



Design and Access Statement

Proposed 5 Apartments, Waterbury House, Arundel, West Sussex

April 2018

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Introduction

ADG Architects have been commissioned by Consensus to submit a full plans application for 5 new build apartments on a site currently used by Consensus at Waterbury House, 8-10 Ford Road, Ford, North Arundel, West Sussex, BN18 0BH. The application proposes to construct 5 new apartments for specialist living accommodation in the grounds of Waterbury House, which will provide additional accommodation to meet existing and future demands for specialist accommodation in the area.

The applicant is Consensus which is part of Caring Homes that operate and provide nursing and residential care for a range of different needs. They have a portfolio of existing homes around England and they are committed to providing facilities that continue to push the boundaries of design.

The purpose of this design and access statement will explore the site, history and context and demonstrate a proposal that responds positively to the existing built and contextual fabric of Arundel.

Application Site and Context

Site Location, Assessment and Adjoining Land Use

The application site comprises a rectangular shape, with the main point of entry off Ford Road, which is approximately 2 miles from the centre of Arundel. The site is currently occupied by Waterbury, which sits within the grounds of approximately 0.92 acres. The site is located South of Arundel with a railway line running along the Southern boundary.



The site was originally two properties (buttercups and railway cottage) that were remodelled to create one service and the building was renamed Waterbury. The existing building is set in large open grounds with views across farmland towards Arundel Castle and Cathedral.

The house is located in the village of Ford, conveniently positioned opposite the railway station. Ford is a couple of miles south of the historic town of Arundel, the ancestral home of the Duke of Norfolk, with its castle, teahouses, river and shops. It is also only two miles from the busy seaside town of Littlehampton, with its numerous amenities and shopping centre.



Use:

Waterbury is a residential service for up to eight people with severe and profound learning disabilities who may also have challenging behaviour. The house provides self-contained accommodation with eight individual bedrooms with en-suite facilities. The existing service provides a spacious lounge, separate dining room and comfortable communal areas.

The additional service will accommodate people who have a learning disability or autism. The residents will be supported by a team of professional and well trained staff 24 hours a day, to allow them to have access and to be included

in the local community enjoying educational, occupational, social and leisure resources. Each individual will have their own one bedroom flat providing individualised living space as well as staff accommodation. The residents will be permanent.

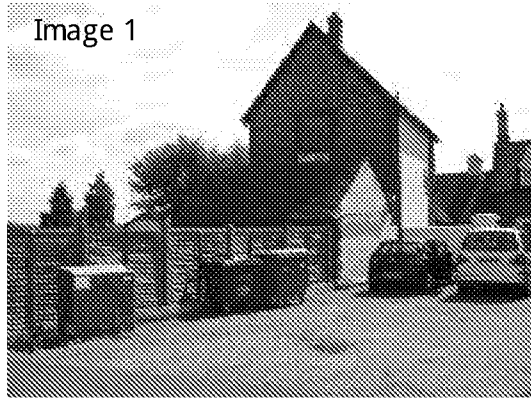


Image 1



Image 2



Image 3



Image 4

Waterbury sits in extensive grounds close to the railway station, shopping and leisure facilities.

The existing buildings have a unique style and fenestration and the level of detailing around the windows creates a grand fa'ade and prominent building along the road.

We consider that the proposed development will be additional and complementary with the already established residential use and that the proposed apartments will enhance all aspects in the area, including landscaping, amenity space and better use of the surrounding open space.

Planning History

- F/28/04: Change of use from pub/guest house to Residential Care Home for adults with learning difficulties. Provision of 13 bedrooms with ensuite facilities. Single storey extension into courtyard to provide ensuite facilities and windows. Addition of s/s extension to rear of cottage and improvements to existing s/s extension to rear garden area. Approved
- F/29/04 Listed building application in relation to above. Approved
- F/2/05 Amendment to proposed rear bedroom extension to provide possibility for disabled use. New entrance door from rear of cottage to garden side. Disabled ramp to new entrance. Internal modifications. Approved
- F/3/05/L Listed building application in relation to above. Approved
- F/12/06/L Application for Listed Building consent for addition of 2 Velux conservation style windows to first floor bedrooms 02 and 03.
- F/14/06 Demolition of existing timber building and construction of 4 bed bungalow style care facility unit for elderly with learning difficulties. Approved but not implemented. Lapsed 07/08/09
- F/15/06 Demolition of existing 2 bay garage and construction of activity hall for use by residents of care home. Approved but not implemented Lapsed 14/08/09
- F/4/10/ Demolition of existing timber building and construction of 4 bed. bungalow style care facility unit for adults with learning difficulties. The unit will be used as ancillary accommodation in connection with the main use of the site as a Care Home. Approved, and extended but not implemented Lapsed 19/04/16
- F/29/17/PL Construction of 5 No. 1 bedroom flats (C2 Residential Institutions) together with ancillary accommodation. This application affects the setting of a Listed Building & is a Departure from the Development Plan. Withdrawn

Proposed 5 Apartments, Waterbury House, Ford Road, Arundel

Design and Access Statement

Planning Policies

- ✓ Government Policy: PPG15 - Listed Buildings
- ✓ Local Plan Policies: Gen 3 - General development
- ✓ Dev 14 - Listed Buildings

Design Evolution

Client Brief

ADG Architects have been commissioned by Consensus to design 5 apartments for specialist living accommodation. The scheme must be considerate to the context and neighbouring properties and provide a design, which is state of the art pushing the boundaries of design.

The architectural design concept of the home has been influenced by site constraints. The site constraints have informed the proposed layouts to provide the client with a development that responds to their operational and residential needs whilst providing a building that responds to the site, topography and context.

Site constraints

The existing building is Grade II listed and lies outside of the built-up area. There is also a permitted development restriction on the site. This is thought to be in relation to fencing and probably more specifically relates to fencing alongside the railway track.

Self-Contained Flats

The application is for a new build development consisting of a five-apartment assisted living unit housed in a bungalow style structure. The building will measure 17.5m wide x 28.5m long x 7.8m high with a pitched roof. Each apartment will comprise a living room, kitchen, bedroom and ensuite/bathroom. Four of the apartments flats will be on the ground floor, and only one on the top floor. Staff office/accommodation will be provided at first floor level. All the ground floor units have direct access out onto paved communal patio areas located at each end of the building.

Consented Planning Application

The application in 2010 was approved and then further extended for a further 3 years. The permission has since lapsed but we acknowledge these were received favourably. Subsequently these original designs have been reworked to accommodate 5 apartments and we have retained the original concept and details as the initial start point. Following various discussions with the client and the proposed residents occupying the property it was clear a thin building would be difficult as it created narrow and long corridors, which creates a potential issue for residents and staff feeling trapped. In light of this we have reconfigured the existing building footprint to widen the building, subsequently reducing the corridor lengths. In addition to this we are proposing to utilise the whole roof space, which creates additional floor space without increasing the building volume and the only change be the introduction of additional windows, but these will not impact any neighbouring properties.

Previous Planning Application

The application in 2017 was withdrawn as the Planning Officer raised the following concerns:

“It is considered that the overall mass of the building as a whole, the dominant roofscape and the proximity of the proposed development would adversely affect the setting of the listed building”

The style and design of the building was in keeping with the consented approval from 2010 but we had increased the size of the roof across the whole development to accommodate 2 apartments at first floor level. In light of this we have reverted back to the consented scheme by creating layouts with only 1 apartment at first floor level so the building steps away from listed building. This step in elevation creates a building which is subservient to the original building and significantly reduces the roofscape making the proposal more in keeping with the original 2010 approval.

Scale and Massing

The building is predominantly single storey minimising any impact on neighbouring properties and making it subservient to the existing buildings.

Appearance and Materials

Appearance is the aspect of a place or building that determines the visual impression that it makes, including the external form of the development, its architecture and materials.

The building has been designed to be welcoming and not be institutional and to achieve this we have used Waterbury as our main precedent to naturally blend into the landscape and create a development that is integrated within the site boundaries. The proposed form and scale is very traditional with the main entrance located directly opposite the car park as a focal point to the building.

The subdivision of the building into a series of forms treated in a variety of material combinations, will direct building users around the buildings. We have opted for a palette of materials which is very traditional. This traditional appearance, is softened with detailing around the windows and roof. These details create an elegance in the elevations that links contextually to Waterbury without becoming pastiche.

The selection of materials is important and again this lead has been taken from Waterbury:

- └ Walls:
 - o Brickwork ~ Red Brick
 - o White Painted Art stone Details
- └ Roof ~ Plain Tile ~ Red Brown
- └ Windows ~ White Timber Side Hung Windows set in a 100mm reveal
- └ Doors ~ White Timber Double Glazed Units set in a 100mm reveal
- └ Fascia's and soffits ~ White Painted Timber
- └ Gutters and downpipes ~ Black deep flow roof gutters and downpipes or concealed gutters

Access

Underlying Philosophy

The Developer is committed to a policy of equality, inclusion and accessibility in the delivery of its services to all residents, and in the employment opportunities afforded to existing and future employees. They fully recognise the diversity of cultural, religious and individual abilities of its residents and employees, and is active in ensuring that any potential sources of discrimination are addressed in both the physical attributes of the buildings, its uses and in the management practices and procedures it adopts.

The Developer is committed to ensuring that the facilities it provides, uses and manages afford its residents and employees the opportunity to maximise their individual abilities and enjoy safe and, wherever possible, independent participation.

Influencing Legislation: Waterbury House, Arundel

The Developer acknowledges that the proposed development presents issues relating to accessibility and inclusion which will need to be addressed if the obligations imposed on them by the Disability Discrimination Act 1995 (DDA) as employers (Part II), service providers (Part III) are to be met.

The provision of accommodation to be undertaken at the home will place some unique obligations on The Developer both as employers and service providers. These obligations will be addressed by positive actions to maximise participation. These will include the appropriate communication of information about the site, its facilities and management practices in formats that meet the diverse needs of the residents, staff and visitors. Where appropriate, it will increase the potential understanding of information with site-specific measures, such as increased levels of appropriately designed symbols and pictograms.

How the design, the provision of features and facilities, and the selection of materials will influence any obligations imposed by other legislation affecting the on-going management of the facility (such as the Occupiers Liability Acts 1957 and 1984, the Human Rights Act 1998 and The Equal Treatment Directive 1975 - Amended 2002), and the Disability Discrimination Act 1995, will also be taken into consideration.

Effective On-going Management

Regular access audits, linked to inspections for fire precautions, health and safety and risk assessment will be carried out by staff suitably qualified in accessibility and inclusion related issues. Accessibility issues, which require on-going review, will also be linked to the maintenance programme for the facilities.

In particular, the architects have had appropriate regard to

- 2 Good Practice Guidance 'Planning and Access for Disabled People' (March 2003)
- 2 Building Regulations Part M: Access and Facilities for Disabled People
- 2 BS 8300:2001: Design of Buildings and their approaches to meet the needs of disabled people
- 2 Disability Discrimination Act 1995
- 2 NHBC Guidelines
- 2 National Minimum Standards for care homes for older people
- 2 HMG Fire Safety Risk Assessment: residential care premises
- 2 The Building Regulations Part B (Fire Safety)
- 2 BS 5588 - part 8 (Fire precautions in the design, construction and use of buildings)
- 2 Other good practice guidance to be considered will include: The Sign Design Guide ~ a guide to inclusive signage (JMU Access Partnership and The Sign Design Society), The Code for Lighting 2001 (Society of Light and Lighting - CIBSE), the Department for Transport (Inclusive Mobility), the ODPM (Planning and Access for Disabled People), and DRC Codes of Practice.

Within the site we are providing 9 No. car parking spaces for sole use with this development.

Pedestrian access will be via new 1.8m footpaths.

A new pedestrian access will be created from the new car park, which is connected to Ford Road by the existing informal car park. The new path from the car park is directly opposite the main entrance.

Access to the Building

Level access is provided from the car park/drop off to the principal entrance.

All entrances to the buildings will have prominent and signed entrance features, and flush thresholds with external levels.

All main entrance doors are 926mm for wheelchair access.

All internal doors are a minimum of 826mm clear opening between jambs.

Within the building, all corridors will be wide enough for two wheelchairs to pass one another.

Conclusion

The proposals for the whole site have evolved through careful consideration of the surrounding context and existing buildings. The design, scale and mass have been developed to integrate into the existing surroundings and combining this with materials replicated from the surrounding area the scheme will complement the area and provide a focal point to the site and benefit the local economy.

The redevelopment of this site will ensure the enhancement and provision of additional accommodation, which is much needed and in conclusion the proposal provides the client with a home that works within their brief, operation requirements and CQC legislations without exceeding the current restraints of the site and Planning Policy and accords with the aims of the development plan.