RICS

KEL Commercial Ltd

1.0 Introduction

The proposal is for the rebuilding and extending of a single storey side/rear extension to create an additional 2no bedrooms with WC's and other ancillary facilities.

2.0 Site location

Elreg House Care Home is situated in a predominately residential area on the outskirts of Shoreham-By-Sea. It is one dwelling away from the corner of Rosslyn Avenue with its abundance of allotments and green spaces. Most of the neighbouring properties are of one or two storeys and are private dwelling houses.

Rosslyn Road is ideally served by 3 of Brighton & Hove buses routes (2,2A & 20) with stops nearby on Buckingham Road and Eastern Avenue for any visitors not wishing to travel by car. The existing site, however, has ample parking already which is never used to its full capacity. Any visitors wishing to travel by train are ideally served by Shoreham-By-Sea train station approx 2min walk away.

3.0 Planning history

After consultation with Adur District Council on-line Planning Service no recent planning applications relate to this site.

4.0 Planning policy

This application has been designed whilst examining the local context and characteristics of the site in order to prepare plans that take into account local as well as national planning policies. Particular attention has been paid to delivering sustainable development

In regards to local and national planning policies the proposal is designed to enhance the character and appearance of the neighborhood and has taken into consideration the relationship with dwellings along Rosslyn Road and Rosslyn Avenue.

The new development would provide an acceptable outlook to residents whose gardens back onto the side of the site (no's 15, 16 & 17 Rosslyn Avenue), due to the dilapidated appearance and poor design of the existing extensions. Those gardens that back directly onto the site (77, 79, 81 & 83 Gordon Road) are naturally shielded by dense vegetation and trees on all boundaries and it is the intention to retain any existing trees if possible and plant new trees once the build has taken place. 56a Rosslyn Road has been converted to 3 storeys and already overlooks the site significantly. The new design of the building to its rear will provide a more acceptable outlook for the occupiers.

The proposal demonstrates a high standard of sustainable development in regards to the use of water, energy and materials. Any additional refuse and recycling storage facilities will be provided in line with any local policy.

5.0 Overall sustainability

Natural environment

The proposal will include new landscaping to promote local wildlife and insects, as well as act as a natural security feature and provide an acceptable outlook to neighbouring properties.

Pollution

The development will not give rise to any contamination or atmospheric pollution in accordance with local polices

Local community safety

The house has been designed in accordance with security principles, with no direct access into the rear garden.

Energy

The dwelling will be insulated to current building regulations requirements. All light fittings will be low energy and where possible on push timers.

Waste

The existing site provides a dedicated store area with sufficient space for more refuse/recycling space due to the increase in floor area. Construction waste will be kept to a minimum in line with the Waste Minimsation Statement.

Water conservation

The building has been designed to minimise water use, by specifying water saving fixtures and fittings. These include aerated/flow regulated taps and low volume dual flush toilets.

6.0 Background information on Elreg House

Introduction

Elreg house is family owned and is affiliated to two other homes located in Hove. The home is currently registered for 23 residents, providing residential care for the Elderly mentally infirm with the minimum age of 65 years, specialisng in Dementia care, and Alzheimer's. Elreg House usually maintains 100% occupancy with regular enquiries from people wanting to live here and therefore is why extra accommodation is required.

As stated ample parking space is provided at the front of the house. The rear garden is secure, large and very sunny and will still retain both grassed and patio areas under the proposal. Inside there is a split dining area, providing two rooms for meal times with one overlooking the garden. There is also a large communal lounge for the residents to relax in; this too has a view of the garden, and will be increased under the new plans.

Bedrooms are on ground level, with four located on the first floor. All bedrooms are furnished comfortably and adequately. Although only some existing rooms are en-suite, all rooms are provided with a hand basin. All rooms both existing and planned sizes meet the national minimum care standards with all the new rooms benefiting from en-suite facilities.

Staffing Ratios & Shift Patterns

Elreg House recruitment policy reflects current legislation and complies fully with the national minimum care standards. All staff are selected for their experience, qualifications, abilities and communication skills. The staffing ratios are established following current legislation issued by the national care standards.

There is a nursing call system installed within resident's bedrooms and all the communal area's. There is a qualified committed staff on duty 24 hours a day with waking night staff, and an experienced registered manager.

The early shift is 8am - 2pm, During the early shift there are four staff members including a senior team member.

The late shift 2pm - 8pm, During the late shift there are three staff members including a senior member.

The night shift is 8pm - 8am, The night staff members are waking staff.

The home manager works from 8am - 4pm but is always on-hand if required and is within close proximity to the home. Staff work one weekend on duty and one weekend off duty.

A qualified cook is employed from 9am - 2pm Monday to Friday and a part-time cook works at the weekends, a domestic cleaning staff are in attendance 5 days per-week and we have a general maintenance staff for 2 days per-week and is on-call to deal with any priority repairs or improvements.

In line with the proposal and the national minimum care standards extra staff will be recruited therefore add to the local economy.

7.0 National minimum care standards applicable to the design/operation of the proposal

STANDARD 19
19.1 The location and layout of the home is suitable for its stated purpose; it is accessible, safe and well-maintained; meets service users' individual and collective needs in a comfortable and homely way and has been designed with reference to relevant guidance.

STANDARD 20
20.1 In all newly built homes and first time registrations the home provides sitting, recreational and dining space (referred to collectively as communal space) apart from service users' private accommodation and excluding corridors and entrance hall amounting to at least 4.1sq meters for each service user.

STANDARD 23
23.1 The home provides accommodation for each service user which meets minimum space as follows:
23.2 In all new build, extensions and first time registrations, all places are provided in single rooms with a minimum of 12sq meters usable floor-space (excluding en-suite facilities).

STANDARD 27
27.1 Staffing numbers and skill mix of qualified/unqualified staff are appropriate to the assessed needs of the service users, the size, layout and purpose of the home, at all times.