

Design & Access and Planning Statement for:

Site Address: Rustington Hall, Station Road, Rustington, West Sussex, BN16 3AY.

Date: 23rd May 2019



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The Site and its Surroundings

Rustington Hall is part of The Littlehampton and Rustington Housing Society Limited. It is a nursing and care home registered with the Care Quality Commission to accommodate up to 62 elderly residents.

Rustington Hall is a detached two storey property.

It is in a very accessible and sustainable location with bus stops outside the site offering regular bus services to Littlehampton, Chichester and Portsmouth to the west and Worthing and Brighton to the east. Angmering Railway Station is about $\frac{3}{4}$ of a mile. Local shopping parades at Angmering Station and East Preston are each about $\frac{3}{4}$ and $\frac{1}{2}$ a mile distant. There are medical centres nearby.

The Proposal

There are two elements to the application as follows.

1. Construction of new stretcher lift plus storage accommodation on the ground floor and a nursing office on the first floor.
2. Roof over courtyard to provide additional ground floor accommodation for use of the residents.

Use

The Stretcher Lift

The proposed extension to the north-east corner of the building will incorporate a purpose built stretcher lift and on the ground floor a storage

building. On the first floor space will provide a nursing office.



The case for the need of these extra facilities is set out comprehensively in the applicant's information statement which is copied in the appendix to this statement.

I would summarise the need for this element of the application as follows.

The stretcher lift will greatly assist patients arriving by ambulance either returning from hospital or severe new admissions. They will then be able to transfer direct from ambulance into the stretcher lift. At present admissions maybe be hoisted from trolley into wheelchair/bucket chair to use current lift.

It will greatly assist funeral undertakers.

The storage area on the ground floor will add much needed extra storage space.

The first floor office will provide private office space for nurses and carers.

The office will also provide space for confidential meetings and staff handover meetings.

Internal Courtyard

The internal courtyard is not in use.

The expansion of the nursing home means that they need to use three rooms as dining rooms.

The proposal will extend one of the existing dining rooms for use at meal times.

It will be used at other times for quiet leisure pursuits for the residents.

The overspill dining room will be returned to its original “quiet room” for confidential meetings with relatives, residents and their medical or professional advisers.

There are adequate garden areas and an existing separate courtyard area all available for the resident’s use.

It is considered that the uses for these proposed extensions are appropriate and much needed to enable the nursing home to continue to improve services offered to residents, visitors and staff.

Amount

The ground floor storage building will measure approximately 3.8 metres by 2.75 metres internally plus the lift area.

On the first floor the new office room will measure approximately 4.7 metres by 3.8 metres internally.

The courtyard element of the proposal which will enclose the existing courtyard area on the ground floor only and this area will be about 38.5 square metres.

Scale

The lift/storage/office extension on the northern elevation will extend the current roof form and will not be higher than the existing ridge height of the building.

It is a modest sized extension compared to the overall size of the building and will be completely in scale with the existing building.



The courtyard area will remain as existing but will be enclosed by a flat roof at ground floor level with a large glazed lantern providing light to the courtyard below. This part of the proposal will not increase the overall scale of the building.

Layout

The stretcher lift building as shown on the application drawings will have an entrance to the purpose built lift on the ground floor with a separate storage room off.

On the first floor the lift will open onto a landing area giving easy access to the first floor accommodation of the building. Adjacent to the lift area will be a private office area.

The enclosed courtyard area will be accessed via double doors off of one of the ground floor hallways. As shown on the application drawings the adjacent existing dining room will be opened up so that the courtyard will form a seamless extension. The existing Fire Escape door will be retained at this position, as shown on the drawings.

Appearance

As shown on the application drawings copied below the courtyard element of the proposal will not be visible from the public realm and will not affect the existing elevations of the property.



The new two storey extension to provide the lift storage and office accommodation will integrate well with the existing building with materials to match.

Landscaping

The new lift, storage and office building is extended over a small part of a lawned border area surrounding the building. This area is not used for sitting out or amenity by the residents.

The existing courtyard does not provide any existing landscape features and all existing landscaping to external garden areas at the property will remain as existing.

Access

For the reasons set out in the applicant's information statement the stretcher lift is required to provide ease of access to the building for residents arriving by ambulance on stretcher trolleys.

The enclosing of the courtyard will allow this area to be accessed from both the existing dining room and internal hall area of the building making good use of what is at present redundant space in the building.

PLANNING STATEMENT

Context

The alterations/extensions as proposed are considered necessary to improve services and facilities to both residents and visitors in order to respond to the increase of residents requiring nursing care.

Local Planning Policies

Relevant local planning policies contained in the Arun District Council Adopted Plan are as follows:

- SD SP1: Sustainable Development
- SD SP2: Built Up Area Boundary
- H DM2: Independent Living and Care Homes
- D SP1: Design
- D DM1: Aspects of Form and Design Quality
- D DM4: Extensions and Alterations to Existing Buildings (Residential and Non Residential)
- H WB1 SP1: Health and Wellbeing

The design of the proposed stretcher lift building will integrate well in terms of appearance, roof form and materials with the existing building to provide a cohesive exclusive development.

The proposed enclosing of the existing internal courtyard provides an innovative design solution to extending the ground floor layout to ease pressure on existing dining rooms.

Neither of these proposals will affect the residential amenity of any nearby properties.

They will greatly assist the efficient running of the nursing home to the benefit of residents, relatives, visitors and staff.

The proposal is considered sustainable development providing a high level of social benefit to the community.

The proposal is within the built up area boundary where the principle of development/extensions are acceptable.

The National Planning Policy Framework

The Government's revised NPPF was published on the 24th July 2018 and it is now a material consideration in all planning applications.

I set out below the particular sections of the Framework that I consider appropriate to this development.

Section 2: Achieving Sustainable Development

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Economic

Economically the development will add vitality to the local community and economy.



It is considered that the construction activities associated with the development could potentially generate employment opportunities for the local community and have associated benefits for services and suppliers.

The proposal satisfies the economic dimension of sustainable development.

Social

The proposals will be of great benefit to residents, relatives, staff and visitors. The existing facilities will be improved and assist with the management of the changing role of the home from respite care to provide more nursing care.

It can be considered therefore that proposal will provide good social benefit to the local community.

I consider that the proposal satisfies the social dimension of sustainable development.

Environmental

There will be no adverse effect upon the local environment or wildlife habitats or the existing biodiversity of the site.

Development should contribute to protecting and enhancing the natural, built and historic environment. It is considered that the proposal will

comply with the environmental role as the character of the area will not be harmed.

*Paragraph 10 states that so that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).*

Section 4: Decision Making

Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Section 6: Building a Strong, Competitive Economy

Paragraph 80 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth.

Section 9: Promoting Sustainable Transport

Paragraph 102 states that transport issues should be considered from the earliest stages of plan-making and development proposals, so that the potential impacts of development on transport networks can be addressed.

Section 12: Achieving Well Designed Places

Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 127 states that planning policies and decisions should ensure that developments:

- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.*

Habitats and Biodiversity

Paragraph 174 states that sites should protect and enhance biodiversity

and geodiversity.

The proposed extension will integrate well with the existing building to provide a cohesive development in terms of appearance, layout and design.

The proposal maximises the property's potential for extension/development whilst not adversely effecting residential amenity of any nearby properties.

The proposal will greatly improve the access facilities for stretcher bound arrivals.

It will also provide much needed additional storage space, private office space and extension to the dining room accommodation.

The golden thread running through the National Planning Policy Framework is a presumption in favour of sustainable development and it is considered that this is a highly sustainable development proposal.

The proposal is considered to be sustainable developments in terms of construction, location, layout and will make a positive contribution to the local economy.

It will have no adverse effect upon the local environment and will positively contribute to the aims of socially inclusive communities.

It is hoped therefore that the council will be able to support these proposals.

