

DESIGN + ACCESS STATEMENT

MAY 2021

In Support of a planning application to extend Aronel Cottage Nursing Home. Additional 16 Double Bedrooms with En-suite. Disabled Lift. Additional Living Accommodation for the Nursing Home.



PROPOSAL FOR:
3 STOREY EXTENSION TO ARONEL COTTAGE
NURSING HOME,
BOGNOR REGIS, WEST SUSSEX



INTRODUCTION

The Design and Access Statement is submitted in support of a proposed extension to Aronel Cottage 5 Highfield Road, Bognor Regis West Sussex PO22 8BQ

The site lies under the authority of Arun District Council

This statement is set out in accordance with Government guidance and examines the site and its surroundings, the proposed development, the policy context, the site constraints and opportunities, and principal design issues. From this it sets the design rational and explains why the development is being put forward in its current form and concludes as to why the development is considered acceptable.

The proposal provides 16 new double bedrooms and en-suite. A new disabled lift. Additional living space for the residents. The existing building houses 38 registered beds.

Adjustments were made to the proposed extension following the withdrawal of BR/234/20/PL:

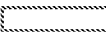
The previous application was withdrawn December 2020. The new application is a reduced scheme dealing with issues raised by Maria Tomalova, Senior Planning Officer, regarding the location of the proposed extension to the southern boundary, traffic noise from the B2259 Hotham Way, as well as improvements to landscaping.

We are pleased to submit, on behalf of our client, a full application for an extension to Aronel Cottage Nursing Home.



Aerial view of The Prince Of Wales. 1 Highfield Road, Bognor Regis

LEGEND:

 AREA OF THE PROPOSED SITE

SUMMARY OF PROPOSAL

The Proposal involves a 3 storey extension to the existing nursing home Aronel Cottage, creating additional 16 double bedrooms with en-suite, a new disabled lift and additional living space to accommodate the residents.

The existing amenity space at the rear of the property is retained.

Existing secure bike storage is retained, at the rear of the property in a covered area conveniently sited for easy access.

The bin store, is located next to the car park. The bin store is located conveniently to allow collection.

Parking for the nursing home is accessed from Highfield Road through the existing in and out driveway. Additional parking has been allocated.

Adjustments made to the proposed extension following the withdrawal of BR/234/20/PL:

Proposed south facing elevation moved north away from the neighbouring boundary. At its closest point it is 3850mm to the boundary. At its furthest point it is 5050mm.

Landscaping will be formed between the south facing elevation and the neighbouring boundary which separates Aronel Cottage and Prince of Wales.

Proposed west facing elevation moved east away from the boundary fronting Hotham Way. The building is 4400mm off the boundary.

Tall and strategic planting will be used along the west boundary to reduce the effects of noise from Hotham Way. Noise blocking plants such as Boxwood are suggested in this location. In addition, a tall fence with noise absorbing blankets installed or a masonry wall. Any of these options will help to reduce traffic noise.

With regards to the proposed extension, we are looking at a scheme to protect the dwelling from traffic noise to achieve a good standard within BS8233:2014. I would suggest an unmanned noise survey take place to specify the required internal acoustic design criteria which the level of airborne noise intrusion should not exceed. British standard 8233:2014

Guidance on sound insulation and noise reduction for buildings states that it is desirable that internal ambient noise levels do not exceed the following guideline values:

Activity	Location	07:00 - 23:00	23:00 - 7:00
Resting	Living R'm	35dB L Aeq,16hr	-
Dining	Dining	40dB L Aeq,16hr	-
Sleeping	Bedroom	35dB L Aeq,16hr	30dB L Aeq,8hr

BS8233:2014 also States:
Where development is considered necessary or desirable, despite external noise levels above WHO guidelines, the internal target levels may be relaxed by up to 5db and reasonable internal conditions still achieved.

On the basis of BS8233:2014 the above internal noise levels would be adopted as design targets in the proposed habitable rooms.

The original scheme provided 20 units. The revised scheme is reduced to 16 units.

Parking and landscaping is improved.

Vision
The design will offer high quality accommodation. The exterior will blend with its neighbours complementing its surroundings.

Planning Policy Context
The application will be assessed against the development plan for the area, which comprises:

Arund District Local Plan 2011-2031

DDM1 D DM1 Aspects of form and design quality

DDM2 D DM2 Internal space standards

DSP1 D SP1 Design

EMPSP2 EMP SP2 Economic Growth Areas

ENVDM2 ENV DM2 Pagham Harbour

ENVSP1 ENV SP1 Natural Environment

HDM2 Independent Living & Care Homes

HERDM2 HER DM2 Locally Listed Buildings or Structures of Character

HERSP1 HER SP1 The Historic Environment

QEDM1

QEDM2

QEDM3

QESP1

RETDM1

RETSP1

QE DM1 Noise Pollution

QE DM2 Light pollution

QE DM3 Air Pollution

QE SP1 Quality of the Environment

RET DM1 Retail development

RET SP1 Hierachy of Town Centres

Bognor Regis Neighbourhood Plan 2015 Policy 1

Bognor Regis Neighbourhood Plan 2015 Policy 2

Bognor Regis Neighbourhood Plan 2015 Policy 5

Bognor Regis Neighbourhood Plan 2015 Policy 8A

Delivery of the Vision

Promoting the Seaside Identity

Preferred Retail Uses in the primary retail area

Design Excellence

Planning Policy Guidance:
NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

Policy H DM2
Independent Living and Care Homes

New and extended independent living and care homes will be permitted where applications can demonstrate the following and where the proposal is consistent will all other Local Plan policies:

a.

b.

c.

d.

e.

f.

The scheme is located within the Built Up Boundary if it is a new facility.

The scheme shall be easily accessible either by foot or public transport, to community and social facilities e.g. shops, post offices, healthcare, community facilities.

The design of the scheme shall be such that it can be easily adapted to the varying needs of the users of the scheme.

The design and scale of the scheme shall be appropriate to the local context

Amenity space shall be provided.

Overall, the scheme should be located where it would support and encourage the continuation of a healthy, active lifestyle.

Independent living & care homes

Arund has one of the highest older population (people aged 60+) when compared to other local authority areas within the County. Comparatively speaking, Arund also has a low proportion of

SUMMARY OF PROPOSAL

people aged under 45 living within the District. Life expectancy in the District is high with females having one of the highest life expectancies in the County at approximately 83.5 years which is higher tahn England at just over 82 years. Men on the other hand, have a slightly lower life expectancy at almost 79 years, which is higher than England (at just over 78 years)

Having regard to the age profile of the District, the Council recognises the need to support the provision of continuing care facilities for the elderly which may take the form of any of the following:

- Own homes (designed to meet the needs of the elderly)
- Sheltered housing
- Day care facilities
- Nursing homes
- Specialised care units

The principle of development

The land which the extension is proposed was acquired by Aronel nursing home from the owner of The Prince of Wales pub. The land was originally used as a beer garden attached to the pub when the pub was in operation. The development of the land provides the opportunity to optimise the potential of the site for the use of the home, providing additional bed space for the elderly. As such the proposals would be consistent with the aims of all tiers of planning policy and guidance.

USE CLASS OF NURSING HOME C2

The application proposes a 3 storey extension to the south side of the nursing home.

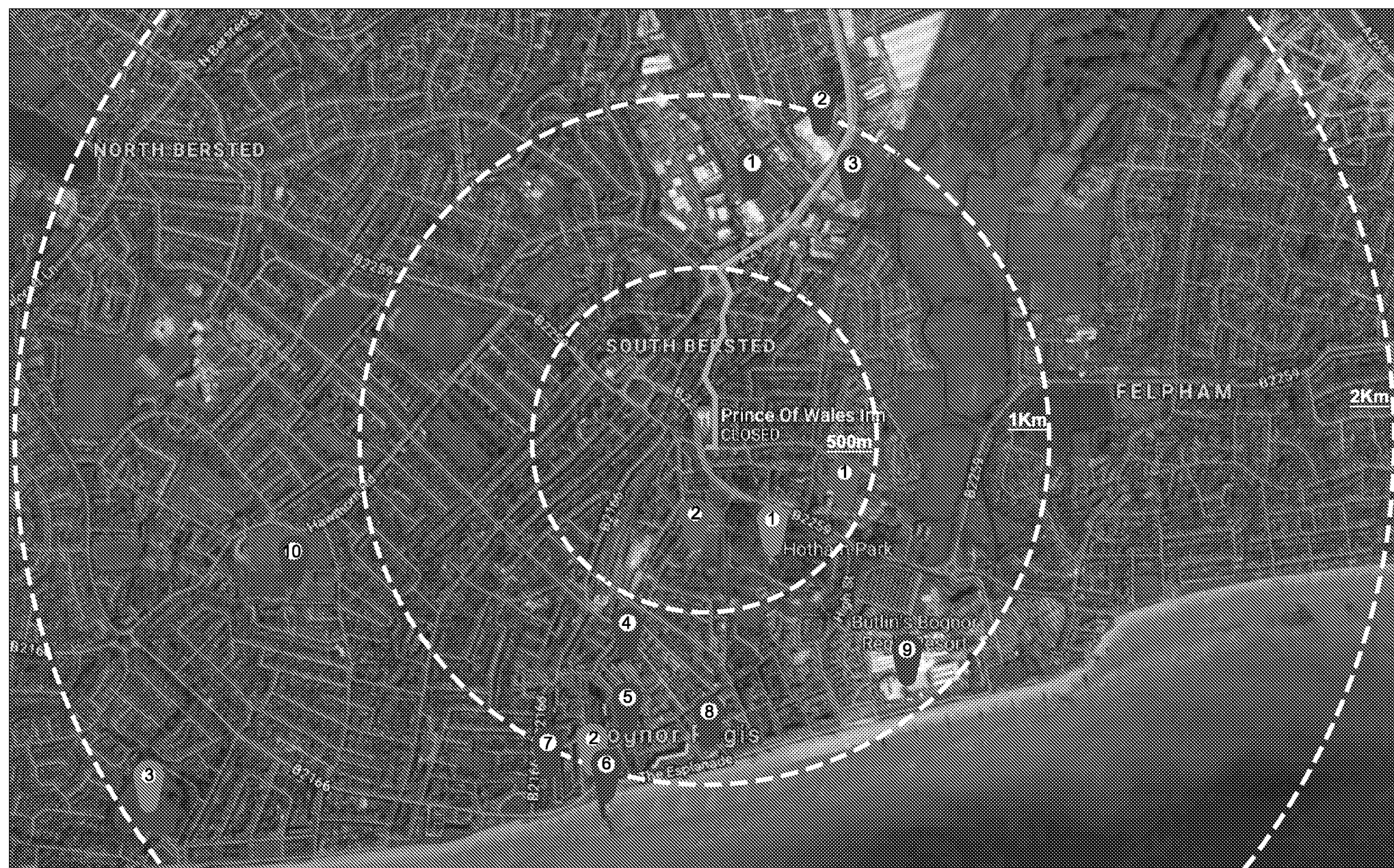
SUSTAINABLE CONSTRUCTION

Arun Local Plan Policy ECC SP2 requires that new development will be expected to be energy efficient and to demonstrate how they will:

a. Achieve energy efficiency measures that reflect the current standards applicable at the time of submission; b. Use design and layout to promote energy efficiency; and c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels.

The applicant is committed to ensuring that a high standard of sustainability will be achieved within the development. This will include minimising carbon dioxide emissions, maximising

recycling, sourcing materials with a low carbon footprint, ensuring urban greening and minimising the usage of resources such as water. As per Core Strategy policy, the scheme will seek to achieve a 19% improvement on Part L of the Building Regulations 2013 and water consumption not exceeding 115 litres/person/day.



SURROUNDING CONTEXT

The Site is located in Bognor Regis, a seaside resort in West Sussex on the south coast of England, 55 miles south-west of London, 24 miles west of Brighton, 5 miles south-east of Chichester and 16 miles east of Portsmouth.

The site is located on Highfield Road, which is a 8 minute walk from Bognor Regis town center and 3 minute walk from Hotham Park. The aerial view details all the facilities within a short distance of the site.

The site benefits from good transport links, including bus and rail. The town center offers a range of shops and restaurants. Hotham park is some 200meters away from the site.

The application site is set within Highfield Road. The existing property is two storey high. The application site is bounded on all sides by a mixture of residential and commercial properties. To the south is The Prince Of Wales Pub. New car parking is allocated next to the existing parking.

Extended site context diagram.



Schools

1. University of Chichester
2. Edward Bryant School



Retail

1. Tesco Superstore
2. Arun Retail Park
3. Sainsbury's
4. Morrisons
5. Iceland Foods
6. Arun Retail Park
7. Bognor Regis Museum
8. Bognor Regis Theatre venue



Parks

1. Hotham Park
2. Waterloo Square Gardens
3. West Park

----- Route to London via A29

~~~~~ Train Line

# SITE CONTEXT

## Site Area Context

The Site sits between Hotham Way & Highfield Road. The area consist predominantly of 2-3 storey period Victorian, Edwardian and 1930s terraced houses with pitched roofs, brick and flint walls sash and casement windows.

The nursing home benefits from in and out vehicular access from Highfield Road.

The land which the proposed extension is located was purchased by the nursing home from The Prince Of Wales. The land was originally used as a beer garden.



1. Highfield Road , Looking West



2. Highfield Road ,Looking West



3. Looking South



4. Hotham way ,Looking North-East



5. Hook Ln ,Looking North-West



6. Highfield Road ,Looking East

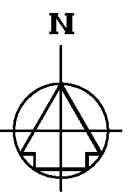


7. Highfield Road ,Looking North-West



Views surrounding site - character & context

# SITE ANALYSIS



- KEY
- Site Boundary
  - Entry point
  - Adjacent gardens
  - 2 Storey
  - 3 Storey
  - Area of proposed building



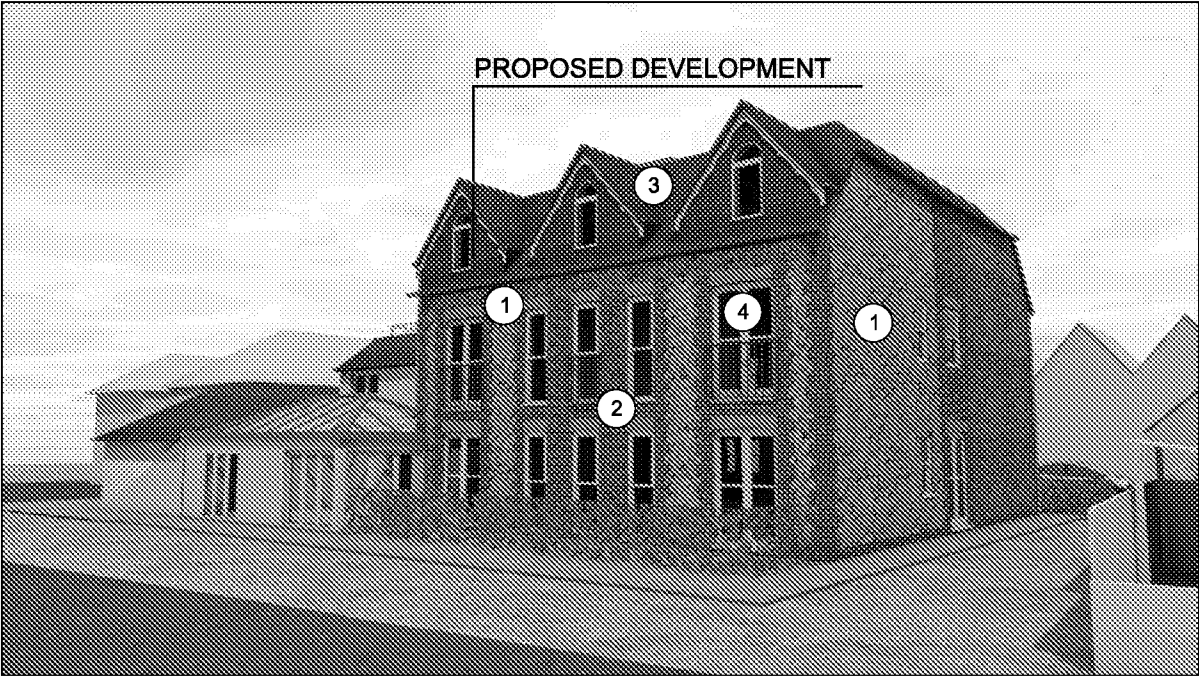
Views of site in present state

# APPEARANCE AND MATERIALS



West facing view

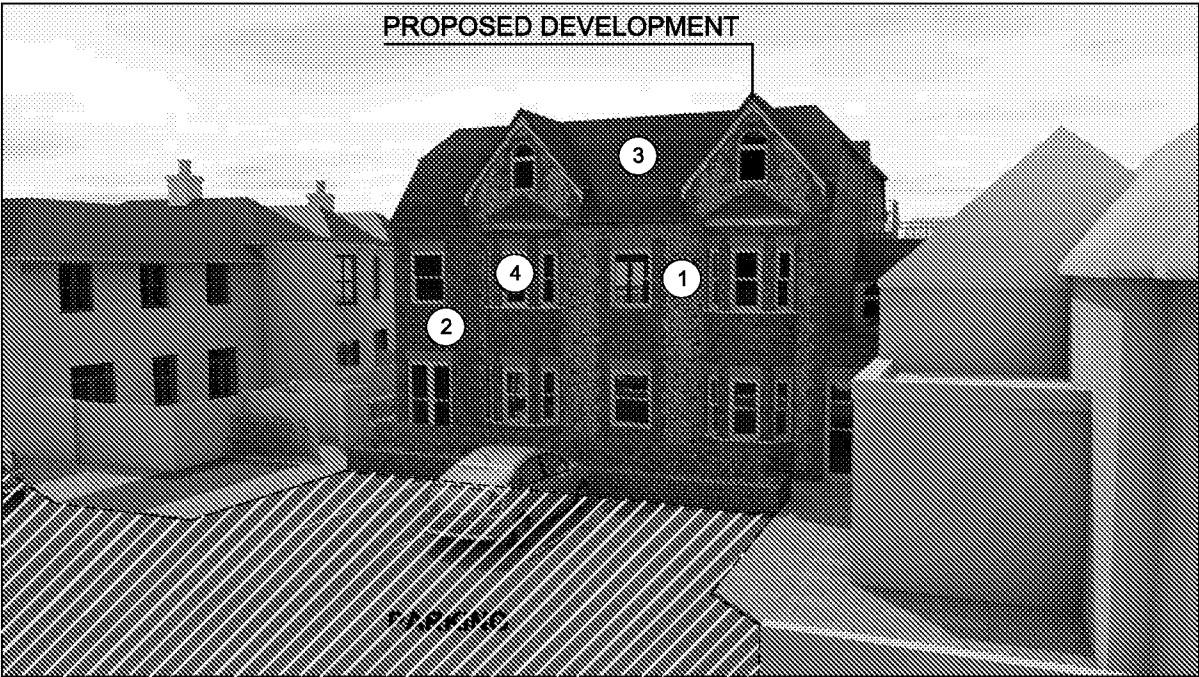
- SCHEDULE OF PROPOSED MATERIALS
- 1 FLINT
  - 2 BRICKWORK
  - 3 PROPOSED ROOF TO MATCH EXISTING
  - 4 UPVC WINDOWS



South-West facing aerial view



South-East facing aerial view



Norht-East facing aerial view