CHALK CREATIVES

Date: 23/06/2020

Statement of need

The proposed works described below are intended to increase the longevity of built form on the site and improve its operation and management as a day centre for the elderly and people with disabilities in West Sussex County Council's care.

The works comprise

- Internal reconfigurations
- External elevational alterations to install replacement doors and windows in certain positions.
- External landscaping
- Install 2x pergoda structures within internal courtyard
- Small greenhouse structure to be erected in the east internal courtyard
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This letter comprises the applicant's planning, design and access statement related to the above works. No material change of use of the building is proposed.

The application (submitted under Planning Portal reference PP-08745434) is supported by -

-Chalk Creative drawing series prefixed 190203-CHK-GL-00-DR-A and number 1017, 1018 & 1019.

1.0 The site and its surrounds

1.1 Glebelands is a two storey red brick faced building, topped by a tile roof. The building sits adjacent to Middle Road and is primarily accessed via Kingsland Close.

1.2 The North & East boundaries are street marked by a low level brick wall and a series of small trees / hedges.

2.0 Relevant planning history and background to the project

2.1 No previous planning history found

3.0 The proposals

3.1 Amount

3.1.1 All existing windows and door frameworks are being replaced in the external walls of the building with dark grey powder-coated aluminum frameworks.

3.1.2 1 No. new fixed single entrance door inserted into existing window position on north elevation.

3.1.3 1 No. new double door inserted into existing window position in southern side of east courtyard.
3.1.4 2 No. new pergoda structure to external space
3.1.5 Landscaping works to resurface external spaces to provide level access to building.
3.1.6 Small single storey brick greenhouse structure to include 2 x roof lights and adjoin building and be erected in east courtyard
3.1.7 Staffing levels at the site will not be altered by the proposed development.
3.2 Layout
3.2.1 The site footprint will not alter, other than the erection of single storey greenhouse extension within internal east courtyard.
3.3 Scale
3.3.1 All new structures are single storey in scale.
3.4 Appearance
3.4.1 Both new doors frameworks will be aluminium powder coated finished to match existing retained external doors.
3.4.2 The new pergoda canopy structures will be constructed of glu-laminated timber.
3.4.3 A smooth white render will be used to coat the walls of the proposed greenhouse structure. The roof will be tiles to match the entirety of the existing building. Full details of the materials and appearances are set out on Chalk Creatives drawing No. 190203-CHK-GL-00-DR-A-1019.
3.5 Landscaping
3.5.1 Landscaping to be resurfaced in resin bound permeable gravel to create level thresholds.
3.5.2 Internal courtyards hard standing to be retained
3.6 Access
3.6.1 Access will continue to be possible directly for vehicles from Kingsland Close. Existing pedestrian access via Middle Road to be retained.
3.6.2 New proposed ramped separate access to building on east elevation
3.6.3 Door openings are already designed to facilitate access by those in wheelchairs, with flush thresholds. These features will not alter with the replacement door frameworks that are to be fitted.

4.0 Concluding remarks and how the proposals are considered compliant with the Development Plan for Adur District Council.

4.1 Works of refurbishment are proposed at Glebelands Day Care Centre to improve its operational efficiency as an Adult day care centre increasing the longevity of the buildings on site as an important community facility.
4.2 As such, the proposals are considered to be compliant with the development plan-
4.2.1 Represent sustainable development, ensuring the longevity of this building under Policies 1-2,15, 18, 28 and 33 of the Local Plan
4.2.2 Improve the thermal efficiency of the respective building envelopes under Policy 18 of the Local Plan

4.2.3 Represent appropriate visual interventions to the building, respecting the host building in terms of appearance and materials under Policy 15.