

Development Management
Brighton and Hove City Council
Hove Town Hall
Norton Road
Hove
East Sussex
BN3 3BQ

RE: Full Planning Application IRO:

Autumn Lodge, 35-39 Rutland Gardens, Hove, East Sussex, BN3 5PD

Dear Sir/Madam,

We have been instructed by our client to submit and application for full planning with regards to proposed works at Autumn Lodge Dementia Care Home at 35-39 Rutland Gardens, Hove. The proposed works consist of a small single storey infill extension to the front elevation, which would provide a dedicated medication management and sorting room, and erection of a bin store to screen and secure the bins, including the addition of bollards to prevent the bin store access being blocked.

The care home has received various permissions over the years which have been implemented. This latest application evidences the owners' continued investment in the property in order to meet the ever-changing needs of its residents.

Bin Store

Due to the constrained nature of the site, there are limited storage facilities to the frontage, for some time the refuse, recycling, and waste bins have been moved about on the front forecourt. In addition, and as time has passed, the requirement for the amount of bins has increased to suit better separation of waste, as well as to meet the growing demand given the nature of the property.

The proposal seeks to solidify their storing position, the screening will obscure their appearance from the public realm, all whilst providing a more secure solution. The area of the front garden where the bins would be located is seldom used for vehicle parking due to the limited access to it, therefore it is not considered that it would cause detriment to the parking provision. To ensure that the bin store can remain accessible at all times for staff to decant waste into the bins and for contractors to collect the waste, 3no. bollards are proposed to ensure a minimum clear distance from the entrance to the store.

Medication Management Room

A medication management room has become essential for the care home to ensure the continued safe and organised management of medications for residents. Dementia patients often require multiple medications with specific dosages and schedules to manage their condition effectively, this is something that continues to develop over the period of care, and the care home is looking to find a solution to their space constraints, in advance of becoming strained to that regard. A dedicated storage and management space ensures proper inventory control within a controlled environment to store medications at the appropriate temperature and away from potential hazards, ensuring the overall well-being and safety of residents in the care home.

Furthermore, the provision of a dedicated medication management room not only enhances the efficiency of medication administration but also facilitates compliance with regulatory standards and guidelines for healthcare facilities. This proactive approach underscores the commitment of Autumn Lodge Dementia Care Home to maintaining the highest standards of care for its residents as their needs change.

Design Considerations

We have diligently considered the design aspects of both the infill extension and the bin store to ensure they harmonise with the existing appearance of the care home and area.

For the infill extension, we have incorporated setbacks to ensure that it remains subservient to the main building. This approach not only maintains the architectural integrity of the care home but also mitigates any potential visual impact on the surrounding environment. The materials chosen (render and matching roof tiles) are coherent with the first-floor extension ensuring a complimentary delineation between the original buildings.

Similarly, with regards to the bin store, we have prioritised the retention of planting to soften its appearance. By maintaining the existing greenery within the design, we aim to minimise the visual prominence of the bin store and create a more aesthetically pleasing environment for both residents and passersby.

Through these design considerations, we seek to enhance the overall cohesion and visual appeal of the care home while addressing its functional requirements. As such, we respectfully request that planning consent for these proposals is allowed.

Yours faithfully,

Courtney Darby
Darby Architectural Limited

21.03.2024