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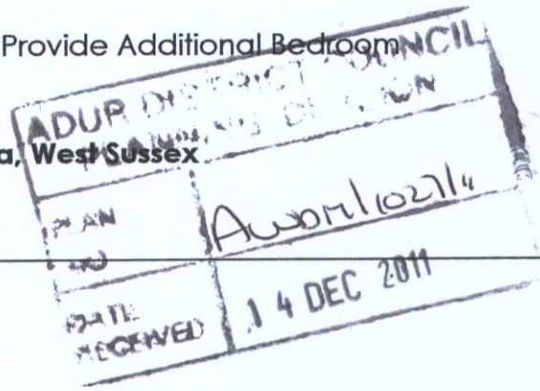
Extension to Existing Residential Care Home to Provide Additional Bedroom Accommodation and Dayrooms

Kingsland House Care Home, Shoreham by Sea, West Sussex



DESIGN and ACCESS STATEMENT

Kingsland House Care Home is situated in the east of Shoreham by Sea. A modern residential development of detached dwelling houses bounds the site to the east, with commercial development to the north and south and playing fields to the west. The building is close to local amenities and within easy reach of Worthing, Hove and Brighton. Although bounded on three sides by development the site is not adversely affected by noise. Only a few miles to the north is the Sussex countryside, with the English Channel coast a mile to the south.

The building dates from the 1990s and consists of a single storey central building with cruciform wings, which has been previously extended forming three enclosed courtyards for the EMI facility. The design of the existing plan has been influenced by the needs of the differing care services provided throughout the building.

The materials and finishes used in the existing buildings are to be matched closely by those in the proposed extension. The buildings are currently of red and buff brick, with pitched red clay pantile roofing. Windows are in timber stained brown, new windows being in brown finish uPVC.

The new extension will provide additional bedroom and dayroom space. This will take the form of six bedrooms and a single dayroom space located to the south east corner of the existing building. This will add in the region of 210m^2 of floorspace to the building.

The new bedrooms are generously sized reflecting rising care standards generally, and a specific policy within Barchester Healthcare to continually seek to improve the living environment for their residents. It is consistent with their aim to provide the best quality care in the best quality environments, and also to be the most respected and successful care provider in the United Kingdom.

The architecture of the proposed extension has been detailed to match the existing building in terms of scale, materials and finishes.

The Care Home has well tended gardens and lawns, with a tree lined boundary, that are available for use by the residents and their families. This landscaping will be reinstated following the building works. Two existing saplings which will be affected by the works are to be relocated within the gardens. A secure garden designed to be safe for residents of the EMI facility will be created around the south west corner of the site.

External access to the building will be unaffected by the extension, as it will be accessed from within the existing. One access point to the gardens will be relocated locally, and others which are already provided throughout the existing buildings will remain unaltered. The facilities designed are for use by elderly people, Including those with mental and physical health needs, and therefore will be fully accessible.

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Photograph taken Jan 2008 showing the area of the new extensions