

**ASHTON MANOR RESIDENTIAL CARE HOME.
104 ALDWICK ROAD. BOGNOR REGIS. PO21 2PD.**

The property is detached, on two stories to the front elevation, and three stories to side elevations.

With rendered brick walls and timber constructed tile covered roof, the property is of traditional construction.

USE - RESIDENTIAL CARE HOME.

The residential care home is a secure unit for residents who are elderly mentally infirm.

Although the property has been extended, the lift is not suitable for ambient disabled access, and does not extent to second floor level, which is therefore not in use.

The home is deficient in ambient disabled bathroom facilities, and does not meet current care Commission standards.

AMOUNT. JUSTIFICATION OF WORKS

It is proposed to renew the lift to the first and second floors, with a larger ambient disabled lift and extend the first and second floors to follow the foot print of the main building on the ground floor, with a ground floor single storey extension to provide additional lounge common space.

An additional bathroom and wc are proposed on the ground floor, with an ambient disabled bathroom to the first floor, and wet bathroom to the second floor.

Currently there are twenty two rooms (including three on the second floor not in use) which is not economic, the ideal size is thought to be in the order of thirty five rooms, to provide specialist care.

Six additional rooms are proposed and the scheme is for a total of twenty eight single rooms.

LAYOUT

At first and second floors the central corridor is extended with side bedrooms, the means of escape staircase to the far end of the property is extended to second floor level.

SCALE

The property is of domestic appearance, the height and pitch of the existing roof is maintained, with a hip to the far end of the property.

External materials will match existing.

EMPLOYMENT

The proposals will create 6 full time and 2 part time employees.

ACCESS. CAR PARKING

Pedestrian access is as existing. There is limited car parking to the side of the property for two cars.

Aldwick road is on the number 60 bus route from Midhurst to Chichester.

GARDEN

The nursing home is a secure unit for elderly mentally infirm residents, as such there is a small existing garden area, not in use.