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CONSENT GRANTED
SUBJECT TO CONDITIONS

BOROUGH OF WORTHING
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Design and Access Statement
The Hurst Nursing Home
1 Mill Road
Worthing
BN11 4JR

Heritage Statement and

Assessment of Physical Context

The site is situated at the entrance of Mill Road, Worthing and is currently a care home, owned and maintained by Lotus Care Group. The building is in the Heene Conservation Area and is a Local Interest Building from the Victorian / Edwardian period. The building has a number of historic features including an open porch to the northwest corner. A flint boundary wall marks the north and west boundaries with well established shrubs and hedging behind.

Social / Economic Context & Planning Context

The proposal is small in scale and does not affect the overall social and economic situation of the local area.

Involvement of Local Interests

The proposal is very modest and therefore there has been no discussion with local interests groups.

Evaluation

The proposed extension looks to improve the quality and size of the living area of the home, whilst remaining sympathetic to the structure and features of the building.

Design Principles

The principle of the design is to provide a new living area / sun room for the residents of the home, as the current living area is small with access to bedrooms and other ancillary rooms situated off it. With the internal layout and limited external space available the simplest and most cost effective choice to extend would be to the North. The design of the extension takes it lead from the attractive porch that wraps around the northwest elevation of the property, using the timber pillars and porch roof as a guide for the scale and visual amenity of the extension. The position of the extension allows for access to and from the existing bedrooms using the current routes, as well as retaining the visitor WC facility, albeit in a new position. This would not only provide the benefit of natural light and a pleasant outlook for the residents, but also a sympathetic design which is subservient to the building and complements the style of architecture.

Amount

It is proposed to construct a single storey extension to the northwest corner of the existing property.

Layout

The area is full of character and the aim of this proposal is designed to fit into the local vernacular and retain the original features and architectural style.

Scale

The single storey extension as proposed will add 17m^2 to the building. The height to eaves will be 2475mm and to pitched roof abutment 4195mm.

Landscaping

This proposal does not affect the existing or require any additional landscaping.

Appearance

The proposal is to erect a single storey extension to provide a new living / sun room. The existing open porch has timber pillars and a tiled roof and this design and detail are to be replicated into the extension. Facing brick to match the existing period brickwork will be constructed, with wooden pillars framing painted timber windows, construction and materials to complement the style of windows in the dwelling. The roof will have a small flat area, which is necessary to tie the existing pitch into the new extension. Roof tiles are to be selected to closely match the existing porch roof.

Access

Level access to the building can be achieved from the rear of the property. The proposals for the layout of the extension do not restrict the current access to the downstairs cloakrooms and main living areas.