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DESIGN AND ACCESS STATEMENT

BOROUGH OF WORTHING

DEPOSITED

TP REF No.

WB/ /

Site address

UNIT R DOMINION WAY, WORTHING

WEST SUSSEX BN14 8JP

Proposal

Change of use into roofing merchant supplies including a trade counter with external yard being used for parking and the storage of materials and calor gas bottles

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1. Context

The site is on the East Worthing Dominion Way Trading Estate.

The premises have formerly traded as a pharmaceutical company using the warehousing and offices in connection with the business. It is understood the unit was vacated the site in June 2009 with marketing of the site being carried out in earnest from then with very little or no success.

Unit R is one of numerous vacant industrial premises on the estate which have been empty for some considerable time.

2. Amount

The proposal is for change of use and therefore I can confirm there will no addition or enlargement to the existing building as a result of this proposal.

Please note Units R & S were clearly built as 2 separate units originally but its last use was that which combined both units as one single business. Unit S does not form part of this application nor proposal.

3. Layout

Once the compartment wall between Units R & S has been erected very little else is planned to the new unit in term of layout. See design drawings and application form for layouts and overall sizes and areas.

4. Scale

The scale of the site will remain exactly the same. As the building is existing and no additions are planned the works are purely to change the use.

5. Landscaping

Not applicable as change of use application only.

6. Appearance

The external façade of the premises will remain as existing as no external changes are proposed.

7. Access

Due consideration has been given to the overall access to the proposed structure in question and whilst no formal consultation has been carried out with any organisation or bodies it can be confirmed the proposals will cause no worse an arrangement than currently experienced.

Good level access to the unit is achieved from the rear forecourt bearing in mind the finished floor levels of the units are virtually flush with ground levels as this would have benefited moving vehicles from within the warehouse onto the forecourt.

Disability access will be provided throughout the units in accordance with latest Building Regulations and Disability Discrimination Act legislation. Internal access throughout the units are suitable for disabled or wheelchair bound persons.

8. Conclusions

With regard to specific Policies for this Estate and for the long-term business opportunities in the Worthing district I would suggest the proposal would sit comfortably with them. Indeed a proposal of this nature, to take on half of the former units R & S, would clearly give greater rise for the chance of the remaining premises to be occupied as both units together have clearly proved very difficult to market with very little interest from suitable sized businesses.

The proposal is an ideal location on the Estate and would prove to be a positive contribution to East Worthing itself.

I commend the merits of this application to the local planning authority.

WG
18/02/2011

9. Addendum

a. FLOOD RISK ASSESSMENT

i. SITE CONDITIONS

It is confirmed the site is located just within an area highlighted to be at risk of tidal flooding according to information and records provided by the Environment Agency, see map below.

Flood defence measures are provided along the coast with the site being approximately 2-3 miles inland from the coastline itself.

The site currently comprises of a large warehouse with ancillary offices and to the best of the applicants knowledge the building nor surrounding land have ever been subject to flooding.

ii. PROPOSAL

The proposal is for a change if use to a roofing merchants with ancillary external storage. There will be a nominal amount of refurbishment works only to the unit as it is not intended to enlarge the floorspace in anyway. The ground floor Finished Floor Level will remain the same.

iii. CONCLUSION

It is concluded there would be no material exacerbation of flood risk as a consequence of this development.