

Design and Access Statement

June 2024
Rev 02

1.0 Introduction and Background

This Design and Access Statement is provided to support the Planning Application for Lingworth, 17 Oathall Road Haywards Heath, West Sussex, RH16 3EG

The following document describes the context and design of the proposals and how the scheme responds to the architectural character of the existing building, surrounding streetscene, Local Development Plan Policies and the integration of environmental sustainability. The application seeks to gain planning permission for a 37 bed Care Facility.

Executive summary

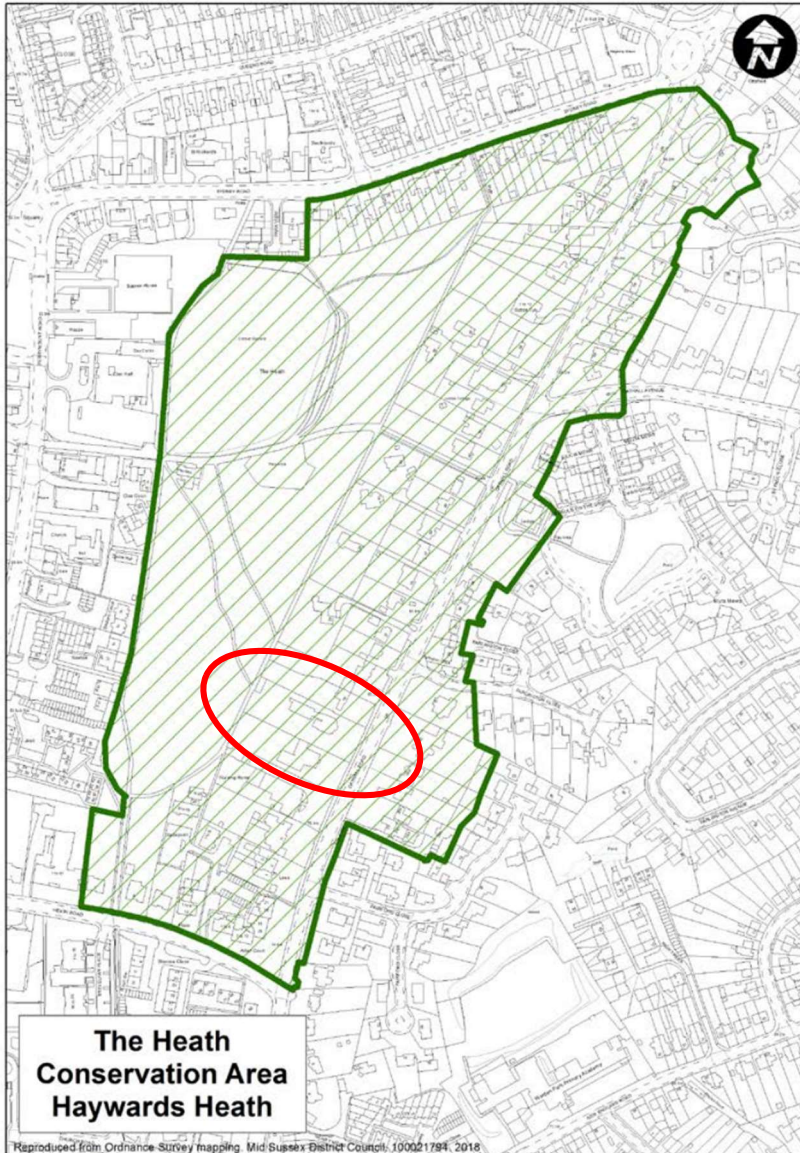
The following report will demonstrate:

- The proposal for Lingworth Care Home at 17 Oathall Road is suitable for the location and a necessary provision for the wider community.
- The application proposes a modest extension to the ground and first floor of the main house which has been designed to be in-keeping with the existing building.
- This application proposes a conversion/modest extension of the garage coach house designed to be in-keeping with the existing building.
- The proposed changes are modest and cannot be considered as detrimental to the existing varied architectural character of this area.
- All proposed interventions and materials will reflect the existing building .
- The application also proposes to rectify the front elevation by removing and rationalising the more recent additions which are incongruous with the building character.
- The proposal includes a landscaping design which greatly reduces the existing area of hard standing by removing the existing tennis court and floodlighting.

17 Oathall Road is located halfway down the northern side of Oathall Road, overlooking the park behind.



Above: Aerial photograph showing the application site.



Above: Map showing the application site within The Heath conservation area

2.0 Site Analysis

This application site comprises of the existing 3 storey detached Lingworth main house which is of late Victorian / Edwardian (1897-1912) construction. The rear of the property has a large single storey enclosed swimming pool extension constructed in 1983.

The 2 storey Edwardian Coach House is located to the rear of the site on the western boundary with The Heath.

The currently vacant application site is 0.69 acres (0.28 hectares) in size and comprises a boundary to Oathall Road of low level brick wall with high level black railings and brick piers between. There is a dense, high-level boundary hedge behind the railings and additional lower level planting in front of the railing resulting in limited views into the site from Oathall Road.

The boundaries on all sides of the application site are well defined with high-level brick walls and well established mature trees and shrubs.

The site benefits from 2 wide vehicle access points from Oathall Road to each side of the street frontage, both of which are enclosed with high-level, partially solid, black metal gates.

There is a water feature, trees and a variety of planting between the building and front boundary, with vehicle access and space for 5 parked cars. The existing access road to the side of the building provides access to the parking spaces to the rear of the site adjacent to the coach house and also to the side access to the main building and swimming pool for deliveries.

The garden spaces consist of grassed areas with continuous planted hedges and trees along the boundaries with areas of lower level vegetation and small water feature adjacent to the buildings.

The majority of the remainder of the site is dominated by the large, hard standing tennis court with associated, high-level flood lights which are visually obtrusive but also cause nuisance for neighbouring properties.

Neighbouring properties along Oathall Road are varied with large private detached dwellings, care home facilities, a veterinary clinic and more modern blocks of flats located to the south.

3.0 Proposed Development

3.1 Amount

The application seeks to provide a modest side extension, setback on the south west side of the main building which wraps around to the rear, while also converting the existing rear, single storey swimming pool building for additional bedrooms and support spaces.

The modest extension will provide an additional 6 bedrooms and associated support spaces and has a total footprint of approximately 135m², the site area is approximately 2810m².

The application seeks modest changes to the Coach House to build over the existing garage space to the south east of the building. This addition would allow space for 3 new bedrooms and enable this small Coach House to become a more functional part of the site.

The proposed extension/garage conversion to the Coach House has a footprint of approximately 36m².

The room proportions and layout of the existing building is well suited for use as a care home and as a result, the proposed changes to the existing rooms will be modest. As part of the application, the applicant does however seek to improve the external façade and rectify some of the less sensitive additions which have been made over time, particularly to the front elevation. The proposed external changes will remove the pitched roof additions to the bay windows and will also seek to replace the existing windows with a simpler solution more appropriate for a building of this style.

3.2 Layout

The site is served directly from Oathall Road and has properties to the sides with The Heath behind. The layout of the entrance to the building will not be changed. With vehicles using the existing 'in-out' configuration, the layout of the proposed new accommodation to the main building and Coach House will not impact the overall site layout.

The design minimises the impact of the extension by maximising the distance of the built-form from the building frontage and from Oathall Road as much as possible. The proposed side extension to the main house is setback approximately 8m from the front elevation.

The intention was to minimise the impact of any addition to the original building by locating the majority of the additional accommodation as well as the private amenity space for residents to the rear of the main building, lessening the impact of the development.

Private and secure amenities are an essential requirement for a care home. The format of the bedroom layout is that the vast majority of bedrooms will have outlook and private amenity space to the rear garden. This layout ensures the level of accommodation needed to comply with the National Minimum Standards for Care Homes as defined in the Care Standards Act 2000.

3.3 Scale

The scale of the proposed care home (29 rooms) will not have an impact on the surrounding area. The distance from the proposed additions of the main building to the south west boundary is over 3.5m and the additions would not be visible to the north east Boundary. The distance from the proposed

additions to the Coach House to the south west boundary is over 18m and over 6m to the north east Boundary.

The proposed extension to the main building would have a ridge height approximately 0.85m lower than the existing building, ensuring it is subservient to the original and domestic in scale. Floor to ceiling heights will generally match the existing.

3.4 Appearance

The Lingworth main house is of late Victorian / Edwardian (1897-1912) construction, and is of architectural merit. The materials and scale of the new addition was directly drawn from the original building. The form of the building, particularly to the front elevation, draws directly from the original gables, bay windows and details of the original. The application seeks to replicate the original building while also removing elements which are not in keeping such as the chamfered front projection on ground and first floors, the small pitched roofs over the bays and UPVC windows. The fenestration will be simplified and existing windows replaced with traditional sash and casement windows, typical of the modern vernacular style in the Sussex area.

3.5 Landscaping

The design allows for the landscaping to the front (south-east) and the side (north-east) of the site to be largely unchanged, providing vehicle access and parking. The rear of the site (north and west) will be greatly improved as a result of these proposals.

Externally the site is currently dominated by the tennis court (approx. 500m²) to the rear garden with floodlighting and access paths. This has left little opportunity for any soft landscaping to this area and the floodlighting is not suitable for an area such as Oathall Road with properties to either side. This application provides for much increased garden and amenity space to the rear of the property that will lessen the impact to the surrounding properties and gardens.

The rear garden area of the site will benefit from a large secure garden area with individual and communal amenity spaces and garden pavilion building ensuring that the garden can be used at all times of year and in all weather conditions. The pavilion is a modest single storey garden feature providing a completely different environment to the existing , traditional care home facilities where residents can meet with their families and small groups.

The link between the pavilion, Coach House and main building is defined by a curved meandering footpath, interspersed with planting and areas for contemplation and privacy.

As detailed above the existing site is accessed on an 'in-out' basis directly onto Oathall Road with side access road for deliveries and additional parking at the Coach House to the north east; no change is proposed. As a result of the changes to the Coach House, modest changes to the parking

layout are proposed to the top corner of the site. It is considered that parking to the Coach House areas is appropriate as there presently exists hard landscaping in this area and will only require adaptation to suit the new layout. Overall the total area of hard landscaping to the site will be substantially reduced.

No changes to the boundary treatments are proposed.

3.6 Access

The nature of the building require the accessibility of the existing building and site to be improved and incorporated into the design. The building will come under the general requirements of The Building Regulations, The Building Act (Document M) the DDA and requirements of the National Minimum Standards for Care Homes. Access is made possible to all levels of the existing main building and Coach House with a fully disabled (13 person) standard lift and ambulant disabled staircase.

Internal doors will comply with the requirements of The Building Regulations. Details relating to provision of handrails in corridors and location of power sockets and switches will all comply with the requirements of The Building Regulations and the National Minimum Standards for Care Homes. The provision of amenity space is paramount to the care home and therefore level access will be made available to the garden areas.

3.7 Sustainability

Transport:

The site is located in the large town of Haywards Heath, with a good network of connections and local amenities. The site location gives staff opportunities for sustainable transport and access to the Heath directly behind the application site during breaks. EV charging points and cycle storage are incorporated into the scheme. Local bus routes and Haywards Heath Railway station are within a short walking distance providing links to, Sussex, London and the wider area. Local transport connections mean that friends and family of residents are able to easily visit.

Land Use:

The proposal is an efficient reuse of existing building fabric, while also including a thermal upgrade. A large part of the site is currently used as a hand standing tennis court, the majority of the built form is located on previously developed land, and the existing open spaces are retained or improved by vastly increasing the soft landscaping and garden areas. The new parking areas and footpaths will be permeable paving resulting in an overall reduction in areas of impermeable hardstanding. The design maximises and prioritises soft landscaping to promote natural infiltration.

Economic:

The proposed scheme, if approved, would provide jobs to the Haywards Heath area during both the construction and operation phases.

3.8 Drainage

Sustainable drainage solutions have been incorporated into the design.

Existing foul drainage connections will be utilised with the extension served under gravity.

Surface water will generate some increased runoff from the building extension but as noted there would be a reduction in area of impermeable hardstanding on the application site overall.

4.0 Conclusion

Any new development should respect the surrounding area and not dominate the general surrounds. Given the location and scale of existing residential properties in the surrounding area, it is considered that this proposed development will be appropriate and in keeping with the location, by ensuring development is limited to the small area to the side and rear of the main building.

The proposed use of the site is considered acceptable given the varied nature of the building uses along Oathall Road as detailed above, including care home provision.

Priority was given to ensure the proposal does not impact greatly on the surrounding area and does go some way to enhancing the impact it will have through improvement to the existing landscaping and main building front elevation.

The proposed design, style and scale of the additions to the main Lingworth House building and the Coach House respect the existing architecture and the traditional vernacular of the general area.

End.