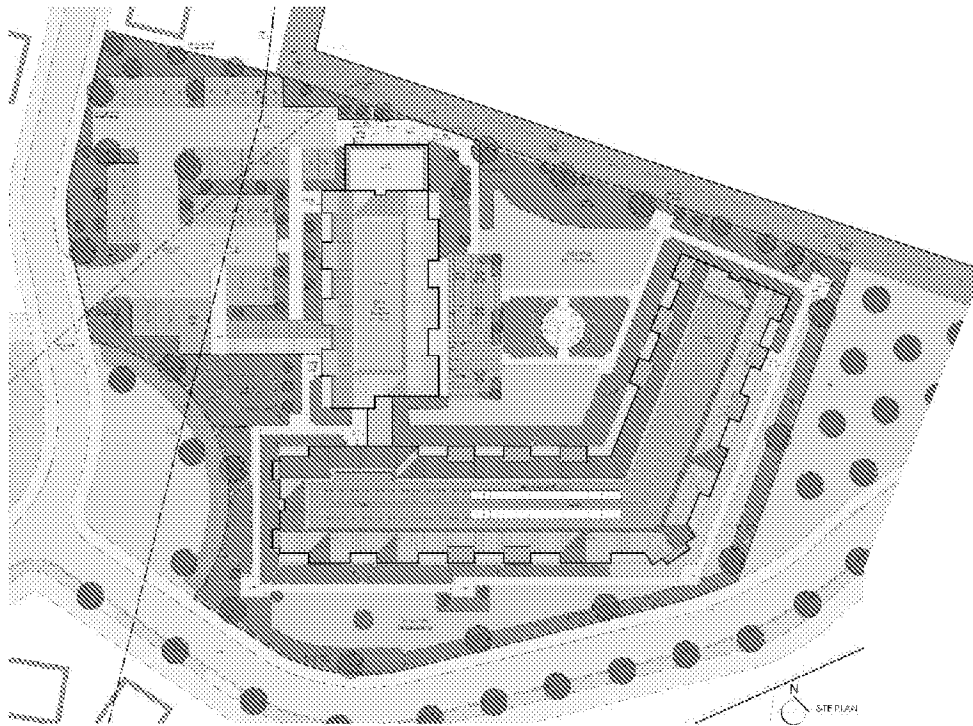


The Proposal – Extra Care

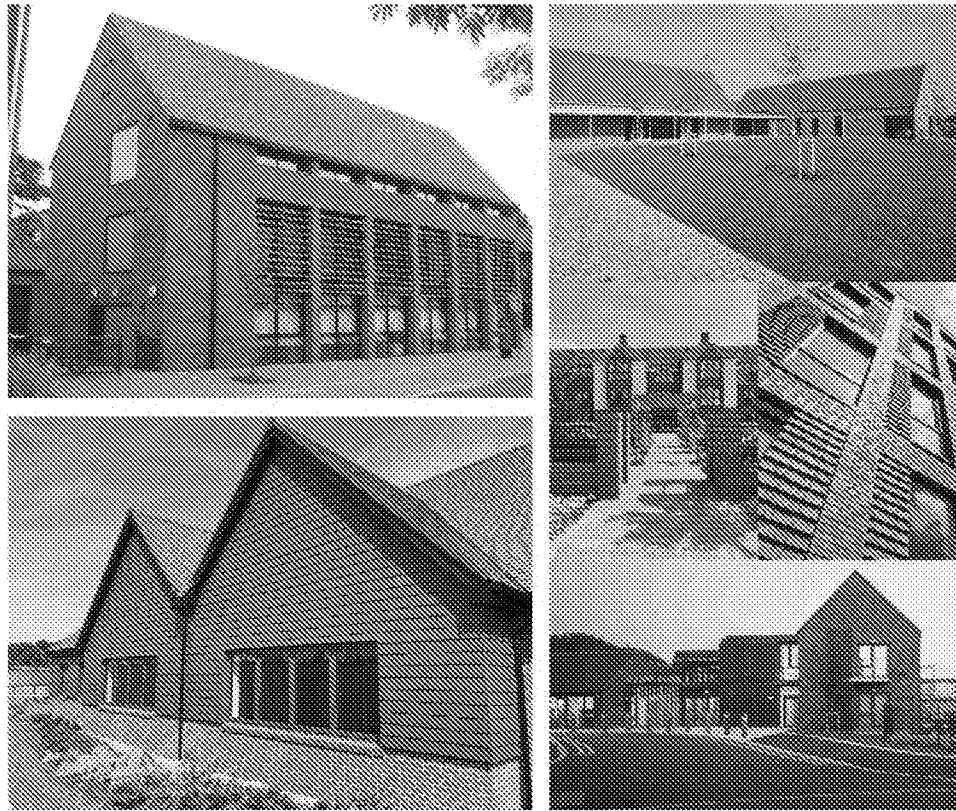
This application seeks a grant of planning permission for the construction of a two and three storey building comprising 60 Extra Care apartments which would be offered as age restricted affordable housing split 50:50 in tenure arrangement.

The Extra Care scheme would comprise 60 independent living flats (each flat having a kitchen, bathroom, living room and bedroom(s)). The building would also provide communal facilities for residents including lounges and a restaurant with a catering kitchen. Additionally, the building would accommodate one guest bedroom for visitors, an office and staff rooms together with hairdressing salon. Use of the restaurant would be entirely optional to residents.

The building is designed with a 'U' shaped footprint and is arranged over a maximum of 3 floors to respect other buildings in the local area. The open end of the 'U' would be orientated north facing open farm land whilst the principal elevations will face East, South and West, acting as a 'focal point gateway' to address the proposed access road and residential development within the remainder of the site. At its closest point, the Extra Care development is approximately 42 metres from the rear elevation and 35 metres from the rear garden fence line of properties in Barnett Close providing sufficient visual relief to avoid potential overlooking.



The building would be constructed with elevations comprising a variety of materials. The principal facades would be built with red multi stock facing brick at ground floor (with rusticated brick banding) and will incorporate a number of feature gable ends and projecting bays whilst the upper façades will be clad in a black inert weatherboarding. The building would sit beneath a red/brown concrete plain tiled (double pitched) roof with black uPVC soffits and fascias. Fenestration would be uPVC and, together with the polyester powder coated balcony structure, would be finished in anthracite grey, RAL 7016, and stainless steel and glass balustrading to balcony enclosures.



Examples of traditional material proposed and modern design approach

Each wing of the building would be built with highly articulated elevations, comprising projecting gable ends and bays which frame individual private balconies and patio areas providing a high quality and visually interesting appearance.

Immediately to the West of the building a parking, servicing and vehicle turning area is proposed where a number of service easements preclude development. The site is served by a singular vehicular access which would link with the new estate road network. A private external amenity area is proposed within the centre of the 'U' of the building.

The ground floor of the building would accommodate 18 flats (within the East and South wings) together with a laundry room. The West wing would accommodate the main entrance foyer accessed from the parking area via a covered canopy walkway, manager's office and staff room together with the communal lounge, dining areas, buggy store and hairdressing salon. At the northern tip of this wing would be a plant room and refuse storage facilities. The first floor of the building would accommodate 24 flats, with the second floor housing 18 flats.

The first floor would also accommodate an assisted bathroom and a 'guest suite' will be located directly above on the second floor. Corridors are designed to accommodate communal seating areas which would encourage residents to meet and create a feeling of community. All floors would be accessible by several stair cores and two centrally located mechanical lifts.

Within each of the flats would be space for electric buggy/wheelchair storage and charging or cycle storage. In total the 'Extra Care' element of this development would accommodate the following:-

42 No. 1 Bed 2 person Flats

18 No. 2 Bed 3 Person Flats

In line with the Arun District Council SPG Parking standards, the following parking facilities would serve the Extra Care accommodation: -

28 No. un allocated spaces for residents, staff and visitors

4 No. Marked disabled bays

1 No. larger pickup / drop off and emergency bay

The double pitched roof design with hidden flat roofed valley of the proposed building would accommodate several arrays of photo-voltaic panels and additional mechanical plant.

In terms of staffing levels, the developments would typically employ a varied team of on-site managers, carers and domestic workers. The exact employment figures won't be 100% accurate until we know who will be living at the scheme and what their care needs are, however, as an example, we would anticipate the following;

Managers

- a. 1 full time Housing and Care Manager
- b. 1 full time Care Team Leader
- c. 1-2 Senior Care Workers

Care Staff

We would look to staff care hours with 75% as full time employees with the remainder made up of bank staff to provide flexibility.

In addition to directly employed staff, there would be further employment opportunities for some of the on-site facilities particularly catering and hairdressing/beauty etc.

In terms of traffic movements; the staffing levels are likely to remain low throughout the course of the day with regular vehicle based visits to include Doctors undertaking weekly surgery sessions, visiting therapists, weekly food deliveries to the kitchens, as well as weekly refuse collections.

Similarly, the nature of the scheme will not favour allocation of the most active and independent people, and therefore, car ownership amongst residents will be rather low, and buggy ownership is likely to be quite high.

Design Principles

- To design a residential development that maximises the use of the site yet complements the pattern and local character of development in the area and respects the Church Lane and Square Conservation Area in accordance with policy.
- To ensure that the proposed development does not have an adverse effect on the amenity of occupiers of adjacent dwellings.
- To provide an Extra Care building with shared communal facilities which would encourage residents' social interaction with the local community.
- To provide accommodation units that would be flexible in their long-term use depending on need at the time.
- To ensure the new flats are designed with improved levels of access and internal circulation in order to meet the needs of the elderly and disabled.
- To provide adequate wheelchair and mobility scooter storage and charging facilities.
- To provide improved levels of easily accessible and secure parking on site for staff and residents.
- To ensure that landscaping (hard and soft) is permeable to prevent surface water run-off and flooding.
- To implement an appropriate drainage strategy.
- To design and provide a residential development that is sustainable by integrating renewable and low carbon technology.
- To ensure that local services and infrastructure identified as being within the vicinity of the site are taken into account by the proposed redevelopment.
- To provide appropriate servicing and refuse/recyclable storage facilities.

Access Principles

- To utilise the proposed vehicular access point to the site.
- To provide adequate on-site parking and turning facilities to meet current highway standards.
- To provide safe and convenient access to and from the building for residents, staff and emergency services.
- To improve internal circulation within the development for residents and staff.

- To provide adequate wheelchair and mobility scooter storage and charging facilities.
- To ensure the development is fully accessible to both service and emergency vehicles.
- To ensure that the proposed development is constructed in a manner that is inclusive making it accessible to all.

The Design Solution

The proposed redevelopment of the site seeks to provide a much needed Extra Care facility within the community built for modern day living.

The Extra Care scheme would accommodate residents from the housing waiting list. Due to the specialist nature of the development, eligibility will be assessed by a multi-disciplinary allocations panel made up of the Registered Provider, the District and County Council and sometimes a local health professional to review the applications and agree who can be allocated a place.

The design solution is, therefore, based upon the premise of meeting the specific needs of residents and staff, as outlined in the 'Housing our Ageing Population: Panel for Innovation' (HAPPI 2) report, as well as providing a building of high quality architecture which would sit comfortably on this key 'gateway' into the proposed residential development beyond. The building has been designed to be 'sustainable' whilst also making better use of the land.

- Space and flexibility
- Daylight in the home and in shared spaces
- Balconies and outdoor space
- Adaptability and 'care ready' design
- Positive use of circulation space
- Shared facilities and 'hubs'
- Plants, trees, and the natural environment
- Energy efficiency and sustainable design
- Storage for belongings and bicycles
- External shared surfaces and 'home zones'

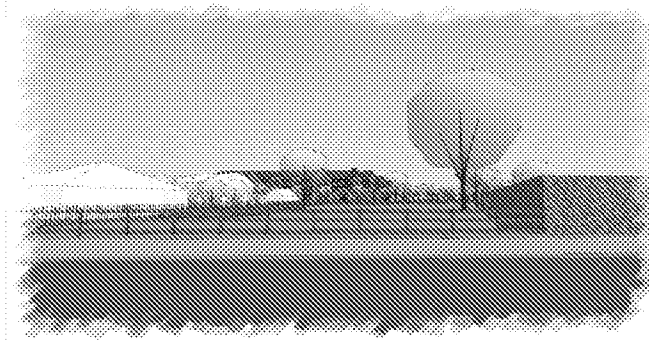
HAPPI recommendations - 10 criteria

The development proposed, and the design solution adopted, has been guided by the identified opportunities and constraints of the site together with the comments of the Council's Officers through the Pre-App process and other third parties where feedback included the requirement to create a stronger street presence was highlighted.

The analysis undertaken identified existing physical characteristics of both the site itself and the buildings and land within close proximity to the site. This analysis assessed the local context and identified methods of design and construction that could be employed to ensure a high-quality development was provided in a

manner that was appropriate for future occupiers which is both sympathetic and complementary to the local and Conservation areas.

In response to the Church Lane and Square Conservation Area we have identified key views from where the proposed care scheme may be visible and modelled these to identify whether there is any visual impact.



The first image shows a view looking North from the junction of Church Lane and Nyton Road, this shows that the existing landscape and surrounding buildings, together with the proposed screen planting will mean that only a small portion of the roof will be visible. (Note: we have dropped the opacity of the landscaping on our image to convey the outline of the proposal).



The second image, taken just North of the roundabout on Fontwell Avenue similarly shows that the development will generally be screened by existing and proposed landscaping.



The final images, from the entrance to the site shows that even less of the building is visible, further obscured by the proposed orchard and buffer planting.

From this analysis, it is concluded that the proposal will have minimal visual impact on the Conservation Area.

The Extra Care element of the development design solution needed to provide a single building with shared communal facilities easily accessible to all future residents and staff. Therefore, a building with separate 'wings' has been designed, with a ground floor restaurant area for both residents and the wider community. The provision of improved communal facilities was seen as important to the wellbeing of the residents with the ability to provide, for instance, hot meals for those that did not always wish to cook for themselves. A fully fitted out professional kitchen for preparation of meals was, therefore, considered essential.

The layout proposed focuses on the provision of a ground floor communal area linked to the main three storey wing accommodating residential units. Each unit of accommodation has also been carefully designed to ensure flexible future use depending on needs.

Externally it has been necessary to design a building with high levels of articulation in order to provide visual interest and minimise the bulk and mass of what is a large structure. The design solution adopted seeks to ensure the scale of the proposed building would complement existing development within the vicinity of the site.

The proposed development has been designed in an innovative manner that would both make the best use of the site in terms of its residential capacity whilst also providing an exceptional living environment for future residents and the wider community.

The resultant buildings are of a high architectural quality and design, as promoted by Central Government advice and Development Plan policy.



Amount, Layout, Scale, Landscaping and Appearance

Amount

Within the Extra Care building there are a total of 60 flats - 42 of which would have one bedroom and 18 two bedrooms. There would also be one guest/staff sleepover studio.

Layout

The Extra Care building would be constructed with a 'U' shaped footprint so that it benefits from good levels of natural daylight and sunlight. The site would accommodate adequate vehicle parking and landscaped amenity spaces for residents.

Scale

The Extra Care scheme would be two and three storeys in height. The block of general needs flats would be three/four storeys in height. Both buildings have been designed with double pitched roofs with a hidden flat roof valley in order to reduce the overall bulk of the buildings and provide an opportunity for concealing mechanical plant and PV panels.

Landscaping

The proposed landscaping would incorporate a communal amenity area for the residents. Soft landscape proposals include tree planting, hedges, ornamental shrubs, groundcover and perennials in addition to areas of lawn.

Appearance

The materials chosen for the buildings have been carefully selected to reflect the surrounding area, using traditional materials and detailing with a modern language to create a building that is sympathetic with and complementary to the wider area without being an architectural pastiche of the local vernacular.

The Access Solution

Inclusive access

The proposed scheme would ensure the provision of an inclusive development which would be accessible to all. Within the Extra Care building there would be two mechanical lifts providing access to the upper floors together with several stair cores. All external doorways and entrances would have either level access or ramps and be of sufficient width to give easy access for disabled residents and visitors. Entrances would be surfaced in a slip resistant material and will be in a contrasting colour.

The development is on a gradually sloping site enabling safe and convenient access with all external footways and amenity areas being level.

The development would be constructed to be compliant with Part M of the Building Regulations.

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