Planning Services, Adur District Council

Civic Centre,
Ham Road,
Shoreham-by-Sea,
West Sussex,
BN43 6PR

Tel : (01273) 263222 (calls may be recorded)
website : www.adur.gov.uk
e-mail : developmentcontrol@adur.gov.uk

ADUR DISTRICT COUNCIL

ADUR DISTRIC
PLANNING D

PLAN No. A0d0345/08
DATE 18 JUL 2008

Application for Planning Permission
Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	
First name:	
Last name:	
Company (optional):	BARCHESTER HEALTHCARE LTD
Unit:	
House number:	
House suffix:	
House name:	
Address 1:	STONEYFIELD
Address 2:	INVERNESS
Address 3:	
Town:	INVERNESS
County:	
Country:	
Postcode:	IV2 7GG

2. Agent Name and Address

Title:	
First name:	
Last name:	
Company (optional):	GRAHAM MITCHELL ARCHITECTS
Unit:	
House number:	
House suffix:	
House name:	22 RUBISLAW TERRACE
Address 1:	ABERDEEN
Address 2:	
Address 3:	
Town:	ABERDEEN
County:	
Country:	
Postcode:	AB10 1XE

3. Description of the Proposal

Please describe the proposed development, including any change of use:

EXTENSION TO EXISTING BUILDING
CREATING 6 NEW BEDROOMS + DAYROOM.

Has the building, work or change of use already started? ☐ Yes ☑ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): _____ (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☑ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): _____ (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit:		House number:		House suffix:	
House name:	KINGSLAND HOUSE				
Address 1:	NURSING HOME				
Address 2:	KINGSLAND CLOSE				
Address 3:	SHOREHAM BY SEA				
Town:	WEST SUSSEX				
County:					
Postcode (optional):	BN43 6LT				

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☑ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: PETER BARNETT

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?	☐ Yes	☑ No
Is a new or altered pedestrian access proposed to or from the public highway?	☐ Yes	☑ No
Are there any new public roads to be provided within the site?	☐ Yes	☑ No
Are there any new public rights of way to be provided within or adjacent to the site?	☐ Yes	☑ No
Do the proposals require any diversions /extinguishments and/or creation of rights of way?	☐ Yes	☑ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☑ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☑ No

If Yes, please provide details:

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☑ No

If Yes, please provide details:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☑ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	RED BRICK SOLDIER Course facing Brick. Facing Brick Coloured In Bonds	to match existing.	☐	☐	
Roof	Marley Mendip roofline (orange)	to match existing	☐	☐	
Windows	Brown Timber Woodgrain	to match existing	☐	☐	
Doors	Brown Timber Woodgrain	to match existing	☐	☐	
Boundary treatments (e.g. fences, walls)			☐	☐	
Vehicle access and hard-standing			☐	☐	
Lighting			☐	☐	
Others (please specify)			☐	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☐ Yes ☑ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	2	—	—
Light goods vehicles/ public carrier vehicles	as per existing	—	—
Motorcycles	as per existing	—	—
Disability spaces	as per existing	—	—
Cycle spaces	as per existing	—	—
Other (e.g. Bus)	—	—	—
Other (e.g. Bus)	—	—	—

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant

Are you proposing to connect to the existing drainage system? [ ] Yes [ ] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) [ ] Yes [x] No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [ ] Yes [x] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [x] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing watercourse
- [x] Soakaway
- [ ] Pond/lake
- [ ] Main sewer

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

b) Designated sites, important habitats or other biodiversity features:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

15. Existing Use

Please describe the current use of the site:

RESIDENTIAL CARE HOME

Is the site currently vacant? [ ] Yes [x] No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [x] No

Land where contamination is suspected for all or part of the site? [ ] Yes [x] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [x] No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? [x] Yes [ ] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? [x] Yes [ ] No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes [x] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☑ No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Total proposed residential units $(A+B+C+D)=$

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Total existing residential units $(E+F+G+H)=$

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☑ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☑				
	Net tradable area:	☑				
A2	Financial and professional services	☑				
A3	Restaurants and cafes	☑				
A4	Drinking establishments	☑				
A5	Hot food takeaways	☑				
B1 (a)	Office (other than A2)	☑				
B1 (b)	Research and development	☑				
B1 (c)	Light industrial	☑				
B2	General industrial	☑				
B8	Storage or distribution	☑				
C1	Hotels and halls of residence	☑				
C2	Residential institutions	☐	3336	—	211 sqm	3547 SQM
D1	Non-residential institutions	☑				
D2	Assembly and leisure	☑				
OTHER	Please specify	☑				
		☑				
	Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☑			
C2	Residential Institutions	☐	1	6	5.
Other	Hostels	☑			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	36	30	51	
Proposed employees	5	2	5	

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
OPEN	24 HOURS A DAY		24HR	NURSING CARE

22. Site Area

Please state the site area in hectares (ha) 8689 SQM

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☑ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☑ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other: Other:

Amount (tonnes): Amount (tonnes):

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

~~I certify~~/The applicant certifies that on the day 21 days before the date of this application nobody except ~~myself~~/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	Miss R.J. Boyd on behalf of graham Mitchell architects	27/06/2008

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*)of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE
Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent: [redacted] on behalf of graham Mitchell architects

Date (DD/MM/YYYY): 27/6/2008

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form: ☑

3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☑

3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑

The correct fee: ☑

3 copies of a design and access statement: ☐

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☐

3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☑

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent: [redacted] on behalf of Graham Mitchell Architects.

Date (DD/MM/YYYY): 27/6/2008 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01224	649949	

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Country code:	Fax number (optional):
01224	658458

Email address (optional): mail@gma-architecture.com

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☑ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☐ Agent ☐ Applicant ☑ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: [redacted] Telephone number: [redacted]

Email address:

graham mitchell architects

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

Kingsland House Care Home, Shoreham by Sea, West Sussex

Planning Application Reference: ADC/0345/08/

RECEIVED 18 JUL 2008

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.

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

Kingsland House Care Home, Shoreham by Sea, West Sussex

Planning Application Reference: ADC/0345/08/



Photograph taken Jan 2008 showing the area of the new extensions



scale 1:1250

graham mitchell architects

LP	proposed care home extension	22 Rubislaw Terrace Aberdeen AB10 1XE
outline proposals	**Kingsland House Care Home, Kingsland Close, Middle Rd, Shoreham by Sea**	
07.03. 08		t: 01224 649949 f: 01224 658458
revision	for Barchester Healthcare	e: mail@gma-architecture.com w: gma-architecture.com
drawing **LP**	08.02	

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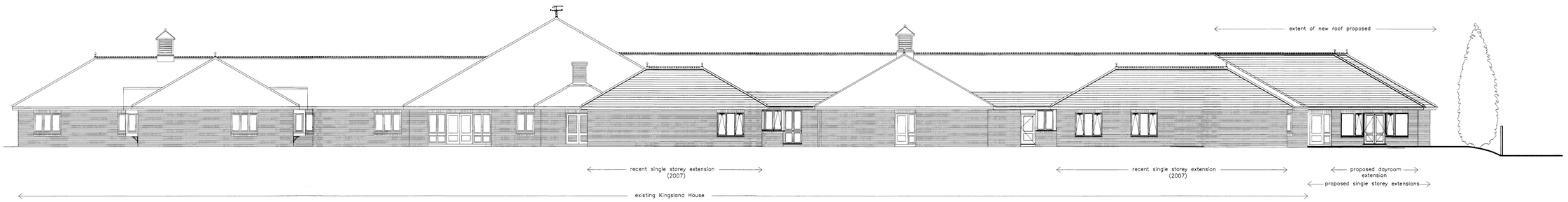
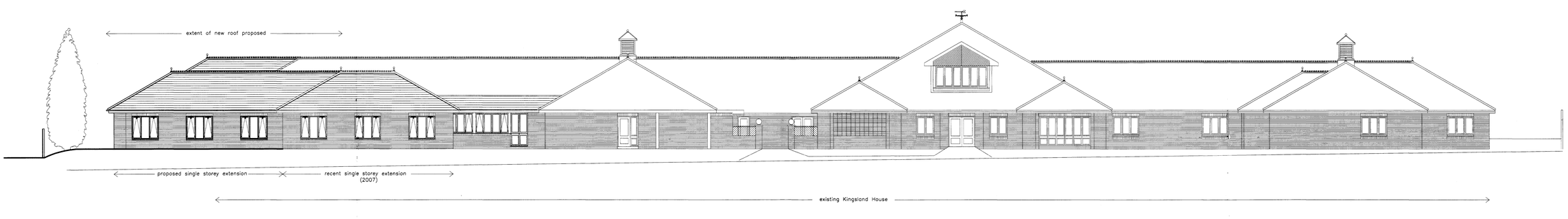
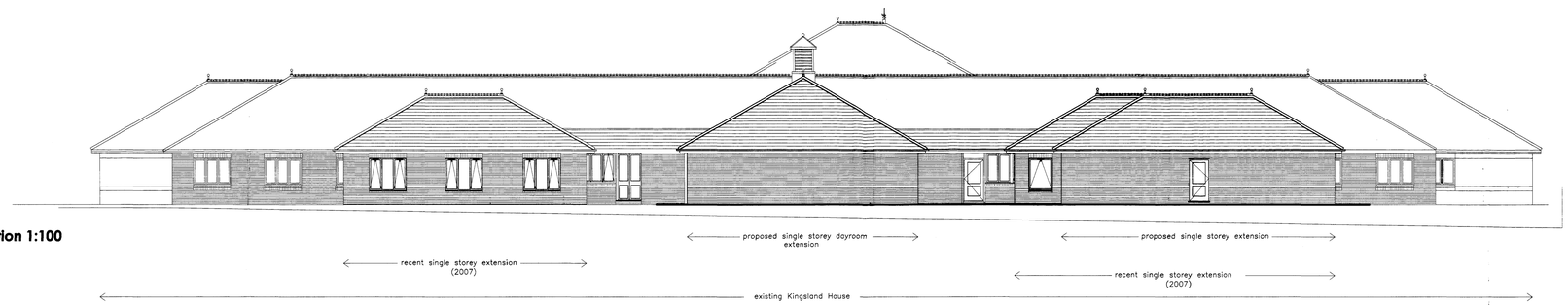
contractor to check dimensions. If any problems arise contact architects prior to construction / fabrication.



contextual west elevation 1:100



contextual east elevation 1:100



contextual south elevation 1:100

ADUR DISTRICT COUNCIL
PLANNING DEPARTMENT
DATE 18 JUL 2008
PLAN NO

graham mitchell architects

proposed elevations
outline proposals
12.02.08
revision
drawing **023**

proposed care home extension
Kingsland House Care Home, Kingsland Close, Middle Rd, Shoreham by Sea
for Barchester Healthcare
08.02

22 Rubislaw Terrace
Aberdeen
AB10 1XE

t: 01224 649949
f: 01224 658458

e: mail@gma-architecture.com
w: gma-architecture.com

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contractor to check dimensions. if any problems arise contact architects prior to construction / fabrication.

line of existing boundary

new platt

exit

new dayroom
area = 55.6m2

new exit

ex. MANHOLE

ex window retained

heater

New Raised Planter

Courtyard

ex.150mm u.g. soil drain

ex. IC

existing doors retained

A20

A21

A28

ex.100mm u.g. soil drain

ex.100mm u.g. soil drain

ex.100mm u.g. soil drain

A19

A18

A17

Bathroom

existing door retained

110mm access

New Sluic
refer to details dwg 08-13-40

lockable housing for elec. consumer unit

pneumatic child sluice

40m acce unde

new bath

existing doors retained

exit

ex door to be retained

exit

fire escape door to have push pad

bh

ex window retained

new bay window for desk added to bedroom

line of roof cavity barrier

ex. window to bedroom to be removed & new smaller window(1135mm) in relocated position added

Bedroom A12
area = 13.4m2

Shower
area = 3.8m2

existing bedroom window to be blocked up

new assist. bathroom

shower control & electrics to be relocated

area = 3.8m2

new partition

ex. door to be retained

form new opening for new door

new external door

3113

line of new beam

Sitting Area
area = 5.2m2

connect to ex lighting circuit

line of new beam

1010

area = 13.4m2
new bedroom

area = 13.3m2
new bedroom

area = 13.4m2
new bedroom

area = 3.9m2
Shower

area = 3.9m2
Shower

area = 3.9m2
Shower

link corridor

form new opening in existing shower room external wall to form link corridor

shower room partitions & fittings to be removed to form link corridor

Shower
area = 3.7m2

shower curtain

ceiling hatch

Shower
area = 3.9m2

Bedroom A10
area = 13.4m2

Shower
area = 3.9m2

Bedroom A9
area = 13.3m2

Shower
area = 3.9m2

Bedroom A8
area = 13.4m2

Shower
area = 3.9m2

new bedroom
area = 13.4m2

Shower
area = 3.9m2

new bedroom
area = 13.3m2

Shower
area = 3.9m2

new bedroom
area = 13.4m2

option b

ADULT & COMMUNITY SERVICES
PLANNING DIVISION
PLAN No. Addendum
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proposed plan	proposed alteration + extension
outline proposals	**Kingsland House Care Home, Kingsland Close, Middle Rd, Shoreham by Sea BN43 6LT**
12.02.08	
revision	Barchester Healthcare Ltd
drawing **022**	08.02

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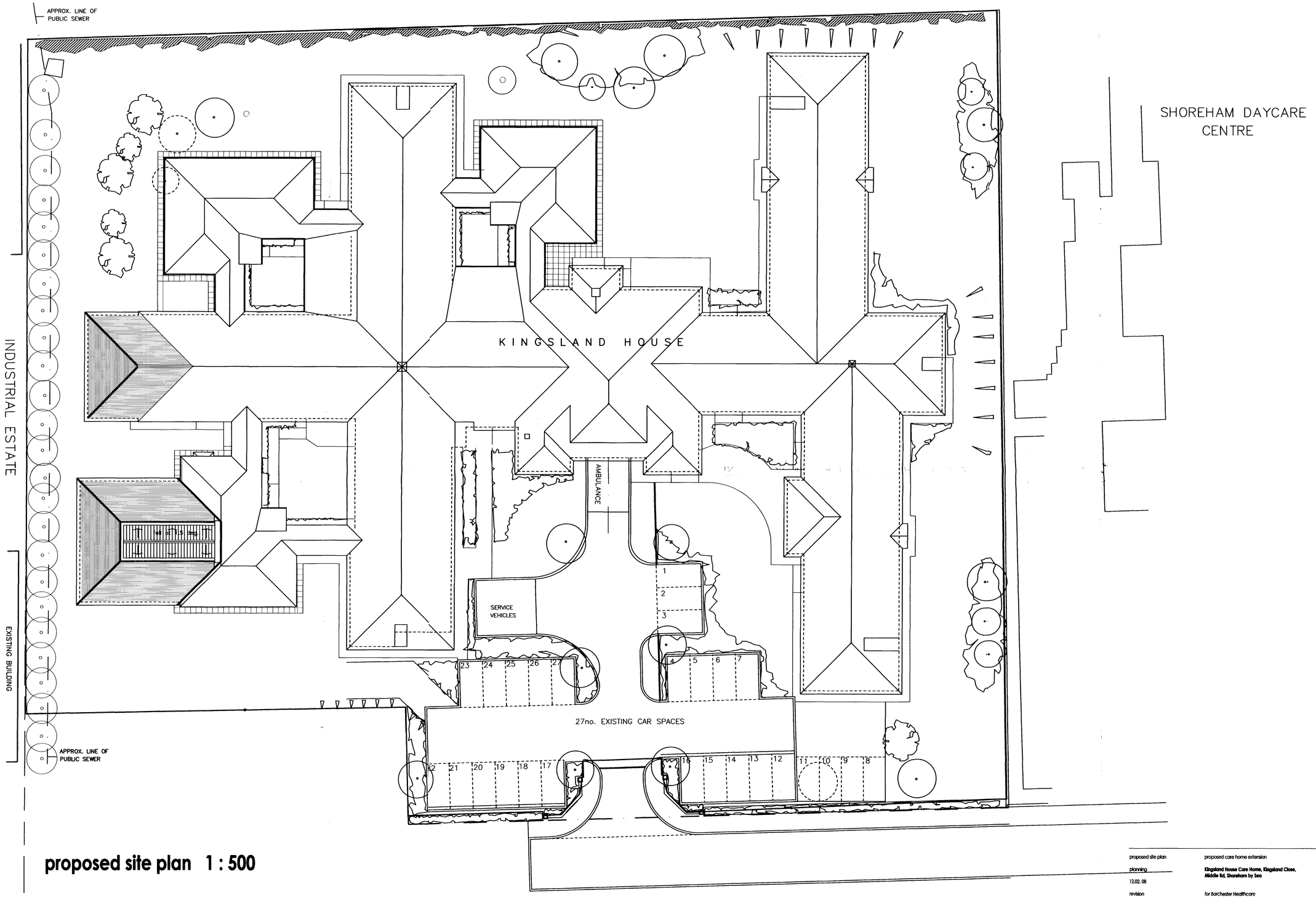

proposed site plan 1 : 500

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A0d034560
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proposed site plan	proposed care home extension
planning	**Kingsland House Care Home, Kingsland Close, Middle Rd, Shoreham by Sea**
12.02. 08	
revision	for Barchester Healthcare
drawing **011**	08.02

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ker

new secure garden

line of existing boundary

new platt

exit

new exit

new dayroom
area = 55.6m2

ex. MANHOLE

ex. i.l. 97.770

new i.l. 99.252

new i.l. 99.345

new i.l. 99.431

new i.l. 99.427

ex. MANHOLE

ex. MANHOLE 99.108

99.121

ex. IC

ex. IC

ex. IC

ex. IC

ex. MANHOLE

new i.l. 99.048

ex. i.l. 99.041

B7 B8 B6 B9 B5 B10 B4 B3 B2 B1

A20 A21 A28 A27 A19 A18 A17 A16 A15 A14 A13 A12 A11 A10 A9 A8 A7 A6 A5 A4 A3 A2 A1

Bedroom A24 area = 13.4m2
Bedroom A25 area = 13.3m2
Bedroom A26 area = 13.4m2
Bedroom A23 area = 13.3m2
Bedroom A22 area = 13.4m2
Bedroom A12 area = 13m2
Bedroom A10 area = 13m2
Bedroom A9 area = 13m2
Bedroom A8 area = 13m2
Bedroom B1 area = 14.5m2

Sitting Area area = 5.3m2
Private Dining Room area = 15.6m2
Courtyard
New Raised Planter
Courtyard
New Raised Planter
Courtyard
Bathroom
New Sluice area = 7.2m2
WC
Cleaner area = 3.2m2
Linen area = 3.2m2
Linen
Nurse area = 7.2m2
Bathroom
Dayspace / Dining 1 area = 138m2
Dayspace / Dining 2 area = 75.8m2
UNIT 2 ADUR
ST MARYS UNIT 1
Snooze Room area = 13m2
Drugs Prep
New Linen Store
Hairdressing area = 11.3m2
Veg. Store
Dry Goods
New Raised Planter
Courtyard
Sitting Area area = 5.3m2
new assist. bathroom
link corridor
new bedroom area = 13.6m2
new bedroom area = 13.3m2
new bedroom area = 13.6m2
new bedroom area = 13.6m2
new bedroom area = 13.3m2
new bedroom area = 13.6m2
Shower area = 3.8m2
Store area = 1.5m2
Bathroom
New Slucie area = 7.2m2

rad 1
rad 2
rad 3
rad 4
rad 5
rad 6
rad 7
rad 8

New Raised Planter

Allow for redecorating: walls & ceiling to be repainted.

Life Skills Kitchen and Servery (refer to dwg 06.13–42 for details)

Life Skills Kitchen (refer to dwg 06.13–43 for details)

existing 1200mm wide buff stair

new 1200mm wide buff stair

new 1300mm wide buff stair

existing 1200mm wide buff stair

existing doors retained

existing windows retained

new glazed screen & doors to courtyard

new half height glazed screen (short duration, no wired glass)

new half height glazed screen (short duration, no wired glass)

new half height glazed screen (short duration)

new half height glazed screen (short duration)

existing doors removed, new unit entrance doors (NEL by client)

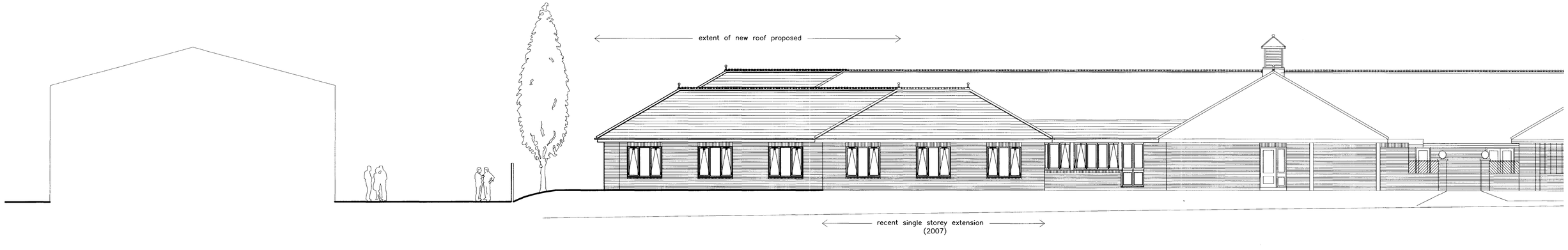
new half height glazed screen to be removed & replaced with 60min shutt. 12.5mm p.h. both sides

new half height glazed screen to be removed & replaced with 60min shutt. 12.5mm p.h. both sides

new half height glazed screen

new half height glazed screen

new half height glazed screen



contextual east elevation 1:100

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PLANNING DIVISION
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proposed elevation
outline proposals
27.03.08
revision
drawing **024**

proposed care home extension

Kingsland House Care Home, Kingsland Close, Middle Rd, Shoreham by Sea

for Barchester Healthcare

08.02

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