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TP REF No.
WB / 09/1090/FULL

Town and Country Planning Act 1990

Application on behalf of
Dr A Kunjur

to

Worthing Borough Council

Heritage Statement for Proposed Conversion of Office Building to Dentist Surgery at 23 Farncombe Road Worthing West Sussex BN11 2AY

Prepared by

PDP Architects

December 2009

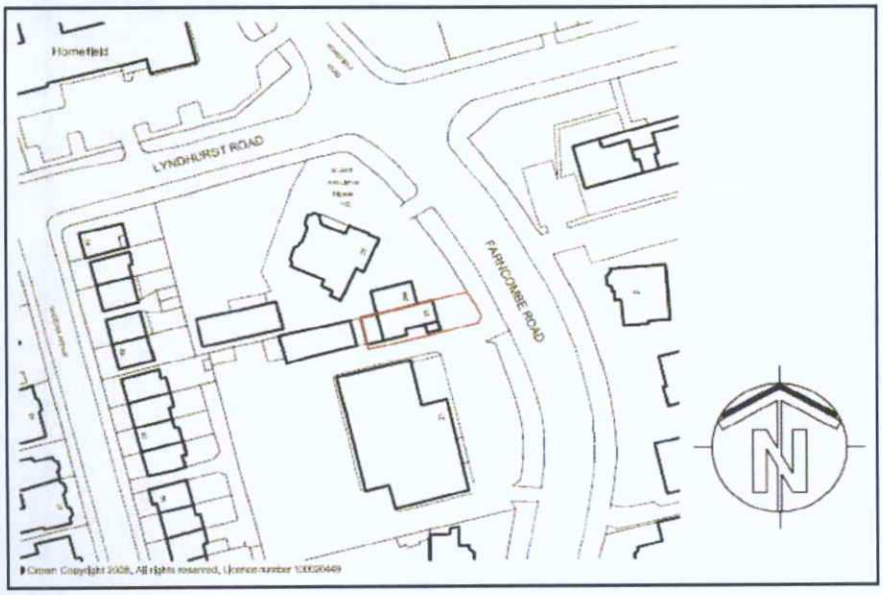
23 Farncombe Road, West Sussex

Introduction

Worthing Borough Council's Minimum Requirements to validate planning applications include a requirement for a Heritage Statement for applications that may affect the setting and character of Conservation Areas.

This statement has been prepared by PDP Architects in support of an application to Worthing Borough Council for the Proposed Change of Use from Offices to a Dentist Surgery.

23 Farncombe Road is located approx 1 km east of Worthing town centre within the Farncombe Road Conservation Area; an urban district predominantly residential in character.



Location Plan (not to scale)



Ariel photograph

23 Farncombe Road, West Sussex

History

23 Farncombe Road was constructed in the early 19th century at which time the property is believed to have served as a lodge at the entrance to a large house located on its south side. The main house was demolished and replaced with a 5-storey office building in the latter part of the 20th century. The adjacent property on the north side, comprising a number of buildings and hard standing for cars, has been in use as the St John Ambulance HQ.

23 Farncombe Road remained in Residential Use up until 1985 at which time the property was converted to Office Use.

The Conservation Area Appraisal includes the following description: *"No 23 Farncombe Road is the only house with flint elevations and the 1875 map shows a long, narrow building on this site. It is therefore, potentially, of some historic interest, though in style quiet different from the Victorian villas".*

It is of note that the existing elevations have been subject to earlier alteration including the introduction of curved bay windows at ground floor level.

An extant approval (ref WB/08/1127/FULL) was obtained in January 2009 to convert the property to 3 flats.









Views - Front and Rear of 23 Farncombe Road

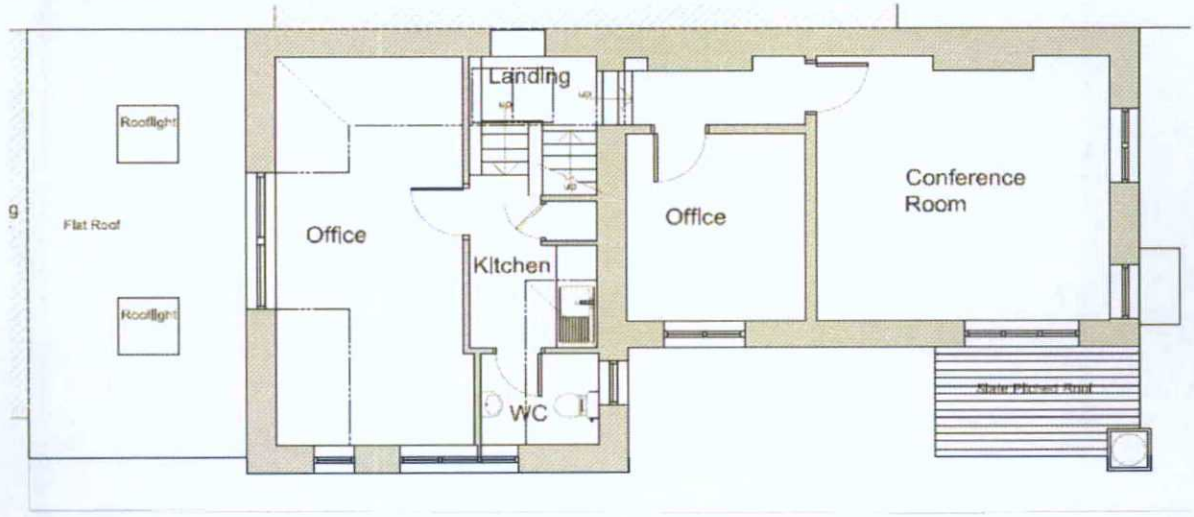
23 Farncombe Road, West Sussex

Proposal

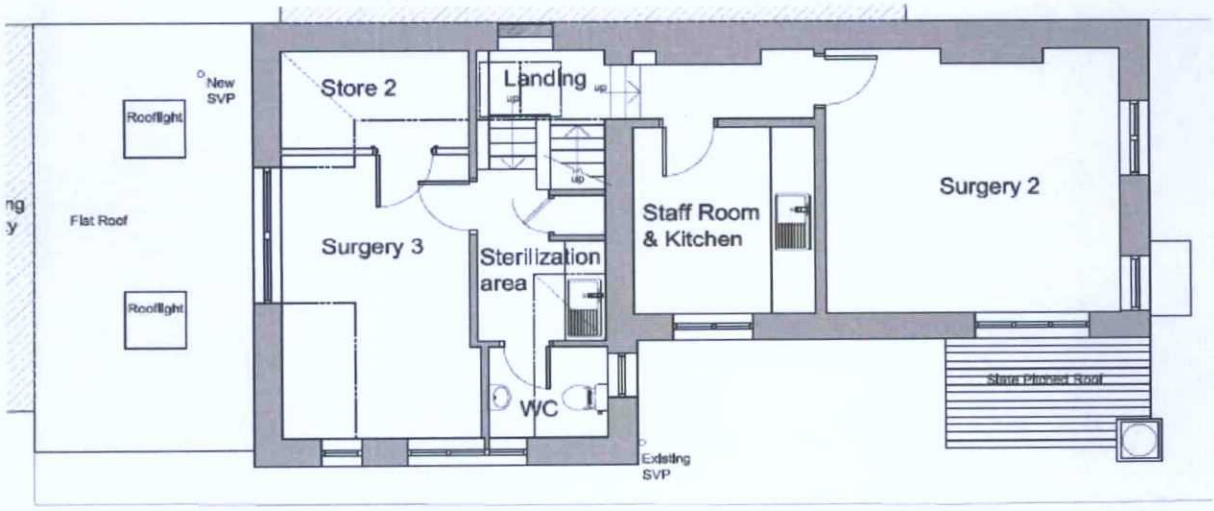
The proposal that is supported with this statement will provide for the Change of Use of the building from Office Use (Use Class B1) to serve as a dentist surgery (Use Class D1 Non-Residential Institution).

The proposed fitting-out will provide a surgery comprising 3 treatment rooms, a reception/waiting area and associated ancillary spaces for administration and staff.

Only limited new partitions / screens are proposed to sub-divide the existing accommodation. There will no requirement for structural alterations.

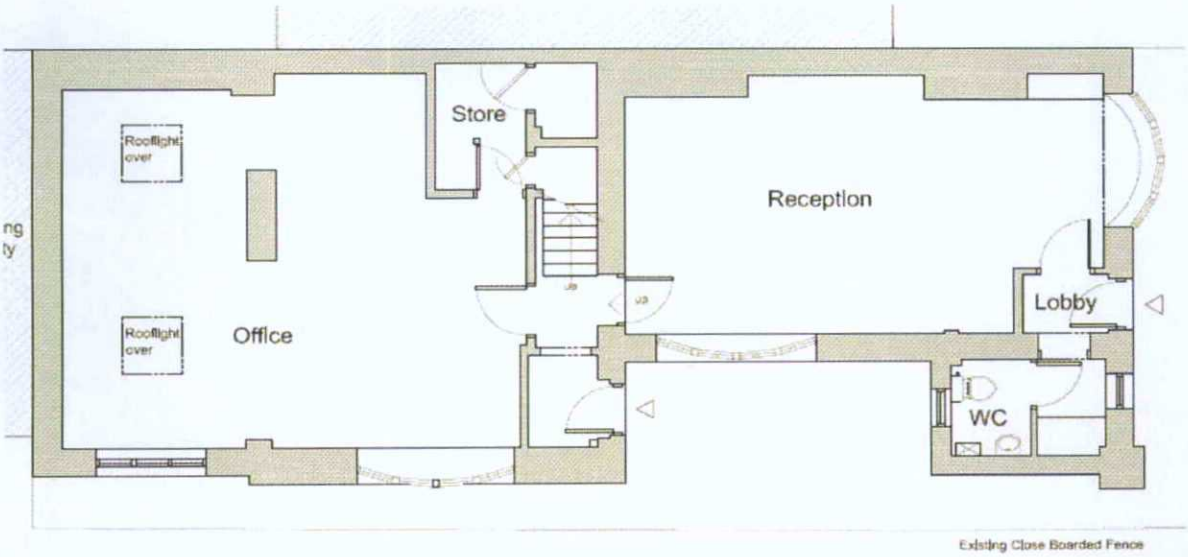


Existing First Floor Plan (not to scale)

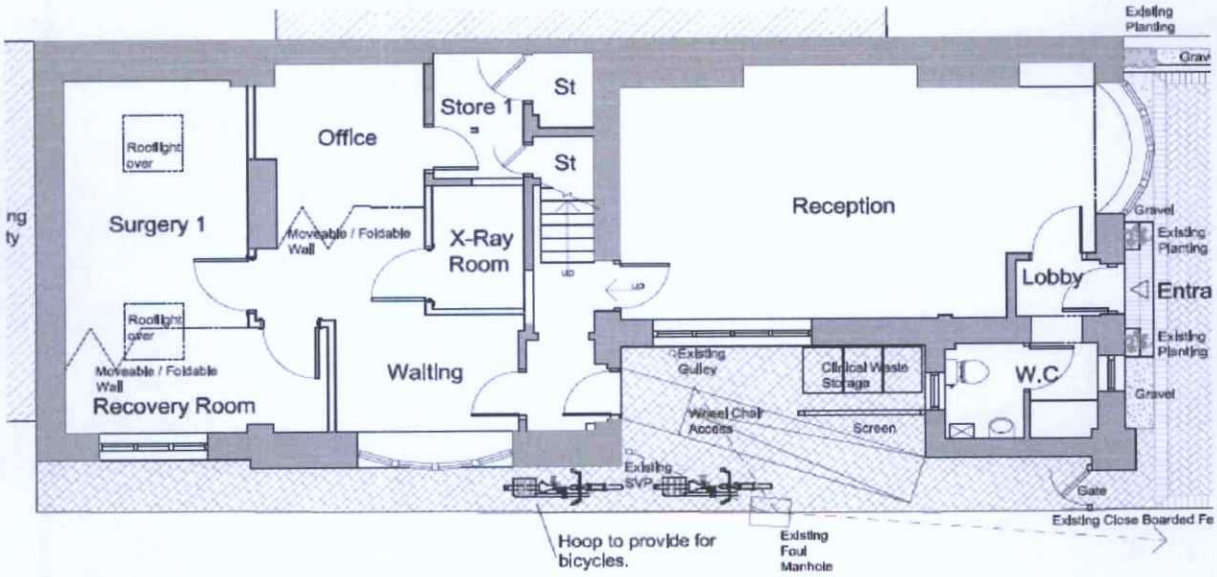


Proposed First Floor Plan (not to scale)

23 Farncombe Road, West Sussex



Existing Ground Floor Plan (not to scale)



Proposed Ground Floor Plan (not to scale)

No external alterations are proposed to the building and therefore the external appearance is unaffected by this proposal.

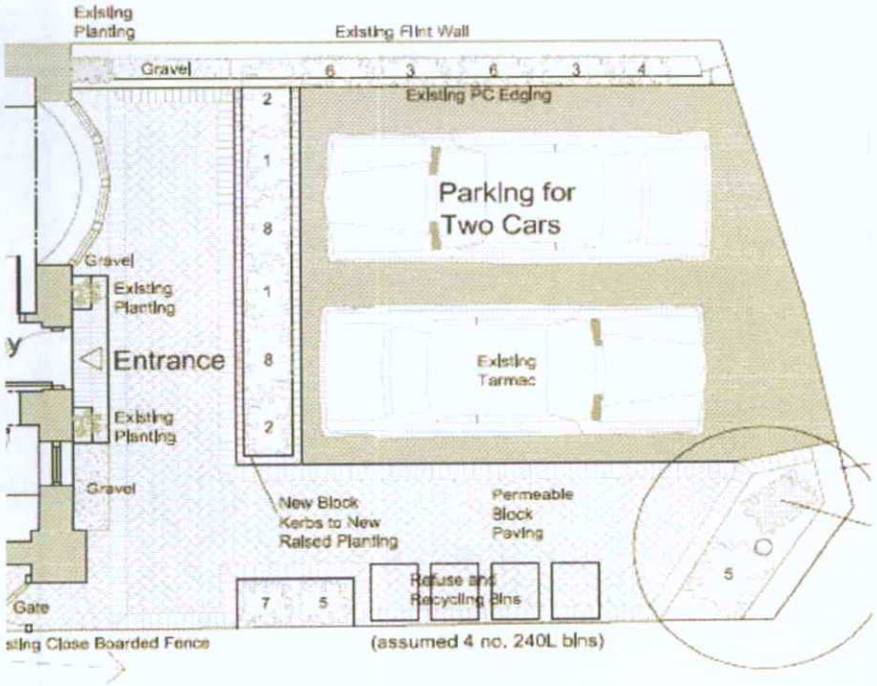
Equally, the proposal does not involve any ground works of a nature that will impact on any potential archaeological interest.

23 Farncombe Road, West Sussex



23 Farncombe Road

The existing external layout is generally unaffected by the proposals to convert the building to a dentist surgery other than the introduction of an additional soft landscaping and designating a small area of hard-standing to serve refuse/recycling on the forecourt. A disabled access ramp will be provided to the side access door.



Part Plan showing Forecourt (not to scale)

In conclusion, the proposals will not alter 23 Farncombe Road and will therefore preserve the character and appearance of the Conservation Area.