Church House Dental Practice

Enforcement Notice Appeal Evidence
APP/Y3805/C/10/2125360
Additional Evidence

Evidence of variance to risk assessments and policies in place for applicants with regards to Health & Safety Issues –

See Description of Health & Safety Issues & Risk Assessment completed prior to the purchase of the new doors.

Evidence of 'Original Doors'
The premises at 4-8 Church Street were originally, as the numbering suggests, 3 separate and individual terraced houses, two of which (4&6) were demolished in the 1960s and rebuilt with modern materials to form one business premise with courtyard giving rear access to the two other businesses fronting the High Street (Ken Johnstone's and Clark Computer & Management Services Ltd above).

The 'Original Doors' referred to in the Planning Refusal were, therefore, actually replacements for the original building frontage which could never resemble what was originally there. Unfortunately there are no plans or photos of this currently available.

Evidence of need for reasons of safety & crime prevention
Many of the commercial properties around Shoreham, particularly those on roads with a mixture of domestic & commercial properties, have installed metal gates, shutters & doors for security purposes. There is, therefore, a variance in appearance between the commercial and residential properties. This variance is generally based on the need for security, for example, the rear entrance to the Nationwide Building Society in Middle Street, the Gates to the courtyard at the rear of the Marlipins Museum in Middle Street and many shop frontages on both East Street and the High Street. Metal has an obvious advantage over wood in that it is more difficult to breach and the automatic locking system adopted by a metal doors & grills forms a much more secure system to any locking system that can be installed on a wooden door, for example the padlock system used on the previous door.

The garage entrance to Church House Dental Practice, Clarke's Computer & Management Services Ltd & Ken Johnstone's gives access not only to the three business properties, but also to rear of the commercial and residential properties in East Street. There is a need for the presence of the metal doors for reasons of safety & crime prevention for the following reasons:-

Ken Johnstone's building has now been leased to a 'Premier' shop/off licence which is open from 7am to 11.30pm 7 days a week, with a high cash turnover. It, therefore, requires increased security from the rear entrance which cannot be provided by wooden doors.

Clarke's Computer & Management Services Ltd has high value computer items on site and requires a high standard of security. During the period when the wooden doors were installed there were several break-ins. The advice given at the time by the police was that the wooden doors were unsafe and an alternative should be considered. This was one of the reasons for the changing of the doors.

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Church House Dental Practice has a need for security due to the presence of expensive dental & computer equipment and also because of the nature of the data being stored with regards to confidentiality and data protection.

Furthermore, the access and parking facilities for disabled patients is through the courtyard. The previous doors were cumbersome and took up a lot of space which sometimes caused problems which prevented disabled patients from being able to access the rear entrance.

In the past there have been several problems with young people accessing the courtyard after dark and causing a nuisance to staff and patients. This has not happened since the metal doors have been installed.