Design & Access Statement

Proposed Alterations & Extension

at Drumconner Rest Home 13-21 Brighton Road, Lancing

PLANNING DIV.
PLAN No. AA/00121/11
DATE RECEIVED 24 JAN 2011

Proposed Use

The proposals are for alterations and extension to an existing detached annexe to this existing Rest Home. The building, formerly known as 13 Brighton Road, was previously used by a long term resident of the home and partially (on the ground floor) for staff accommodation. The proposals will provide additional bedrooms for residents linked to the main building. No change of use is proposed.

Amount

The proposals will provide six en-suite bedrooms, a new lift and a glazed link of 15 sq. metres.

Layout

The proposals will provide six bedrooms of varying sizes all accessed via common hallway and landing. Each room will have an open aspect either to the sea or to the downs and will have ample natural light and ventilation. The proposed extension to house the lift, stairs and glazed link will be largely hidden from view by using an existing recess to the rear of the building. Internally, all the accommodation including the en-suites will have 1.0m wide door sets allowing ample room for wheelchair access.

Scale

The proposed extension will be of modest proportions with a truncated pitched roof terminated at the ridge height of the original building. This will ensure that the extension has only a minimal impact upon the adjacent properties. Due to legal safe height requirements the roof above the lift shaft will be slightly raised at eaves level but this element of the extension is surrounded by the existing buildings and will not be visable from any public areas.

Landscaping and Appearance

The proposals will have no affect upon the landscaping of the site as it uses an area of existing hard paving. The elevations of both the existing building and extension are to be clad in cedar cladding typical of a traditional beach-house.

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Context

The proposals will provide six large bedrooms with an excellent outlook providing high standards of accommodation for the elderly. The use of this building for this purpose will provide a smaller, more personal environment as an annexe to the larger home. All facilities of living rooms, dining rooms etc are readilly available in the main building which is accessible for all residents via the new lift installation.

Access

The proposals include the installation of a new lift facility providing access to the first floor which is presently unavailable. All corrridor and door widths exceed the requirements for access for wheelchair users as defined in Building Regulation Approved Document M. Level access into the building will be provided via the existing building.