

DESIGN AND ACCESS STATEMENT

FOR

**PART CHANGE OF USE FROM C2 TO C3(b) SUPPORTED
HOUSING TO WESTERN HALF**

AT

**78 LANGBURY LANE,
FERRING,
WEST SUSSEX,
BN12 6QE**

FOR

PROGRESS HOUSING

March 2018



**PDK Architecture and Surveying.
29 Breach Avenue. Southbourne. Hampshire PO10 8NB.**



1. Introduction

This Planning and Design Statement has been prepared on behalf of Progress Housing. It accompanies a detailed planning application for the part change of use to the existing C2 residential institution care home to C3(b) providing supported housing and support to adults with learning difficulties and physical disabilities at 78b Langbury Lane.

Progress Housing has operated in Worthing since 2004 and is registered with the Care Quality Commission providing residential care at 3 existing homes in the nearby area providing care and accommodation for 37 people. It has built an excellent reputation with service users' families, Social Services teams and external professionals and the proposed use being in the same locality will benefit from these existing relationships and working arrangements.

All the homes are fully wheelchair accessible and have passenger lifts, lowered food preparation areas, lowered light switches, accessible nurse call services, overhead hoists, en-suite facilities in every bedroom, wet floor showers, accessible gardens and vehicles adapted to accommodate wheelchair users.

2. Assessment of physical context

The care home is located in a mainly residential area and has been a care home for the Franciscan Missionaries of the Divine Motherhood for many years. The property currently falls below the space standards required by the CQC and is now not required by the current owners.

It is being purchased by Progress housing who are proposing to make substantial investment in the building to bring it up to current standards including having larger bedrooms all with en suite facilities and larger doors thorough.

The proposed care home will continue to provide accommodation and support for 5 service users within the care home plus 5 service users within the supported living all comprising working age adults (likely age range of 18-30) with learning difficulties and physical disabilities.

The proposed alterations including a small extension to the flat roofed side rear of the building, increasing the size and height of the inward looking dormer to allow the installation of an internal lift and alterations to both the side doors to allow more light and level access are not part of this application as they are covered by a separate planning application.

The external paved areas will be generally taken up and re laid in similar materials to provide level paths and patios suitable for wheelchair and restricted mobility users without steps to the garden.

The site is made up of 2 pitched roofed dormer bungalows joined together with a flat roof infill and flat roof rear extension.

The site is generally level.

The total site area is 1416m² and the property has a proposed total internal floorspace of 452.2m².

The application site area is 415m² and the supported living C3(b) floorspace of 223.6m².

The majority of other external space is generally for communal use for both C2 and C3(b) use.

The retained C2 use is 233m².

3. Social/economic context and planning context

The development will bring the care home to up to current standards and meet the needs of the current and future service users.

The existing care home does not employ any staff, the proposal will create approximately 20 full time jobs in shifts split approximately 50/50 to C2 and C3(b). Day time shifts will be 07.30-15.00 and 14.45-22.15. Night staff will be on site from 22.00-07.45.

During the day there will be shared trips from the main site at Nursery Lane and occasional supermarket deliveries, generally once per week. Outside activities such as the occasional BBQ in the summer will be minimal and like the existing homes nearby will always finish by 21.00.

The proposal will have little effect on the adjoining property's due to the change of use being very similar to the existing use and half of the property has continuation as C2 residential care usage.

Any potential overlooking is further reduced by the provision of obscure glass to the newly created en suite shower rooms.

As we are decreasing the number of bedrooms from 16 to 10 there will be no increase in traffic movements from when the home was fully utilized.

Storage for refuse and recycling bins is provided behind the 1.8m fence.

At present there is parking for 8 cars, this is retained plus cycle storage for 4 bikes is provided on the proposed scheme.

The site and building is not of listed status or national park or in a conservation area or AONB.

The plans show a new crossover onto Brookside close, this is not part of the planning application as the drive is already in place and the close is an estate road not requiring planning permission for a crossover.

A separate application will be made to West Sussex Highways for a dropped kerb.

4. Involvement of local interests

There has been no discussion with local residents.

5. Design Principles

The application is for change of use only but the development maintains the residential feel and has been designed to be sympathetic to the surrounding buildings with matching roof and wall features to the existing building being extended as part of a separate application.

The development will be built from sustainable sources. In line with current Building Regulations requirements.

Materials

Walls

Face brick to match existing.

Roof

Red felt to match existing.

Doors and Windows

White PVC double glazed to match existing.

6. Sunlight

The new layout will have no detrimental effect on any adjacent buildings due to its location and scale.

7. Scale

The application is for change of use only, but the height and footprint have been considered in the design response, as a method of achieving appropriate internal space and in order to integrate the proposal with the surrounding landscape as part of a separate application.

8. Landscaping

The application is for change of use only. The existing boundary walls and fencing will be retained, the existing gates are to be replaced with similar to existing as they are coming towards the end of their useful life.

The existing grassed areas will generally be retained.

The external paved areas will be generally taken up and re laid in similar materials to provide level paths and patios suitable for wheelchair and restricted mobility users without steps to the garden as part of a separate application.

9. Transport

The site has good public transport links with local bus stop adjacent to the site and to 700 bus less than 1 minutes walk

Angmering train station is approx. 15 minute walk and Goring by sea approx. 10 minute walk

10. Drainage

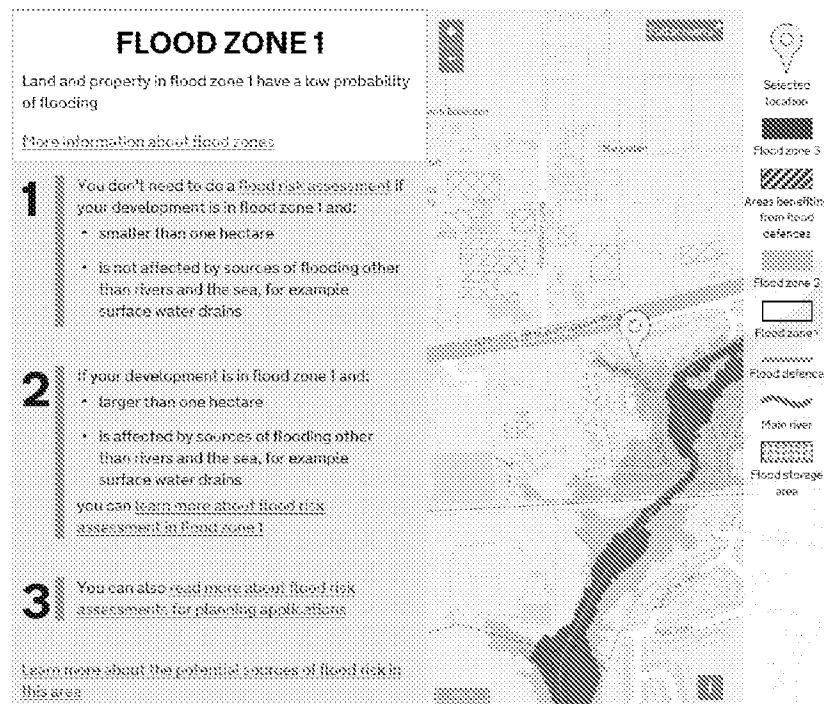
The foul drainage discharge will be connected to the existing Foul sewage plant that serve the property as indicated on site plan 108. As the number of rooms has decreased there is no additional surcharge on public sewers. The surface water drainage will discharge to the existing rainwater gullies that discharge into soakaways.

11. Flood Risk

Extract from floor map that building and rear garden is not within flood zone. The front drive is within flood zone 2 but this is not being altered

Likelihood of flooding in this area

This location is in an area with a low probability of flooding



Prepared By PJC

March 2018