CARLESS + ADAMS





Design Statement

Mount Hermon Care Home

03.04.24
Job no. A-827





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Vesta Care Homes Ltd

Revision	Date	Description	By	Review	Approved
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1.0 Introduction

"With over sixty years' proud history we are driven every day by our passion and determination to reimagine the future of care and supported living and promote independence, wellbeing and quality of life."

Mel Magee, Carless + Adams.



Genuine + Open

At Carless + Adams, we understand that the provision of high-quality care has never mattered more.

We are dedicated to reimagining supported living and care accommodation communities, changing perceptions and enabling a move into these environments to be a positive and proactive one.

With an ageing population there is a growing requirement for supported living and care accommodation across all areas of the UK. At Carless + Adams, we recognise the importance of these environments within their local communities and we work collaboratively with our clients to assist in meeting this demand whilst respecting the needs of the neighbouring communities.

We believe that providing the correct accommodation can empower people and allow them to live a life filled with choice and dignity. With designs that promote interaction between different age groups, as we know this can help build solid, supportive communities whilst alleviating isolation, it is our ambition to champion intergenerational care.

We want to lead the sector to ensure the highest possible standards are consistently upheld whilst shaping the future of supported living and care in vibrant, attractive environments.

+ Residential Care & Nursing Homes
+ Assisted Living apartments, Cottages and Bungalows
+ Extra Care Housing
+ Design for Dementia
+ Day Care Centres
+ Elderly Person Housing
+ Learning Disability Homes
+ Crematoria
+ Healthcare

1.0 Introduction

1.1 Introduction

This Design Statement is prepared by Carless + Adams Ltd in support of a non-material application on behalf of Vesta Care Homes, part of the Hestia Care Group, for a new 66 bed care home on the site of the existing Mount Hermon Care Home, Brighton Road, Lancing.

The existing Mount Hermon Care Home has long been integral to the community of Lancing and beyond through the provision of expert, independent residential dementia care & support.

This application looks to seek an approval for non-material amendments to the consented scheme, which will provide the highest standards of accommodation and excellent quality of care delivered by a dedicated team of experts for many years to come.

1.2 Site and Site Surroundings

The site sits on the A259 Brighton Road, and is flanked by both residential and commercial properties.

To the north of the site is the Beach Green Hotel on South Street, while to the south western boundary is an access lane leading to private garages and giving access to the rear of the site. On the opposite side of the lane is the Cavatina Lodge and the north-west is bounded by private gardens.

Directly opposite the site is a vehicle repair premises and the green space of Lancing Beach Green, with the beach and English Channel beyond.



Location Plan (with site boundary indicated in red)

2.0 Planning



Approved Site Plan

2.1 Planning History

The site has an established C2 use, currently occupied by a number of properties including; Mount Hermon Care Home, No.85-87; No87A a detached two storey dwelling used by the care home, and a detached dwelling No.89.

In late 2019 Carless + Adams Ltd were approached by Anavo Capital on behalf of the Hestia Care Group to produce a feasibility study for the replacement of Mount Hermon Care Home.

Following this feasibility a scheme was completed for formal pre-app with the council on the 25th November 2019 (PREAPP/0852/19).

Following feedback from the first pre-app, a second pre-app was submitted on the 17th April 2020, which included No.89 within the site (PREAPP/0217/20).

2.2 Approved Development

Planning permission was granted for 'demolition of the existing care home and associated buildings at 85-87 Brighton Road along with the dwelling at 89 Brighton Road, and the erection of a new three storey plus basement (C2 use) care home, associated parking and residents gardens.' (Application Reference: AWDM/1217/20)

3.0 Design Approach & Concept

3.1 Design Variations

This proposal seeks an approval for the following changes to the consented scheme:

1. Window design amended
2. Opening light added to window for roof maintenance access only
3. Chimney material amended
4. Double window reduced to one
5. Indicative roof plant area shown in elevation

This document will review these non-material amendments and explain the reasoning and the benefits of these changes.



Approved Site Plan

4.0 Revised Design

1. Window design amended

Due to the acoustic glazing requirements the bedroom window design has been amended throughout from one larger opening light to two equal sized opening lights, reducing the weight of the openings. The window type highlighted in the elevation (right) is replicated across all elevations to maintain consistency throughout.

2. Opening light added to window

An opening light has been added to the highlighted rear window for roof maintenance access. This will remain locked at all other times.

3. Chimney and back of pitched roof material

This proposal sees the chimneys and highlighted areas amended from brick to zinc. This would see the material used on the pitched roof areas and front elevation continued around the back of the gable features and around the chimney projections, tying the features together.

4. Two windows replaced with single larger window

The two windows indicated have been reduced down to a single larger window, matching those below.



Approved South-East Elevation



Proposed South-East Elevation



Approved North-West Elevation



Proposed North-West Elevation

4.0 Revised Design

5. Updated indicative roof plant shown

The most up to date locations of roof plant have been outlined. These have been located to ensure there is limited to no visibility from street level.



5.0 Conclusion

The supporting proposed drawings seek compliance with the planning application granted and there will be no implications to the neighbouring properties as a result of the proposed amendments within this document.

All amendments to the approved design continue to complement and enhance the visual appearance of the site and have a positive effect on the local area.

The development will continue to support the local elderly community and improve the quality of life and care for future residents going forwards.

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Design the best, to live the best

