

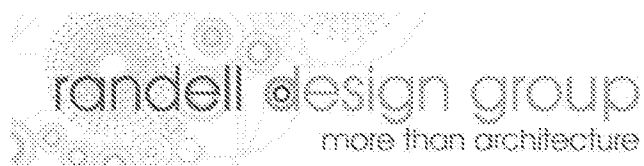
Application for new build West Wing to Ashely House, 120 Aldwick Road, Bognor Regis

Design and Access Statement

August 2018
Rev 05

Halls Orchard Barn
Oak Lane
Apuldram
Chichester
PO20 7FD

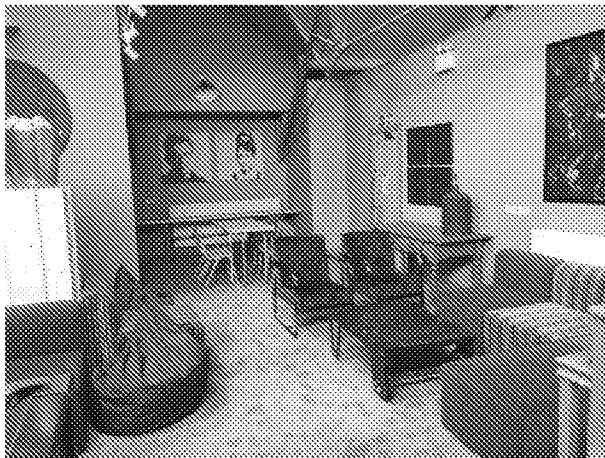

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1. Introduction

- 1.1. This document is in support of a full planning application for a new build west wing to Ashley House, 120 Aldwick Road to provide additional accommodation for up to 30 Butlin's team members.
- 1.2. Butlin's is a well-established employer within the local region with accommodation for 1400 team members.
- 1.3. The proposed development at Ashley House seeks to provide up to 30 additional bed-spaces off site for Butlin's staff, to house Butlins staff which have been displaced off the Butlins site as a result of the major redevelopment to the eastern side of the Butlin's site.



Figs 1 & 2: Ashley House communal areas



Fig 3: Ashley House ground floor communal

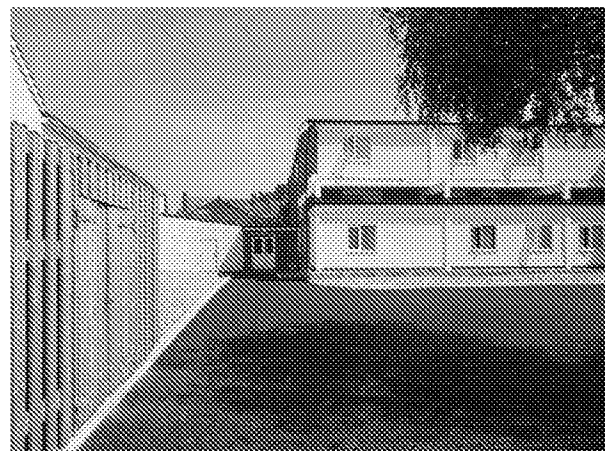


Fig 4: Vehicular parking



Fig 5: Existing building from Aldwick Road



Fig 6: Vehicular access from Aldwick Road

2. Context

2.1. The application site lies on the north side of the B2166 Aldwick Road and totals approximately 0.22ha. The original building comprises the two and three storey nineteenth century brick building to the east of the site.

- 2.2.** Ashley House was used as a care home but the operators relocated to more suitable premises at The Russell Hotel (AW/336/13). Consent was gained 10.08.16 to change the use of Ashley House from a care home to a House in Multiple Occupation (HMO). Please see table listed below for further information.

Reference No.	Date Approved	Application	Status
BR/100/16/PL	10.08.16	Change of use of Ashley House from a care home (Class C2 use) to a House in Multiple Occupation (HMO) to provide team member accommodation on behalf of Butlin's Bognor Regis, together with external alterations to the building, two car parking spaces (one disabled space), a minibus parking space, a designated cycle store for in excess of 40 spaces, a designated bin store & associated landscaping.	Approve Conditionally
BR/252/16/IN	06.10.16	Conversion of existing residential care home to multiple managed HMO units over ground and first floor with building managers accommodation on the 2nd floor. Works include the removal and replacement of a ground floor front extension, new external envelope at first floor to replace glazing, structural alterations, new bathrooms and en-suite, kitchens and bedrooms. Existing ground and first floor central area to be maintained as common space to all HMO units. Planning reference is BR/100/16/PL.	Building Initial Notice Accepted

- 2.3.** The principal elevation of Ashley House is set back from Aldwick Road with amenity space to the front. The existing access from Aldwick Road is located at the western side of the site. The existing parking can accommodate 3 vehicles. The original building on the site originates around 1898 and was historically a convalescent home. This element of the building comprises of red brick with castellation's to the tower element. The original building has been the subject of significant alterations and extensions as evidenced by the extensive planning history comprising some 15 planning permissions predominantly in the 1950's through to the 1970's. The most significant alteration compromises of the large low pitched roofed two and a half storey element on the western part of the site fronting onto Aldwick Road.

2.6. The application site is located within an area of mixed development including: nursing and care homes; residential houses; 3 storey blocks of flats; neighbourhood retail facilities in Aldwick Road and the Aldwick restaurant and Bar some 60 metres south on Princess Avenue.

3. Design proposals

- 3.1.** The proposal seeks to demolish the existing building on the western side of the site to erect a two and a half storey west wing.
- 3.2.** The proposal has been designed with mindful consideration of the existing site context and neighbouring buildings. The proposed ridge line sits at a subservient lower level to the neighbouring eastern property (no. 124). Additionally, the use of a mansard and pitched roof has been used to reduce the perceived massing of the proposal.
- 3.3.** The proposed new building will be constructed independently of 124 Aldwick Road with a new structural and acoustic wall abutting the adjacent property.
- 3.4.** The materials proposed include through colour render and grey Cedral cladding for the walls; slate tiles for the pitched roof and lead for the mansard roof. These materials chosen are all in keeping with the existing materials on site and that of the surrounding streetscape.

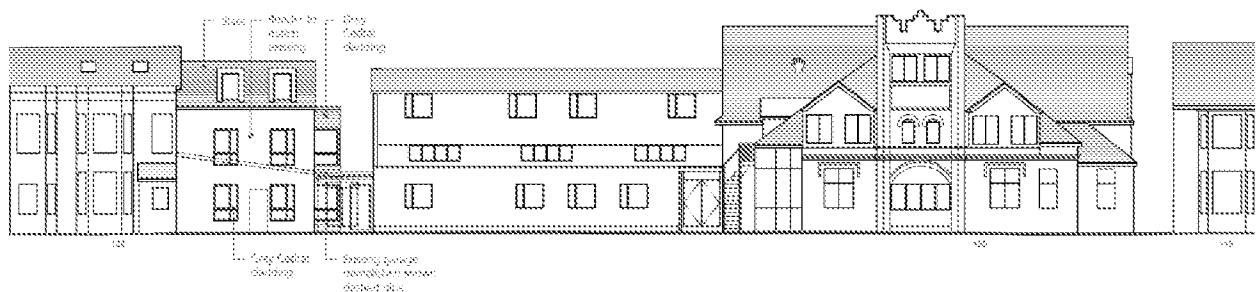


Fig 9: Existing Southern Elevation (Front)

4. Access

- 4.1.** A level access will be provided at the principle entrance accessed off Aldwick Road.
- 4.2.** Provision for a disabled parking bay located close to the main entrance will be provided.

5. Acoustics

- 5.1.** The proposed windows and doors will incorporate double glazed units.
- 5.2.** Trickle vents will be provided to all bedroom windows to provide background ventilation thus reducing the need for windows to be opened to provide ventilation.
- 5.3.** All shower rooms will include automatic mechanical ventilation which will further reduce the need for windows to be opened.
- 5.4.** New internal walls will include full fill acoustic insulation Isowool or similar to reduce noise transference between rooms.
- 5.5.** The structure abutting 124 Aldwick Road will be independent of the neighbouring wall and will be acoustically lined to exceed the requirements of Building Regulations Part E.

6. Amenity

- 6.1.** Existing external amenity space in the rear courtyard equating to 120m².
- 6.2.** This should also be seen in the context of the two large existing central communal spaces within Ashley House, with total in excess of 265m² of space across the two floors.
- 6.3.** Other facilities include kitchens shared by a maximum of 3 rooms and a laundry.
- 6.4.** The existing building currently provides for a secure covered cycle store for both Butlin's bikes and those owned by the team. Due to its demolition new cycle stores will be located to the north-east & north-west sides of the site.

7. Conclusion

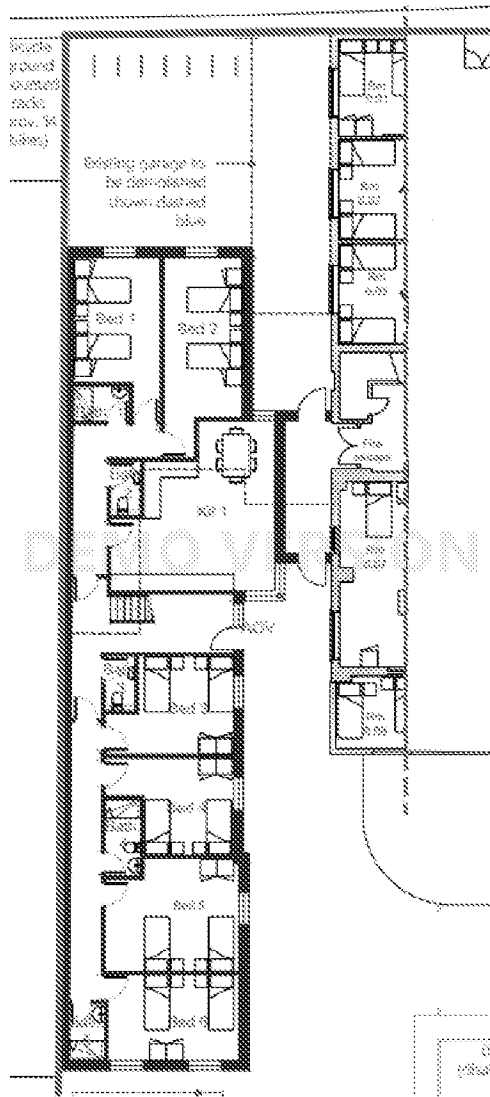
- 7.1.** The outcome of the proposal will be high quality accommodation for up to 30 Butlin's team members.

Appendix I – Schedule of accommodation

Totals:

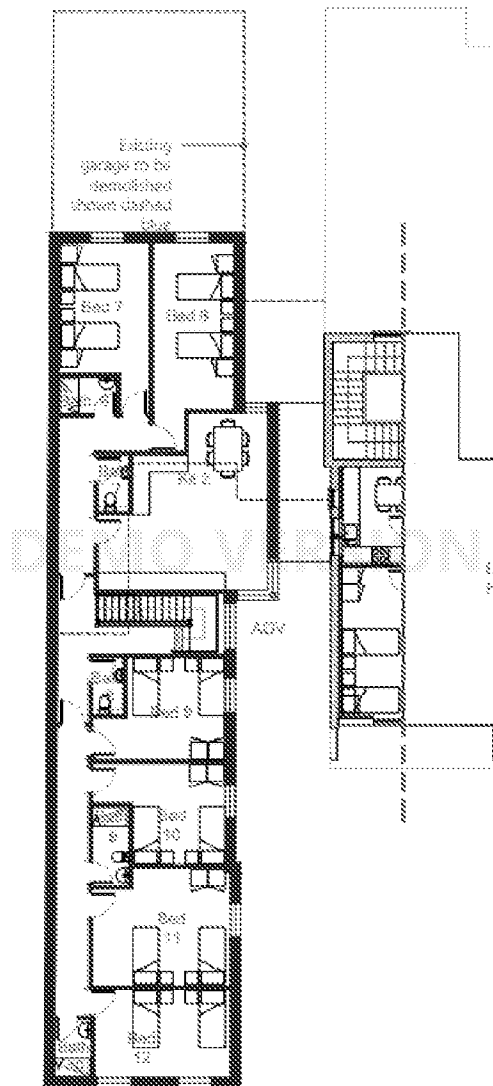
Twin bedrooms:	15
Total bedrooms	15
Total bed-spaces	up to 30
 Kitchens:	 3
 Secure cycle storage	 40 spaces
Disabled parking bays	1
Standard parking bays	1
Minibus parking bays	1

Ground floor



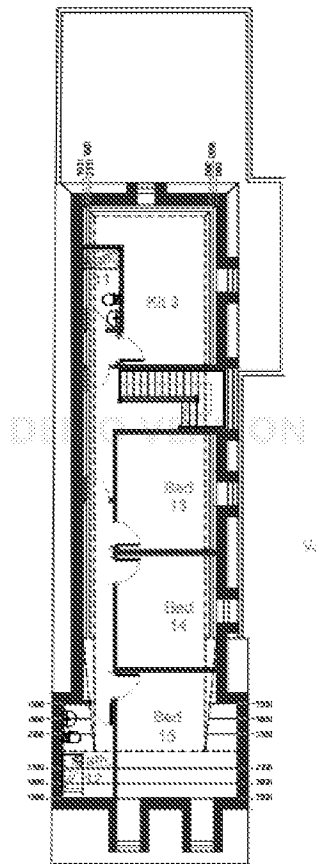
Bedroom 1	2 Bed-space room	15.7m ²
Bedroom 2	2 Bed-space room	18.2m ²
Bedroom 3	2 Bed-space room	14.1 m ²
Bedroom 4	2 Bed-space room	13.4 m ²
Bedroom 5	2 Bed-space room	18.9 m ²
Bedroom 6	2 Bed-space room	14.9 m ²
Bathroom 1		2.7 m ²
Bathroom 2		2.2 m ²
Bathroom 3		2.2 m ²
Bathroom 4		3.6 m ²
Bathroom 5		2.7 m ²
Kitchen 1		29.6 m ²

First Floor



Bedroom 7	2 Bed-space room	15.7 m ²
Bedroom 8	2 Bed-space room	18.2 m ²
Bedroom 9	2 Bed-space room	14.1 m ²
Bedroom 10	2 Bed-space room	13.4 m ²
Bedroom 11	2 Bed-space room	18.9 m ²
Bedroom 12	2 Bed-space room	14.9 m ²
Bathroom 6		2.7 m ²
Bathroom 7		2.2 m ²
Bathroom 8		2.2 m ²
Bathroom 9		3.6 m ²
Bathroom 10		2.7 m ²
Kitchen 2		29.6 m ²

Second Floor



Bedroom 13	2 Bed-space room	14.6 m ²
Bedroom 14	2 Bed-space room	14.1 m ²
Bedroom 15	2 Bed-space room	20.5 m ²
Bathroom 11		3.6 m ²
Bathroom 12		5.9 m ²
Kitchen 3		20.7 m ²

Totals:

Bedrooms:	15
Bed-spaces:	up to 30
Kitchens:	5