

Design & Access Statement

Derwent Lodge, Billingshurst

Client: SHC Clemsfold Group Ltd

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Introduction

This Design & Access Statement has been prepared to identify and explain the design process and decisions which have resulted in the submission of this Planning Application for a proposed ground floor link between the two existing buildings and an extension to the main entrance lobby entrance.

The application also includes amendments to the internal layout which increase the number of bedrooms from 69no. to 71no.

This application presents a considered design solution to the brief, which is in keeping with the existing building, that functions successfully and most importantly that fully respects the setting and amenity of the surrounding area.

Assessment

Site Description

The site is shown edged in red on the attached plans and covers an area of approximately 0.52Ha, on which are located two existing two-storey buildings currently used as residential care homes. To the front of the site, accessed off West Street, is hard standing which forms the car parking for the existing building. To the rear of the site, accessed off Arun Road, is a service yard containing a refuse store and staff car parking. The remainder of the site is either soft landscaping or terraces for the enjoyment of the residents.

The two existing buildings provide approximately 3100m² GEA of residential care home space and ancillary areas, of which 640m² GEA (the building in the SW corner of the site) is currently vacant due to operational difficulties caused by the care home being split into two separate buildings. The existing elevations are mainly brickwork with some first-floor tile hanging, and a clay tile roof.

Site access is from both West Street to the south for residents and their guests, and from Arun Road to the north for servicing, deliveries and staff access.

To the west and the north are existing housing developments ranging from one to three storeys with a mixture of detached and terraced houses and apartments. To the east is Billingshurst Fire Station.

Design Response

Amount

The proposal seeks to increase the number of residents' rooms from 69 to 71 within the existing footprint by making a number of layout alterations internally.

The current bedrooms are provided with a WC & wash hand basin and therefore do not provide the adequate private sanitary provision expected within a modern residential care home setting. As part of the internal alterations, all bedrooms have been reconfigured to include an ensuite consisting of a WC, wash hand basin and level-access shower. All bedrooms achieve a minimum floor area of 12m² in accordance with the Care Quality Commission (CQC) guidelines to ensure that residents have adequate private accommodation.

The resident communal areas have been assessed against CQC guidelines and exceed the required ratio of 4.1 m² per resident bedroom. As a result of this application, the ratio will achieve 5.2m² per resident bedroom.

The proposal does not alter the existing building footprint, other than the creation of the link between the two existing care homes which has a footprint of 11.2m² GEA and the extension to the main entrance lobby entrance which has a footprint of 5.3m² GEA.

Site Layout

Emergency services vehicles can access the site and turn around in the existing parking area at the front of the site off West Street.

Existing refuse storage is located within the existing service yard to the rear of the building accessed off Arun Road.

Neither of the existing site accesses are affected by these proposals.

Scale

Both of the existing residential care home buildings on site are two storeys in height. To the west of the main care home building is an existing single storey wing, with auxiliary accommodation in the roof and some flat roof areas adjacent to the main building.

The proposal introduces a proposed ground floor link between the two existing buildings and an extension to the main entrance lobby entrance.

The ground floor link is positioned between the southern two-storey building and the single storey element of the main building. The link roof line will be lower than the adjacent buildings and is largely invisible from outside the application site.

The extension to the main entrance lobby entrance will be contained below the existing pitched roof entrance canopy and therefore, has no discernible impact on the scale of the south-west elevation.

Appearance

Careful consideration has been given to the appearance of both the proposed ground floor link and the extension to the main entrance lobby.

The proposed ground floor link between the two existing buildings and extension to the main entrance lobby entrance.

The ground floor link will be formed from uPVC fully glazed windows and a uPVC fully glazed roof to match the existing uPVC fenestration.

The main entrance lobby entrance will be formed from white powder-coated fully glazed windows and a sliding entrance door. These will be positioned beneath the existing tiled pitched roof canopy.

Conclusion

Overall, this application provides a scheme that is in keeping with the existing buildings on the site and respects the neighbouring buildings outside of the application site.

The design process has been carefully considered to create an appropriate design solution that respects the built form of the existing buildings and creates a high-quality scheme that complements the site on which it sits.

Therefore, we request that the application is recommended for approval.