

Design & Access Statement

*Proposed Extensions / Conversion of Existing detached house
into a Secure Mental Health Care Home.*

*(Proposed 14 bedroom care home all with en-suite's, communal bathroom / wet room
and large communal Living / dining room areas. Single storey link extension linking the property with the
existing Arundel Park Lodge Nursing Home at numbers 22 & 24 Arundel Drive East)*

*26 Arundel Drive East
Saltdean.
Brighton.
BN2 8SL
East Sussex.*



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1.0 Introduction.

- 1.1 *The proposal is to extend / convert the existing detached dwelling into a secure mental health nursing home. It is also to be linked with the existing Arundel Park Lodge Nursing Home located at numbers 22 & 24 Arundel Drive East.*
- 1.2 *The development accords with national policy in the form of the National Planning Policy Framework.*
- 1.3 *The site is approximately 560sq m and the adjoining Nursing Home which it is to be linked to has a site area of 1045sq m. Once converted and linked to form one Nursing / Care Home will have an overall site area of some 1605sq m.*

2.0 Previous Planning Application History For 26 Arundel Drive East Saltdean.

From information obtained from the Local Authority Planning Register indicates that there have been no planning application deposited since 1997.

3.0 Previous Planning Applications within Arundel Drive East

The applications listed below are applications within the last 10years, what is indicated by te type of applications is that there have been large scale alterations made to some of the properties within close proximity of the site.

*Erection of a single storey front extension with pitched roof and larger replacement front dormer
8 Arundel Drive East Saltdean Brighton BN2 8SL
Ref No BH2021/04413.*

*Erection of hip to gablefront roof alteration with full height glass units, removal of ground floor splay bay and replace with square bay, insertion of front facing rooflight and cladding of first floor.
2 Arundel Drive East Saltdean Brighton BN2 8SL
Ref No BH2021/04141.*

*Roof alterations incorporating raising ridge height to create an additional storey, with new front and rear dormers and associated alterations. Erection of two storey extensions to front and rear with new steps to front porch and landscaping. Revised fenestration incorporating 2No front balconies.
48 Arundel Drive East Saltdean Brighton BN2 8SL
Ref No BH2021/03516.*

*Application for approval of details reserved by conditions 3a and 3b of application BH2021/00669.
High View 32 Arundel Drive East Saltdean Brighton BN2 8SL
Ref No BH2021/02284.*

*Installation of external insulation and rendering, replacement of existing roof tiles, revised fenestration and associated alterations.
High View 32 Arundel Drive East Saltdean Brighton BN2 8SL
Ref No BH2021/00669.*

*Two storey extensions to front and rear with new steps to front porch. Revised fenestration incorporating 2No front balconies. Roof extensions incorporating raising the ridge height and new front and rear dormers to form additional storey and associated works
48 Arundel Drive East Saltdean Brighton BN2 8SL
Ref No BH2021/03667.*

*Erection of two storey side / front extension, first floor extension built over existing single storey extension, two storey glass extension over existing building link, ground floor infill extension and other associated works.
Arundel Park Lodge Nursing Home 22 – 24 Arundel Drive East Saltdean Brighton BN2 8SL
Ref No BH2015/02449.*

*Erection of a single storey rear extension incorporating a roof extension at first floor level and a hip to gable roof extension to facilitate creation of additional rooms in the roof, revised fenestration and associated external works.
20 Arundel Drive East Saltdean Brighton BN2 8SL
Ref No BH2013/01227.*

4.0 Proposal

4.1 The proposal seeks to construct two storey pitched roof extensions to the north, south and east sides of the property.

4.2 The proposed extensions and internal alterations are to develop the property into a 14 bedroom mental health nursing home (secure dementia care home)

4.3 The proposed care home is also to be linked to the adjoining nursing home at 22 & 24 Arundel Drive East.

5.0 Use

5.1 The existing dwelling (C3 planning class use) is to be extended and converted into a Care home (C2 planning class use)

6.0 National Planning Policy revisions

The proposed revised National Planning Policy Framework (NPPF), which is currently being consulted on, includes some positive commentary in relation to later living.

Specifically, chapter five sets out that: "...particular regard is given to retirement housing, housing-with-care and care homes, which are important typologies of housing that can help support our ageing population.

7.0 Brighton & Hove City Council Planning Policy regarding care and nursing homes

HO11 Residential care and nursing homes

Planning permission will be granted for new residential care and nursing homes and extensions to existing residential care and nursing homes where it can be demonstrated that the proposal:

- a. will not adversely affect the locality or neighbouring properties by way of noise or disturbance; or by way of size, bulk or overlooking;
- b. provides adequate amenity space - (a minimum depth of 10m and not less than 25m² per resident - although a lower standard may apply for nursing homes where residents are less mobile);
- c. is accessible to people with disabilities; and
- d. provides for operational parking in accordance with the council's standards.

Planning permission will not be granted for proposals involving the loss of residential care and /or nursing homes which comply with, or are realistically capable of reaching, the respective standards set out for residential care / nursing homes.

Where the loss of a residential / care home is considered acceptable, the priority will be to secure additional housing units or supported housing, for people with special needs.

The conversion of larger homes will be expected to provide a proportion of affordable housing in accordance with Policy HO2 'Affordable housing - 'windfall sites'.

4.60 Policy HO11 seeks to allow for an adequate supply of residential care and nursing homes. Where appropriate, the policy seeks to provide for alternative uses for former residential care and nursing homes - former homes will often be ideally located to provide opportunities for additional housing and to meet important housing needs, including affordable housing and supported housing for older people.

4.61 Policy HO11 is consistent with the council's Housing Strategy and Social Services Strategy for Older People. It has strong links with other policies of this chapter concerning housing for older people, housing for people with special needs and, affordable housing.

7.0 Planning Principles

7.1 The proposal of extending / converting an existing dwelling which served one family to a secure mental health care home which is in huge demand locally would be an acceptable change of use within the locality.

7.2 The proposed extensions are an acceptable addition to the existing property with no adverse effects on neighbouring properties.

7.3 The side facing windows on the north side are for the en-suite wet rooms and are to be fitted with obscured glass to prevent any overlooking concerns.

7.4 The internal layout of the rear ground floor bedrooms provides easy access to the rear amenity space with small individual patio area, the communal living / dining room also has access to the rear garden via French doors.

7.5 The development is considered to be a sustainable development within a sustainable location. Sustainable development has by definition three distinct elements that are sought jointly and simultaneously and these are seen as the golden thread running through planning. The three aspects of sustainable development are environmentally sustainable development, social sustainable development and economic sustainable development. The development complies with these aims as the staff will be employed from the local community, visitors are able to use the local public transport system and the food prepared will be sourced locally.

8.0 Design

8.1 The proposal seeks to extend and convert an existing detached dwelling house into a mental health care home. The development maintains the Spanish styling with the use of white painted smooth render under a green tiled roof.

Several of the properties within the street scene have been modernised and enlarged, the adjoining nursing home at number 22 & 24 have been extended in recent years and this development has been taken into account with the proposals at number 26 Arundel Drive East.

8.2 The proposed extensions are of the two-storey pitched roof style using matching materials to enable the development to sit comfortably within the street scene.

9.0 Amount

9.1 The current site has an area of some 560sq m. the proposal is to link the number 26 to number 24 by the way of a single storey glazed roof extension similar in appearance to the link formed between numbers 22 & 24 albeit only single storey.

9.2 The proposed room sizes are as follows: -

Proposed Ground Floor: -

Bedroom .1. = 15.50sq m with en-suite = 3.50sq m, Bedroom .2. 14.45sq m with en-suite = 3.50sq m, Bedroom .3. = 18.00sq m, with en-suite = 3.50sq m, Bedroom .4. = 14.10sq m with en-suite = 3.50sq m, Bedroom .5. = 13.90sq m with en-suite = 2.50sq m, Bedroom .6. = 15.75sq m with en-suite = 3.50sq m. Communal Living / dining room area = 26.90sq m + 47.90sq m giving a total of 74.80sq m

Proposed First Floor Plan: -

Bedroom .7. = 112.50sq m with en-suite 5.00sq m, Bedroom .8. = 15.30sq m with en-suite = 5.00sq m, Bedroom .9. = 18.40sq m with en-suite = 3.50sq m, Bedroom .10. = 19.40sq m with en-suite = 3.50sq m, Bedroom .11. = 17.30 sq m with an en-suite = 4.25sq m, Bedroom .12. = 12.75sq m with en-suite = 4.30sq m, Bedroom .13. = 24.50sq m with en-suite = 3.60sq m, Bedroom .14. = 15.60sq m with en-suite = 3.75sq m, Communal wet room = 4.50sq m.

10.0 Layout

10.1 The layout of the property represents the requirements of the proposed residents and staff of the care home.

The communal Living room / dining area is to be served by the existing catering facilities located within the existing care home at number 22 & 24 Arundel Drive East.

10.2 All proposed residents' bedrooms are to have en-suite wet rooms and adequate useable floor area as stated in the Care Quality Commission guidelines for Residential Care / Nursing Homes.

11.0 Scale

11.1 The scale of the proposed extensions are considered acceptable as none are higher than any existing point of the existing dwelling.

11.2 The extension to the north side is formed with a minimum distance to the boundary of 1m extending to over 2.5m at the rear of the extension.

12.0 Appearance

12.1 The existing adjoining properties at numbers 22, 24 and 28 all have matching materials of green profiled roof tiles, white upvc double glazed windows / doors and walls being painted white smooth render.

It is proposed that the new extensions are to be constructed using matching materials to ensure the property will sit comfortably within the street scene.

12.2 The proposed extended property would have a similar appearance to the adjoining care home but still being viewed as being separate as the glass link is of a single storey height, thus not appearing to be a dominant addition to the front elevation.

13.0 Landscaping

13.1 The new steps / paths are to provide external access to the main entrance and rear communal garden area; the front entrance access is to be enclosed using rendered garden walls.

13.2 The existing side / rear shrubbery / hedging is to be maintained so as to provide natural screening of the rear garden area.

13.3 The existing front off-street parking area is to be maintained to provide staff or visitor parking with a new ramp access up to front entrance door.

14.0 Access

14.1 The existing crossover point and site access point is to be utilised and maintained.

14.2 A new ramped access is to be formed as indicated which in turn means the existing steps are to be re-positioned as indicated.

15.0 Summary

15.1 This Design & Access Statement is part of a planning application for the extension / conversion of an existing detached dwelling to form a secure mental health care home.

The proposed care home will provide employment for local residents and also mental health care for the ageing local community.

15.2 With the demand for residential care constantly increasing this development will be an enhancement to the local area providing high quality care for its residents.