proposals

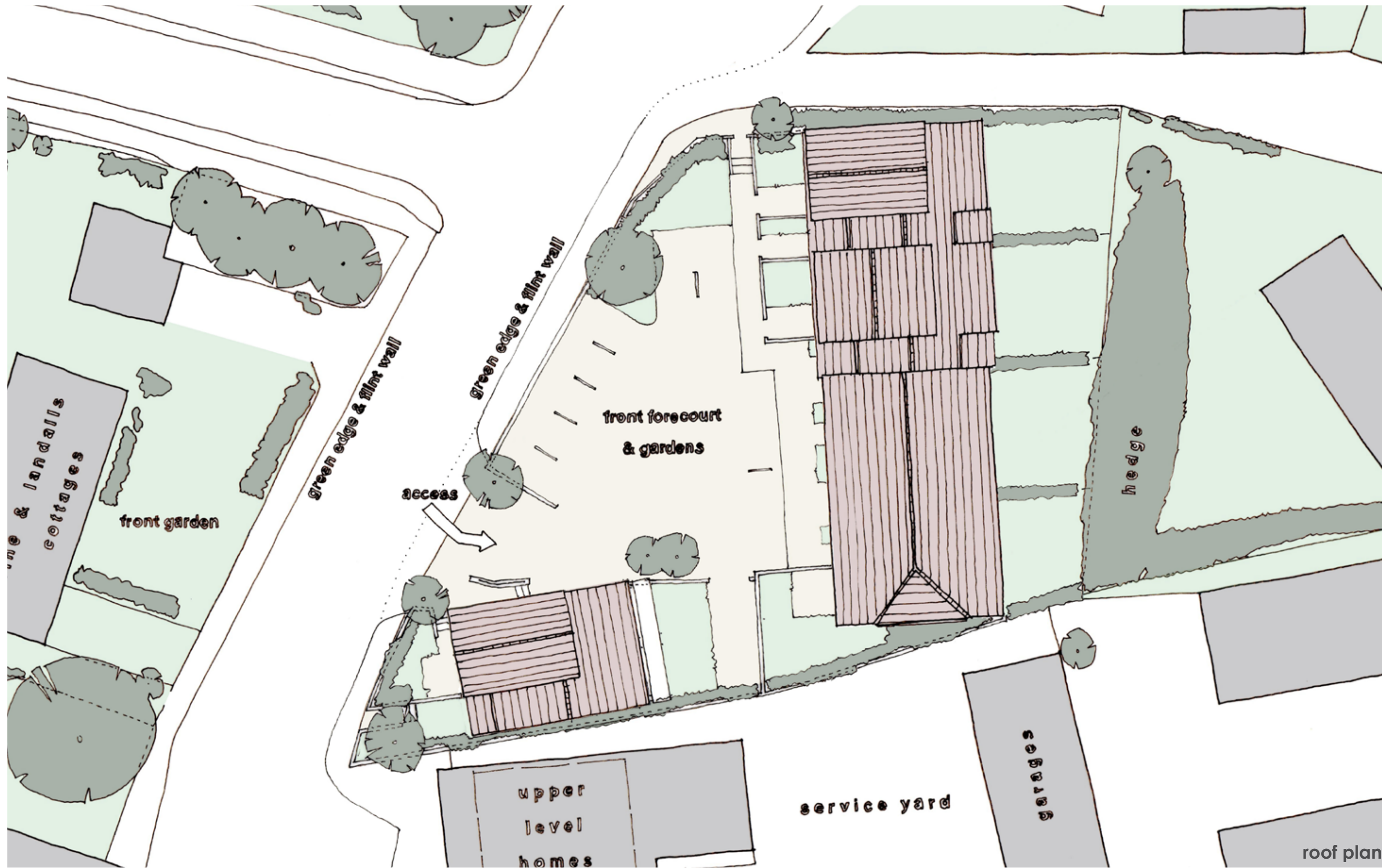


# 3.3 project proposals



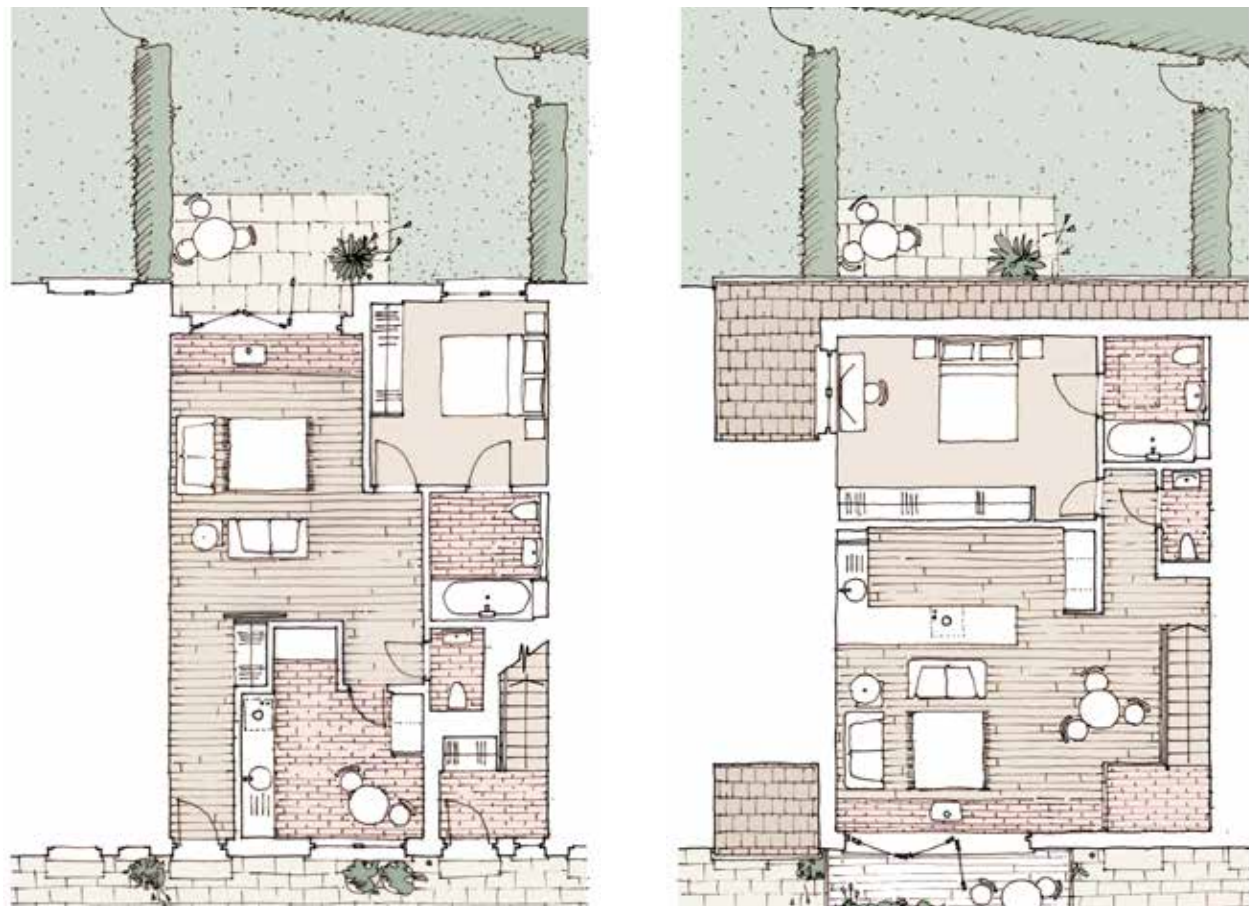


# 3.3 project proposals



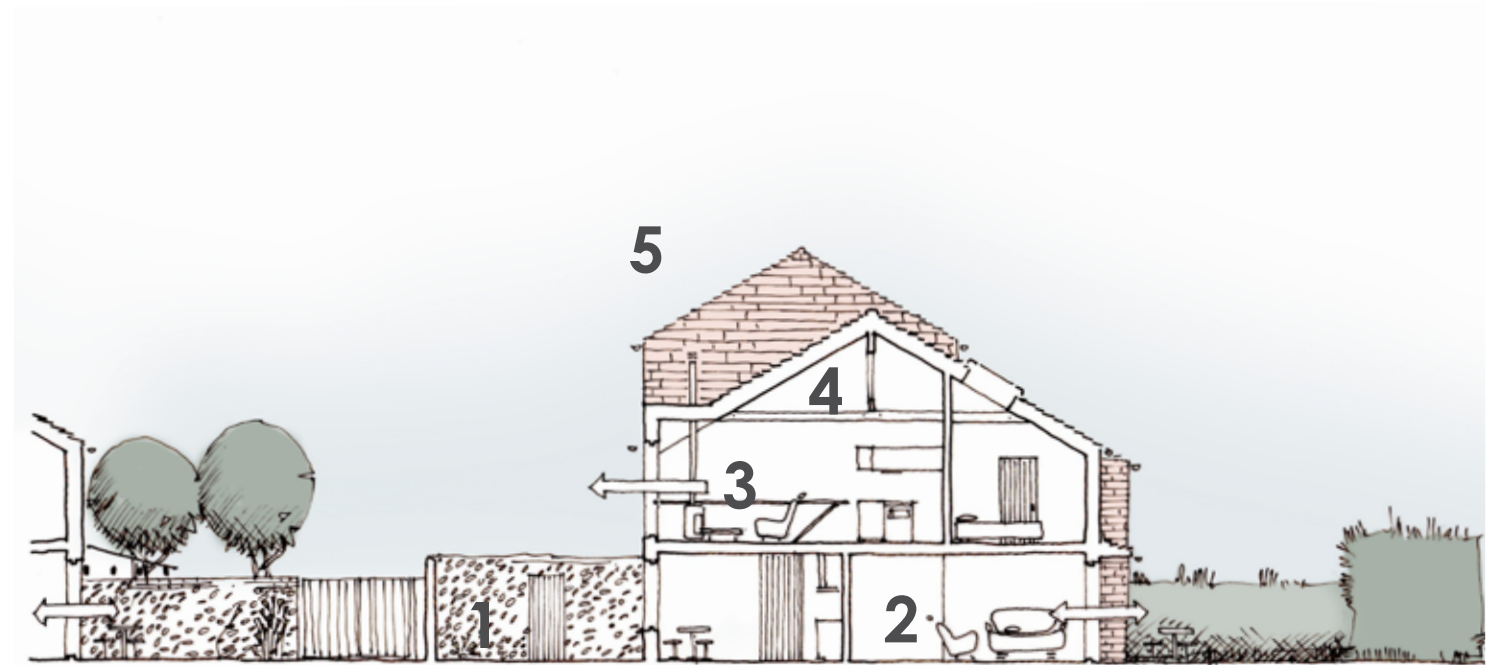


# 3.3 project proposals



## plans

The plans above show both floors of the main building. The living spaces of the ground floor homes open onto small private gardens. The living spaces of the first floor homes open onto balconies overlooking the courtyard and street. Roof spaces are used to create architectural interest to the first floor homes. All homes will be designed to Lifetime Homes standards, with space for a stair lift if required.



## section

The illustration above is a section through a chalet bungalow home showing:

1. Courtyard and entrances to homes
2. Ground floor living spaces opening onto private gardens
3. First floor living spaces opening onto west facing balconies
4. Roof spaces providing architectural interest to first floor homes
5. Roof design used to create architectural focal point





# 3.3 project proposals



**sketch view 1**

The illustration above is a view looking south along Ferring Street towards the site. It shows how the building form is used to create a focal point and architectural interest, and how the new wall and landscape will improve the edge to Ferring Street. A pedestrian gate will replace the existing vehicle access creating a stronger edge to the street, with first floor living spaces designed to overlook the street and provide surveillance.

The buildings will use a combination of traditional local materials, plus modern high performance materials and systems such as windows, insulation and services to create buildings that are efficient to run, have low energy bills and sit well in their surroundings.



**sketch view 2**

The illustration above is a view looking north along Ferring Street towards the site. It shows how the layout creates a gateway with a building form that responds to the layout of the Listed buildings opposite. The main wing of the building can be seen set back behind the entrance courtyard with a vehicle and pedestrian entrance framed by a new boundary wall and landscape.

The landscape design of the entrance courtyard, private gardens and balconies will contribute to the richness of the scheme and the character of Ferring Street.



# 4.0 archaeology

As required under The Neighbourhood Planning (general) Regulations 2012, Regulation 22(1)(d), the following is an Archaeology Statement per Regulation 22(2)(a)(b)(c)

## 4.0.1 Historic Environment Record review

The Historic Environment Record (HER) for the neighbourhood area has been reviewed, per regulation 22(2)(a).

This review included the following documents published by West Sussex County Council:

121\_HER\_Data\_Map  
121\_HER\_Data\_Report  
121\_Registered\_Park\_or\_Garden\_Map  
121\_Registered\_Park\_or\_Garden\_Report  
121\_Listed\_Buildings\_Map  
121\_Listed\_Buildings\_Report  
121\_Historic\_Landscape\_Characterisation\_Time\_Depth\_Map  
121\_Historic\_Landscape\_Characterisation\_Broad\_Character\_Type\_Map  
121\_Historic\_Landscape\_Characterisation\_Character\_Type\_Map  
121\_Historic\_Landscape\_Characterisation\_Report  
121\_Scheduled\_Monument\_Map  
121\_Scheduled\_Monument\_Report

It was noted that the Archaeological Information within the HER records are contained within:

121\_HER\_Data\_Map  
121\_HER\_Data\_Report

## 4.0.2 review findings

The 121 HER Data Map & Report provides records of 75 "monuments" within an approximate 1.5km radius of order site, perhaps half of which are within the Neighbourhood Area, Ferring Parish.

The above records fall broadly into two categories: a cluster associated with Highdown Hill, towards the north of the parish at c. 1km north of the order site, and the remainder which present a fairly even spread across the rest of the parish. Of this latter category the following are archaeological:

Roman: MWS...  
3133 - Find - Pottery  
3140 - Find - Cremation Urn  
3141 - Find - Pottery

3151 - Find - Cremation Urn and Jug  
3156 - Evidence  
3158 - Find - 3 vessel fragments - C4 Pottery Pit  
5562 - Find - Pottery Cremation Vessel

The record of this find notes that it is a sensitive area vis a vis Archaeology.

Bronze age: MWS...  
3136 - Find - Palstave  
3171 - Find - Burnt Mound & Bronze Age Hoard

Neolithic: MWS...  
3131 - Find - Axehead  
3160 - Find - Half flint axe

There are no records of findings within the site to which the submission order relates, the closest appears to be MWS3133, at approximately 500m north of it.

## 4.0.3 impacts on the order proposal

The records indicate widespread archaeological findings across the neighbourhood area, but the patterning of these does not suggest that the order site is archaeologically sensitive. At the same time the site of the order has been dug, through its use for, variously, allotments and agricultural storage and has thus been subject to disturbance.

Accordingly West Sussex County Council Archaeology Team, to whom the parish were referred by English Heritage, considers proposals "de minimis", and require neither alteration to proposals nor their conditioning.



# 5.0 heritage

## 5.0 heritage assets

Two Grade 2 Listed Buildings are within sight of the proposals site; DesigUID 1443 Landalls and Vine Cottage and DesigUID 630 Rose Cottage. These are located the opposite, and opposite and south, of the frontage of the proposals site on Ferring Street.

### 5.1 Landalls and Vine Cottage

The Legal Description of Landalls and Vine Cottage is as follows: One building. Early C19. Two storeys. Five windows. Faced with cobbles with dressings, quoins and modillion eaves cornice of red brick. Slate roof. Casement windows. Listing NGR: TQ0947902944

The Curatorial Notes are as follows: Type and date: early C19 HOUSE. Date: from 1800 to 1832. Main material: cobble. Main material: brick. Covering material: slate

### 5.2 Rose Cottage

The Legal Description of Rose Cottage is as follows: C18. Two storeys. Three windows. Faced with cobbles with dressings, quoins and modillion eaves cornice of red brick. Tiled roof. Casement windows. One modern bay on ground floor. Listing NGR: TQ0947502916

The Curatorial Notes are as follows: Type and date: C18 HOUSE. Date: from 1700 to 1799. Type and date: modern HOUSE. Date: from 1900 to 1984. Main material: cobble. Main material: brick. Covering material: tile

### 5.3 English Heritage

As Grade 2 Listed Buildings English Heritage does not provide comment on matters affecting setting.

### 5.4 The Character and Setting of the Listed Buildings

The buildings may best be considered as a grouping,

arranged as they are along a contiguous stretch of Ferring Street, with Rose Cottage to the south of the proposals site and abutting the Village Green, and Landalls and Vine Cottage running up towards the north and opposite the proposals site (see figure 13 in the Design Statement above).

Rose Cottage is set forward to the street edge, presenting to the street an attractive 2 storey gable end whose construction evidences a historic process of additive or accretive constructions that have resulted in a mixed materials palette of brick elements interwoven with flint work, with window openings formed at different periods.

Landalls and Vine Cottage are set back from the street edge, and present a low two storey entrance elevation parallel to street comprising originally of a single cottage to which another has been added, and which historic circumstance has seen combined to form a single dwelling house. The construction of these cottages features flint walling and traditional window openings, all of a period, and with two roofing materials, red tile and the slate referenced in the listing, one used for each of the original cottages. To the front of the cottage a mature landscaped front garden has been formed behind a low flint wall that forms the street boundary.

The age and character of these buildings very much sets them apart from the buildings that surround them; the modern flat roofed shopping parade opposite Rose Cottage, and the largely single storey early 20th Century Village Hall on the proposals site opposite Landalls and Vine Cottages. The parade for example is a concrete frame construction all built at one time and featuring the horizontality often associated with such 20thC constructions. The pre modern Village Hall on the other hand is a purpose built community building of non domestic scale, and features numerous accretions some more successful than others, and which now takes a plan form comprising two predominantly single storey wings, set behind a raised parking forecourt.

At greater distance the streetscape is largely featured by 20thC domestic buildings, low in scale and density,

and notable principally for the well developed private gardens that inhabitants have created.

### 5.5 Proposals Response

Centrally the proposals have responded by recognising that use of the broad outline of the existing village hall plan form of two wings, though separated into two blocks of building, provides an opportunity to echo the positive contribution to streetscape provided by the listed buildings. Setting one block behind a forecourt, whilst bringing forward the other towards the street edge, and providing an enhanced enclosing boundary wall element in flint complemented by new planting, creates a positive addition to the various circumstance of the streetscape at its best and as represented by the listed buildings.

In detail this approach to plan form and street edge is augmented by provision of a roof scape that again gives an echo of the additive roof forms of Landalls and Vine Cottage, and which provides a variety of low and high 2 storey elements.