

Design and Access / Heritage Statement

Provident House, 50 Grafton Road, Worthing BN11 1QT

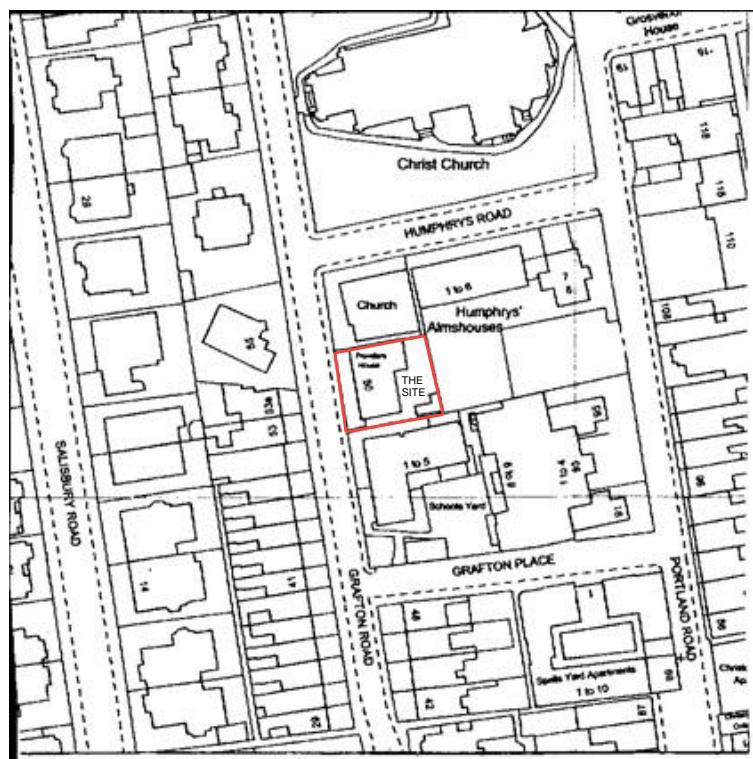
Humphrys Almshouses is a charity, dating back to 1858, providing independent housing for people of limited financial means. It currently has eight self-contained one bedrooned flats in Humphrys Road and Portland Road. Humphrys has been a feature of Worthing town centre for decades.

The charity has a vacant property – Provident House, Grafton Road (the subject of this application) – which is adjacent to the Humphrys estate. The trustees of the charity wish to change the use from Nursery/school into offices.

The site is in a street with some high-quality buildings, some of which are Listed, although the proposed site is not. Construction of these varies from rendered, facing brickwork and flint construction.

The existing building has had various uses in the past, the last being a nursery/school.

The site is in the Chapel Road Conservation Area, and the site will be visible from Grafton Road, and partially from Portland Road.



Site plan 1:1250

1. Amount

The proposal is to change the use from F1 use (Nursery/school) to E(g)(i) use (Offices) The building is currently vacant.

2. Layout

The unit is accessed from Grafton Road, through double doors, into a central hallway.

Existing entry doors and windows will be retained throughout.

3. Landscaping

There is no real existing landscaping on the west side of the property, only concrete, which will be utilised as two parking spaces for the occupants (See below)

The east area is grassed with concrete paths and will be tidied up only.

4. Appearance

The appearance of the main elevation of the proposal will be unaltered, as pictured below, being brick construction with slate roof. Windows and doors are all in timber and will be unaltered.



5. Use

The use of the proposal will be offices.

6. Access

The premises are accessed from Grafton Road. There are two existing parking spaces on the front forecourt.

The main town centre is a ten-minute walk from site. There are bus stops to the north within 200m for access to the rest of the town, as required.

Worthing Central railway station is within 1 mile to the north.

The occupants will be encouraged to use public transport rather than cars.