



Design and Access Statement

St Juliana Convent

Design & Access Statement - Rev B
St Juliana Convent - January 2025



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1.0

Introduction

This Design and Access Statement have been produced in support of the full planning application at St Juliana’s Convent. The proposed development is a change of use from convent to residential use for adults with learning difficulties and autism. A pre app has been undertaken under PAA/81/24 with positive feedback.

The proposal consists of 14 one bedroom self contained residential units with communal and staff facilities. The facility allows for the care provider to assist the residents with a minimum of 20 hours of care per week.

2.0

Existing Building and Context

2.1

The Setting

The site is located off Marian Way. To the north/east is Hotham Park Conservation area, to the east Butlins and to the south/west a mix of commercial and residential uses. The High street wraps around directly to the east and south of the site.

The site is within at 10 minute walk to the High Street with shops cafes and supermarket. The beach is within a 6 minute walk. The closest bus stop is directly opposite Marian Way

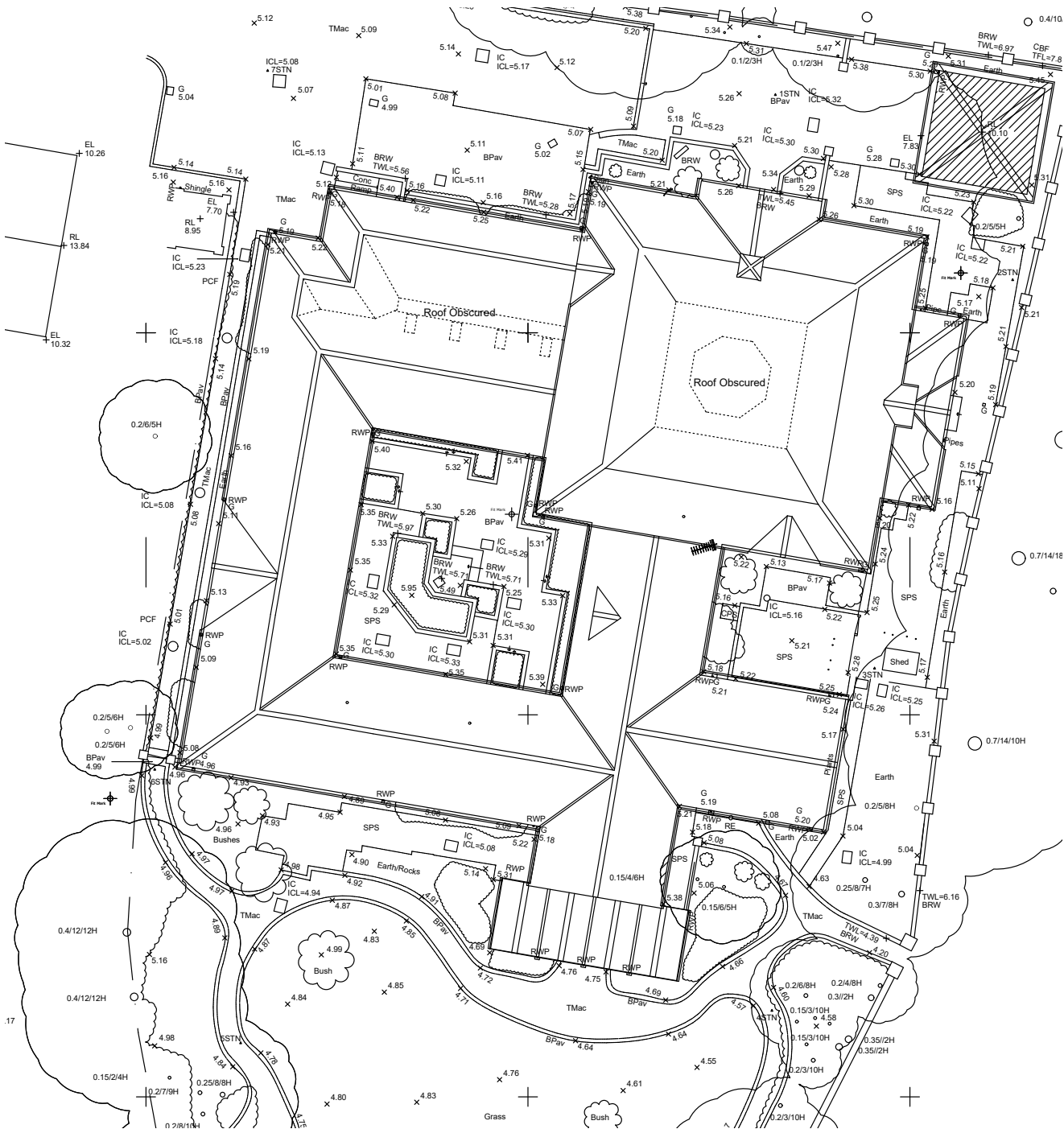
The neighbouring buildings are a mixture of heights, age and with a range of materials. The area does not have a primary vernacular.

St Juliana’s Convent is an existing building constructed in the late 1980’s. It was built for convalescing nuns and now is disused. The Convent consists of 24 bedrooms and ancillary rooms. It is mainly single storey with an element of second floor to the north east. To the south a conservatory style extension over looks the garden to the south. The building sits around a central courtyard.

The site has a car park to the north and double detached garage. To the east there are mature trees and to the south a large communal garden area with lawn and planting beds. To the west sits a two storey residential block.



Existing building photos



Existing building site plan



3.0

Planning Policy and History

Please refer to ECE planning - Planning Statement for planning policy and history.

4.0

The Proposals

4.1

Proposed Design and Accommodation

The design re purposes a disused building to create 14 one-bedroom, self-contained flats. The facility includes communal gardens, a shared lounge area, and dedicated staff spaces. A care provider will deliver at least 20 hours of weekly support to residents.

3 no. Accessible units M4(3)
7 no. One bed ground floor units
4 no. First floor units
Staff room 2 no.
Communal lounge

Total 14 no. units.

4.2

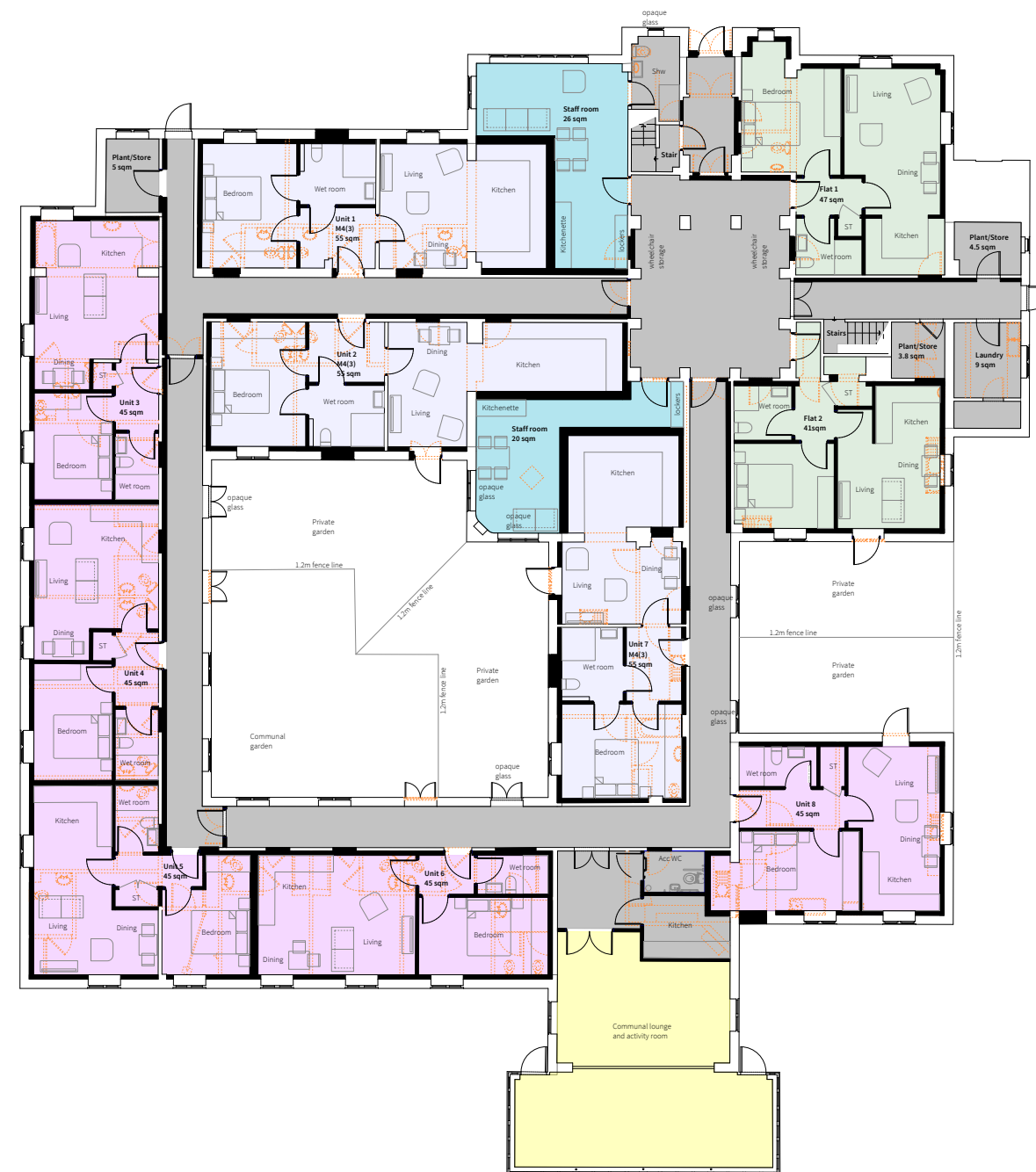
Sustainability

We are re using an existing building, this is one of the most sustainable approaches to building design - as we retain all the embodied energy of the property. PV will be added to south facing roofs to generate energy for the property.

4.3

Accessibility

The majority of the building is on the ground floor, with access from the existing doors. The design includes providing accessible access to all.



Proposed ground floor plan

5.0

Design Considerations

5.1 Heritage

The site boundary is alongside the Hotham Park Conservation area. The design proposes minimal alterations to the external elevations, we are not harming the adjacent conservation area or any historic buildings.

5.2 Landscape and Biodiversity

The building sits within a garden space and provides a courtyard space. The biodiversity of the site would not be altered.

5.3 Drainage Solutions

The existing drainage on site will be retained and new connections proposed.

5.4 Transport Matters

Existing access from Marian Way for vehicles will be retained. The existing car parking of 7 number will be retained for staff and visitors. A space has been allocated for a mobility vehicle and delivery vehicle to load and unload. The site has bus connections with stops on the High street. The town centre is a 12 min walk and the beach is a 5 min walk. The existing garage will provide bicycle storage for 16no. bikes on Sheffield hoops.

5.5 Refuse Strategy

Retain existing strategy for recycling and refuse waste.

5.6 Flood risk

Surface water flooding and flooding from rivers and the sea are both very low for this post code.

St. Julianas Servite Convent, Marian Way, Bognor Regis, PO21 1PA

This information tells you the flood risk of an area, not a specific property.

We have [paused updates to information about flood risk](#) from rivers and the sea and surface water while we get ready for new data.

► [How we assess an area's flood risk](#)

Surface water

[More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Rivers and the sea

[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

6.0 Conclusion

The proposal brings this disused building back into use by providing much needed assisted living accommodation to the area. Total of 14no. 1 bed room homes. 3 no. M4(3) accessible units and associated staff and communal areas. The proposal provides external amenity space to all residents with private or communal garden spaces.

