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Town and Country Planning Act 1990

Application on behalf of
Dr A Kunjur

to

Worthing Borough Council

Design & Access Statement for Proposed Conversion of Office Building to Dentist Surgery at Cantium Lodge 23 Farncombe Road Worthing West Sussex BN11 2AY

Prepared by

PDP Architects

December 2009

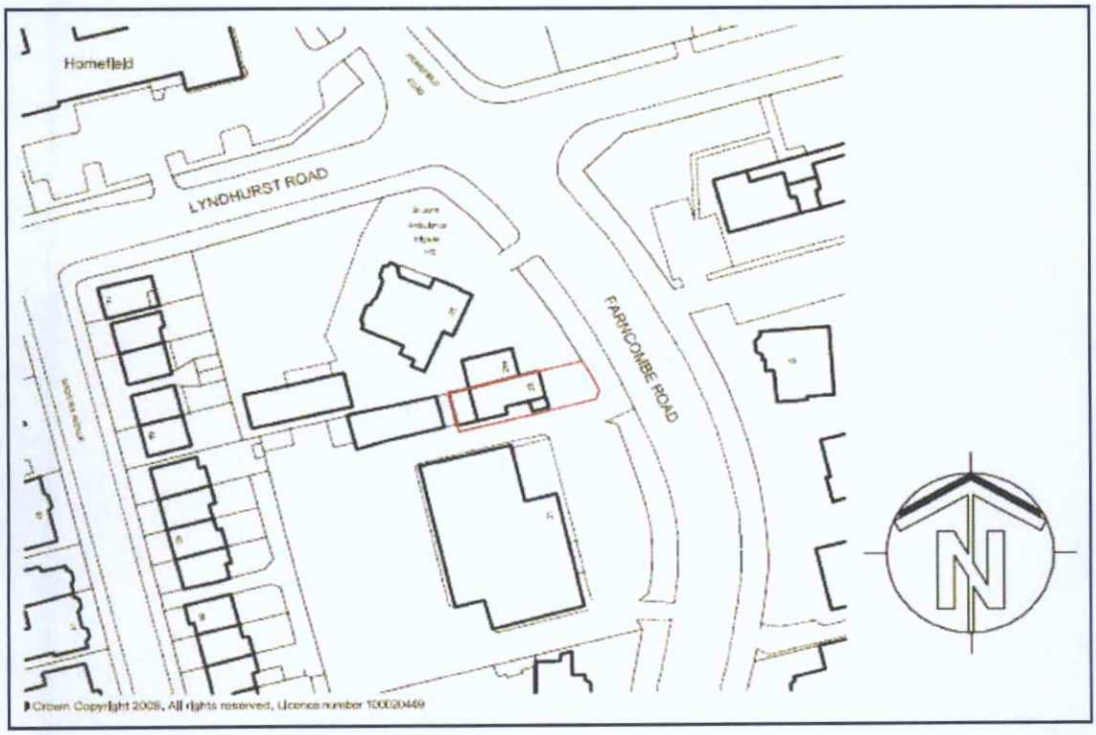
23 Farncombe Road, West Sussex

Introduction

This document is submitted to meet the requirements of Section 62 of the Town and Country Planning Act 1990, inserted by the Planning Compulsory Purchase Act 2004 which came into force on 10th August 2006. It takes account of the advice set out in DCLG Circular 01/2006, *"Guidance on Changes to the Development Control System"*. It has also taken account of the CABE 2006 publication, *"Design and access statements - how to write, read and use them"*.

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.

The application site is 23 Farncombe Road located approx 1 km east of Worthing town centre within the Farncombe Road Conservation Area.



Location Plan (not to scale)

Use

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.

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

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

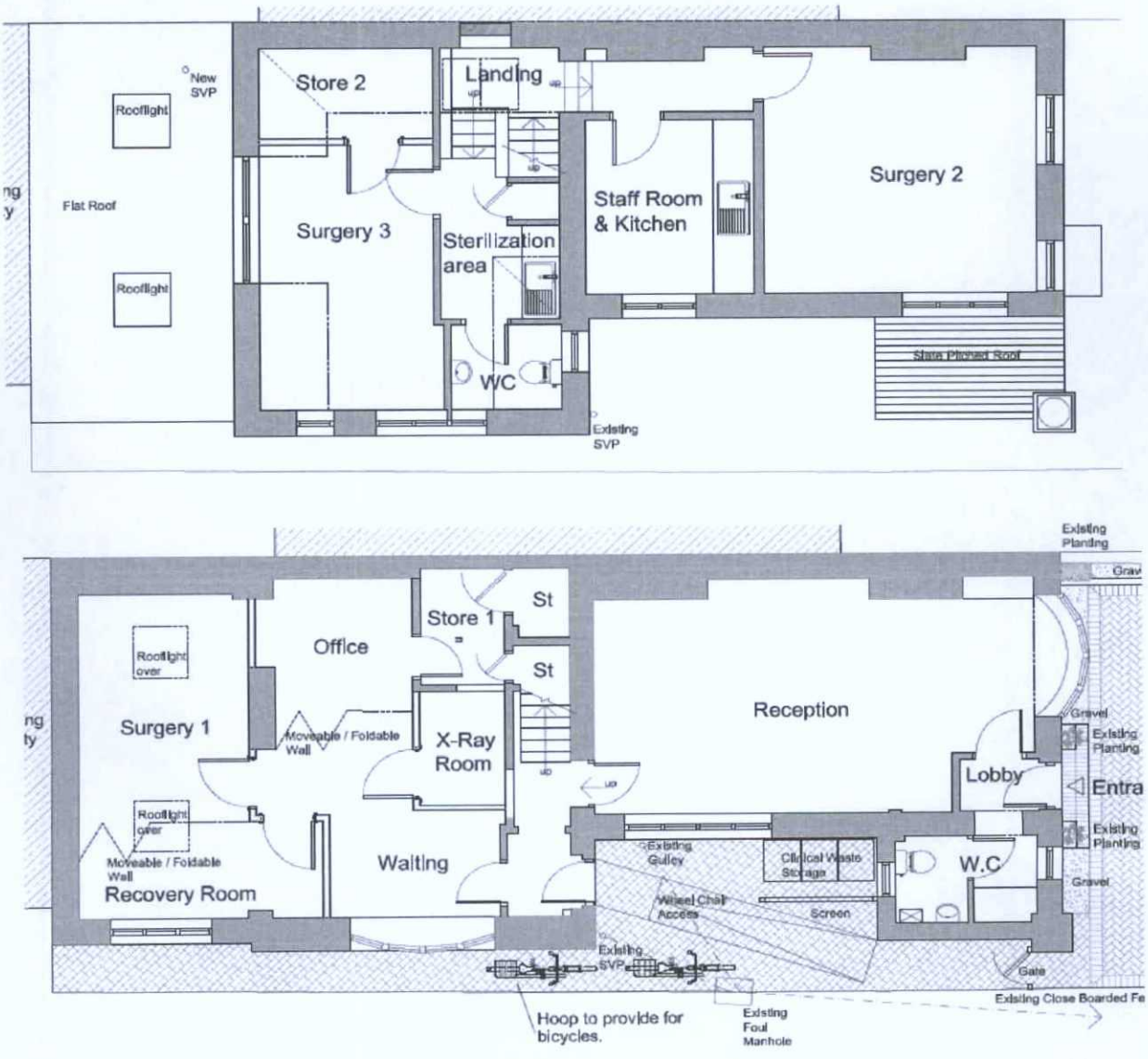
Amount

The application site measures c.0.19 hectares.

The existing gross internal floor space is c.140m^2.

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

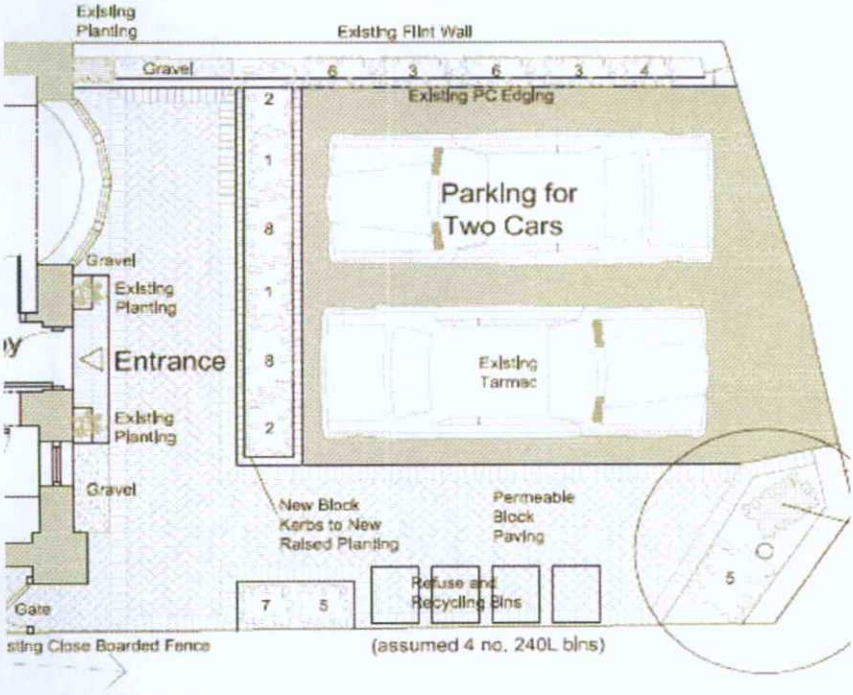
Limited new partitions / screens are proposed to sub-divide the existing accommodation without the need for structural alterations.



Floor Plans (not to scale)

Layout

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 of Forecourt (not to scale)

Scale

No external alterations are proposed and there is no consequence to the existing scale of the building.

Landscaping

Refer Layout above.

A single existing small tree on the site is retained.

Appearance

No external alterations are proposed and the proposals have no consequence to the existing appearance of the application site.

Earlier enquiry to Worthing Borough Council established that whilst 23 Farncombe Road lies within the Farncombe Road Conservation Area, formal Conservation Area Consent is not required in this instance.

23 Farncombe Road, West Sussex



23 Farncombe Road

Access

23 Farncombe Road lies within an urban area predominantly residential in character with adjacent buildings immediately to the north and south in office use. Wide level pavements provide good access for pedestrians and disabled users alike.

Existing vehicle parking is retained and provides ready access for wheelchair users to the front of the property.

Existing entrance doors are retained and present no significant impediment to users. Notwithstanding, a ramp is proposed to the side access door to enable disabled users to access the ground floor treatment room which is raised a single step from reception level.



Existing Forecourt



Existing Principal Entrance Door