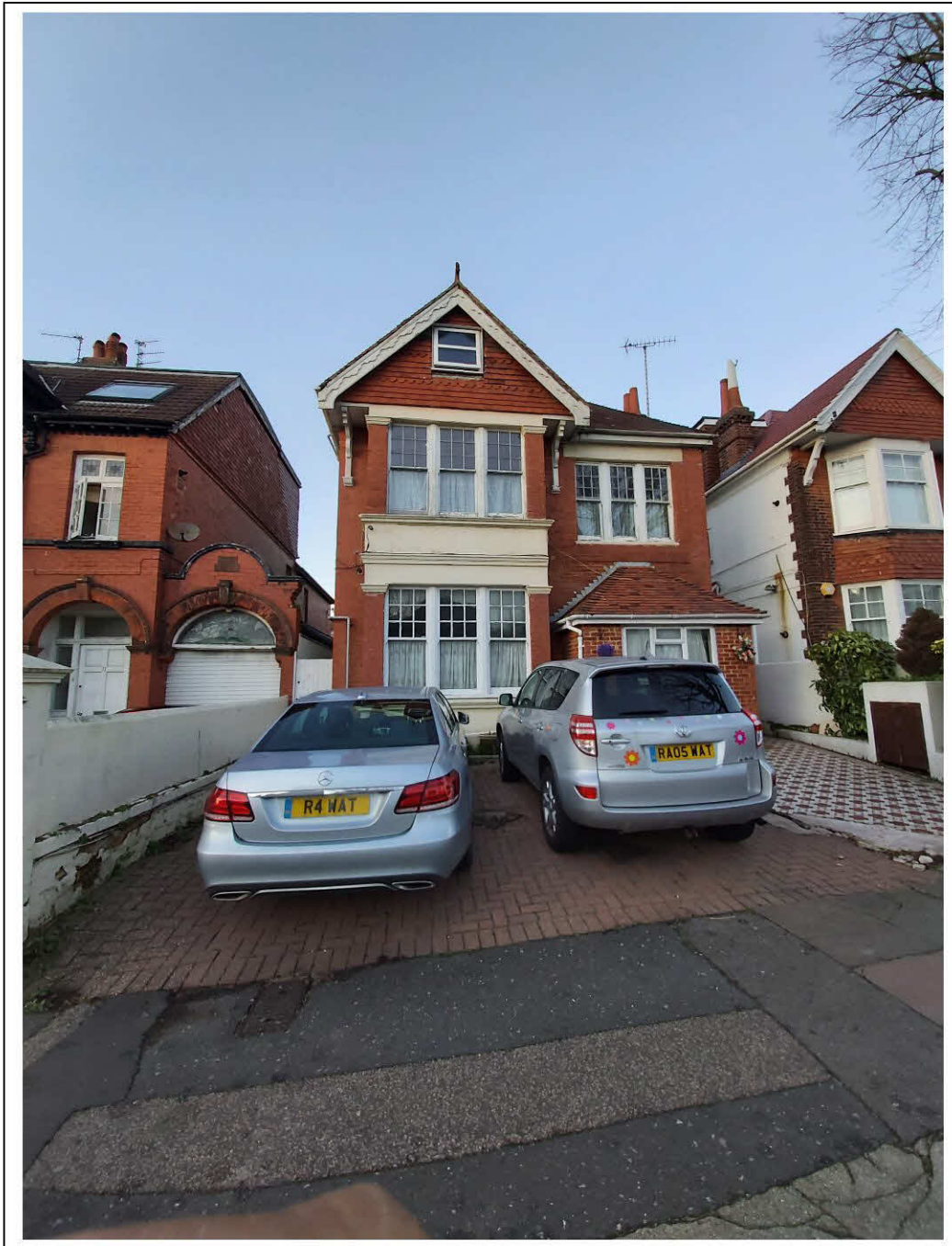


DAVIGNOR HOUSE

9 DAVIGDOR ROAD
BN3 1QB

Design & Access Statement



LONDON CONSULTANTS LTD

9 DAVIGDOR ROAD
Design & Access Statement

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This document

This document has been prepared to accompany the planning submission for 9 Davigdor Rd, and outlines the proposal for the change of use from C2(residential care home) to C3B (Housing under multiple occupancy with care) which is called supported living accommodation.

The following chapters describe the design principles involved in the shaping of the proposed building:

- The location and key aspects of the site and existing built form
- An explanation of the design approach
- Detailed drawings of the proposed design

Legislation

This planning application has been prepared in conjunction with the following documents:

Nationally Described Space Standards (2015)

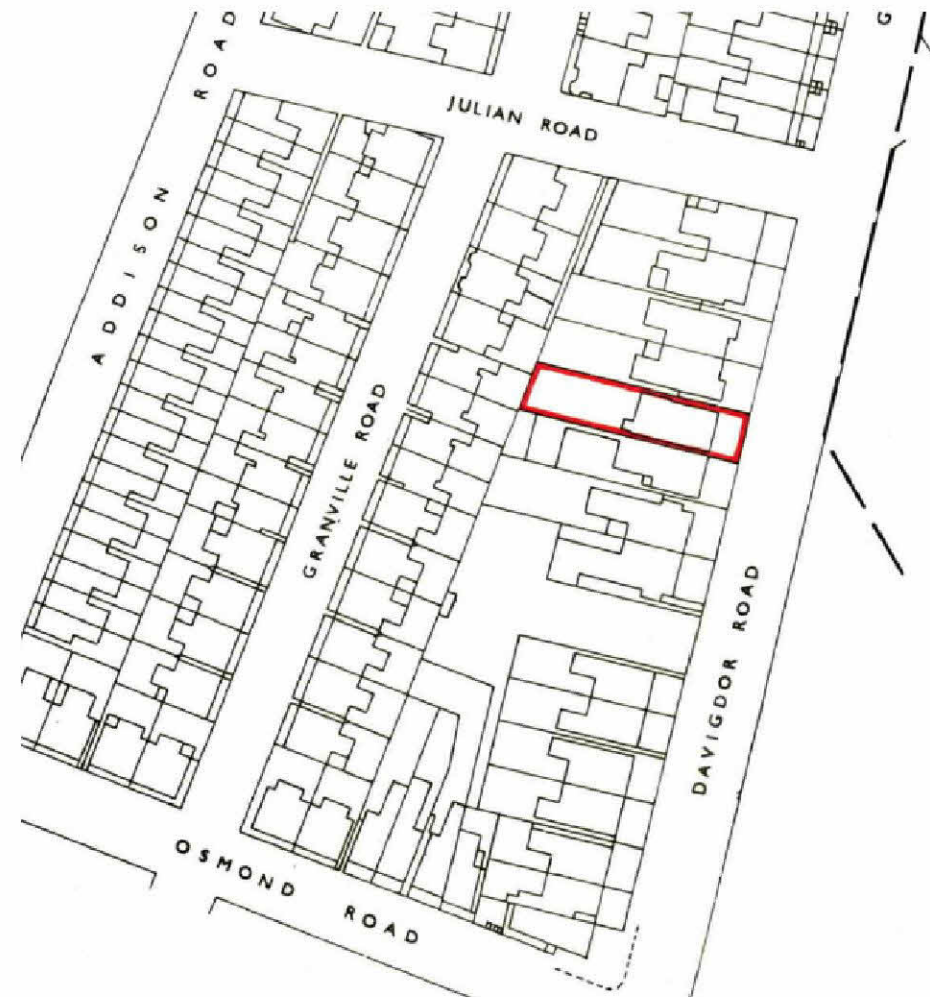
National Planning Policy Framework (2019)

Brighton & Hove City Council Report for Adult Social Care, which consists of the:

Of particular relevance is the Supplementary Planning Document:

Urban Design

SITE PLAN

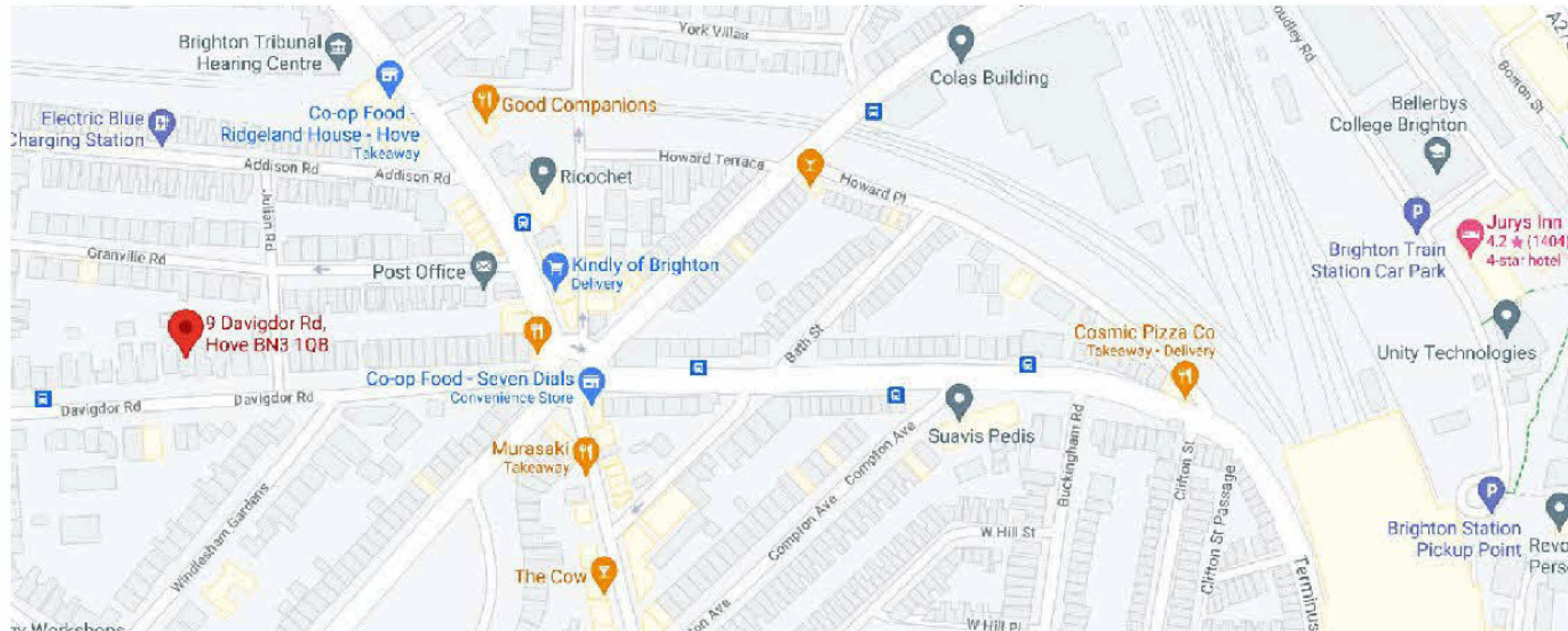


Site Location

The application site, 9 Davigdor Rd, which located off Davigdor Rd. It is a large detached house. Davigdor Road is a busy Road which consists of both residential and commercial properties. Most of the residential properties are flats which has been converted from large houses. 5 Davigdor Rd is as converted nursery called Blueberry Nursery & Early Year School.

Davigdor Rd is located off a busy 7 way junction which consist of shops, bakery, take-away shops, restaurant, café, convenience store and florist.

TRANSPORT LINK



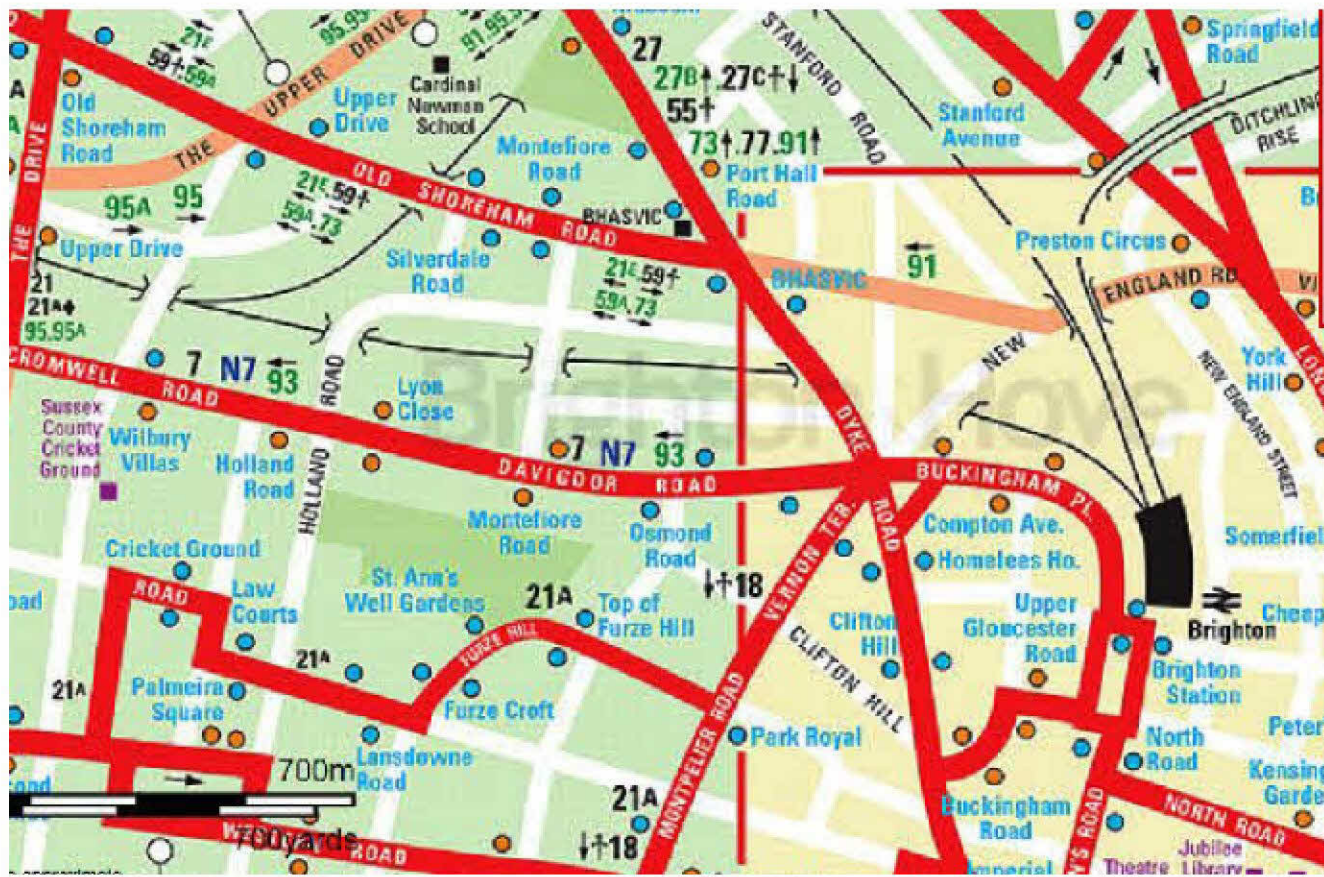
TRAIN

The nearest train station is Brighton Station located with 10 to 15 minutes walk from 9 Davigdor Rd.

Brighton train station is mainly served by Thameslink, Gatwick Express, Southern and GWR trains.

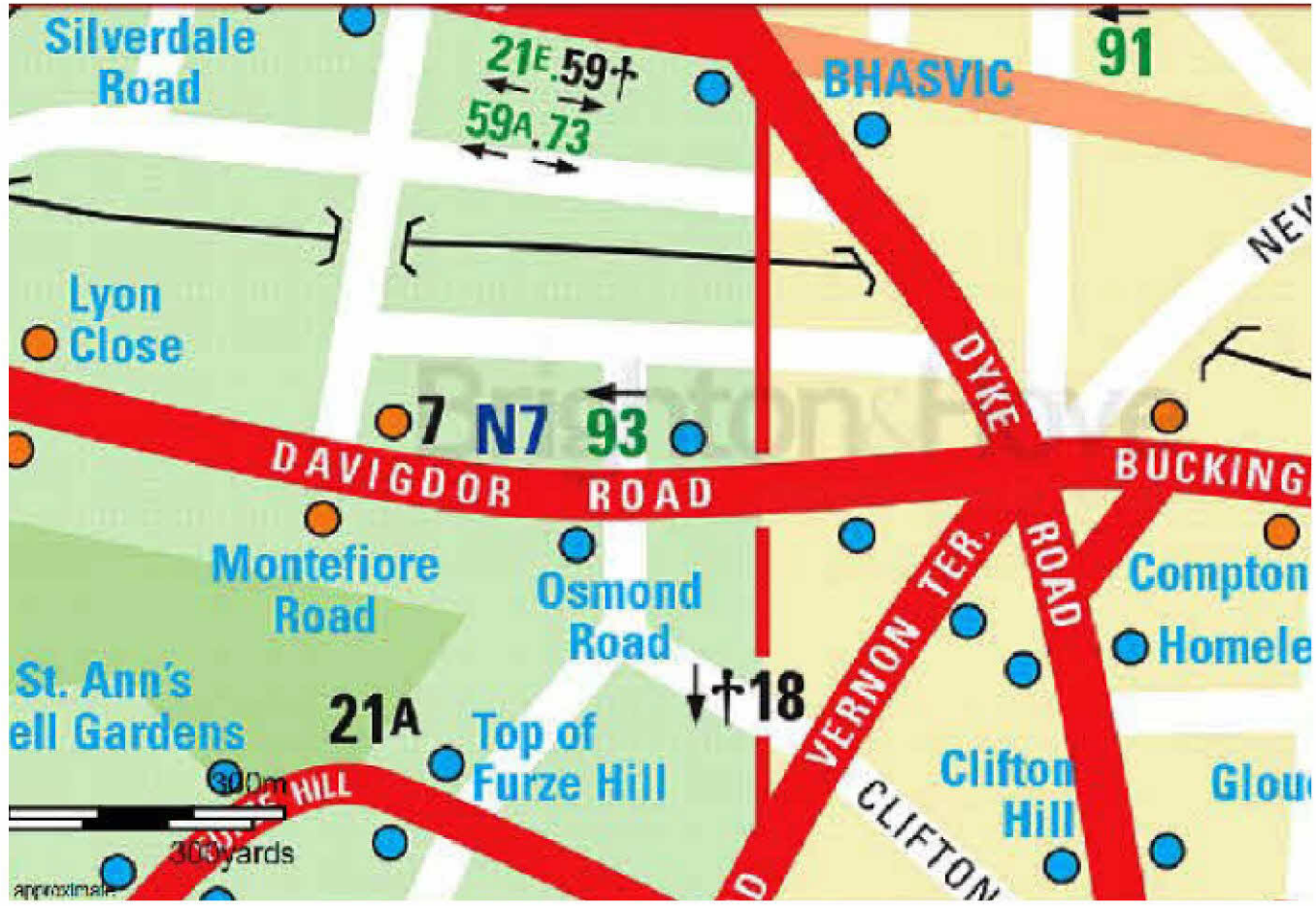
Brighton station serves as a fast commuter route into London, calling at St Pancras International (via Thameslink), Victoria and London Bridge in the Capital, all of which call at Gatwick Airport along the route.

The Gatwick Express, which runs between Victoria and Brighton, is a fast non-stop service to Gatwick Airport. Southern Trains also run commuter services along the south coast, with stops in Eastbourne and Portsmouth among others. GWR also runs a service from Brighton, typically on routes to Bristol Temple Meads and onwards to Cardiff Central.

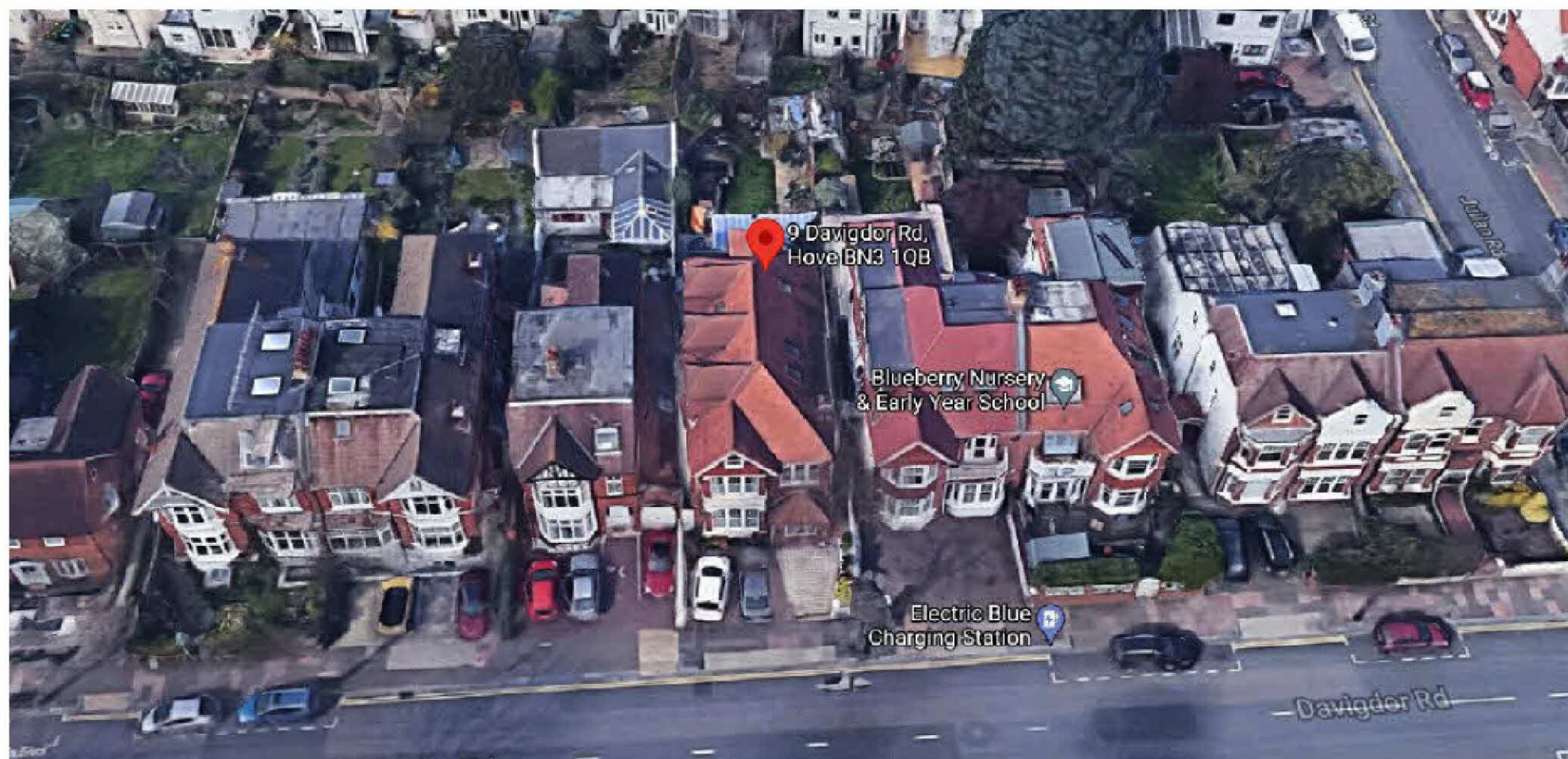


BUSES

There is bus stop located off Davignor Rd and on the nearest road leading to different route such as 7 and N7. Route 18 off Vernon terrace. Route 18 off Dyke Rd



Contextual Analysis



Existing Site Condition & Use

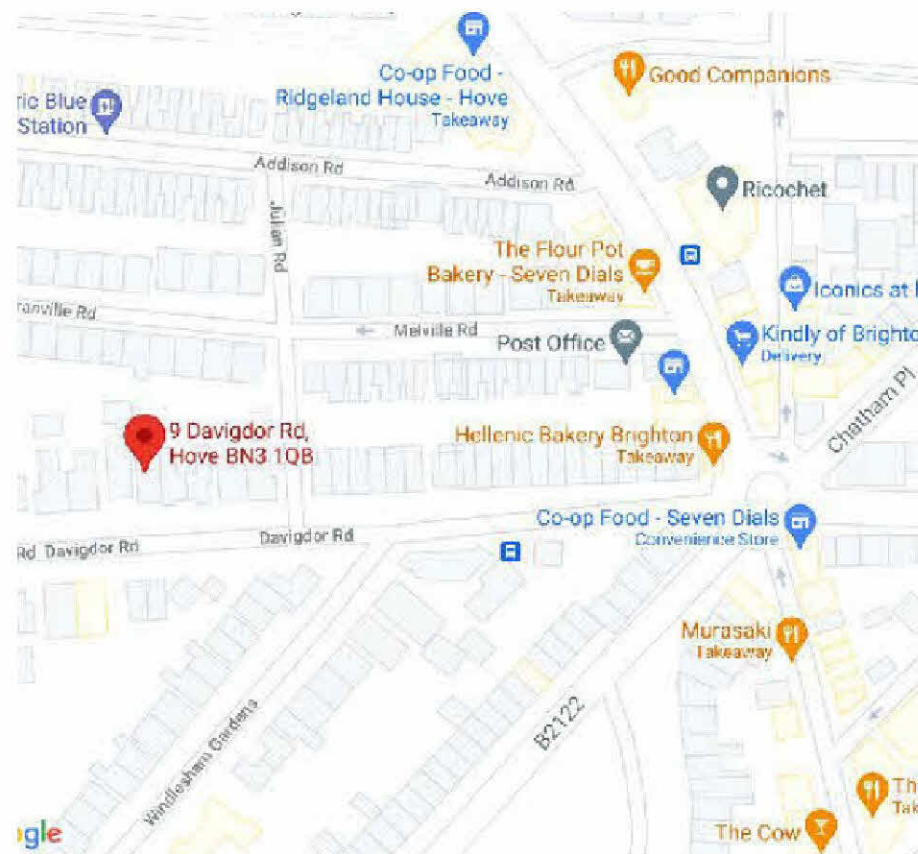
The existing building is a purpose built detached house for a renowned person who has constructed most of the houses on the street called Davigdor. The property was built for his personal house and it was later converted into a residential care home. In 1987, the current owner bought the property as an established care home for 11 residents. In 1991, the owner did change the user from elderly to mental health residents. Further extension was carried out to create an overall of 15 residents. The property ceased use in 2006 due to personal circumstances. Since then the property has been vacant. The property consists of 3 storeys and benefited with on site car parks for at least 3 cars.

9 DAVIGDOR ROAD

Design & Access Statement

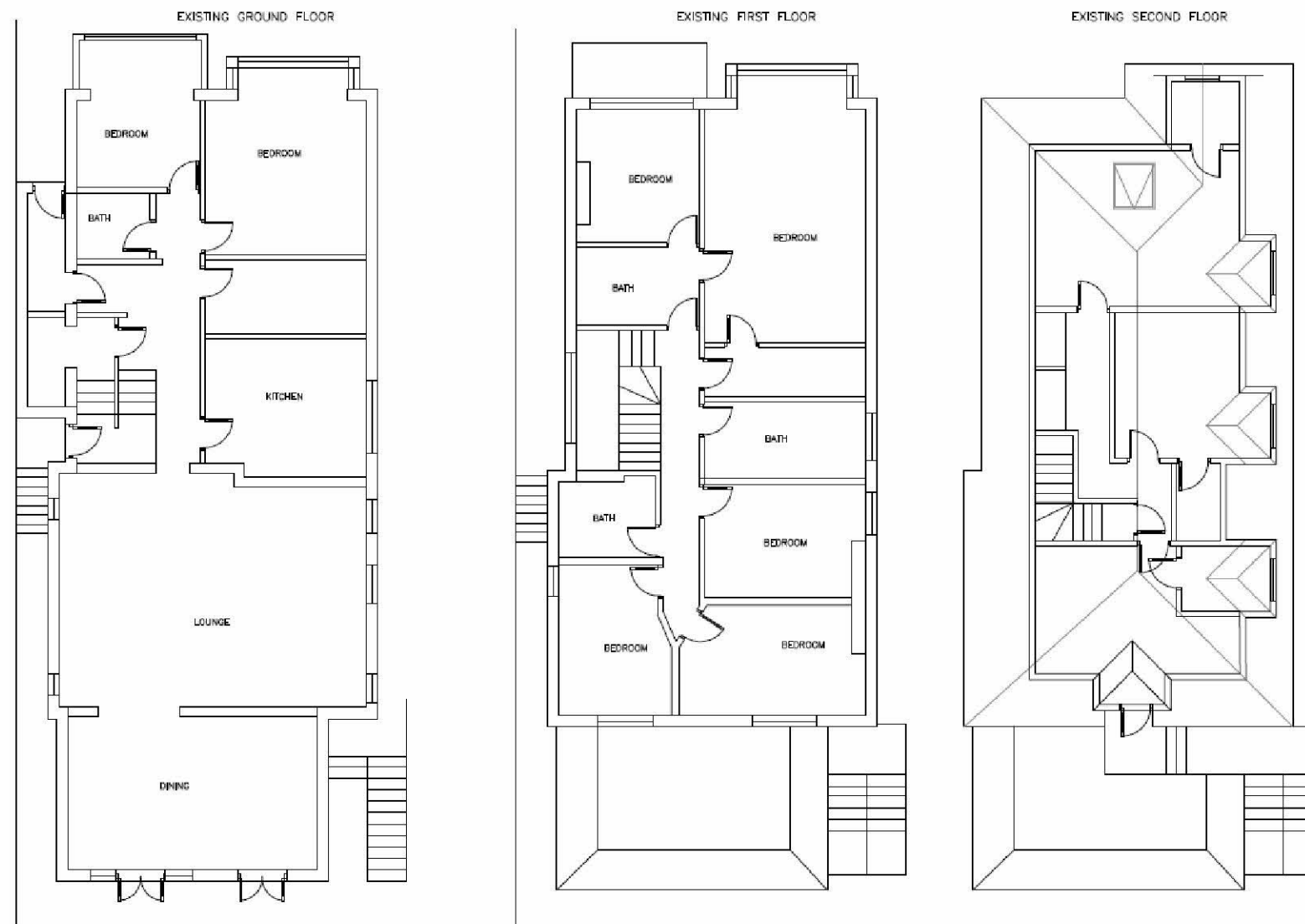
FACILITIES

Davigdor Rd is located off a busy 7 way junction which consist of shops, bakery, take-away shops, restaurant, café, convenience store and florist.



EXISTING FLOOR PLAN

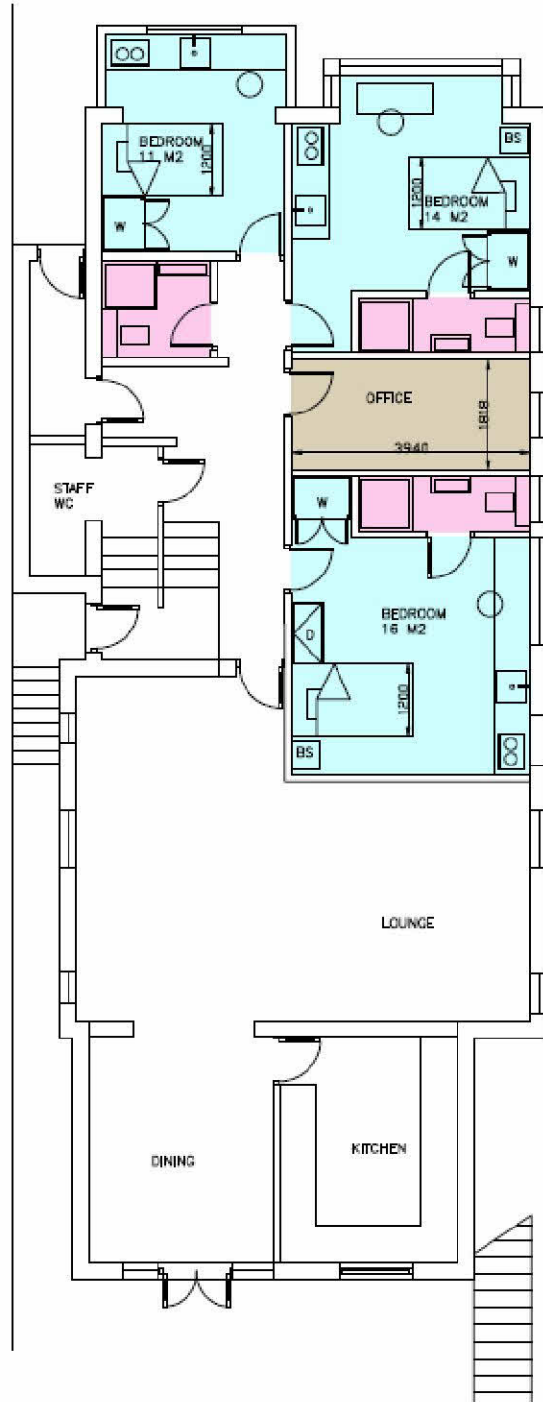
The existing floor plan consists of 3 floors and shows the location of external stair case , bedrooms and common rooms



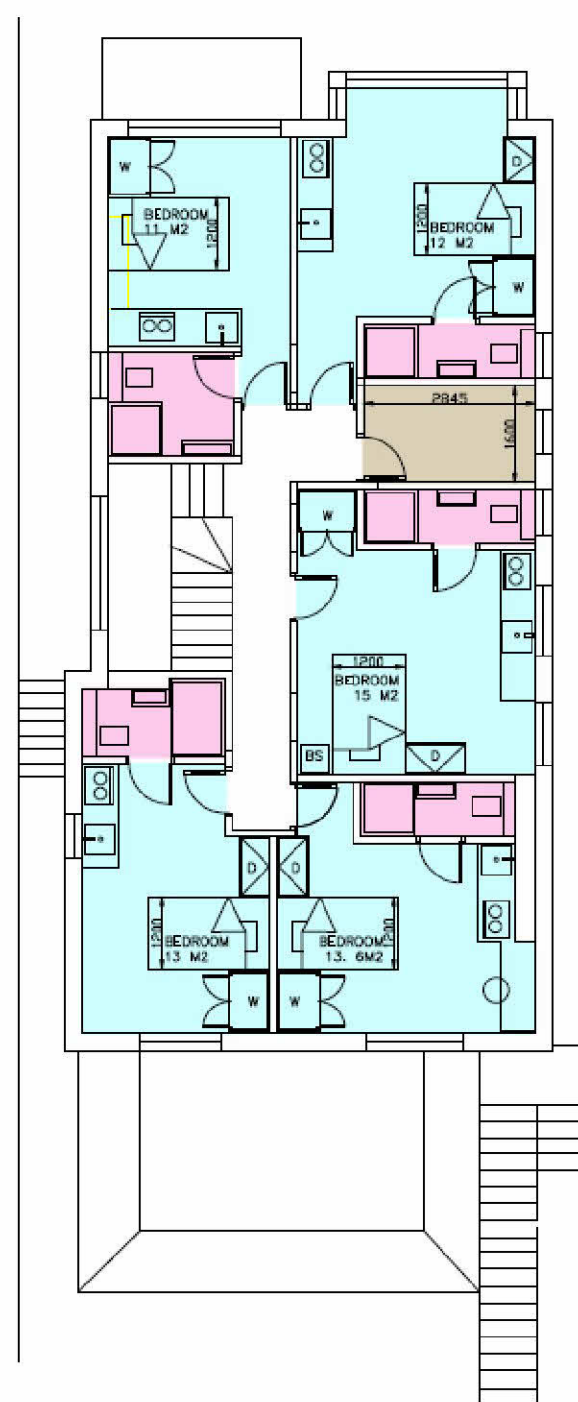
PROPOSED FLOOR PLAN

The existing floor plan consists of 3 floors and shows the location of external stair case , bedrooms and common rooms

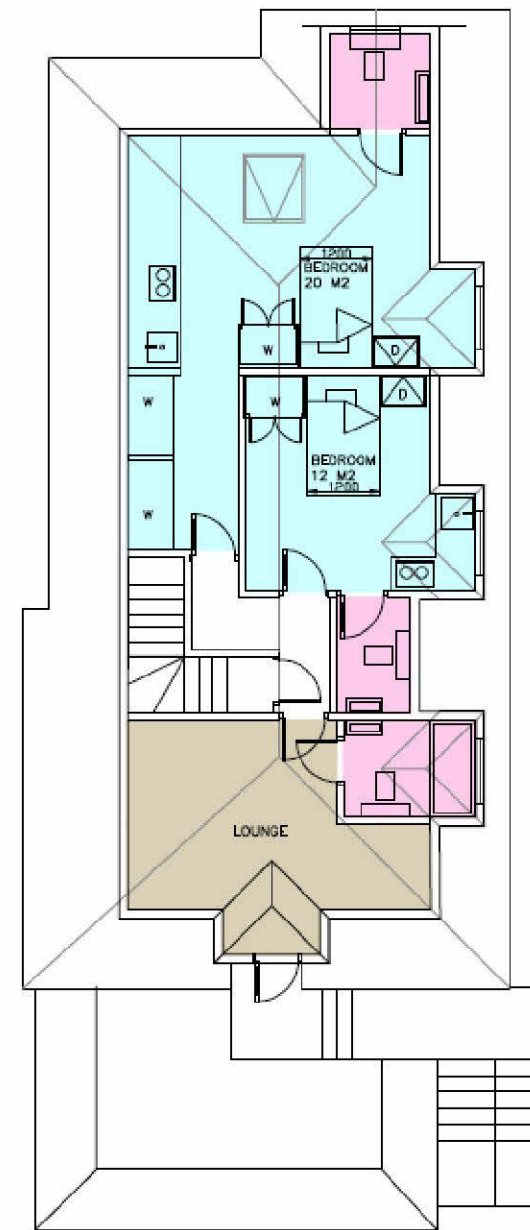
PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



Design Objectives

This document has been prepared to accompany the planning submission for 9 Davigdor Rd, and outlines the proposal for the change of use from C2(residential care home) to C3B (Housing under multiple occupancy with care) which is called supported living accommodation.

Supported living will still holding the same category of residents which was previously held (mental health). It is also classified as a ladder linking a patient from a care home to the society. It is the first step for a patient to be able to live independently with low health support.

For the proposed scheme, the following key objectives were identified -

- Respond to the Brighton & Home City Council Commissioning manager.
- Respond to the Adult social care accommodation with Care and Support Strategy for Learning Disability
- Provide positive contribution to residents
- Provide high quality residential accommodation in a variety of unit sizes in line with Nationally Described Space Standards;
- Design a scheme that accords with all relevant policies;
- Use an architectural language that takes account of the character of the surroundings in terms of daylight, sunlight, outlook and circulation ;
- Use a palette of materials that is appropriate to the context to benefit for a homely environment inside the premises;