Design and Access Statement in support of the Material Change of Use Application from D1 (private health centre) to B1a (professional office) to first floor only, at Manor Farm House, 20 Southwick Street, Southwick, BN42 4TB.

Applicant – Mr Gavin Chatfield, Accel Consulting Ltd.

Use:
The building is grade 2 listed and is currently used as a private health centre at ground floor only, with vacant rooms at first floor.

This application seeks change of use at first floor only form D1 to B1a.

Amount:
The building is a semi-detached property with an overall floor area of 197m2. No additional floor area is proposed and the application is solely for change of use at first floor only.

At ground floor the accommodation comprises of;

Reception –	22m2
Treatment rooms -	46.6m2
Offices-	29.2m2
Storage-	25.6m2

At first floor the accommodation comprises of;
Consulting rooms - 73.7m2

The first floor consulting rooms are not used and can be changed without any alterations to office accommodation.

Layout:
The exg health centre at ground floor is retained and has it's own entrance. There are no alterations proposed to the ground floor layout.

The first floor accommodation has a separate entrance to the side of the property and a self contained staircase to access the first floor. No alterations to the layout are proposed at first floor.

Scale:
Manor Farm House is a 2 storey building under a pitched tiled roof. There are no alterations proposed and the scale remains unaltered.

Landscaping:
NA

Appearance:
No alterations are proposed so the appearance remains unchanged.

Access:
Access is retained as exg.

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DATE VALID | 21 MAY 2015