

Design and Access Statement

August 2019

Change of use & Extension to Nyton Farm Cottage, Nyton Road, Westergate, West Sussex, PO20 3UL



INTRODUCTION

This Design & Access statement has been prepared to support the following: change of use from dwelling houses (C3) to residential institutions (C2) to provide 9 new bedrooms with ensuite's, additional bathrooms, a kitchen & dining area and a new rear sun lounge for Nyton House Residential Home.

This proposal is to convert the existing two self-contained flats and recently purchased Nyton Farm Cottage into a stand alone facility as part of Nyton House Residential Home. The development will significantly increase the capacity of the care home allowing Nyton House to cater for the growing need for residential elderly care within the local community. Nyton Farm Cottage and The Gables (The Coach House) were originally part of the Nyton estate prior to the conversion to residential dwellings. This change of use application will allow for internal modifications in order to provide accommodation specifically designed for residents with dementia

Nyton House is a family run Care Home established in 1977 located on the outskirts of Chichester, West Sussex. A Queen-Anne listed building situated in 3.5 acres of private gardens offering exceptional accommodation in rural surroundings.



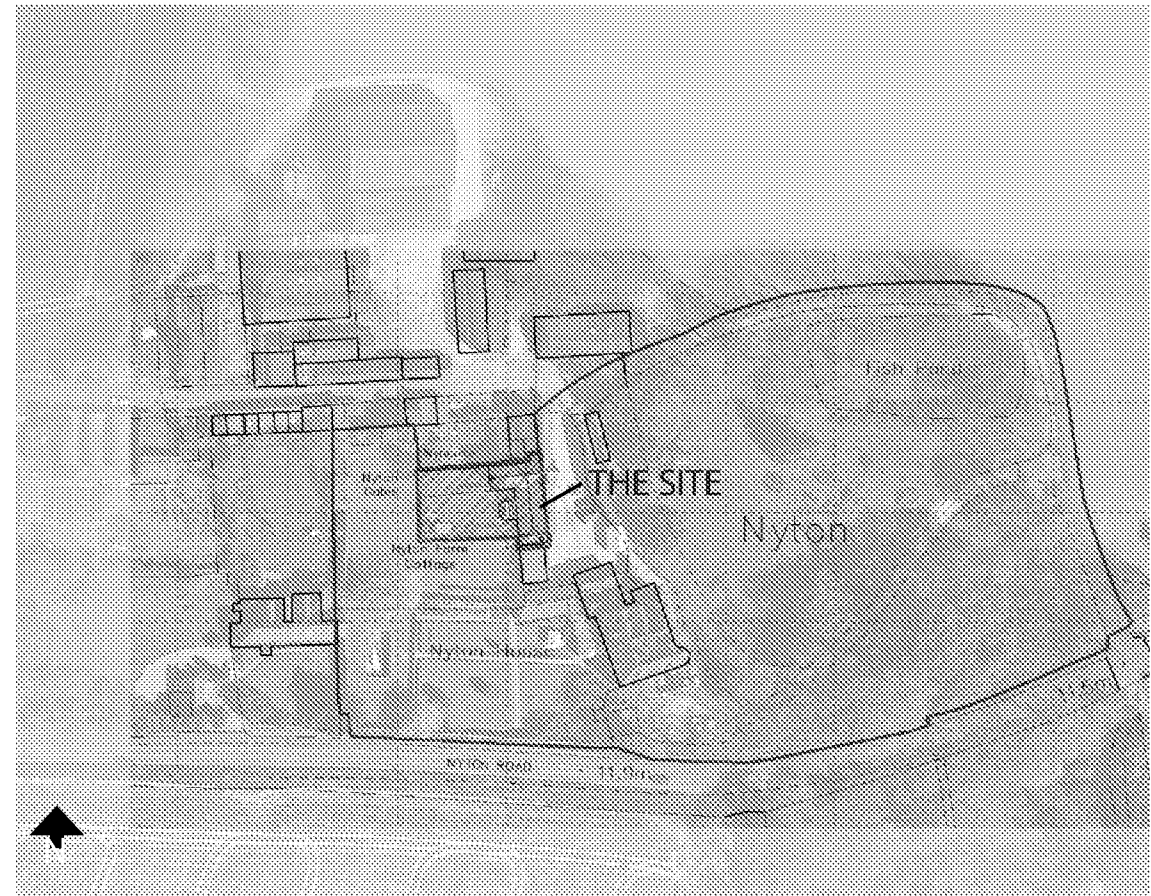
Image taken from Google

SITE CONTEXT

The existing residential care home is on a large self contained site, located on the outskirts of Westergate surrounded by farm land on the West side of the village. The existing house is a Grade II listed building that was first listed on the 5th of June 1958.

Access to the site is via the B2233 (Nyton Road), the existing care home is set back off the road roughly 20 metres with a large stone wall and foliage between. Access to Nyton Farm Cottage and flats 1 & 2 is via the road on the eastern boundary (past the fish pond).

Westergate is a small village roughly half a mile away from Nyton House. The village contains various local amenities such as a supermarket, indian restaurant, petrol station, sports centre and schools. Also there are Methodist, Catholic and Church of England churches within a mile of the home.



DESIGN ISSUES

Nyton House Residential Home is situated south of the proposed site which currently consists of 3.5 acres of private gardens with accommodation for 25 residents in the main house. The site also contains two self-contained assisted living apartments which are located roughly 20 meters away from the main building with easy access to the main home.

Nyton House Residential Home is expanding with demand for additional bedrooms and living areas for new residents.

There is currently an undetermined planning applications within the Nyton House boundary for the '*Construction of a 10 bedroom dementia unit*'

REFERENCE: AL/42/19/PL & AL/42/19/PL

Applicant - Nyton House Residential Home

Agent - MH Architects Limited

Case Officer - Mr S Davis

DESIGN SOLUTION

Nyton House requires additional bedrooms with bathrooms/ensuites, kitchen and a new sun lounge for use of the residents of the care home. The proposal is to combine the existing two self contained flats owned by Nyton House and Nyton Farm Cottage (residential dwelling), which has recently been purchased by Nyton House residential home, creating The Coach House.

The conversion into a single use 'Residential Care' building would further support the undetermined applications. As the removal of the boundary fences will increase the areas of land surrounding the buildings creating a landscaped open space between the proposed Dementia wing and the 'Coach House'.



Proposed Sun Lounge

DESIGN SOLUTION continued...

The external facade of the building will require minimal changes meaning a low impact on the surrounding area. The front elevation will require a new entrance door which is DDA compliant, new steps and a ramp to provide level access into the lobby to comply with Part M of the Building Regulations. The rear elevation proposes to demolish the existing conservatory (originally belonging to Nyton Farm Cottage) and replace with an 'L' shaped sun lounge to provide the residents with a liveable space outside of their bedroom. The design has a lantern roof light and a number of windows to provide the room with lots of natural daylight and views into the garden.

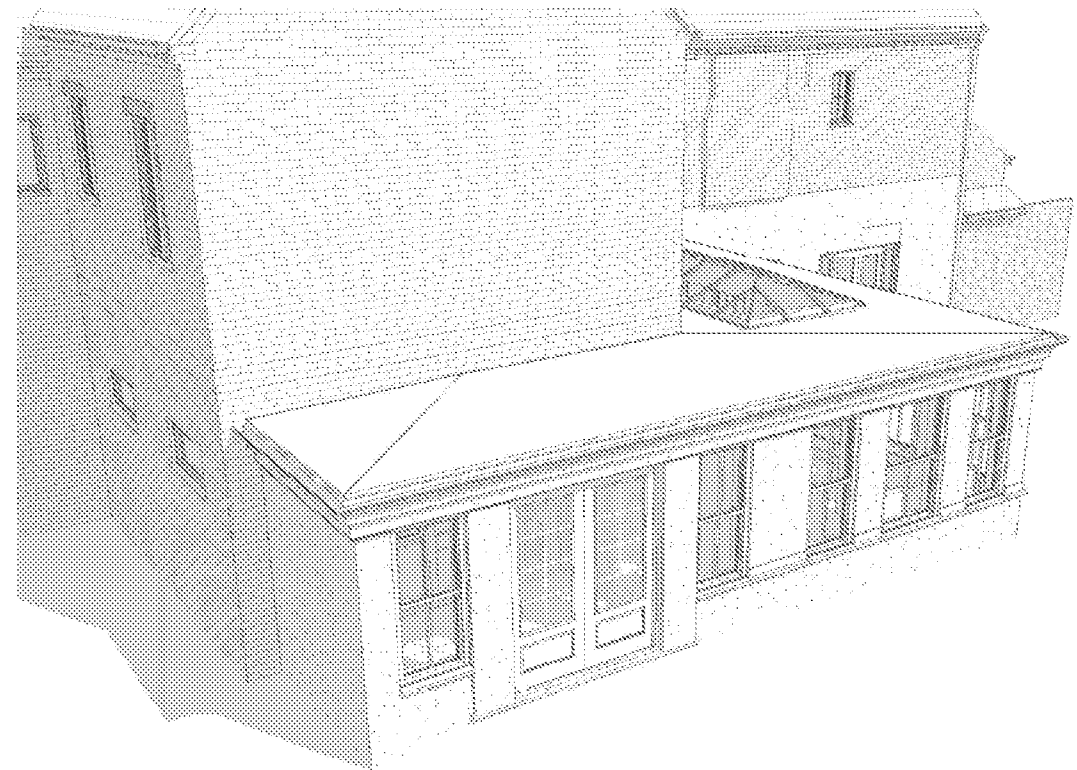
Internally the proposal is to provide 9 new bedrooms with ensuites, 2 new bathrooms, a kitchen & dining area, and a large sun lounge, as a self-contained addition to Nyton House Residential Home. The proposal has been designed to provide the residents with a suitable size bedroom with access internally to a WC and a short distance to the communal bathroom.

Nyton Farm Cottage is currently situated at a lower level than the two existing flats, therefore ramps have been incorporated on both the ground and first floor to allow for adequate access for all the residents. A lift has also been incorporated into the design.

MATERIALS

It is proposed that the sun lounge extension will be constructed with the following:

- Cream coloured render on masonry wall forming the extension
- White UPVC windows and doors - to match existing .
- Proposed gutters and downpipes to be UPVC to match existing



Proposed Sun Lounge

ENVIRONMENTAL ISSUES

ACCESS

This application is to convert an existing residential dwelling and two retirement flats into a fully functioning retirement home. There will be a new ramped access into the main lobby of the home which will provide access to each room and the lift.

The building will have level thresholds in compliance with Disabled Discrimination Act and Part M of the Building Regulations.

FLOOD

The property is not at risk of flooding from seas or rivers. (see Enviromental Agency extract adjacent)

ARBORICULTURAL

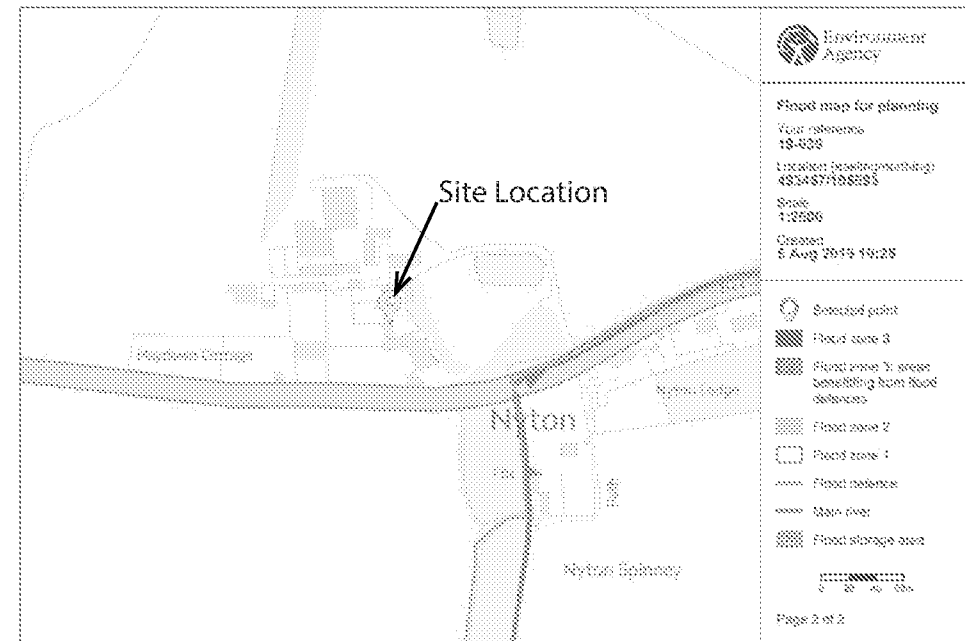
No trees on the site will be affected by the proposal.

BIODIVERSITY

There are no swift, swallow or similar birds nesting in the building. The additional footprint will not adversely affect the local biodiversity. The land around the building is not contaminated and will not be contaminated by the proposed additions to the building. Any proposed lighting for the site will take into consideration the presence of bats in the local area and the scheme will minimise potential impacts to any bats using nearby trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

RADON ZONE

The site has low levels of radon with a maximum potential of 1-3% (extract from Public Health England).



CONCLUSION

This Design and Access statement has been produced to support the application for a change of use and extension to Nyton House Residential Home, to provide The Coach House. The proposal is not considered to have a negative impact on the existing building. The conversion and extension will provide Nyton Care Home with an additional 9 bedrooms with ensuite's, 2 bathrooms, kitchen and dining area and a sun lounge with access to the garden for the new residents.

The proposal will allow Nyton House Care Home to expand by creating a single Residential Care use for the site, which will allow for a more coherent use of the Nyton house Estate. The Coach house and the Dementia wing represent a well-considered expansion of Nyton House Limited which is to develop purpose build, high specification accommodation to meet the growing need for Dementia Beds in the Chichester/Arun area.



Proposed Sun Lounge