Design and Access Statement

with Planning Statement

Change of Use / Façade Modification

Issue 1: March 2026
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OWL architects

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1.0 Introduction and Site

1.1 19 and 21 Salisbury are cojoined residential properties located on the west side of Salisbury Road. Until recently designated a convent, the properties are located adjacent to St Mary's Residential Care Home to the east. The home, in common with the covenant formerly formed part of the estate of the Institute of Our Lady of Mercy (a Catholic charity associated with the nearby church) and the relationship is therefore historic.

1.2 This application is made consequent on consent AWDM/0585/25 for the Material Change of Use of nos. 19 and 21 Salisbury Road from covenant use to 2no. detached dwellings. The applicant, Qualitas Healthcare, alternatively seeks to annex the dwellings as part of the care premises.



St Mary's Care Home and Salisbury Road Convent

1.3 The dwellings on Salisbury Road are a combination of late Victorian / Edwardian detached and semi-detached houses with a few later properties. The street frontage is fairly regular with a building line some 6.4m from back of pavement but properties are often of irregular footprint. The buildings are almost exclusively of facing brick with pitched tile and slate roofs and generous storey heights.

1.4 Nos. 19 and 21 Salisbury Road are similar in style and both have paired gable ends running back to a connecting pitched roof parallel to the street. Each has a veranda and feature porch at its southeast corner. Originally detached, the properties were co-joined at ground level at some point associated with their dual occupation.



19 and 21 Salisbury Road

1.4 St Mary's Care Home is located on the east side of Westbrooke Road and backs onto the rear boundary of the Salisbury Road properties. It currently accommodates twenty-five residents and comprises a range of brick built Victorian houses, a linked villa (previously the nun's house), a later chapel and a series of more recent extensions. It is set back from Westbrooke Road with a garden to the south but is otherwise landlocked in an urban sense.

2.0 Use and Proposals

2.1 The application is for Full Planning and Change of Use to convert the properties from residential (convent) use to residential care use and link them to the home at ground level.

2.2 Relevant planning policy would include:

Guide to Residential Development SPD 2013
WORTHING BOROUGH COUNCIL LOCAL PLAN (Adopted 2023)
Policy DM 1 Housing Mix
Policy DM 5 Quality of the Built Environment
Policy DM 8 Planning for Sustainable Communities / Community Facilities

NATIONAL PLANNING POLICY FRAMEWORK 2024**
02 – Achieving Sustainable Development
06 – Building a Strong Competitive Economy
12 -Achieving well-designed places

** This document has since been supersede by the NPPF Aug 26 but the general principles remain unchanged.

2.3 Pre-application advise was obtained in November 2025 (Louise Prew / PREAPP/0143/25) with the following response:

- The change of use from C3 to C2 residential use is in principle supported subject to detail design.
- Consideration of the appearance of the two-storey link and impact of any lift on the scale and form.
- Confirmation that ancillary use (kitchens) will not impact on neighbouring amenity.

2.4 These are responded to as follows:

- The change of use under AWDM/0585/25 has not been implemented and the affiliation with St Marys (at present) is extant. There is no loss of housing and the annexation accords with an increased requirement for care provision and the needs of older people.
- A two-storey link is essential for the delivery of a compliant fire strategy and optimisation of the internal layout. No changes are proposed to the frontage and the link is located c.4.5m to the rear. The gap between the two properties is visually maintained with a continuous vertical glazed strip. A platform lift is now proposed within its own shaft that will have no overrun or pit and therefore not impact the outside of the building.
- No kitchen or common spaces are proposed in the conversion only residential rooms and some support accommodation. No entrance to the home is proposed from Salisbury Road and the combined dwellings will form a residential wing connected to the common parts of the home.

2.5 St Mary's Care Home falls within Arun & Worthing District Council's Richmond Road Conservation Area but is not a designated heritage asset. The Pre-Application response establishes that the connecting corridor to the care home is modest in scale and located to the rear of the site where it would not be visible from the street. The application is therefore designated as Salisbury Road.



Rear (Chapel) of St Marys

3.0 Amount

3.1 The proposal provides 14no. residential rooms and some associated ancillary space. The external footprint of the original dwellings is retained and some additional 7m² is created between the properties to establish a first-floor link extending to the rear.

4.0 Layout

4.1 The layout of the proposals is driven by a number of variables:

- Retaining as far as is practicable the principal structural elements and fenestration of the dwellings (minimising alteration).
- Maintaining the frontage in its current form and observing a set back beyond from the frontage of any link structure
- Reordering to ensure fire compliance and escape in two directions on the basis of a PHE evacuation strategy
- Creating a link to the home that coincides with the Chapel day space.
- Reconfiguring the homes carpark to provide additional vehicular spaces.

5.0 Scale

5.1 The scale of the existing dwellings is not compromised or altered. The distance between buildings at the front is c.3.28m and c.1.2m at the rear. These separation distances are reflected in the proposals.



Existing Link – St Mary's Chapel to rear

6.0 Appearance

6.1 Given the properties were originally detached the design approach is to visually maintain this division with a transparent strip flanked by masonry that observes the existing building lines on either side. The height of the link is a little lower than the existing eaves line of the dwellings and a simple narrow fascia is introduced beneath. Rather than mimic existing timber fenestration a continuous vertical strip is proposed (with an opaque spandrel at first floor level).

6.2 The rear link adopts a similar material palette with brickwork to match existing and larger glazed panels supported by a plinth.

7.0 Landscape

7.1 The proposal does not impact on any soft landscaping.

7.2 Hard landscaping will be to match existing to the extent that it is disturbed.

8.0 Access

8.1 Access from Salisbury Road will be suspended for residential purposes.

8.2 Access into the home is retained as existing and transition between areas will be flush.



Parking Area front of St Marys

8.3 Vehicular provision is expanded by two places – see drawing. An increase in resident numbers ordinarily prompts an increase in parking provision though WSCC parking standards are not prescriptive in this regard in favour of site-specific assessment. Three or four spaces may be

accommodated between nos. 19 and 21 Salisbury Road though this would be a managed allocation for staff use only. Accordingly, the Salisbury Road site offers an opportunity to ease staff parking whilst the existing frontage carpark has only moderate scope for expansion. No on road parking is envisaged or permitted.

9.0 Sustainability

9.1 The conversion will be implemented fully in accordance with prevailing building regulations and utilise existing drainage connections. The thermal performance of the properties is to be enhanced.

10.0 Appendix

10.1 No appendices.