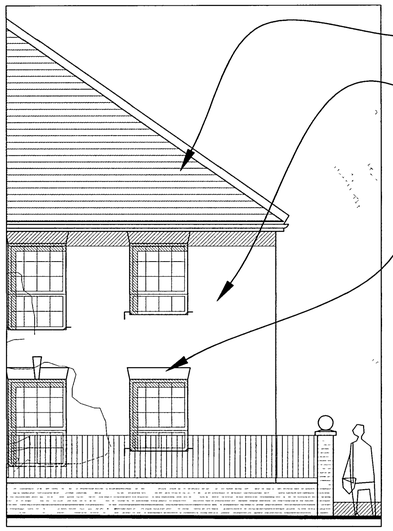
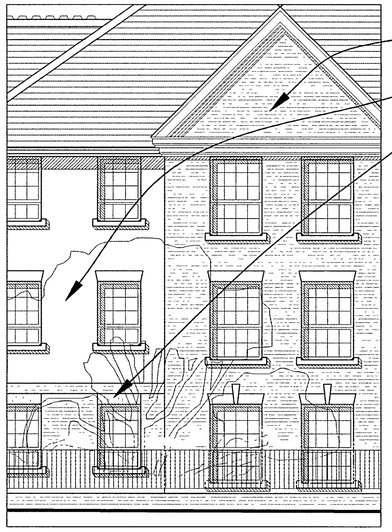
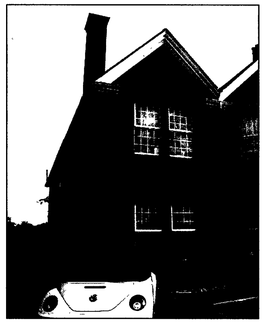
ARUN DISTRICT COUNCIL:LU/257/07/ 10/07/2007

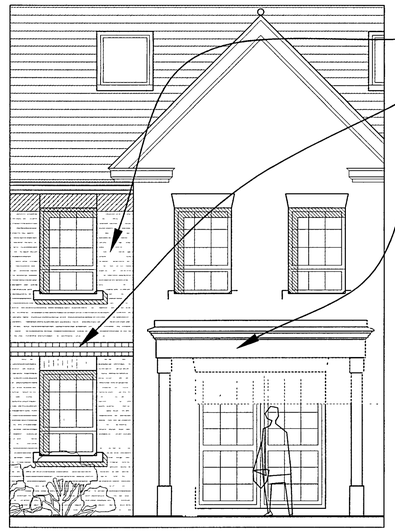


No. 37 Church Street, opposite the site.



No. 26 Fitzalan Road.





Maltravers Road, close to the roundabout on Fitzalan Road.

REVISIONS

Revison		Date	By
A	Site boundary amended	20/09/07	CN

ARUN DISTRICT COUNCIL
No. LU 257 07
SUBSTITUTION
Received 24.9.07

MATERIALS SCHEDULE

Facing Brickwork: Ibstock Capital Multi Stock
Ibstock Brunswick Wilton Yellow

Render Finish: 'K-Rend' in off white

Ornamental Stonework: Reconstituted Portland stone copings and cills

Roof Tiles: Redland Concrete Plain Tile

Rainwater Goods: Black uPVC

Windows/Doors: White uPVC.

Boundary Treatment: 1.8m high close boarded fence to the rear boundaries, 900mm high metal railings on dwarf brick wall to the northern and western boundaries.

DESIGN PROPOSALS

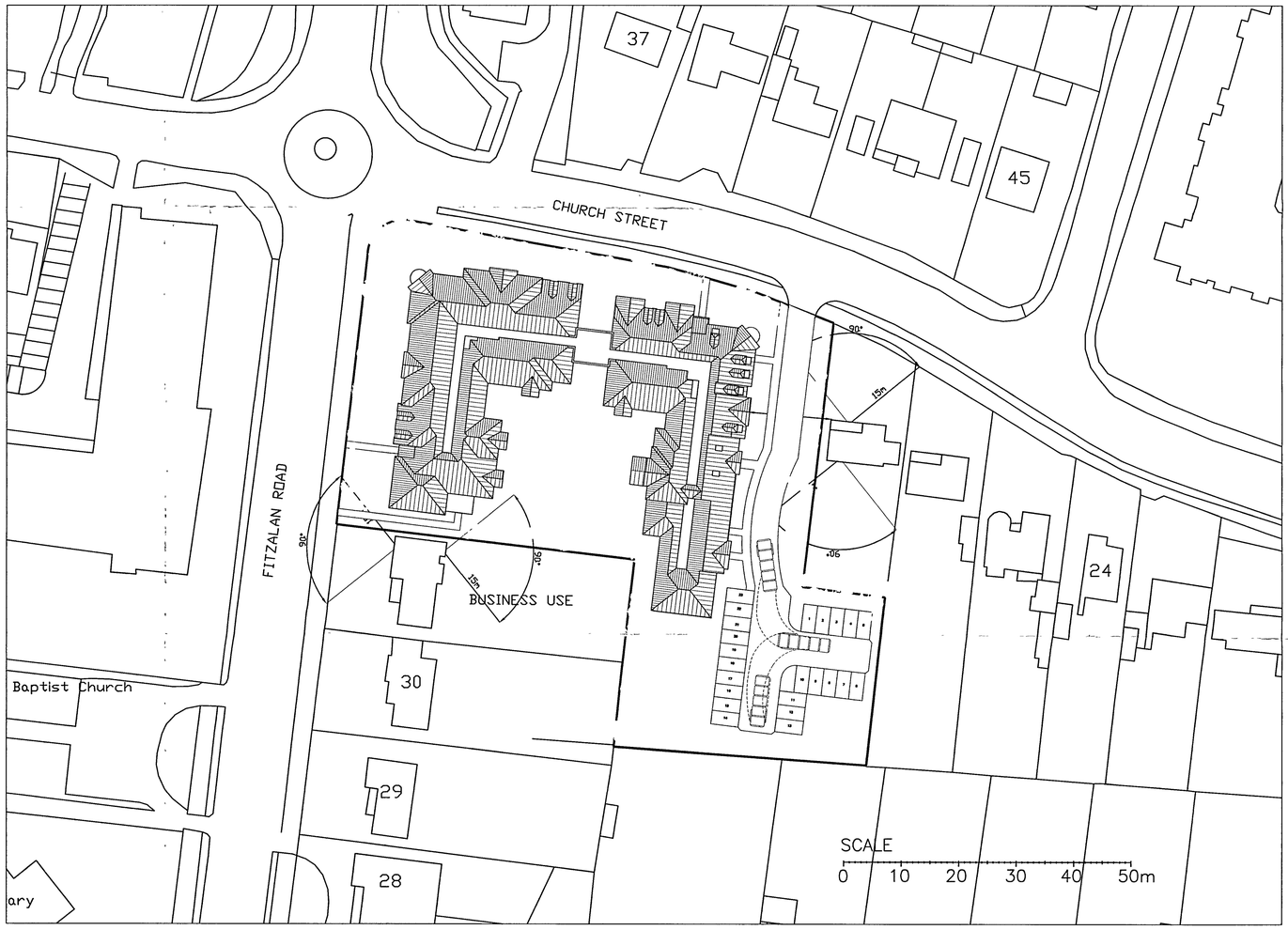
It is proposed to construct 56 Extra Care apartments for the frail elderly with a communal lounge, small function room, dining room, laundry room, battery car store and private garden.

The proposed scheme is a high quality building which makes the best use of the opportunities and constraints of the site. The site is suitable for redevelopment being currently at just 11 dwellings/ hectare. The site is suitable for redevelopment as a flatted scheme which will not change the residential character of the local and wider area. There is a requirement to respect the existing architectural character of the area, to address the street scene, and to provide a well considered and high quality scheme which allows the reinforcement of the existing mature landscaping.

An Extra Care scheme requires to be operated as one building to provide disabled access to all parts for its residents as well as to enable the 24-hour Manager Care Staff to provide support. The scheme has been designed to provide level access to all parts of the building so that a disabled person in a wheelchair has full mobility throughout including access to the private amenity spaces and patio area.

The apartments have been specifically designed to provided wheelchair access to all parts including toilets, wash hand basins and showers, as well as the apartments kitchens to enable the frail elderly the opportunity of a continuing Independent life style.

The communal dining room is supported by a fully serviced kitchen that provides, if required, meals to all the residents every day throughout the year. There is also a buggy car store to allow disabled residents access to the local facilities and shops.



PROPOSALS

DESIGN PROPOSALS cont.

The site has been specifically chosen for its location in relation to the local shops and community. It is a good location for such Extra-care sheltered housing being situated within an urban area, with the facilities and community which are so important to a satisfactory living environment for the elderly. The site adjoins a major public transport corridor and as such, it is the type of site envisaged by Planning Policy Guidance which encourages high density housing to be located close to local centres and public transport.

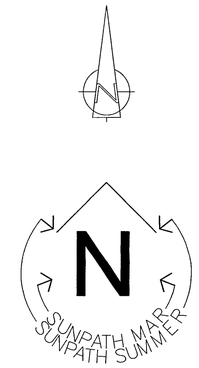
The existing site consists of 5 detached properties on 0.51ha at a density of 11 dwellings/hectare. It is an existing development site and is suitable to provide better opportunities for the provision of residential accommodation for the frail elderly.

The existing properties in the immediate vicinity on Fitzalan Road and Church Street are an eclectic mix of houses of varying height, scale, mass, alignment and materials.

The proposed building configuration on the site addresses the two main roads, Fitzalan Road and Church Street, with elevations which increase in storey height as they approach the corner. The building turns the corner with a rendered curved element, to address the adjacent roundabout. The elevation to Church Street is broken up by a glazed link, and further subdivided into bays to give rhythm and interest to the facade. A wing of the proposed building extends into the site towards the south east corner, enclosing a communal garden within the centre of the development. This wing houses the communal facilities giving access and views to the garden. The main entrance is also situated here, with direct access to the car park.

Vehicle access is gained from the eastern end of the site via an access road which leads to the car park. There is also a battery car store at the southern end of the building giving access on to Fitzalan Road and the local shops.

Overall the proposed scheme makes best use of an existing urban site. It has been specifically designed to respond to the surrounding context and to provide a highly sustainable development. It does not cause any harm whilst bringing considerable gain in providing much needed accommodation for the frail elderly. The building is a well considered high quality scheme which addresses the junction of Fitzalan Road and Church Street, bringing much needed interest and variety.



ALL DIMENSIONS TO BE CHECKED ON SITE
WORK TO FIGURED DIMENSIONS ONLY
REPORT DISCREPANCIES TO THE ARCHITECT
AT ONCE BEFORE PROCEEDING

THE PLANNING BUREAU LIMITED
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Client: McCARTHY & STONE Extra Care

Project Title: FITZALAN ROAD LITTLEHAMPTON

Drawing Title: PROPOSALS

Scale	1 500@A1	Date	20/09/07
Drawn	CN	Checked	
Drawing No			Rev
P2-08			A

Digital details of this drawing displayed in bottom left corner of sheet.