



RUSTINGTON CONVALESCENT HOME DESIGN AND ACCESS STATEMENT

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Placebuilder
Architects

0.0 CONTENTS

1.0 INTRODUCTION	1
1.1 BACKGROUND	1
1.2 THE APPLICATION	1
2.0 THE SITE CONTEXT AND CONSTRAINTS	2
2.1 DESCRIPTION OF LOCATION	2
2.2 SITE DESCRIPTION	3
2.3 EXISTING BUILDINGS	6
2.4 EXISTING LANDSCAPE	10
2.5 PLANNING POLICY CONTEXT	10
3.0 CONSENTED DESIGN	12
3.1 CONSENTED MASTERPLAN	12
3.2 INITIAL HOUSING TYPOLOGIES	13
4.0 PROPOSED DEVELOPMENT	14
4.1 PROPOSED SITE LAYOUT	14
4.2 PRINCIPAL CHANGES:	14
4.3 DESIGN PRINCIPLES	16
4.4 STREET ELEVATIONS	17
4.5 STREET ELEVATIONS	18
4.6 STREET ELEVATIONS	19
4.7 HOUSE TYPES - BLOCK A	20
4.8 HOUSE TYPES - BLOCK B	22
4.9 HOUSE TYPES - BLOCK C	24
4.10 HOUSE TYPES - BLOCK D	26
4.11 HOUSE TYPES - BLOCK E	28
4.12 HOUSE TYPES - BLOCK F	29
4.13 APPEARANCE AND MATERIALS	30
4.14 BOUNDARY TREATMENT	31
4.15 LANDSCAPING	32
4.16 TRANSPORTATION	33
4.17 PEDESTRIAN ACCESS AND CYCLE PARKING	34
4.18 VEHICLE ACCESS & PARKING STRATEGY	34
4.19 WASTE STRATEGY	35
5.0 ILLUSTRATIVE VIEWS	37



FIG. 1 - PBA PHOTO - THROUGH THE FRONT GATE - LOOKING NORTH TOWARDS THE CONVALESCENT HOME

1.1 BACKGROUND

This Design & Access Statement has been prepared by Placebuilder Architects as part of Places Developments (part of the Places for People Group) on behalf of The Worshipful Company of Carpenters, to accompany a full planning and Listed building application for consideration by Arun District Council.

Located within the grounds of Rustington Convalescent Home, Sea Road, Rustington, this historic site contains two Listed buildings; the Home itself and the Laundry building. There are also several other dwellings which are part of the setting of the Convalescent Home. These include; the Gate, Lodge, the Cottage and Carpenter's House) which are an important part of the setting of the Listed buildings.

1.2 THE APPLICATION

There is an existing planning and Listed building consent for 26 new dwellings and re-use of the existing buildings to provide 5 flats and 2 dwellings (Planning Reference R/83/15/PL and R/85/15/L). The new development effectively pays for the refurbishment and improvement of the Convalescent Home to secure its ongoing future and viability.

A new application is proposed which increases the proposed new dwellings to 29 and re-use of the existing buildings to provide 6 flats and 2 dwellings.

The purpose of this report is to illustrate the proposed scheme and to explain how it varies from the previously consented proposal.

The design has been developed to follow the principles set out in the consented design but with amendments as discussed in detail later in this document. The new design also takes account of the following documents:

- The National Planning Policy Framework (NPPF) revised 2018
- Arun Local Plan 2011-2031 (adopted July 2018)
- Technical Housing Standards - Nationally Described Space Standards

This new planning application and Listed building application are being made to address some principal issues that impact the progress of works to both the Listed buildings and the new

development. In short these are viability, saleability and buildability.

Viability:

Places Developments (Part of Places for People Group) are negotiating with the Carpenter's Guild to secure the refurbishment of the Convalescent Home and other Listed and historic buildings. The new housing development will provide the revenue for this work as has been described previously in the consented application. The condition of the existing buildings has deteriorated in the last 3 years due in part to vandalism and in part to damp resulting from their being boarded up to prevent further vandalism.

The Conservation Officer (Martyn White) has recently described these buildings as 'potentially at risk' (meeting with Places Developments 24th September 2018) so it is important for Places Developments to have a robust and deliverable appraisal to secure the refurbishment of these buildings and the delivery of the new accommodation.

Following various detailed costings of the new development and structural reviews of the existing buildings it is clear that the viability for the consented scheme is marginal but that a small number of additional new houses would make the development viable. With this application we seek to provide 3 additional new houses and 1 additional flat within the Laundry building by rearrangement of the consented layout.

Saleability:

A review of the consented house typologies by the Group Sales Team and Architects has revealed some concerns over the designs of the house plans and how saleable they will be in relation to both the local context (i.e. sales of similar house types) and the national context (in particular how the housing market is affected by the ongoing Brexit negotiations). In particular all types provide very generous ground floor accommodation but the roof style leads to fairly compromised first floor space. This provides a high element of risk to sales and ultimately also to viability. It is recognised that this risk can be significantly reduced through achieving a better balance between ground and first floor accommodation without significantly altering the principles of the layouts.

1.0 INTRODUCTION

Buildability:

Finally, as a developer/contractor, Places Developments puts great emphasis on ensuring that development proposals are deliverable efficiently, sustainably and enduringly. Construction techniques and processes from previous developments will be applied where relevant to ensure regulatory and warranty compliance. This benefits the development and the customer.

A technical review by the Build Team and Architects has revealed inconsistencies between blocks on the consented scheme which must be addressed. For example Blocks A and B are shown as having a floor-to-floor height of 2.5m. Once a floor depth of around 300mm is deducted from this the resultant clear height to ceiling ground floor would be around 2.2m which is not acceptable for modern design standards. The proposed scheme will apply similar design standards and construction techniques to all blocks and ensure all aspects of regulatory compliance.



FIG . 2 - AERIAL VIEW OF RUSTINGTON WITH THE CONVALESCENT HOME IN THE FOREGROUND

2.0 THE SITE CONTEXT AND CONSTRAINTS

2.1 DESCRIPTION OF LOCATION

The site lies within the local area of Rustington with Littlehampton immediately to the west. The area falls within the jurisdiction of Arun District Council.

Arun was formed in 1974, under the Local Government Act 1972, merging the Urban Districts of Bognor Regis and Littlehampton, the municipal borough of Arundel and parts of Chichester and Worthing Rural Districts.

The Convalescent Home was originally built in 1897 by Sir Henry Harben, the previous Master of the Carpenter's Company. The building was designed by Frederick Wheeler, as a place for working men to relax and recover after falling ill or post-accident. The building still operates as a care home, and now allows both men and women to be admitted.

The home is now managed by the Worshipful Company of Carpenters as a charitable enterprise to provide subsidised care to anyone.

By viewing the historic maps shown in figures 3 and 5, we can see how housing density has increased in the area from the beginning of the 1900s to the present day shown below in figure 4.

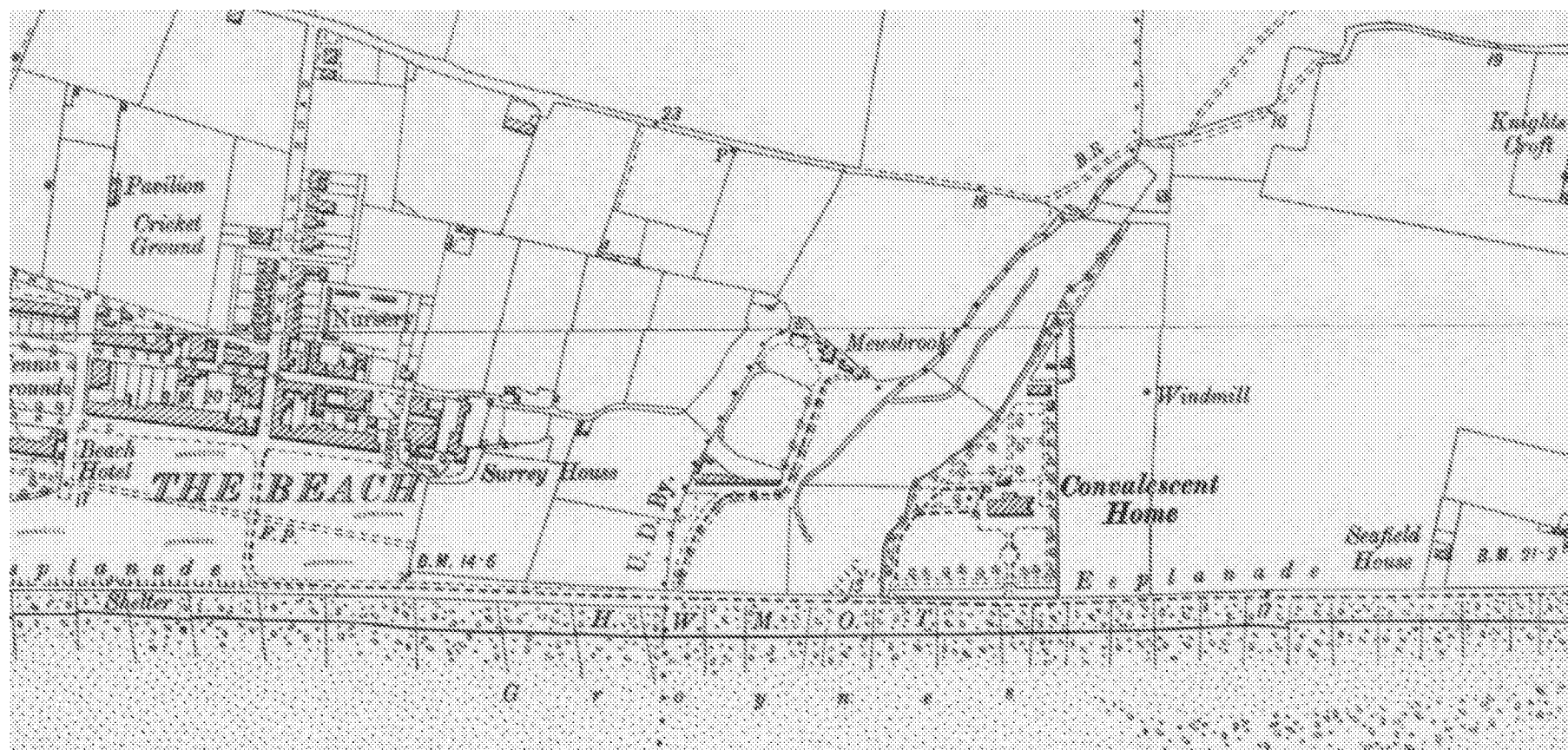


FIG. 3 - OS MAP 1900



FIG. 4 - PRESENT DAY - SITE LOCATION MAP



FIG. 5 - OS MAP 1944-1967

2.0 THE SITE CONTEXT AND CONSTRAINTS

2.2 SITE DESCRIPTION

The estate is located within the parish of Rustington on Sea Road, and is 3.05 Hectares. The Convalescent Home is set back 80m from the road and has a 24m high tower which is a local Landmark, which can be seen from Littlehampton to the west.

The proposed development sits behind the frontage line of the Convalescent Home and includes: The listed Laundry Building, The Cottage, the Carpenters House and a few other out-buildings (see Fig.6). It is triangular in shape and becomes narrow to the North. To the North-west, the site overlooks the Boating Lake however, the view is largely obscured by a bank of mature trees and bushes.

The Estate is surrounded by Residential and Leisure development built around the 1950's. These buildings are predominantly 2 storey houses along with 3 storey apartment blocks to both east and west.

Surrounding the site are a few local amenities:

- Mewsbrook Park and ornamental lake with Pedalo & Boating Hire, Tourist attraction and cafe.
- To the west and along the coast are various leisure activity centres such as a Kite-surfing School, Skate-park and a Putting Green.
- The closest Leisure Facility in proximity to the site is the Littlehampton Swimming & Sports Centre (3)
- A Miniature Railway runs along the seafront between Norfolk Gardens and Mewsbrook Park.
- The beach is directly to the south of the site

- Ⓐ Rustington Convalescent Home (Grade II Listed)
- Ⓑ The Lodge
- Ⓒ The Cottage
- Ⓓ The Laundry Building (Grade II Listed)
- Ⓔ The Carpenters House
- Ⓕ Gardener's Building
- Ⓖ Derelict Gardener's Shed & Out-buildings
- Ⓗ Derelict Glasshouse

- 1 Mewsbrook Park and Lake
- 2 Littlehampton Miniature Railway
- 3 Littlehampton Swimming & Sports Centre



FIG. 6 - EXISTING SITE PLAN