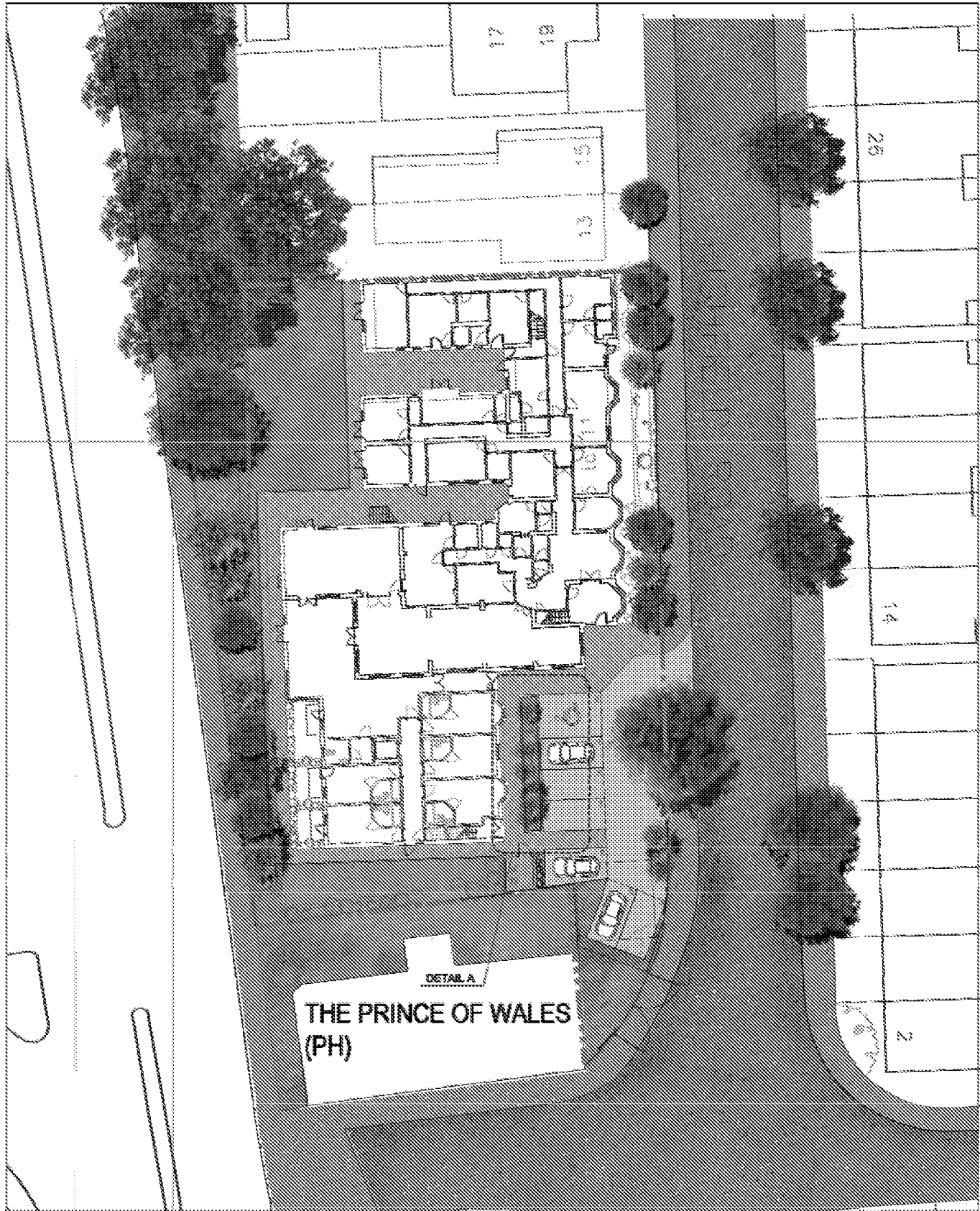
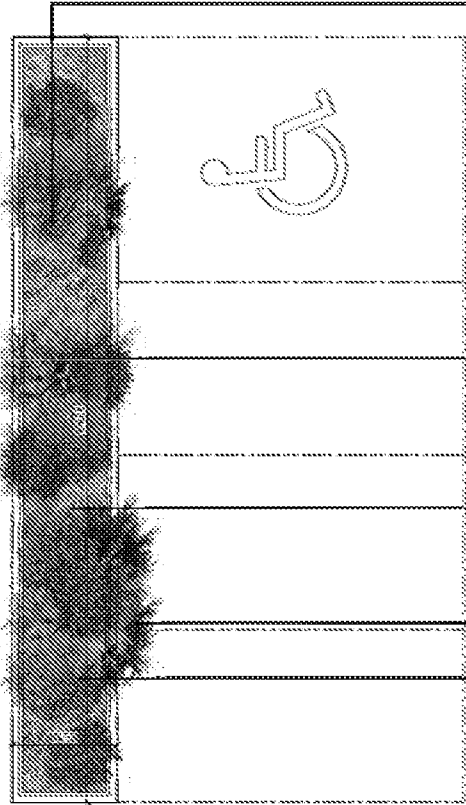


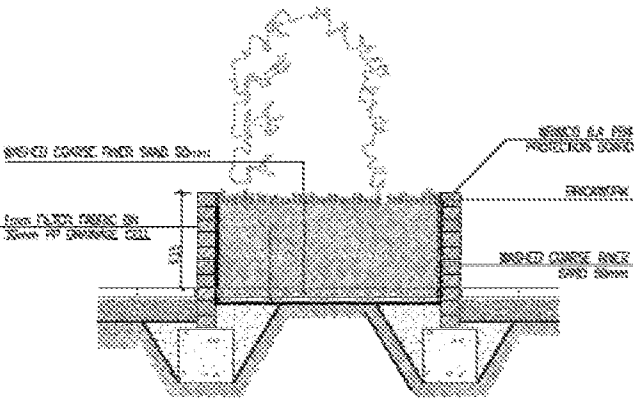
LANDSCAPE.



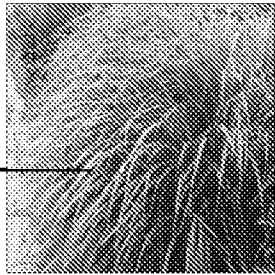
LANDSCAPE LAYOUT PLAN, Ss: 1:200



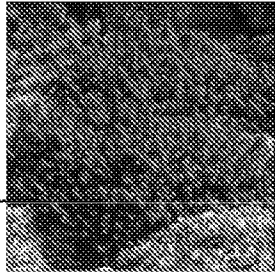
DETAIL A: STANDARD PLANTING LAYOUT Ss: 1:200



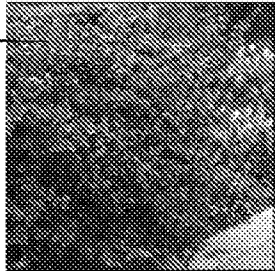
SECTION A-A: PLANTER SECTION Ss: 1:200



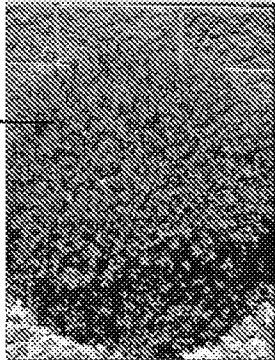
CALAMAGROSTIS BRACHYTRICHA



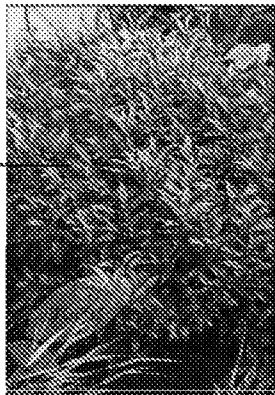
ERICA CARNEA RED



COREPETALUM CHINENSIS PLUMBUM



BOXWOOD GREEN VELVET



SARCOCOCCA CONFUSA

DESIGN APPERANCE

Policy DM D2 also requires developments to use appropriate architectural forms, language, detailing and materials which complement and enhance the character of the wider setting.

In terms of architectural detailing, careful consideration has been given to the design and proportions, along with the detailing. Furthermore the design mirrors the architecture of the properties opposite

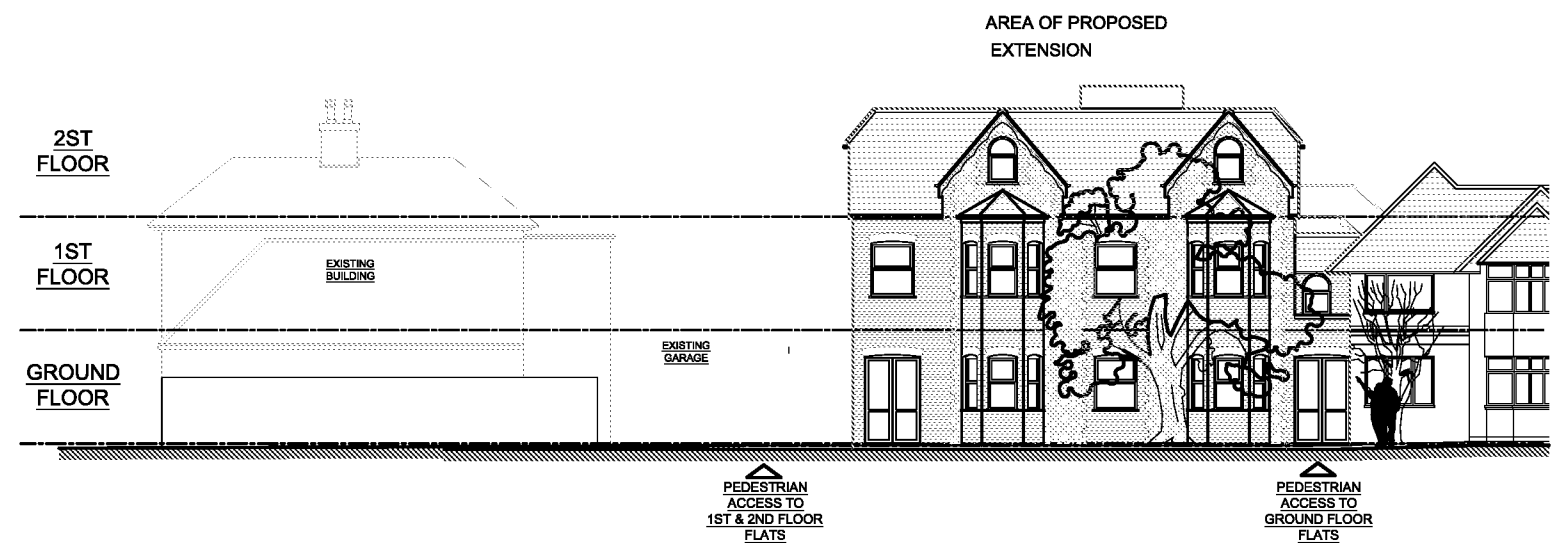
Overall, the proposal would result in a high-quality development which complies with all the relevant design criteria set out in policy DM D2 of the Adopted Sites and Policies Plan.

SUSTAINABLE DESIGN AND CONSTRUCTION

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.



Concept diagram of proposed scheme



Concept diagram of proposed extension

PROPOSAL

Ground Floor Plan

The Proposed Ground Floor will consist of 5 double bed units, common living room, lift shaft, hall and wc.
Each unit include an en-suite room .

ACCOMMODATION SCHEDULE

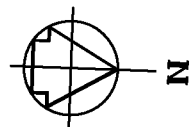
Residential Accommodation

GROUND FLOOR

Common Living Room-93,6 m²
Room G.1 (Double Bed) - 14,5 m²
Room G.2 (Double Bed) - 14,2 m²
Room G.3 (Double Bed) - 15,9 m²
Room G.4 (Double Bed) - 12,6 m²
Room G.5 (Double Bed) - 12,6 m²

KEY

-  Common Area
-  2 BED



Concept diagram of proposed ground floor plan

PROPOSAL

1ST Floor Plan

The Proposed 1st Floor will consist of 6 double bed units, common living room, lift shaft, hall and wc. Each unit include an en-suite room .

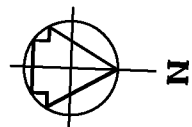
ACCOMMODATION SCHEDULE

Residential Accommodation

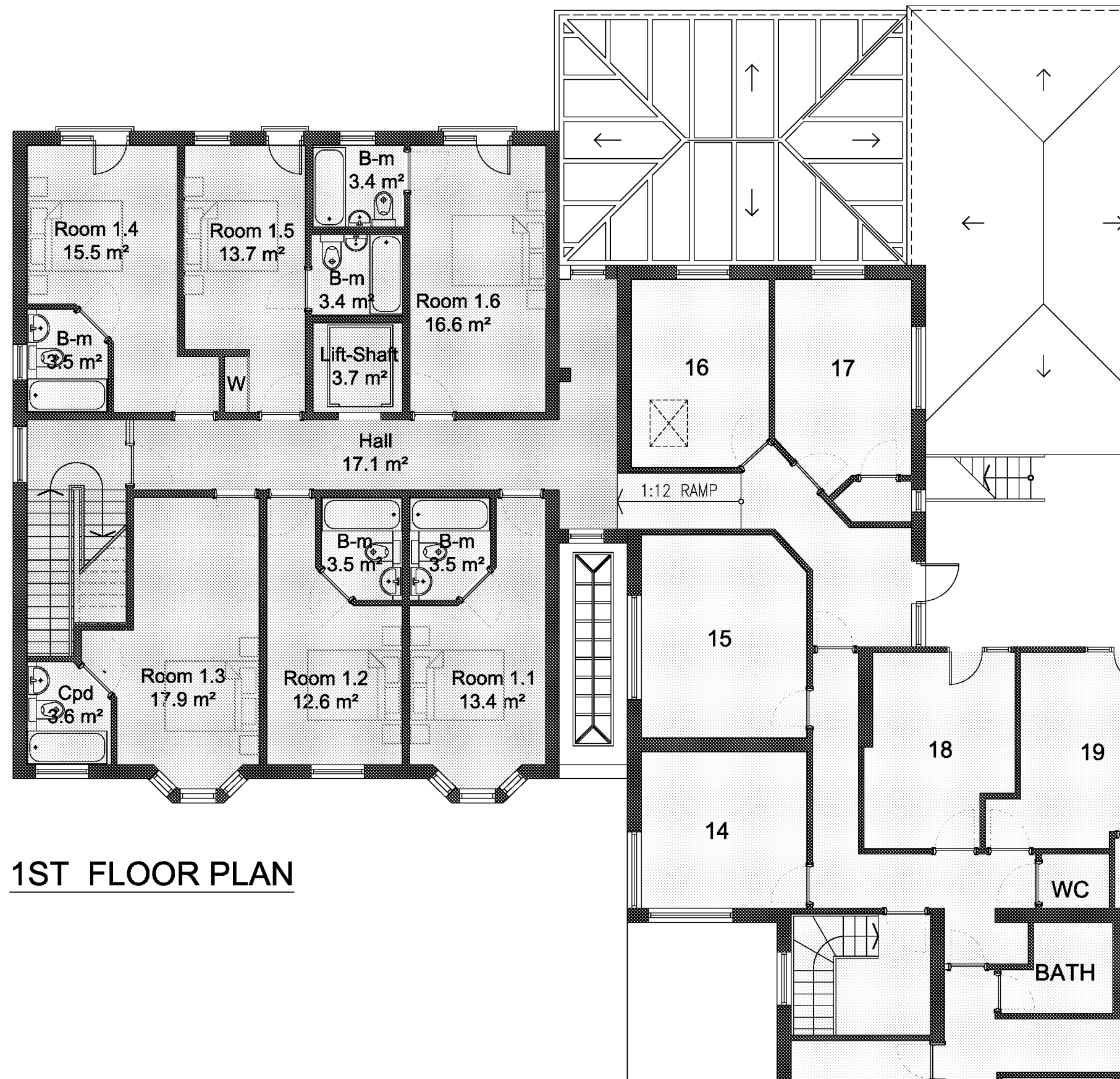
1ST FLOOR

Common Living Room-93,6 m²
Room 1.1 (Double Bed) - 13,4 m²
Room 1.2 (Double Bed) - 12,6 m²
Room 1.3 (Double Bed) - 17,9 m²
Room 1.4 (Double Bed) - 15,5 m²
Room 1.5 (Double Bed) - 13,7 m²
Room 1.6 (Double Bed) - 16,6 m²

KEY
□ 1 BED



Concept diagram of 1st floor plan



PROPOSAL

2ND Floor Plan

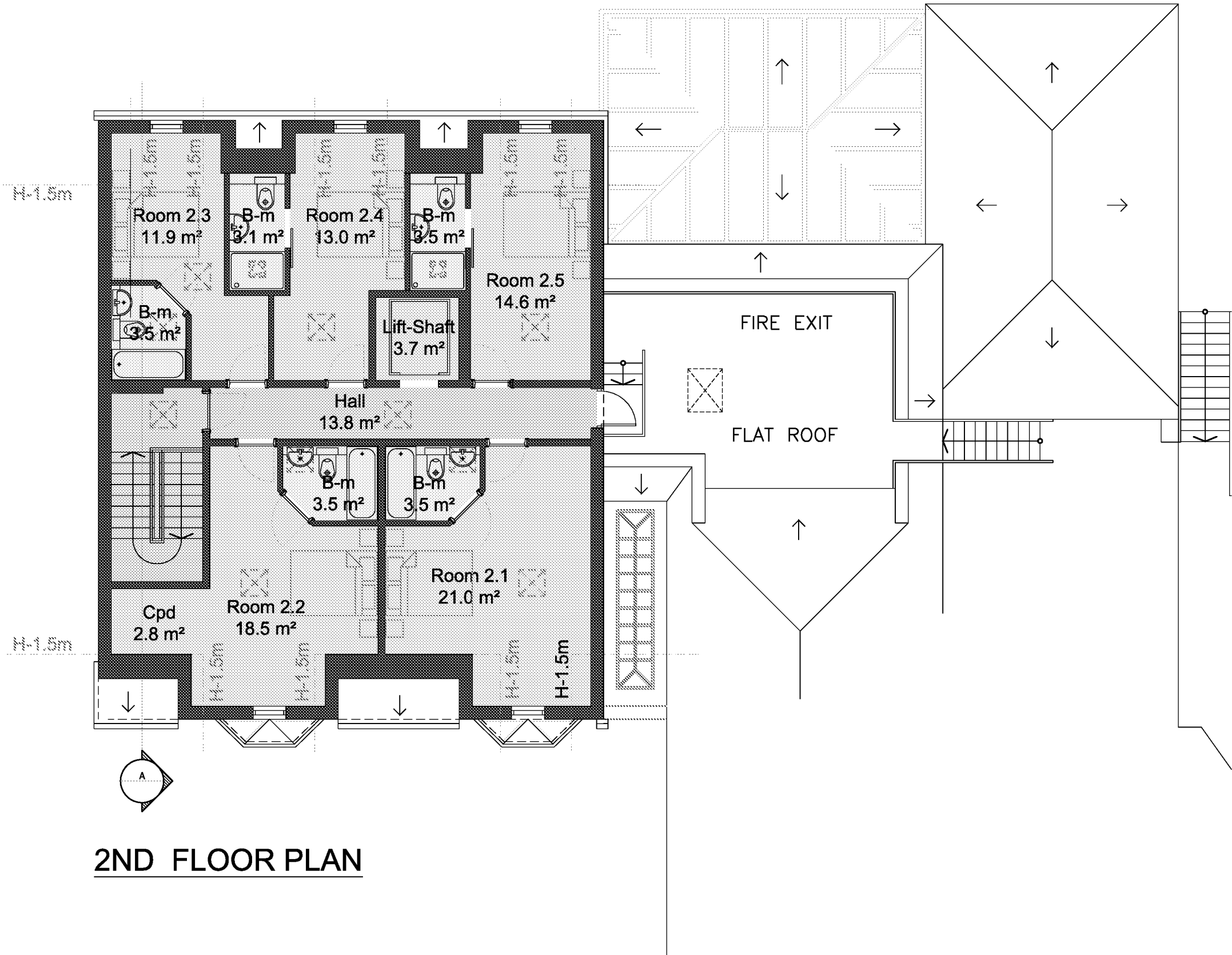
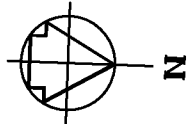
ACCOMMODATION SCHEDULE

Residential Accommodation

- 2ND FLOOR
- Room 2.1 (Double Bed) - 21,0 m²
 - Room 2.2 (Double Bed) - 18,5 m²
 - Room 2.3 (Double Bed) - 11,9 m²
 - Room 2.4 (Double Bed) - 13,0 m²
 - Room 2.5 (Double Bed) - 14,6 m²

KEY

1 BED



2ND FLOOR PLAN

Concept diagram of 2nd floor plan

EXTRACT FROM WEST SUSSEX INFRASTRUCTURE STUDY

THE POPULATION OF WEST SUSSEX WILL UNDERGO A SIGNIFICANT AGEING OVER THE NEXT TWO DECADES, WITH THOSE OVER THE AGE OF 60 INCREASING THE FASTEST, AND AN OVERALL DECLINE IN THE NUMBER OF PEOPLE WHO ARE WORKING AGE

Forecast Change In Age Profile 2015 to 2030

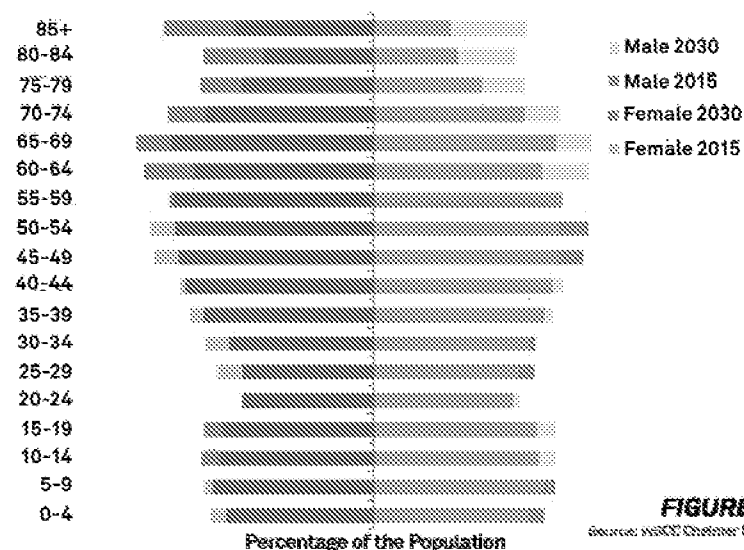


FIGURE 3.9

Source: WSCC Chelmer Forecast

NEW PERSON BY AGE BRACKET

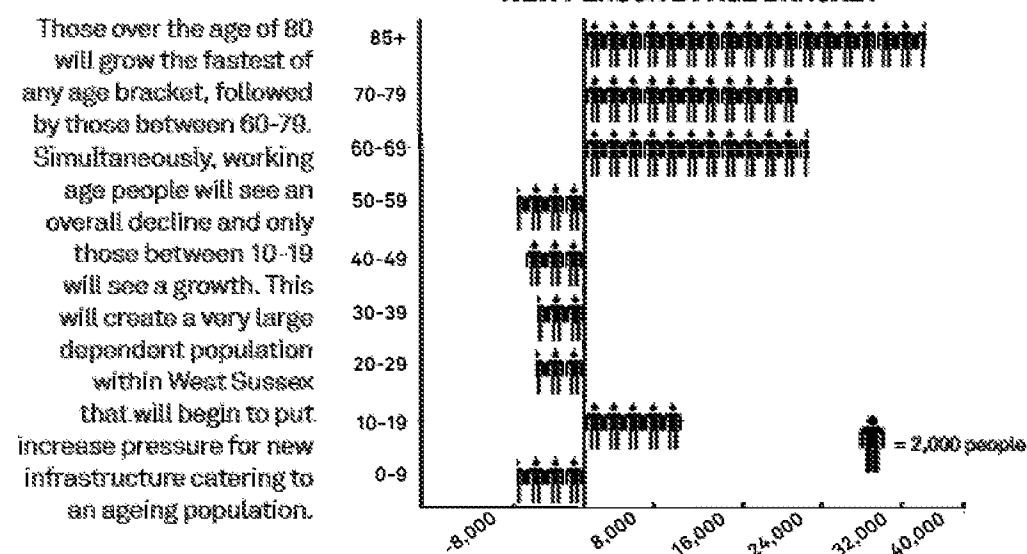


FIGURE 3.10

Source: WSCC Chelmer Forecast

24 | West Sussex County Council | West Sussex Infrastructure Study

WORKING AGE RESIDENTS WILL DECLINE THEIR SHARE OF THE POPULATION BY 5% FROM 2015 TO 2030, WHILE THOSE WHO ARE 70+ WILL INCREASE THEIR SHARE OF THE TOTAL POPULATION BY 6%. THIS WILL PUT GREATER PRESSURE ON WORKING AGE RESIDENTS, WHILE THE COUNTY WILL BE FORCED TO ALTER ITS SERVICES

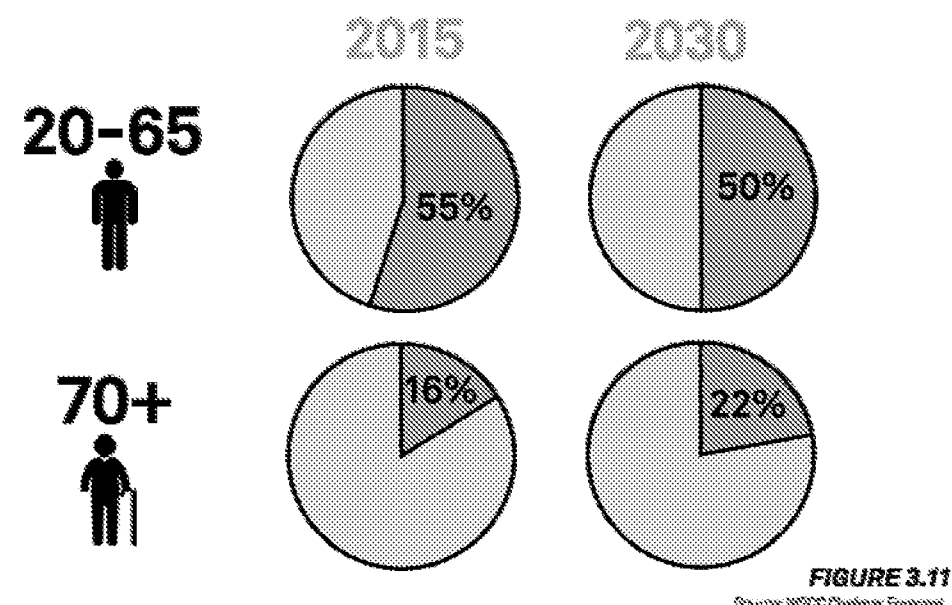


FIGURE 3.11

Source: WSCC Chelmer Forecast

As this population continues to age over the next two decades, this will begin to put increased strain on the current housing typologies, where single person households will become more common.

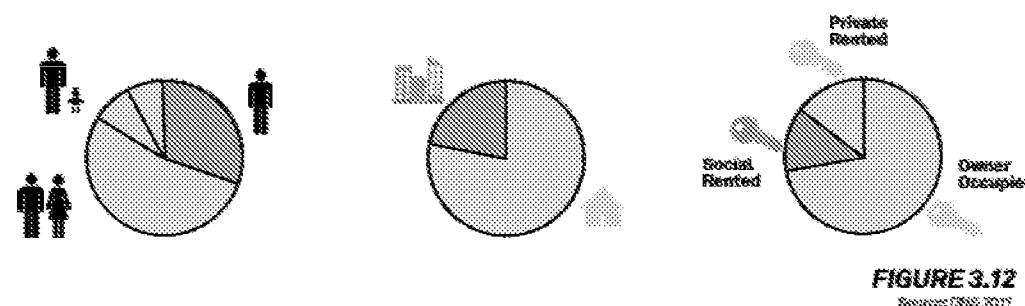


FIGURE 3.12

Source: ONS 2011

Families dominate the current housing. Trends towards compact living and smaller accommodation due to an aging population, will however change housing demands

Over 70% of the current housing stock are family homes, which may present challenges in responding to an ageing population

The majority of housing in West Sussex is owner occupied, with fewer renting privately and from housing associations.

EXTRACT FROM WEST SUSSEX INFRASTRUCTURE STUDY

Table 4.7

Social care accomodation & theoretical future need

	EXISTING NURSING & RESIDENTIAL CARE					2015-2030 ADDITIONAL REQUIREMENTS		
	NURSING HOME	NURSING BEDS	RESIDENTIAL CARE HOME	RESIDENTIAL CARE BEDS	EXTRA CARE FACILITY	NURSING CARE BEDS	RESIDENTIAL CARE BEDS	EXTRA CARE BEDS
Adur	6	300	12	273	0	123	108	77
Arun	28	1,183	84	1,571	6	421	372	269
Chichester	16	681	32	834	3	301	266	190
Crawley	4	165	13	210	3	179	158	90
Horsham	23	1,047	15	278	3	401	354	230
Mid Sussex	27	1,044	30	617	7	327	289	199
Worthing	24	889	58	1,078	1	247	218	141
WEST SUSSEX	128	5,309	244	4,861	23	1,999	1,765	1,196

Sources: West Sussex County Council & AECOM Analysis of Future Demands using The Housing Learning and Improvement Network (LIN) SHOP TOOL

Note: Whilst outside the assessment scope of this study the future requirements of children and young persons social care requirements must also be acknowledged and this represents a further challenge in terms of securing sufficient capacity and support as the population increases.

FUTURE REQUIREMENTS TO MEET GROWTH TO 2030

- 

West Sussex
28
Additional Nursing Care Facilities (72 bed)
- 

West Sussex
25
Additional Residential Care Facilities (72 bed)
- 

West Sussex
16
Additional Extra Care Facilities (77 bed)

EXAMPLE INFRASTRUCTURE PROJECTS PROPOSED

The list below sets out key investments expected to support population growth:

- Supported Accommodation in Mid Sussex - £1,900,000

COSTS AND FUNDING

AECOM has estimated accommodation costs based upon benchmark planning standards and the forecast age specific population forecasts. UK benchmark costs have been applied to those forecasts. This identifies the following costs for West Sussex:

Cost = £360,040,000
Funding Gap = £36,000,000*

Costs are set out for each Local Authority in Section 5. Funding assumptions are set out in section 6.

It is important to caveat that the majority of supported housing costs have been assumed to be delivered by the private sector which would be expected to deliver a considerable investment as identified here.

* (considering both secured and expected funding)

IMPACT ON NEIGHBOURING RESIDENTIAL AMENITY

The Sites and Policies Plan seeks to ensure that the living conditions of neighbouring occupiers are not unduly diminished by proposed developments.

The scheme has carefully been designed to minimise the impact on neighbouring properties.

Overall, the proposal would have no detrimental impact on neighbouring residential amenity.

The design mirrors the architecture of the properties opposite.

TRANSPORT

The site is within easy walking distance of Bognor Train Station and Bognor Town Centre with all of its services and facilities. Furthermore it falls within Control Parking Zone which contains a number of residential streets

The Core Strategy seeks to implement effective traffic management within the Borough, by requiring, amongst other things, that new development does not have an adverse effect on-street parking and traffic management. The policy supports permit free developments such as this where there is good access to public transport services and other local facilities.

The application provides additional car parking, additional cycle parking spaces will be located in a convenient and secure store at the rear of the building. As such the proposal would not have an adverse impact on street parking on the surrounding residential streets.

CONCLUSION

The proposed development provides the opportunity to optimise the development in a manner which is compatible to the surrounding context.

The proposal provides much needed high quality facilities for the elderly, thereby providing a valuable contribution towards Arun DC targets

The scheme follows a design led approach, taking into consideration the sites constraints and opportunities. The design respects the existing neighbouring buildings which are used as reference.

Great care has been taken in detailing and material choice providing a cohesive relationship between the existing and new.

The development is in a sustainable location benefiting from the amenities and transport links in close proximity and will provide much needed 1 and 2 bedroom residential accommodation.

Based on the design rationale and philosophy explained on previous pages, we believe that the proposal will enhance the character of the area and provide high standard Facilities for the elderly