

DESIGN & ACCESS STATEMENT

In support of Planning & Listed Building Consent Application for external raised ground floor terrace and change existing doors and windows to bi-fold doors to internal courtyard at Wavertree House Care Home, Somerhill Avenue, Hove.

November 2023

Project Details:

Planning Drawings Register:

0532-S-001 – OS location & Block Plans

0532-S-002 – Existing Part Plan

0532-S-003 – Existing Part Elevation

0532-P-001 – Proposed Part Plan Showing Proposed Terrace

0532-P-001 – Proposed Part Elevation Showing Proposed Terrace

INTRODUCTION

This application is for planning and listed building consent to construct an external raised ground floor terrace area and also change existing doorset and windows to bi-fold doors, within the internal courtyard of Wavertree House Care Home.

It should be read in conjunction with the submitted drawings as listed above and the detailed heritage statement as prepared by Tristan Squire of Squire Heritage Consulting.

The original building at Wavertree House is grade 2 listed and sits just outside the Brunswick Conservation Area.

The building was significantly extended in the 1990's and is currently a care home.

The proposal is for an external, raised ground floor terrace area to allow the care home residents to sit outside and enjoy external fresh air directly off the building.

The proposal is attached to non-original building fabric – a link corridor that was constructed as part of the 1990's extension to the original listed building.

The proposal allows for the insertion of a set of bi-fold doors within the existing opening of French Doors and side windows, so will entail the removal of small sections of non-original brick plinths under the existing windows to create the opening for the bi-fold doors. The existing Juliette balcony is also proposed to be removed.

The proposed bi-fold doors are Part M compliant in terms of accessibility and are aluminium and white in colour to match the bi-fold doors on the other side of the courtyard to the main building.

The terrace is proposed to be decked in slip resistant composite decking at the same level as the existing doors, with a glass balustrade and metal handrail to match the other balconies on the other side of the internal courtyard.

ACCESS

There will be level access from the corridor onto the terrace, so will be wheelchair accessible and compliant.

LAYOUT

The terrace is triangular in plan form to make best use of the space available.

SCALE

The scale of the terrace is in keeping with the internal courtyard.

APPEARANCE

The appearance of the proposed terrace is designed to match the other balconies within the internal courtyard of the care home, so will be in keeping.

USE

The planning use class of the care home is classified as C2 which will remain the same.

CONCLUSION

As explained in the heritage statement the proposed changes are minimal and do not impact on the original listed building fabric.

The terrace also provides valuable external space for the care home residents to sit outside and enjoy.

We therefore urge the Local Planning Authority to grant approval for the raised terrace.

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