

Design and Access Statement for:
PROPOSED EXTENSION
at Hillcrest Care Ltd.
61 Beach Road, Littlehampton

Nov. 2011



AERIAL VIEW (view 1)



FRONT OF PROPERTY (view 2)



REAR OF PROPERTY (view 3)

SITE CONTEXT

SITE CONTEXT

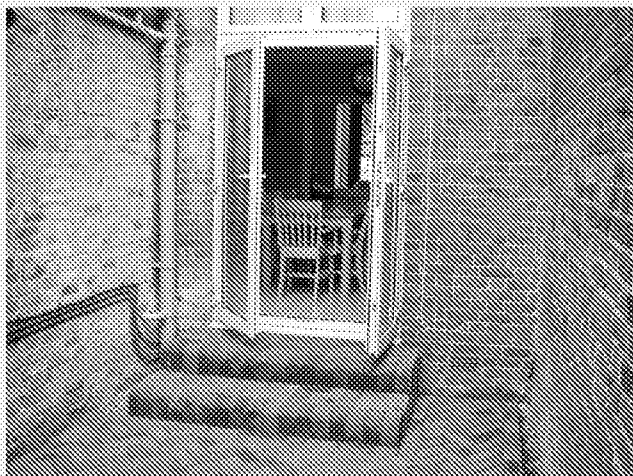
The site consists of a 2 storey semi-detached property which was built some time between 1896 & 1911 and is currently used as a care home.

The accommodation has been extended into the roof space with the addition of a flat roof dormer to the rear and at ground level by a recently built conservatory (view 3).

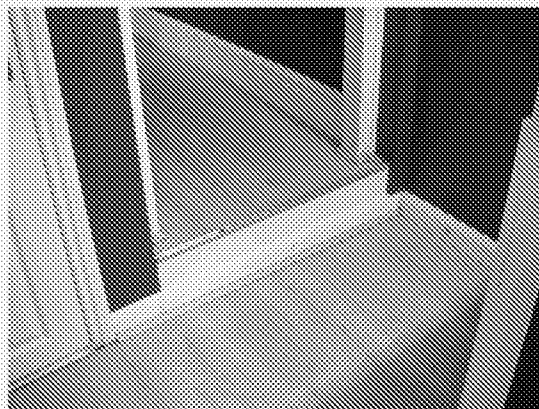
Although located directly opposite a church and recreation ground the site is situated in a predominantly residential area.

There is space to the front of the property for staff & visitor car parking. (view 2)

The addition of the conservatory within the rear garden has resulted in a small courtyard area becoming a rather inaccessible wasted space. (views 4 & 5)



REAR COURTYARD (view 4)



INTERNAL STEP (view 6)



REAR COURTYARD (view 5)



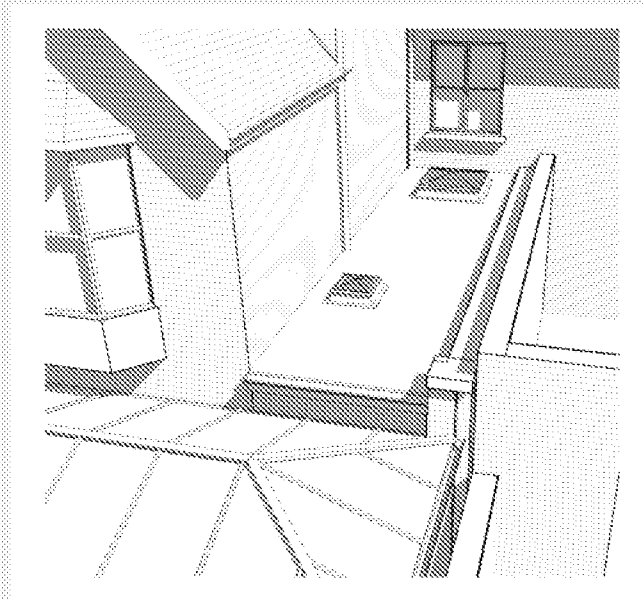
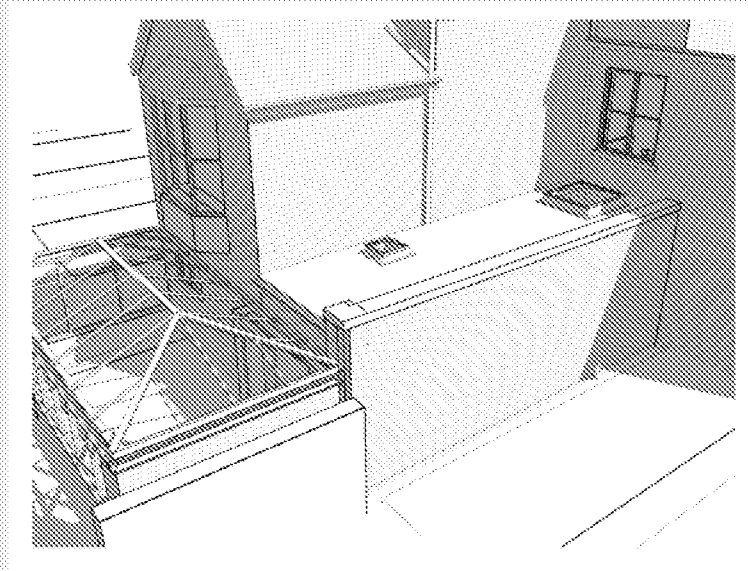
INTERNAL STEP & CORRIDOR (view 7)

DESIGN ISSUES

There is a need to provide an additional accessible bedroom with ensuite bathroom to the ground floor.

In addition to this it is desirable to improve access to the conservatory which currently requires negotiating awkward steps and a very narrow corridor. (views 6 & 7)

3D IMAGE 1 OF PROPOSED EXTENSION



3D IMAGE 2 OF PROPOSED EXTENSION

DESIGN SOLUTION

The design of the proposed extension aims to address the inadequate access to the conservatory, while also creating an additional accessible bedroom with ensuite facilities.

The open courtyard is to be utilized as a new ramped corridor, laundry and staff shower. There will be 2 roof lights above the corridor within the flat roof providing natural daylight.

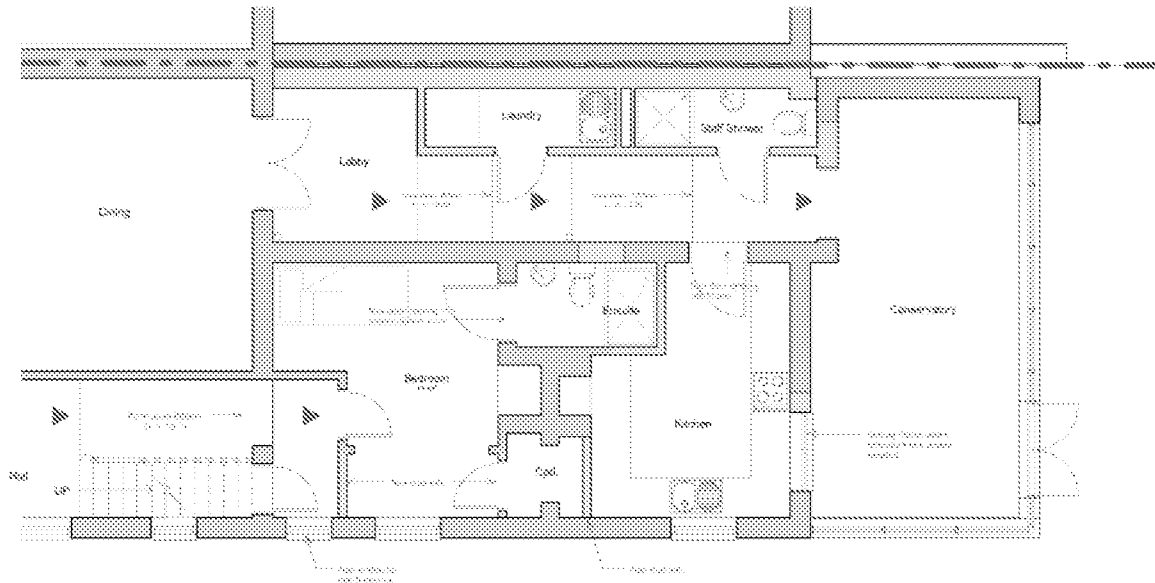
The kitchen is to be moved with access from the new corridor which will allow a new bedroom to be provided in its place. A new ramp adjacent to the existing staircase will provide access to the bedroom.

MATERIALS

The materials used for the new extension will match that of the existing as close as possible.

The flat roof will be finished in a single ply membrane, colour grey.

External walls will be fairfaced brickwork and will be chosen to match that of the existing building.



PROPOSED GROUND FLOOR PLAN

KEY



Wheelchair accessible route through the building

ACCESS

The proposed works will enable disabled access to the conservatory via a ramp. The new bedroom will also be made accessible with the addition of an internal ramp.

New ramps will comply with Part M of the Building Regulations.