

2.0 THE SITE CONTEXT AND CONSTRAINTS

The Carpenter's House



FIG . 31 - PBA PHOTO - SOUTH ELEVATION

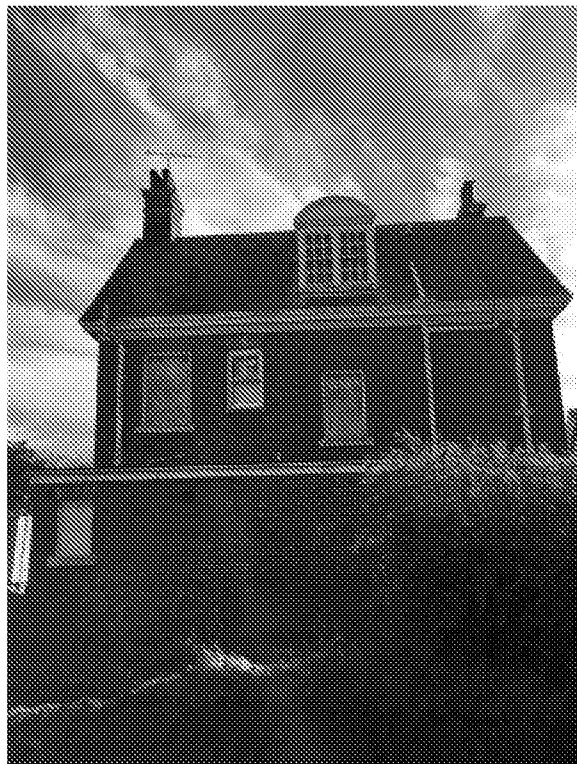


FIG . 32 - PBA PHOTO - NORTH ELEVATION



FIG . 33 - PBA PHOTO MONTAGE - DAMP AT SECOND FLOOR LEVEL

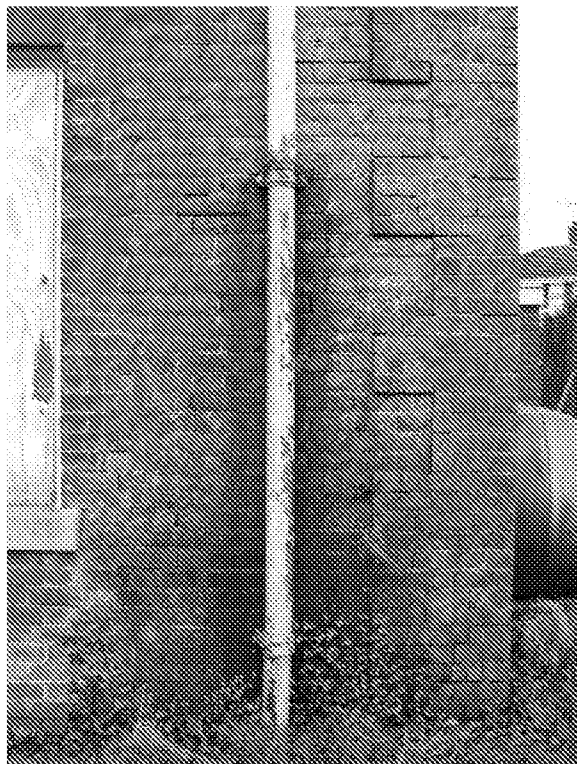


FIG . 34 - PBA PHOTO - LEAKING RAINWATER PIPE CAUSING DAMAGE TO BRICKWORK



FIG . 35 - PBA PHOTO - BLOCKED GUTTER

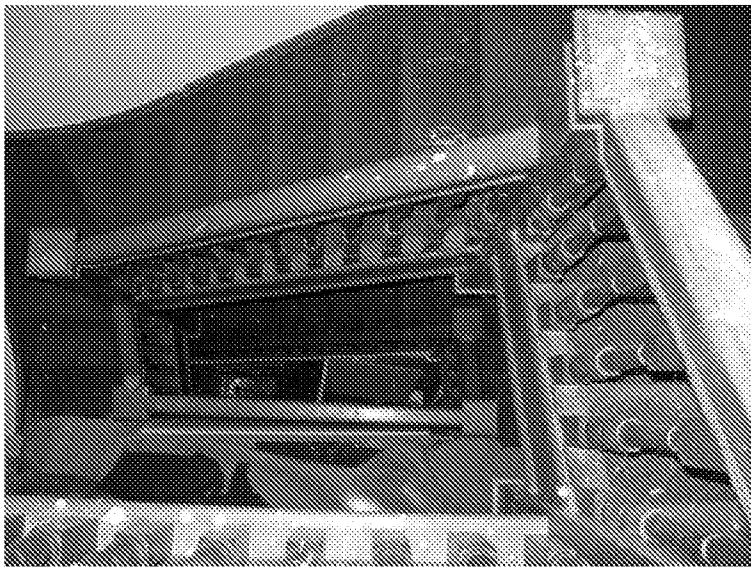


FIG . 36 - PBA PHOTO - THE MAIN STAIRCASE IS IN GOOD CONDITION

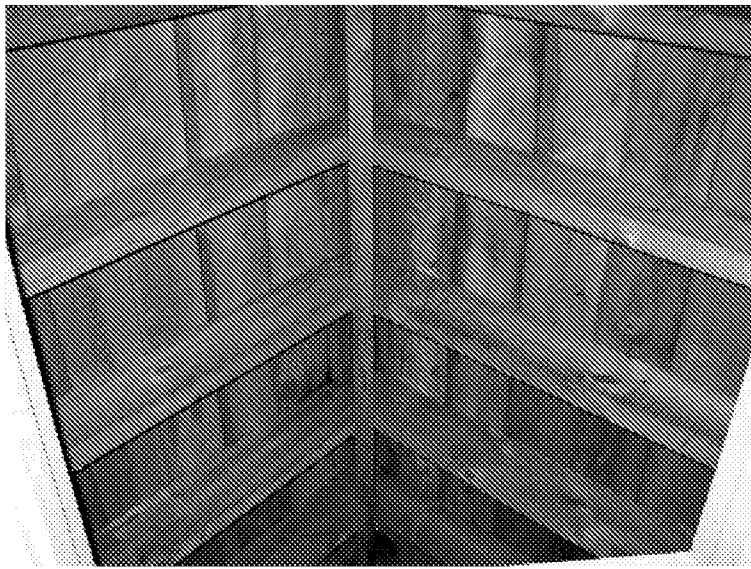


FIG . 37 - PBA PHOTO - CARPENTER'S HOUSE LOFT SHOWING TIMBER GENERALLY IN GOOD CONDITION



FIG . 38 - PBA PHOTO - CORNICE SHOWING SIGNIFICANT DECAY

2.0 THE SITE CONTEXT AND CONSTRAINTS

2.4 EXISTING LANDSCAPE

The previous planning application has extensive information about the existing landscape of the Convalescent Home.

- PJC Ecology Company conducted a Habitat Survey in June 2013
- A tree report was conducted in June 2015 by ACD Arboriculture.

The development will require the removal of some existing trees which has been approved under the current consent. The number and extent of removal will remain the same for the revised development.

The landscaping design for the consented scheme was provided by Churchman Landscape Architects. A new design, that co-ordinates with the new scheme, will be included as part of this planning application.

2.5 PLANNING POLICY CONTEXT

Since the approval of application R/83/15/PL there have been major changes to planning policy both nationally and locally. The first of these is the revised National Planning Policy Framework (published July 2018). The second is the Arun Local Plan (adopted July 2018). Please refer to the Planning Statement for further commentary on the impact of these policies.

Existing Landscape Images



FIG . 39 - PBA PHOTO - TREES ON SITE GROWING WAY FROM PREVAILING WINDS



FIG . 40 - PBA PHOTO - TYPICAL BOUNDARY CONDITION - CHAIN-LINK FENCE WITH MATURE SHRUBS ENSURING PRIVACY



FIG . 41 - PBA PHOTO - ACCESS GATE INTO MEWSBROOK PARK



FIG . 42 - PBA PHOTO - ESTABLISHED PLANTING TO THE FRONT OF THE CONVALESCENT HOME

2.0 THE SITE CONTEXT AND CONSTRAINTS



FIG . 43 - GOOGLE AERIAL VIEW OF THE GARDENS TO THE REAR (IMMEDIATELY NORTH) OF THE CONVALESCENT HOME



FIG . 44 - GOOGLE AERIAL VIEW OF THE GARDENS FURTHER NORTH ON THE SITE

3.0 CONSENTED DESIGN

3.1 CONSENTED MASTERPLAN

For the context of the new application we refer to the consented design and its evolution as described in the Design and Access Statement that accompanied that application. The arguments for block location, massing and landscape approach are well-covered. The consent establishes an approved form of development and the new application seeks to reflect these established principles. The proposed changes to the masterplan are described in detail in the following section 'Proposed Development'.

The consented masterplan provides 27 new houses arranged in 6 blocks of varying sizes, the largest block being 7 houses, the smallest 2 houses. The blocks are arranged orthogonally to the existing buildings with the longest blocks enclosing the east and west sides of a formal garden space at the rear (north) of the Convalescent Home.

The new internal access road runs north/south along one edge of the formal garden and is approximately aligned on the central axis of the Home.

The smaller blocks at the north end of the site reflect the smaller scale existing buildings there both within the site and outside it.

The consented plan includes road dimensions establishing a roadway width of 4800mm generally, with 1400mm footpaths to either one or both sides depending on the hierarchy of the particular piece of road, which includes some shared surfaces. The exception to this is the footpath to the west of the main access route which is 2000mm wide.

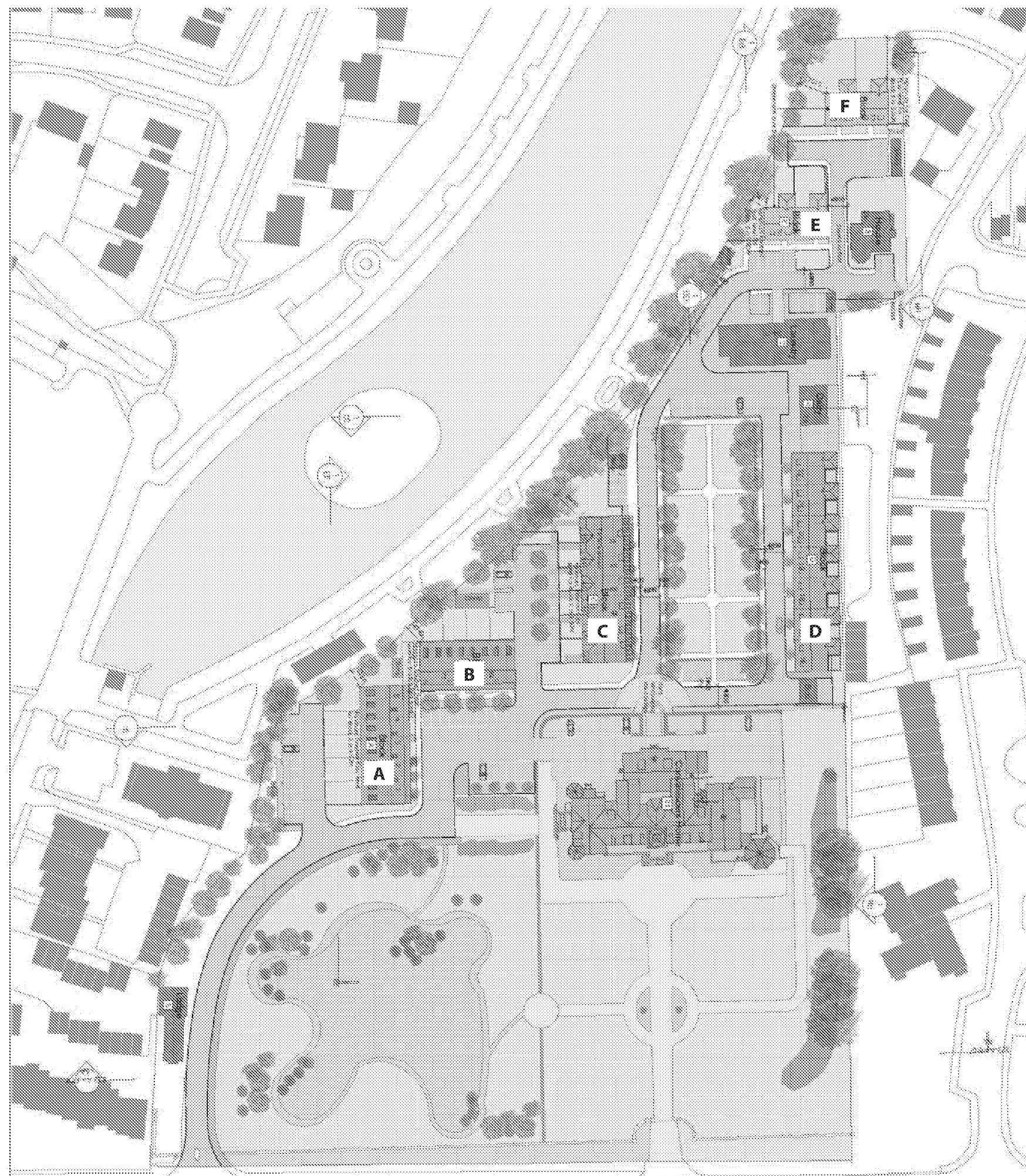


FIG. 45 - CONSENTED MASTERPLAN

3.0 CONSENTED DESIGN

3.2 CONSENTED HOUSING TYPOLOGIES

The consented proposal provides 6 blocks of new housing, this accommodation is formed of essentially 3 house types.

Blocks A & B are identical house types (noted as Type 1 here) although the two blocks are of different sizes. This house type provides 3 bed accommodation.

Block C comprises the second house type (called Type 2 here) repeated throughout a single block. This type also provides 3 bed accommodation.

Blocks D, E and F are all comprised of the third house type (Type 3) which provides 2 bed accommodation. Block D is a long terrace with Blocks E and F being effectively two terraces of 2 houses in the north part of the site



FIG . 46 - HOUSE TYPE DRAWINGS FROM THE CONSENTED SCHEME

4.0 PROPOSED DEVELOPMENT

4.1 PROPOSED SITE LAYOUT

As discussed in the previous section the proposed masterplan is in outline very similar to the consented layout but listed below are the principal areas of change proposed. Further detail is included in the next section which describes the changes to all the individual buildings including the existing buildings.

- ① Proposed Block A
- ② Proposed Block B
- ③ Proposed Block C
- ④ Proposed Block D
- ⑤ Proposed Block E
- ⑥ Proposed Block F
- ⑦ Proposed sub-station
- ⑧ Rustington Convalescent Home (Grade 2 Listed)
- ⑨ Lodge
- ⑩ The Cottage
- ⑪ Laundry Building (Grade 2 Listed)
- ⑫ Carpenters House
- ⑬ Garden's Building
- ⑭ Mewsbrook Park and Lake
- ⑮ Littlehampton Miniature Railway



FIG . 47 - PROPOSED SITE PLAN - AREAS OF CHANGE FROM THE CONSENTED SCHEME