

DESIGN STATEMENT

1.0. INTRODUCTION

The following statement highlights the nature and characteristics of the application site new proposal at **Homelands Rest Home, N°s 21-23 Richmond Ave, Bognor Regis**, seeking Planning Approval for “Alterations to the existing building to provide 6x additional bedrooms with en-suites and include: a ground floor rear extension remodelling the existing ground floor rear, providing an enlarged lounge/diner and kitchen area, including ancillary office, WC and storage spaces, with conversion of the existing second floor loft space to create extra bedrooms served by new dormer windows”.

1.1. DEVELOPMENT OVERVIEW

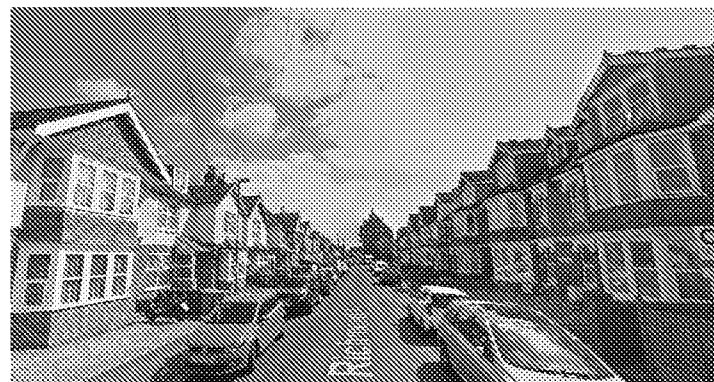
1.1.1. In summary the proposal seeks to:

- Add a new two-story rear extension to accommodate, 3 x new first floor bedrooms facing the existing rear access pathway with 2 x en-suites, new ancillary office space, and storage facing the exiting building.
- Make alterations to the existing ground floor rear lounge diner and kitchen areas, including the addition of a new large roof lantern Skylight, large Bi-Fold doors, are to provide more open and articulated spaces.
- Make alterations to the layout to improve the functionality with the addition of a new Sun-lounge aimed to improve the general repose and comfort.
- Make internal alterations to the existing second-floor attic and obtain additional rooms from the existing loft space to accommodate further 3 x new bedrooms with associated en-suites.

- Ensure no loss in the extent of existing amenity land.
- Ensure the alterations and additions introduced are in keeping with the existing properties character and massing, the general context and improving the local forms and architectural vernacular.

1.1.2. Provide a design form which is perceived subservient to existing building yet large enough to fulfil the project key objectives for an expanding business, maintaining and enhancing the character of the existing building. The extended element of the scheme to the rear has been designed to complement the less formal courtyard setting with a mansard style roof and dormer windows in response to the surrounding building style.

1.1.3. As a whole, the proposal has been designed to make use of form, traditional materials, and features, in response to the existing building, street scene character, and neighbouring properties.



Left:
Street
view of
Richmond
road
depicting
building
types on
both sides
of the
road.



Above: Aerial view conveying the site location and relationship with the surrounding area.

2.0. SITE LOCATION AND HERRITAGE STATEMENT

2.1. THE SITE AND EXISTING USE

- 2.1.1. Homelands Rest Home falls under purpose Use Class C2, Residential Institutions, of the current Use Class Order. The Institution has been functioning as the later purpose use class since 2001. The existing building is the amalgamation of two separate semi-detached three-story dwellings amidst of row of similar type dwelling houses within the Avenue. The immediate area is generally mixed-use compiled mainly residential from a mix of 2 to 3 story detached and semi-detached dwelling houses, flats, care homes, and small business premises.
- 2.1.2. The adjacent/neighbouring buildings are quite varied in terms of their scale, mass, use, age and location. As seen on the Aerial view, the North side houses, opposite the site is compiled of similarly smaller size and footprint individual detached properties, generally two stories in height, whereas the building on the same side as the application site are larger three-story, older and mainly in clusters of two in form of semi-detached houses, see also the street view on page 1. On the Southern side lays a vehicular access pathway, with the surrounding building rear courtyards, gardens, 1 to 2 storey extensions or outbuilding facing onto.



Above: View of the rear vehicular pathway with surrounding building rear courtyards, gardens, 1 to 2 storey extensions or outbuilding facing the pathway. See also cl. 2.2.2



Above: View of the rear vehicular pathway with a typical 2 storey outbuildings facing the pathway. See also cl. 2.2.2

2.2. HERITAGE STATEMENT & IMMEDIATE CONTEXT

- 2.2.1. Homelands rest Home is not within nor at the edge of Conservation Area, according to Local-Plan-Policy-Map-1---Update-2018-V23 however, do the building types and forms seem to have arrived as a result of the areas' history, architectural character, material and style. The various building compositions, and the traditional forms collectively being similar to each other within Street scenes.
- 2.2.2. Key characteristics of the buildings at rear facing the vehicular pathway and its general composition include:
- Dark red, or red-multi facing brick-work, cream or white rendered buildings, black stained horizontal timber Feather Edge cladding and occasionally white or cream horizontal PVCu cladding.
 - Slate finished pitched and Mansard style roofs with leaded dormer windows, terracotta color interlocking clay pitched roofs, PVCu eaves fascia, soffit and bargeboards.
- 2.2.3. Key characteristics of the buildings at front facing Richmond Avenue, and its general composition include Red-multi facing brick work, matching parapets, Clay interlocking pitched roofs, classical proportioned window openings finished with reconstituted decorative stone heads and cills and feature horizontal cornice with decorative molding. The Victorian styled properties projecting Bay Windows also decorated with clay hanging tiles, large dormer windows with interlocking clay roof covering and fine pebble dashed render wall finish.
- 2.2.4. In terms of scale, other than the larger flats building block further down form the Rest home, the average scale of properties along Richmond Avenue is two to three stories high, many of which are provided with long rear courtyard garden amenity land and have either been developed as an extension to their host building or as an Out-building.



Above: Front view of the application site building, facing north, onto Richmond Avenue, depicting the property's material character, architectural quality, mass, scale and composition relative to adjoining properties. See also cl. 2.2.3



Above: Image looking west highlighting similar buildings in terms of architectural style, mass and composition on the same side of Richmond Avenue as the application site.



Above: The rear of the Rest-home building facing south into the rear amenity courtyard garden depicting the informal arrangement of windows, architectural character, and the rear single-story extension.



Above: Existing courtyard garden. The image highlights its relationship with the existing building, adjoining property and the boundary fence.

Above: The image highlights the adjoining property rear wing, depicting the similarity in material, form, and composition. The tall boundary fence also highlights a strong and distinctive division between the neighbours.

3.0. PLANNING POLICY

- 3.1. According to the previous application Referenced BR/123/11/, the Decision Notice dated July 2011 reasons for refusal indicated the relevant Planning policies for the rejection of the scheme. GEN7 of the Arun District Local Plan 2003 and PPS3. GEN7 has currently been replaced by the general 'development management' or DM policies, specifically DDM4 relevant to this application.
- 3.2. Policy GEN7 generally requires the design to respond positively to the identified characteristics of a particular site and to create developments which respect local characteristics, displaying quality that provides attractive places and spaces with the needs of people in mind. It further considers the impact on adjoining occupiers, land, use and property.
- 3.3. In the current adopted Arun Local Plan 2011-2031 (July 2018), under the chapter 13 Design, Policy D DM4, for the design of extension and alterations to existing building, sets out the following range of criteria: The design should:
- Complement the scale and massing of the existing building;
 - Preserve any features of interest;
 - Provide a satisfactory relationship between old and new fabric;
 - Not lead to overlooking, overpowering or overshadowing of neighbouring properties; and
 - Ensure adequate natural light within the building, garden and amenity space.
 - Respond to an analysis of the characteristics of the specific site, as well as the distinctiveness of the wider setting or to reflect the style of the existing building, especially in Conservation Areas and for Listed Buildings. In other locations extensions of a more contemporary design may be appropriate.
- All extensions and alterations which are visible on the street-scene, should respect the established spatial character and pattern of the street, and make a positive contribution to the locality.
- 3.4. In summary any proposal will need to demonstrate that through its scale, density, layout, siting, character and appearance, it has been designed to respect the property and its surroundings. All proposals should be visually subservient to the existing property and provide a standard of amenity to meet the day to day requirements of the occupants. Extension of up to 50% in terms of floor space will generally be considered proportionate, whilst those above this figure will be considered disproportionate and unlikely to be acceptable.
- 3.5. Policy PPS3 in relation to Independent living and care home is replaced by Policy H DM2 the current adopted Arun Local Plan 2011-2031 (July 2018), under the chapter 12, Housing Delivery. In summary the policy refers to the need to support the provision of continuing care facilities for the elderly. However the scheme should demonstrate the following and where the proposal is consistent with all other relevant Local Plan policies:
- The scheme is located within the Built-up Area 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

4.0. DESIGN RESPONSE / PRINCIPLE OF DEVELOPMENT

- 4.1. The main principles adopted in the design of the proposal were as follows:
- 4.2. To incorporate alterations which complement the existing host building in terms of general character and materials and subservient in terms of mass and scale in keeping with the property's general appearance, relative to Street scene and the immediate area.
- 4.3. To design a rear two storey extension which compliments and adds interest to the properties rear elevation, reflecting characteristics and the style of neighbouring new builds or extensions.
- 4.4. To design a rear extension which compliments the existing host property in terms of its form, use of materials and colour, whilst offering a contemporary addition, designed to blend into the surroundings.
- 4.5. To use materials in terms of colour, finish and material quality which match, complement or enhance the existing, thus maintaining the buildings existing material quality relative to the Street Scene, whilst introducing a more contemporary forms and finishes to the rear extension that enhances and compliments the existing rear context.
- 4.6. To make alterations to relevant section of the existing floor plan, fenestration and the use of internal spaces by opening up, articulating existing rooms and adding new rooms and windows to improve functionality, daylight factor and comfort and upgrading thermal, sound and fire performance at least to the Current Building Regulation Standards.
- 4.7. To ensure the proposal is subservient in scale to the host building and avoid over shadowing and overlooking to the adjoining property lands.
- 4.8. The scheme seeks to use high quality and innovative building techniques to secure the cost efficiency and the sustainability of the extended or altered parts of the scheme.

5.0. DEVELOPMENT JUSTIFICATION STATEMENT

- 5.1. There has been a recent growing shift in demand for elderly care facilities in the local area. The expansion of Homelands Rest home will help to provide some relief to the stats, *to satisfy, Policy DDM2, the need to support the provision of continuing care facilities for the elderly.*
- 5.2. The existing premises at Homelands Rest home has potential for expansion and improvement due to the existence of a large rear courtyard garden which is proposed to be retained and a strip of land at the rear-facing existing vehicular access pathway which offer opportunity to be developed in line with the similar alterations that has already taken place in other properties within close proximity to the site.
- 5.3. The proposed alterations to existing single storey rear section offers:
- No new development over the existing ground floor single-story rear section to reduce overshadowing and overlooking to the adjoining properties.
 - Provision of a new large Lantern Sky-light to maximize daylight, ventilation, and improve spatial ambiance.
 - Provision of a new flat roof to improve thermal, sound and fire performance.
 - Provision of new bi-fold doors for free separation and interconnection of internal spaces as well as allowing integration of internal and external spaces at will.
- 5.4. The proposed rear addition offers:
- The required additional rooms at ground floor such as a new Sun-Lounge for contemplation and reposing, hence improving wellbeing. It also offers other integral spaces and remodelling of the existing part of the ground floor for improvement in functionality and providing additional space.
 - Provision of a new integrated, well ventilated and secure Refuse enclosure accessible from inside for functionality and outside for collection of waste. It is provided with open metal grille sliding doors for ventilation to minimize odour trail internally and help in general sanitation management.
 - A new first floor rear addition to create the required space for three new additional bedrooms and en-suite shower rooms. Layout organized such that the habitable rooms and dormer windows facing south, and into the existing Alleyway to eliminate overlooking.
- 5.5. The proposed rear extension has been designed to relate to and reflect characteristics of existing and neighbouring properties. The Mansard roof section aimed to provide the space required for the additional bedrooms and the roof form offers no loft space, therefore, minimizes bulk and help to reduce the impact on any surrounding properties in terms of mass and overshadowing. It also provides a traditional form of construction more in line with the character and style of neighbouring new builds and extensions.
- 5.6. The Conversion of the existing property Loft space into three additional bedrooms with en-suite shower rooms will provide further support in the alleviation of the growing demand. Any new dormer facing adjoining properties will utilize obscure glazing to eliminate the potential of overlooking. However, the dormer cheeks facing sideways will be glazed and utilize clear glazing.
- 5.7. Material have been carefully chosen to match the existing property or in keeping with the period, character and style of existing architecture. The proposed dormers will be factory control prefabricated GRP lead look-a-

like (lead free) designed to form contemporary addition to the project, a modern method of construction which reduces the construction time and potentially better for the environment.

- 5.8. The introduction of new roof-lights from the Conservation Roof-light range is aimed to complement the character of the existing building also to minimize the potential of overlooking.
- 5.9. Collectively the use of materials adopted for the scheme have been selected to help create a proposal which both complements and is sympathetic to the existing character of the property and local context, whilst introducing a new contemporary features to the rear extension to add interest.
- 5.10. Given the above, the proposed alterations can be seen to respect both the existing building and immediate context with minimum adverse impacts and provide an interesting addition to the character of the street scene at the rear.

6.0. ACCESS

- 6.1. The proposed development site is situated within well establish urban neighbourhood and high accessibility area and benefits from good access to local facilities such as shops, surgeries, schools etc.
- 6.2. Vehicular and Pedestrian access shall remain broadly as existing. The site is accessed at front from Richmond road which is a through road and rear via a vehicular Alleyway.
- 6.3. The scheme offers no additional car-parking spaces, however a drop kerb is proposed to improve cars accessing the existing front parking area, (see the proposed site plan drawing).

SUSTAINABILTY STATEMENT

7.0. SUSTAINABILTY DESIGN PRINCIPLES

- 7.1. This application seeks Planning Approval to enable the Institution to fulfil its obligation in helping to cater for the growing need of the elderly care facility.
- 7.2. More improved premises will provide better management, care, facility and resources leading to better health and wellbeing of the residents.
- 7.3. The new scheme will provide the opportunity to upgrade part of the existing building fabric as well as introducing new section which will be constructed at least to the Current building regulation standard or better. This will help in improvement of energy and thermal performance, the fire protection, integrity and fire separation performance, emergency evacuation performance etc.
- 7.4. The latest construction material and methods help to prolong and safeguard the lifetime performance of the building fabric.