

2.0 THE SITE CONTEXT AND CONSTRAINTS

2.2 SITE DESCRIPTION CONTINUED...

The estate is accessed from Sea Road via the gate adjacent to the Lodge. The development site is tucked away behind the Home and is accessed via the existing western private access road.

The nearest public transport route is the No.9 bus which connects to Rustington town and Littlehampton. The railway station is 1.4 miles away to the west.

The site is located on the South Coast cycle Route, providing routes to Littlehampton (1.8km away) and to Rustington (1.3km), both of which are also within walking distance. The site promotes cycling and provides cycle parking facilities.

For more details on the existing transport infrastructure please refer to the Transport Assessment.

Surrounding area photos



FIG . 7 - PBA PHOTO - VIEW OF THE BOATING LAKE IN MEWSBROOK PARK



FIG . 8 - PBA PHOTO - VIEW TOWARDS THE SEAFRONT FROM WITHIN THE SITE



FIG . 9 - PBA PHOTO - PANAORAMIC VIEW OF THE BEACH

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Local Amenity Images



FIG . 10 - THE MINIATURE RAILWAY RUNNING ALONG THE SEA FRONT

FIG . 11 - ARUN.GOV - THE CONSTRUCTION OF THE NEW LITTLEHAMPTON SWIMMING POOL

FIG . 12 - PBA PHOTO - EAST BEACH CAFE



FIG . 13 - GOOGLE MAP EXTRACT

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2.3 EXISTING BUILDINGS

The Rustington Convalescent Home and Laundry Building were built in the Neo-Caroline style. The surrounding ancillary buildings are contemporary additions that were constructed in the same architectural style and materials as the listed buildings. These include the same style masonry, timber windows, slate roofs and detailing. All the buildings on the site form a family group and contribute to the overall setting. They were built around 1948 and are considered curtilage structures, to the listed buildings.

The Convalescent Home (see Fig 10-13) has been a landmark in the area for over a century. The consented scheme retains certain views of the building that are important for local legibility. For more information of these views refer to the Morse Heritage Statement and the Addendum to the Heritage Statement (August 2015) submitted with the previous application.

Since the documents referred to above were written there has been further degeneration of the unoccupied buildings. Vandalism and theft of valuable materials has been a recurring issue and as a result the owners have boarded the doors and windows of the Laundry, Cottage, Carpenter's House and other outbuildings. Due to the lack of free ventilation and the fact that they are unheated, these buildings are now showing high levels of damp internally. The buildings other than the Convalescent Home should therefore be considered as potentially 'at risk'.

The Convalescent Home Images



FIG . 14 - PBA PHOTO - SOUTH ELEVATION OF THE CONVALESCENT HOME

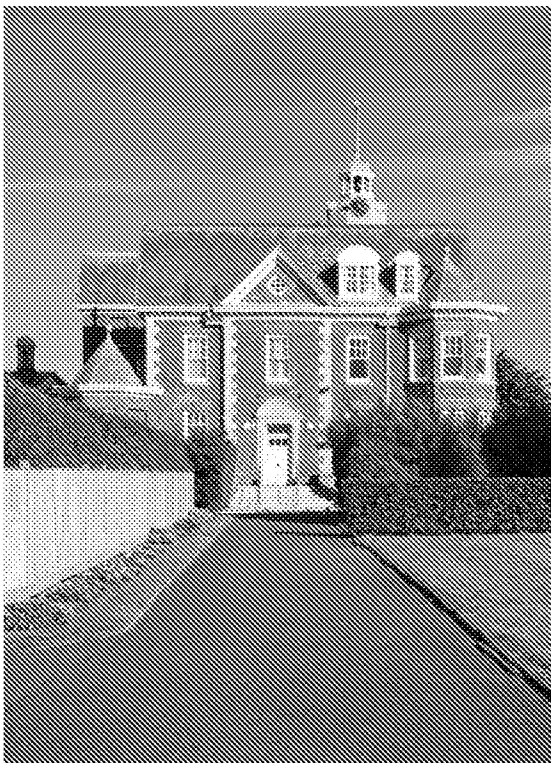


FIG . 15 - PBA PHOTO - WEST ELEVATION OF THE RCH

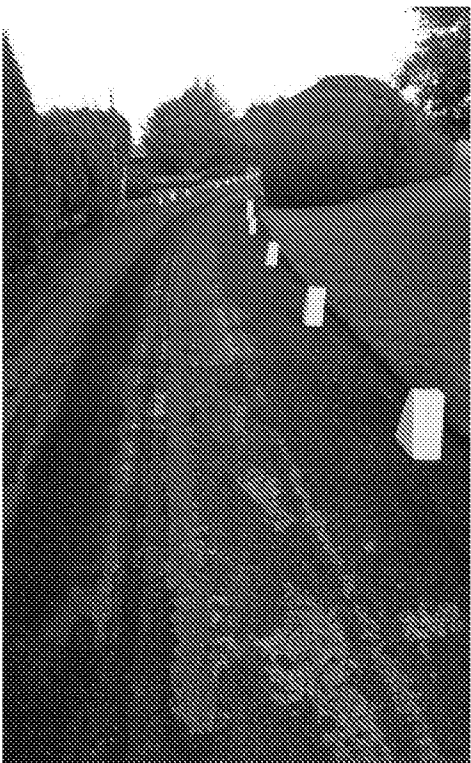


FIG . 16 - AB PHOTO - ACCESS ROAD



FIG . 17 - PBA PHOTO - NORTH ELEVATION OF THE CONVALESCENT HOME



FIG . 18 - PBA PHOTO - DECORATIVE GATES TO THE CONVALESCENT HOME

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The Laundry Building and the Cottage



FIG. 19 - PBA PHOTO - SOUTH ELEVATION OF THE LAUNDRY AND COTTAGE



FIG. 20 - PBA PHOTO - LAUNDRY WEST ELEVATION



FIG. 21 - PBA PHOTO - LAUNDRY NORTH-EAST CORNER

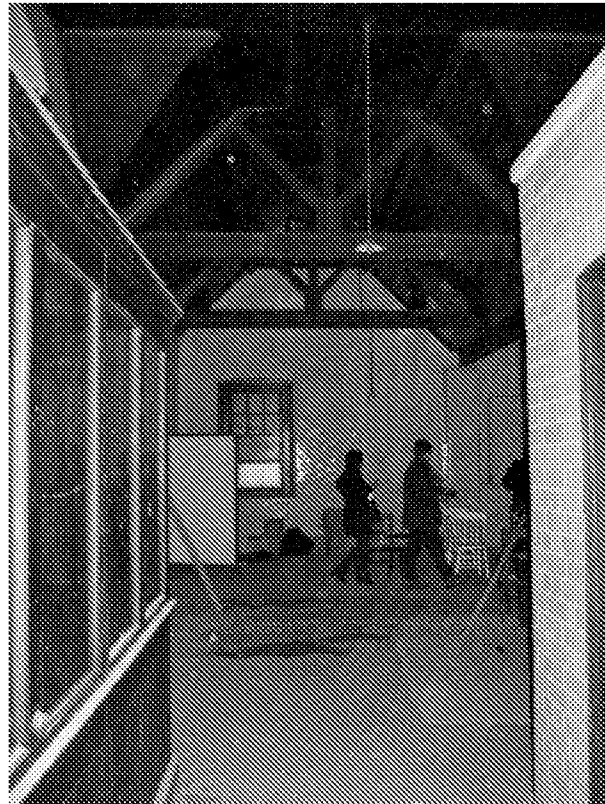


FIG. 22 - PBA PHOTO - LAUNDRY INTERIOR AT FIRST FLOOR



FIG. 23 - PBA PHOTO - WEST ELEVATION OF THE COTTAGE



FIG. 24 - PBA PHOTO - CEILING IN THE COTTAGE HAS COLLAPSED DUE TO WATER INGRESS RESULTING FROM LEAD FLASHING STOLEN FROM THE ROOF

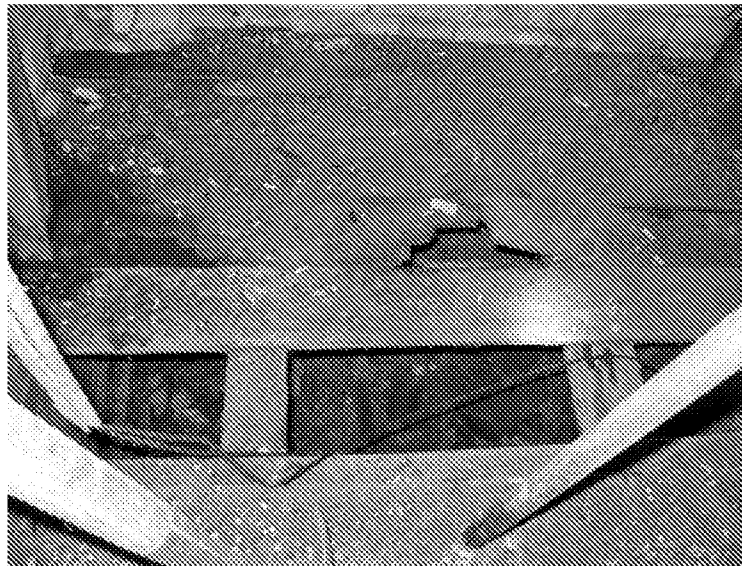


FIG. 25 - PBA PHOTO - LAUNDRY - ROTTEN FLOORBOARDS AT GROUND FLOOR LEVEL

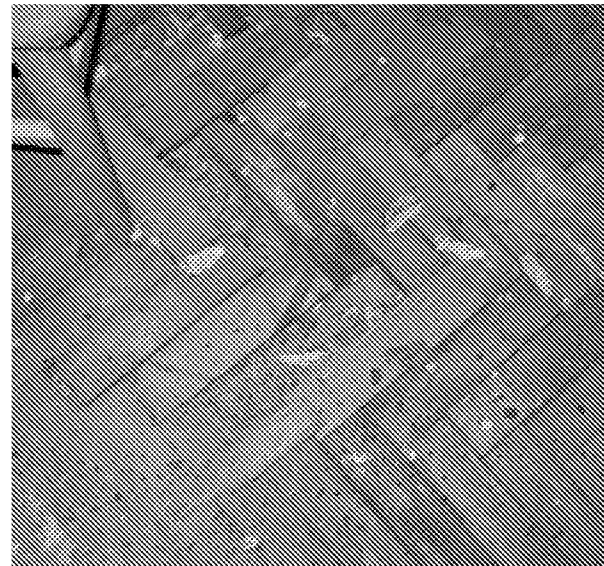


FIG. 26 - PBA PHOTO - LAUNDRY - PARQUET FLOORING AT FIRST FLOOR SHOWING WATER DAMAGE

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The Gardener's Buildings Images



FIG . 27 - PBA PHOTO - OUTBUILDINGS NORTH OF THE CARPENTER'S HOUSE



FIG . 29 - PBA PHOTO MONTAGE - DERELICT GLASSHOUSE



FIG . 28 - PBA PHOTO - GARDENER'S SHED NORTH OF THE CARPENTER'S HOUSE



FIG . 30 - PBA PHOTO MONTAGE - GARDENER'S SHED ON THE WEST BOUNDARY