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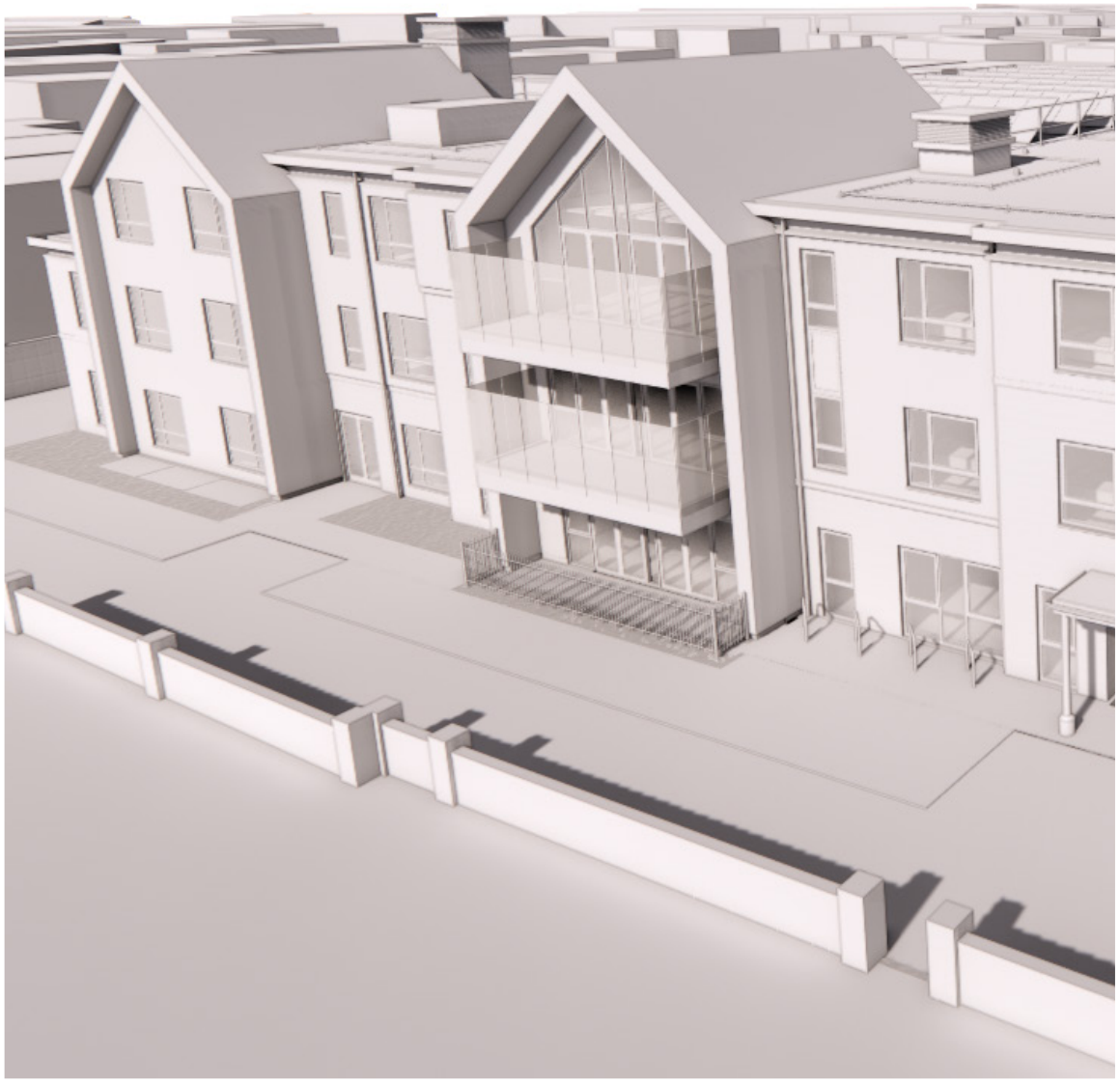
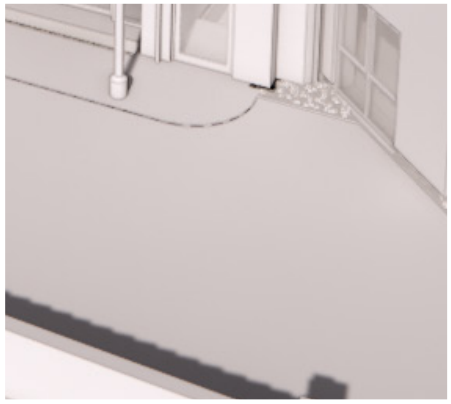


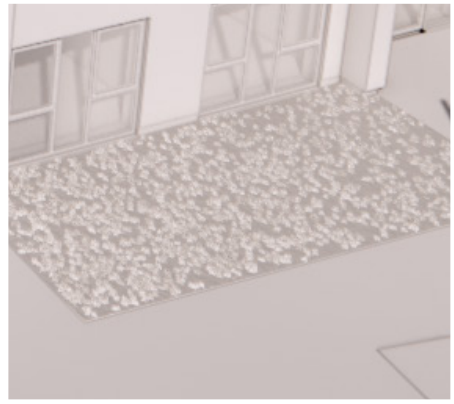


Design Statement

Mount Hermon Care Home

15.09.23
Job no. A-827





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Vesta Care Homes Ltd

Revision	Date	Description	By	Review	Approved
A	15.09.23	Issued for planning	GSM		PK

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Contents

1.0 Introduction
1.1 Introduction
1.2 Site and Site Surroundings

2.0 Planning
2.1 Planning History
2.2 Approved Development

3.0 Design Approach + Concept
3.1 Design Variation

4.0 Revised Design

5.0 Conclusion

1.0 Introduction

"With over sixty years' proud history we are driven every day by our passion and determination to reimagine the future of care and supported living and promote independence, wellbeing and quality of life."

Mel Magee, Carless + Adams.



Genuine + Open

At Carless + Adams, we understand that the provision of high-quality care has never mattered more.

We are dedicated to reimagining supported living and care accommodation communities, changing perceptions and enabling a move into these environments to be a positive and proactive one.

With an ageing population there is a growing requirement for supported living and care accommodation across all areas of the UK. At Carless + Adams, we recognise the importance of these environments within their local communities and we work collaboratively with our clients to assist in meeting this demand whilst respecting the needs of the neighbouring communities.

We believe that providing the correct accommodation can empower people and allow them to live a life filled with choice and dignity. With designs that promote interaction between different age groups, as we know this can help build solid, supportive communities whilst alleviating isolation, it is our ambition to champion intergenerational care.

We want to lead the sector to ensure the highest possible standards are consistently upheld whilst shaping the future of supported living and care in vibrant, attractive environments.

+ Residential Care & Nursing Homes
+ Assisted Living apartments, Cottages and Bungalows
+ Extra Care Housing
+ Design for Dementia
+ Day Care Centres
+ Elderly Person Housing
+ Learning Disability Homes
+ Crematoria
+ Healthcare

1.0 Introduction

1.1 Introduction

This Design Statement is prepared by Carless + Adams Ltd in support of a non-material application on behalf of Vesta Care Homes, part of the Hestia Care Group, for a new 66 bed care home on the site of the existing Mount Hermon Care Home, Brighton Road, Lancing.

The existing Mount Hermon Care Home has long been integral to the community of Lancing and beyond through the provision of expert, independent residential dementia care & support.

This application looks to seek an approval for non-material amendments to the consented scheme, which will provide the highest standards of accommodation and excellent quality of care delivered by a dedicated team of experts for many years to come.

1.2 Site and Site Surroundings

The site sits on the A259 Brighton Road, and is flanked by both residential and commercial properties.

To the north of the site is the Beach Green Hotel on South Street, while to the south western boundary is an access lane leading to private garages and giving access to the rear of the site. On the opposite side of the lane is the Cavatina Lodge and the north-west is bounded by private gardens.

Directly opposite the site is a vehicle repair premises and the green space of Lancing Beach Green, with the beach and English Channel beyond.



Location Plan (with site boundary indicated in red)

2.0 Planning



Approved Site Plan

2.1 Planning History

The site has an established C2 use, currently occupied by a number of properties including; Mount Hermon Care Home, No.85-87; No87A a detached two storey dwelling used by the care home, and a detached dwelling No.89.

In late 2019 Carless + Adams Ltd were approached by Anavo Capital on behalf of the Hestia Care Group to produce a feasibility study for the replacement of Mount Hermon Care Home.

Following this feasibility a scheme was completed for formal pre-app with the council on the 25th November 2019 (PREAPP/0852/19).

Following feedback from the first pre-app, a second pre-app was submitted on the 17th April 2020, which included No.89 within the site (PREAPP/0217/20).

2.2 Approved Development

Planning permission was granted for 'demolition of the existing care home and associated buildings at 85-87 Brighton Road along with the dwelling at 89 Brighton Road, and the erection of a new three storey plus basement (C2 use) care home, associated parking and residents gardens.' (Application Reference: AWDM/1217/20)

3.0 Design Approach & Concept

3.1 Design Variations

This proposal seeks an approval for the following changes and additions to the consented scheme:

1. Ground floor doors adjusted to full height windows
2. Side panel added to louvred door
3. Windows adjusted to flat panels with obscured glazing
4. Window and door colour updated to grey RAL 7015

This document will review these non-material amendments and explain the reasoning and the benefits of these changes.



Approved Site Plan

4.0 Revised Design

1. Ground floor doors adjusted to full height windows

Two of the ground floor doors have become full height windows with smaller opening lights. The size of the frames have remained the same, however the doors have become windows to improve security for residents at the front of the site.



Approved East Elevation



Proposed East Elevation



Approved South-East Elevation



Proposed South-East Elevation

4.0 Revised Design

2. Side panel added to louvred door

The original louvred door size has been increased to allow for an additional side panel. This has been incorporated to allow for emergency smoke ventilation from the basement level.

3. Windows adjusted to flat panels with obscured glazing

The original angled windows have been adjusted to flat windows, using obscured glazing to maintain privacy to the neighbouring property. This adjustment will unify the design of all windows on the rear elevation.

4. Window and door colours has been updated to grey RAL 7015

This is due to difficulties with exact manufacturer colour matching, while maintaining a clean overall aesthetic, matching with surrounding details such as the rain water goods and fascias.



5.0 Conclusion

The supporting proposed drawings seek compliance with the planning application granted and there will be no implications to the neighbouring properties as a result of the proposed amendments within this document.

All amendments to the approved design continue to complement and enhance the visual appearance of the site and have a positive effect on the local area.

The development will continue to support the local elderly community and improve the quality of life and care for future residents going forwards.

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Design the best, to live the best

