V I N C E N T G I Z Z I

A r c h i t e c t

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DESIGN AND ACCESS, AND PLANNING STATEMENT
FOR
PROPOSED CHANGE OF USE AND CONVERSION OF CARE HOME TO 4 NO. FLATS
AT
4 FELPHAM ROAD, BOGNOR REGIS
Job No. 9270 - Resubmission October 2008

Aerial view from the North

INTRODUCTION – BACKGROUND

The two storey property received planning approval for change of use to operate as a residential care home in 1981.

In 2002 amended regulations relating to the running of care homes came into force in the form of the Care Homes Regulations 2001. This included an upgrading of amenities in the form of bathroom facilities, an increase in minimum room standards, higher staff/resident ratios, as well as stricter control relating to staff qualifications.

Although this was relaxed in the form of the 'The Care Homes (Adult Placements) (Amendment) Regulations 2003', care home operators were aware of the changes to come for some time prior to 2001. This led to an overall running down of this facility and an acceptance that the property would no longer be a viable location for a care home.

As a result of these changes in legislation the home was forced to close down and has remained empty for several years.
With the lease for the property expiring in December 2008, and as the tenant understandably will not renew the lease, alternative usage is being sought by the freeholder, who also wishes to sell the property on.

A Planning application for the conversion of the property to five flats was refused on 15th July 2008 for the following reason:

> The proposal would represent an unsympathetic intrusion in the locality to the detriment of the visual amenities by reason of the mansard roof. It would therefore conflict with policy CH1 and DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

View from N-E on Havelock Close

DESIGN

The amended proposal involves the change of use of the existing residential care home to four flats, addressing the reason for refusal of the previous application by excluding the mansard roof and retaining the existing roof.

Following previous discussions with the council Highways Department it was agreed that it would be acceptable to allow for one parking space to be included in the adjacent street bay on Havelock Close. It would therefore, from a highways perspective, be acceptable to achieve four flats in the conversion accommodating three off-street parking spaces.

It was also verified by the Highways Department that it would be acceptable for cars to access and leave the off street bay on Felpham Road.

In order to achieve this standard it is proposed to demolish the existing garage at the East end of the site on Havelock Road. This would achieve two spaces with the remaining space accommodated on the existing forecourt on Felpham Road.

Given the limitations due to the shape and size of the site, and the limitations for the provision of outside amenity space, the proposal involves the refurbishment and extension of the existing building to form flats.

View from N-W on Felpham Road

The existing structure is largely red brick-faced with traditional painted vertically sliding sash windows, except for the west elevation on Felpham Road which is painted render with larger shop windows at ground level, having been originally built as a café in the first half of the last century.

View from West on Felpham Road

There is a high parapet that largely conceals a tiled pitched roof and brick chimneys.

There is also an external area at first floor level that gives the building it's 'U' shape at first floor and roof levels.

View from South – Richmond Villas

It is proposed to form a new entrance to the building located on the North, Havelock Close boundary. This allows for the least horizontal and vertical travel distances, and is conveniently placed in relation to the parking bay adjacent on Havelock Road, which would also be used by visitors.

USE

At its maximum usage as a Residential Care Home the building accommodated the following:

Ground Floor:

2 bedrooms

WC

Kitchen

Lounge

Garage – 1 Car Space

First Floor:

9 Bedrooms

WC

Bathroom

Shower room

External Area

Given the limitations of the existing building and the relatively small footprint, there is no room to create mixed uses. The property, once used as a café with owner's accommodation would no longer prove viable in this location.

AMOUNT

The following accommodation is proposed:

		Liv/Dining	Kitchen	Bedrm 1	Bedrm 2	External Amenity
Flat 1	2P	13.0	5.5	11.6		14.7
Flat 2	3P	16.7	7.0	10.0	9.2	
Flat 3	3P	16.0	7.0	10.0	7.0	17.0
Flat 4	3P	15.0	7.0	10.0	8.5	14.6

This optimum mix has been achieved by moving the main entrance to Havelock Close, and utilizing the external spaces at ground floor level for off street parking.

LAYOUT

Care has been taken to ensure that neighboring properties are not overlooked where privacy would be undermined. The new balconies proposed at first floor level have been provided with 1.8 and 2.0 meter high timber boarded screens where there is likely to be a problem of overlooking.

SCALE

The scale of the project is defined by the existing structure. Apart from the proposed external balconies and the addition of the patio and bin stores on Felpham Road, the size of the structure remains as existing.

LANDSCAPING AND ACCESS

The footprint of the building at ground floor level remains virtually the same, with the removal of the garage and rear WC. It has been necessary to use the two external spaces at this level for off street car parking, bin store, and patio to Flat 1. To avoid overlooking, and to utilise the space internally, the small external area (10.8 sq m) to the south side at first floor level has been internalized. However, with the provision of a total of 46.3 sq m of balcony space at first floor level, and garden at ground floor level, there is a net gain of 35.5 sq m of external amenity space.

These external areas have the potential to greatly enhance the appearance of the area through planting.

The existing tree close to Felpham Road, on the west elevation has been retained.

A considerable asset is available through the site being located within easy walking distance from the sea. This in itself is a key factor for locating any residential development in this area.

The site lies within a flood risk zone but, as the hard surface area of the site has not been increased, there is not a worsening of the flood risk through the

refurbishment. A Flood Risk Assessment is included with the application, and the advice set out in the assessment will be considered very carefully. Flood proofing of the development will be provided through the placing of electricity plug sockets above the 1 in 200 Tidal Flood Level (4.7m AOD).

Through relocating the main entrance to Havelock Close, it has been possible to raise the ground floor level to Flat 1, where the greatest risk occurs, and locate disabled access through the ramped parking bays to Flats 1 and 2.

Door and corridor widths, generally, have been designed to the 'Lifetime Homes' standards.

APPEARANCE

Although the existing structure does not particularly relate to any of the existing surrounding buildings both in style and scale, it is of a sound cavity construction with some traditional features, such as the timber vertically sliding sash windows. These features, together with the face brickwork do create a link with the domestic architecture in Havelock Place.

As this structure is sound and lends itself to conversion, it was decided to base the application on retaining the main fabric of the building.
This maintains a continuity at street level, and respects the domestic scale of the street. This is further enhanced by replacing the long redundant shopfront with face brickwork and windows to match the Havelock Close Elevation.