

R/243/10



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DESIGN AND ACCESS STATEMENT

SEPT 2010

Alternation & Extension of Darlington Court, The Leas, Off Station Rd., Rustington, West Sussex, BN16 3SE.

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SEPT 2010

DESIGN AND ACCESS STATEMENT

INTRODUCTION

This application is for re-applying for an extension that had already permitted but the time for development had since been expired. The existing Approved Planning Permission R/106/04 on which this application is based, allow for the refurbishment and extension of the existing care home.

1.1.1 The development will respect the original design and layout of the existing home.

This Design and Access Statement was written in accordance with the CABA 'Guidance: Design and Access Statement'. It supports the full Planning Application for Darlington Court on behalf of the applicant and owner Care UK Community Partnerships to Arun District Council planning department, the local planning authority (LPA). The planning application is for the re-development of an extension of Darlington Court Nursing Home on The Leas, off Station Road in Rustington. The site and the existing building is currently used as a nursing home falling within Class C2 of the Town and Country Planning Use Class Order.

1.1.2 Care UK aims to facilitate more residents due to high level of demand and enquiries received from the care home. The existing care home has a two star rating and have long relationships with many of the existing residents. This is very important to the residents and the management are intent on retaining these relationships and establishing the best outcome for the residents and staff. The extension will be constructed with minimal disruption to existing residents as possible with carefully planned Construction Management Plan.



2.1 Existing Usage and the Site

The site is located in Rustington, at the end of the residential cal-de-sac, just over 200 metres from the main road. The main and only access to the site is The Leas with the main entrance approach via a car park. Darlington Court is a 61 bed Care Home situated independently on an open site on the outskirts of the town surrounded by residential suburb and bordered by a road bypass which links between other nearby towns, with Littlehampton to the west and Worthing to the east.

2.2 Existing Building Appearance

Darlington Court was built in around 1995, consisting of two storey purpose built building that forms an incomplete d-shape from the plan in cavity brick / render wall with terra-cotta coloured concrete tile pitched roof.

2.3 Surrounding Building heights

Adjacent buildings are generally between 2 stories high, mainly residential houses. To the west side is the double storey supermarket which occupy the entire west side of the site.

2.4 Flood Risk Assessment

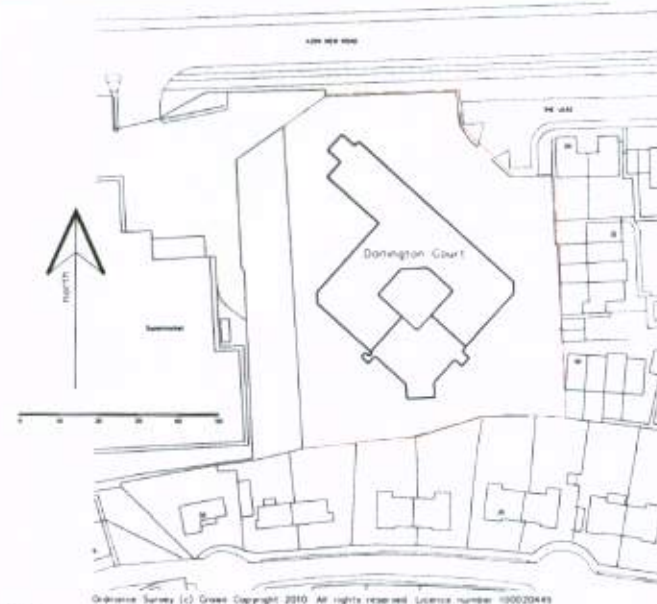
In accordance with the Environment Agency web site, the area of the site falls outside the risk zone, please see below diagram 3.

2.5 Topography

Generally level across the site.

2.6 Sun path and Daylight

The extension of the building is directly south facing, receives good natural sunlight, especially the lounge area where the ground floor opens out to the terrace. This compensate to the two conservatory lost to make space for the extension.



OS map of Site



Aerial photo of site



30 September 2010

Risk of Flooding

Enter postcode or place name:

BN16 3SE

Search

Overview map:

Darlington court Site



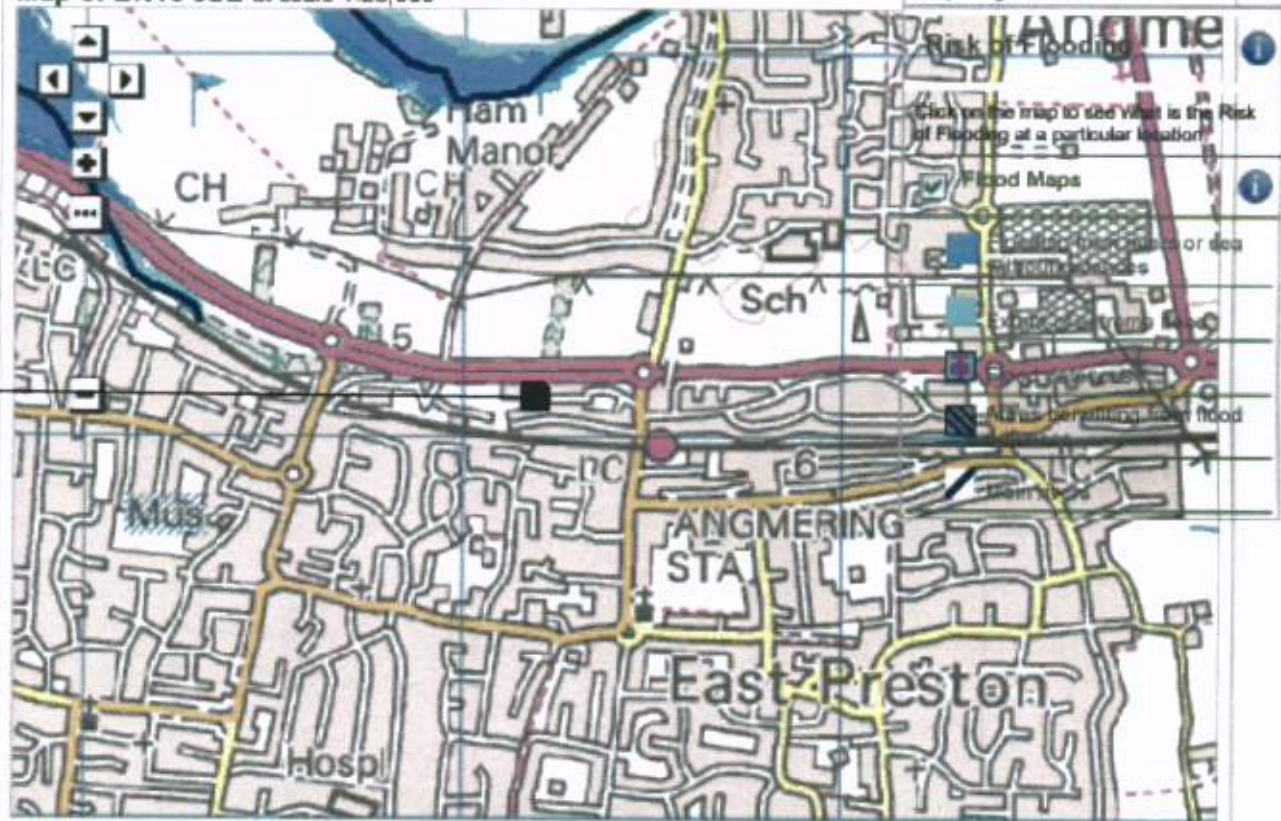
Other topics for this area...

Risk of Flooding

Flood Warning Areas

Map of BN16 3SE at scale 1:20,000

Map Legend



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DESIGN AND ACCESS STATEMENT

2.7 Noise Levels

The extension (south) side of the site is the quiet side of the site opposite rear garden of a residential street. It is ideal for residential accommodation especially for the elderly who wishes to enjoy peace and quietness.

2.8 Neighbouring Properties

To the south side, is a 2 storey residential houses.

To the west side, is facing the rear of the supermarket store, separated by dense growth of trees.

To the east side is a 2 storey residential houses.

3.0 PLANNING HISTORY & STATEMENT

The care home was first built around 1996. In 2004, planning application submitted by Quorum Partnership for 14 additional bedrooms was approved.

The proposal is for a 2 storey extension to an existing nursing home to provide 14 additional bedrooms with ensembles, residential lounges, sanitary facilities, storage and life access.

This extension will form a link between 2 existing wings which allow staff and residents better access within the home.

3.1 Care Needs & Client's Requirement

Nationally, there is a growing elderly population, which is reflected locally. The coastal towns traditionally have higher proportion of retired population. It makes more sense to expand existing care home to make it more efficient to run.

4.0 DESIGN STATEMENT

4.1 Design concept

The concept for the design is based on the existing form, layout & elevational treatment of the original care home to produce an extended wing to match existing in terms of style, scale and appearance.

4.2 Appearance and Materials

The appearance and materials of the proposals are the same as the previous approved application and are intended to match those of the existing building. Samples of materials can be submitted in the future date.

Due to the changes in legislation, the new materials will be from Sustainable Source.

4.3 Layout concept

All accommodations proposed are based on National Minimum Standard (NMS) for Care Homes set out by Care Quality Commission (CQC) Registration requirement. The design and operation of the care home need to meet the following criteria that set out in the NMS :-

- Accessible Front and other entrances to wheelchair users
- Minimum 1500mm wide corridors to allow passing of wheelchair users/trolleys.
- 24 hour care provisions
- grounds are kept tidy, safe, attractive and accessible to users, and allow access to sunlight
- provides communal spaces to allow for social, cultural & religious activities
- provide outdoor spaces with seating areas and designed to meet users with physical, sensory and cognitive impairments
- communal space standards to be 4.1sq.m per resident
- toilet, washing and bathing facilities to meet the need of users
- Ensuite facilities in rooms accommodating users using wheelchairs or other aids, are accessible to them.
-

4.4 Landscaping

Much of the external landscape will be unchanged as it already meet the Care Home criteria of providing quiet environment, privacy for both residents and neighbours, outdoor seating areas, a break out from the dining/lounge area. New terrace area is proposed outside the lounge/dining area at ground floor to provide breakout area in the summer.

4.5 Tree Protection

The new proposal require one multi-branch 2 storey high tree to be removed. Another young tree with height of less than 3 metre to be carefully up-rooted and relocated.

All legislative obligations will be observed in protecting the existing trees on the site during construction.



*View from the court yard towards the area of proposed extension.
The multi-branches tree to be cut down.*



View of the area of proposed extension and the conservatory to be demolished

5.0 ACCESS STATEMENT

5.1 TRANSPORT

The site is located on the periphery of Rustington suburban area where it is well served by rail, road and bus route. It is within walking distance to the main road where bus route runs (274metre) and to the nearby Angering Railway Station (418m). The main road Station Road also leads to the main bypass road (A259) at similar distance.

5.2 PARKING & CYCLING PROVISION

Both staff and residents are encouraged to take public transport or cycle. The staff compound is fenced off from the car park and public area which allow them to keep their cycles secured from public view. There are 23 parking spaces at present. In accordance with Arun Council's local plan GEN12 states that for the Home for the Elderly:- the ratio for car parking spaces are as follows:-

- 1 Parking space for every 20 residents - $70 \text{ residents} / 20 = 3.5 \text{ no. spaces}$
- 2 Parking space for visitors at ratio of 1 per 8 residents = $70/8 = 9 \text{ no. spaces}$
- 3 Parking space for staff based on 1 per 5 residents = $70/5 = 14 \text{ no. spaces}$
- Total Parking Spaces Required = 26.5

5.3 INCLUSIVE ACCESS DESIGN

5.3.1 Level Access is to be provided at all entry points to the building.

5.3.2 The residents' rooms all exceed the current National Care Standards in terms of size and therefore provide good accessibility both within the rooms and into the ensuite bathrooms.

5.3.3 Internal decoration has an array of colour brightness and variation contrast to assist the visually impaired. All internal directional and location signs within the home are provided with Braille signage.

5.3.4 Staff call facilities are provided in the residents' rooms and ensuite bathrooms, public toilets and assisted bathrooms.

5.3.5 The staff route and car park are provided with flood lights designed to provide a safe environment throughout the parking and main vehicle access areas.



The site relative to the surrounding transport links



Existing Front Entrance with Level Access

5.3.6 A new 13-person lift is to be provided for the resident's and staff use and to provide disabled access. The lift is provided with large buttons and Braille signage for the visually impaired.

5.3.7 All new corridors are to be minimum 1600mm wide to allow for passing of wheelchair users and trolleys and turning of wheelchairs.

5.3.8 All doors are designed to have a clear opening of 800mm minimum, providing good clear access for all around the home.

5.3.9 Disabled access toilets and bathrooms are designed to comply Part M and the current British Standard for Disabled Access BS8300. wheelchair accessible to independent toilets are provided in the ensembles.

5.3.10 Public accessible toilet is located near the front entrance, and the communal areas.

5.3.11 The principle documents and guidance that have influenced the inclusive design process are set out below.

- i. Care Homes for Older People - National Minimum Standards (Department of Health - 3rd Edition 2002)
- ii. The Building Regulations 2000 - Part M
- iii. BS8300:2009 Design of Buildings and their Approaches to meet the Needs of Disabled People - Code of Practice (BSI-2001)
- iv. The principle of Inclusive Design - They Include You (CABE 2006)

6.0 SECURITY STATEMENT

6.1 Secure By Design

6.1.1 Doors only used for escape, such as those at the foot of the fire escape staircases, are monitored at all times, and an alert is activated if these doors are opened.

6.1.2 The main entrance doors are locked during the evening. Entry can only be operated by Intercom system which is operated from the reception area.

6.1.3 Doors and windows are supplied and installed in accordance with BSI standards PAS 23-1:1999 General Performance Tests and PAS 24-1:1:1999 Enhances Security Performance tests.

6.1.4 Any window openings will be installed with internal horizontal steel bar to reduce the risk of falling.

6.1.5 The main entrance to the home, located opposite the Manager's Office and Lounge, is overlooked by the main Communal Spaces in the home. This ensures that both staff and residents monitor the entrance at all times.

6.1.6 The perimeter of the site is secured by minimum 1.8m high fence between the site and its neighbours. Its landscaped gardens are also overlooked from the homes low level windows all around the site.

6.1.7 The care home is staffed to varying levels 24 hours a day. Staff work on variable shift pattern.

6.1.8 The principle documents and guidance that have influenced crime prevention within the design process are set out below:

- i: Safer Places - The Planning System and Crime Prevention (Office of the Deputy Prime Minister -2004)
- ii: Secured by Design - New Homes (2004)



Timber Fence at perimeter of site

7.0 SUSTAINABILITY

7.1 The home is to be designed to exceed new legislation that came into force in 1st October 2010.

7.2 Energy Efficiency - Where possible, energy efficient compact fluorescent lamps will be used together with manual and auto switching facilities.

7.3 Sustainable Materials and Recycling

7.3.1 Timber must be FSC (Forest Stewardship Council) certified to ensure specified timber is from sustainable sources.

7.3.2 Wood Preservatives, paints and stains are to be applied in accordance with COSHH regulations and use of solvent based paint and stains will be avoided.

7.3.3 All insulations will have zero ozone depletion and global warming potential of less than 5.

7.3.4 A waste separation and recycling policy on the site will be developed with the contractor, to establish a segregated waste system, with minimum of five streams: masonry, steel, timber, cardboard and general waste. If segregation cannot be undertaken on site, then all waste generated will be to a waste transfer station for segregation.

7.3.5 No CFCs contents in insulations and other materials such as aerosols will be used.

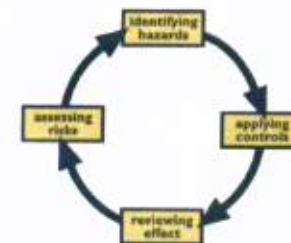
7.3.6 Construction materials will be specified by local produced sources where possible in order to reduce transportation.

7.4 Water Conservation

7.4.1 Resident Room bathrooms, because of the fragility of the residents, are fitted with showers, rather than baths, achieving comparative reductions in water use which in the course of the building lifetime will result in massive consumption savings.

7.4.2 Water butts will be provided around the home to allow rainwater harvesting for irrigation.

7.4.3 All rainwater from roof and car park and other hardscaping area will be



The proposed development includes the demolition of two conservatories and the erection of a 2 storey extension building to an existing care home.

The proposal intends to increase the accommodation of residents by 14 rooms with ensuite bathrooms to an existing care home to a more sustainable and efficient use. At present, the building only has 59 beds.

This proposal already obtained planning permission in 2003 but had since expire. It complies with the policy set out by the local Planning Authority's guide lines and national policies for planning and development.

The location of the site at Rustington is ideally positioned for a range of local transport for residents and staff due to its close proximity to the local transport.

The design of the proposed building has evolved by analysing the site and determining an appropriate layout for the required extension within a well considered environment.

The proposed development will be a development, which fits into the surrounding neighbourhood. It is fully accessible, sustainable and compliant to the planning policy, as stated in this Design and Access Statement.

This proposal satisfies the principles for determining appropriate development for the site in respect to Amount and Scale of the development, Site Layout, Landscaping of the environment and Appearance of the building.

