ADUR & WORTHING
PLANNING SERVICES

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Design & Access Statement

Proposed Extension at Drumconner, 13-21 Brighton Road, Lancing

Proposed Use

The proposals are for the extension to this established rest/nursing home at first floor level. No change of use is proposed.

Amount

The proposals will provide an additional 325 sq.m of floor area, 120 sq.m of which has been approved previously. The new scheme will provide six new bedrooms with associated en-suite facilities plus a first floor lounge area and associated care facilities. An additional stretcher size lift will be provided from ground to first floor. Alterations to allow access into the extension will result in the loss of two small bedrooms in the existing building.

Layout

The scheme will provide additional en-suite bedrooms with a light and airy aspect and sea views. A central corridor will provide a comfortable width suitable for wheelchair users and the ambulant elderly, access will be linked to the existing building and the provision of a substantial new lift will significantly enhance the workability of both the extended and existing home.

Scale

The proposed extension will replicate the scale and form of the existing front and rear elevations of the existing building incorporating a pitched and hipped roof arrangement. The width of the first floor extension has been reduced slightly from that previously approved but has been substantially increased in length to match the depth of the ground floor below.

Landscaping and Appearance

The scheme, being first floor, has no impact upon the landscaping of the site. The extension elevations will provide an opportunity to alter the existing appearance of the building by the use of external cladding to the first floor elevations. Additionally, it is proposed to tile the roof of the extension and the existing building using artificial slates to give the whole property a more contemporary appearance.

Context

The scheme will provide a net increase of just four bedrooms but these will be of a superior size, and with modern facilities expected by incoming residents. A significant element of the extension will be taken up with additional medical facilities which will enhance the running of both the extension and the existing home. The extension will eliminate substantial areas of existing flat roof and will enhance the overall appearance of the property whilst ensuring the continual viability of the property.

Access

Access into the extensions is via the existing building and the new lift. The provision of this substantial lift will significantly enhance the access back into the first floor of the existing building. Access into the building generally is not affected by the proposals.