R/44/11 -

OUR REF: B2373/11/02
ARUN DC REF: R44/11
PLANNING PORTAL REF: PP-1401192

DESIGN & ACCESS STATEMENT

SHENSTONE, 44 SEAFIELD ROAD, RUSTINGTON, LITTLEHAPTON, WEST SUSSEX, BN16 2JQ.

HEADINGS	DETAILS
USE	The property is currently used as staff accommodation to the associated Princess Marina House Care Home which is part of the estate of the Royal Air Force Benevolent Fund, an organisation providing care to RAF servicemen. The proposed use is to provide respite for current and former servicemen and their families.
AMOUNT	The building will be largely unaltered. And involves the replacement of 2 catslide roofs with flat roofs to provide additional ceiling height, and the relocation of external doors and windows at the north-west corner of the building to improve the internal layout.
SCALE	The proposed alterations are of a minor nature.
LAYOUT	The development will apply inclusive design standards to improve accessibility, circulation, and facilities for people with a range of impairments.
LANDSCAPING	The private garden within the property will be largely unaffected by the proposed works.
APPEARANCE	The materials proposed (Lead covered flat roof, and rendered walls to match existing) for the addition are sympathetic to the existing character and appearance.
ACCESS	The proposed alteration is to provide more kitchen/dining/living area with better circulation and access, and a bathroom with improved provision for persons with impairments.
SUSTAINABLE DEVELOPEMENT	The proposal delivers respite accommodation in close proximity to the princess marina house care home without the need to develop any Greenfield sites, or for staff from Princess Marina House to travel long distances to access the facilities. Accessibility will be a key feature and as such employs a loose fit design ethos to avoid the need to redevelop at a later date to accommodate an ageing population. Energy efficiency will be improved with the inclusion of new services and the upgrading of thermal elements where replacement has occurred in line with current building regulations. The development delivers no additional load to the existing mains drainage system for either surface or foul water. It is anticipated that as the development is of a minor nature there will be no adverse effect on the environment or ecology.

ARUN DISTRICT COUNCIL R/44/11/