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ADUR & WORTHING
PLANNING SERVICES
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DESIGN AND ACCESS STATEMENT

for an

Extension

at

New Pond Row Surgery, Lancing, West Sussex

BN15 8AN



14th December 2015

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1.0 Introduction

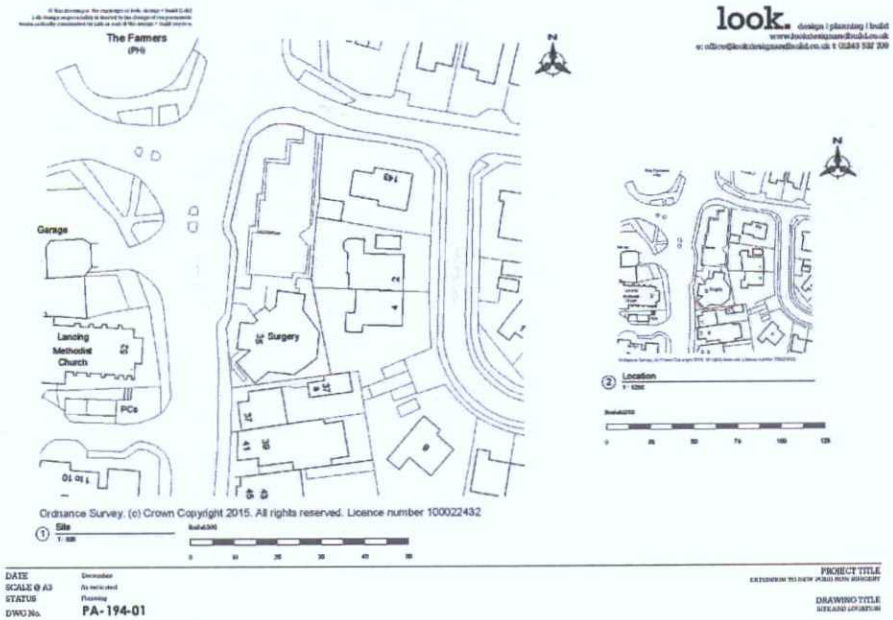
It is proposed to extend the existing surgery's facilities with a new wing. The proposal allows for a much needed - 3no. new consulting rooms, a disabled WC and office administration.

This design & Access statements forms part of a Full Planning Application process.
This Statement elaborates in detail how the design of the surgery has evolved and how the proposal will make a positive contribution to the character and appearance of the surrounding area. The Statement also demonstrates how the design of the scheme complies with the relevant planning policies at national and regional level.

2.0 Context

- Existing Site

New Pond Row Surgery is a small local surgery serving the needs of the community. The area comprises of a mixture of commercial properties and residential dwellings located between South Street to the East and Kings Road to the North. The buildings in the area are a good mix of styles and characters from the preceding decades and centuries.



Application Site at New Pond Row Surgery, BN15 8AN

The existing site area of approx. 845m2 is occupied by a Doctors Surgery building, constructed in traditional brick walls and slated roof. The building is single storey and was constructed circa 1980. The surgery has been extended at various times over the years to meet the needs of the surgery. There are 10 existing car parking spaces within the site.



Front View of New Pond Row Surgery, BN15 8AN

- The proposal

Although the surgery has existed on this site for several decades ,the purpose of the proposed development is to bring the surgery in line with the current acceptable standards as required by the Department of Health. This necessitates extending the ground floor of the building to provide new consulting rooms and disabled WC, with first floor administration space and storage facility. And, remodeling of the existing surgery to allow for improved facilities in line with current NHS legislation and requirements. Overall, this will lead to improved amenities for staff and visiting patients.

3.0 Amount & Scale

The application is for a single storey extension the Northern side of the surgery with rooms in the roof to form a first floor space. The existing surgery has a GEA of approx. 265m2. The extension will add an additional 106m2 GEA of new surgery at Ground Floor ans approx. 70m2 of new surgery at First Floor. The infill entrance link between the proposal and existing building will add a further 30m2 GEA of floor space. The existing car parking layout will be affected, but it is intended to extend car parking facilities and have a net increase of 2no. spaces. There will be allowance for 2no. disabled parking bays and an ambulance parking bay.

The car park extension will be to the front Western side of the site and will partly reduce the existing grassed area. A new reinforced wall is proposed with a low level railing to the perimeter of the car park fronting South Street.

The existing 'open' refuse area to the South West of the site, will be rebuilt as an enclosed single storey timber structure in the same location on the South West boundary. External A/C condensers will be located at low level along the Eastern and Southern elevations, these will be attenuated in order to reduce any noise nuisance for the adjacent properties, generally these will only be in operation during Surgery opening hours.

4.0 Design and Appearance

It is intended to replicate the type and details of facing bricks, timber boarding and blue roof slates as used on the existing Surgery building. Permeable block paving to the extended path and around the Surgery. The car park will be laid to fresh tarmac.

The proposed windows and doors will be powder coated aluminium and obscure glazed both for patient privacy and to avoid any neighbourly issues, the internal cill levels of windows are raised to avoid any possibility of overlooking. All new eaves line and rainwater goods will be powder coated aluminium. The entrance link will be finished with a zinc roof. The choice of powder coated aluminium and zinc is to keep the materials as maintenance free as possible.

Refuse:

The site has sufficient space to store refuse bins and to be collected weekly. A new timber structure will house the bins to keep them from view.

Transport:

The surgery is served by local bus routes and within short walking distances to the local villages, towns and beyond. There will be provision for secure bicycle parking on site.

6.0 Landscaping

Surface Water:

Hard landscaping around the building will need to eliminate any surface water run-off. One way to achieve this is to use permeable paving allowing the water to gradually percolate through to the ground. Hard landscaping will consist of more non permeable materials such as traditional block paving or paving slabs. Rainwater runoff from the building will be dealt with in a suitable manner.

Foul water:
Foul water discharge will be dealt with by connecting to the existing foul sewer system.

Planting:
Soft landscaping will be a combination of grass and planted borders with hedging to the boundaries. Plants to be used in the borders will need to be fairly drought tolerant to reduce the requirement for watering.

Trees and Hedges:
There are no trees of any significance on the proposed dwelling footprint that would be affected by the proposal.

Boundary treatments to the remainder of the site would remain as existing.

7.0 Access

The existing vehicular ingress/egress is to be moved more centrally to the car park area, and widened to improve car flow in and out of the car park. The pedestrian access is unaffected by the proposals albeit closer to the main pedestrian pavement on the Western boundary.

Access into the building will be via level access thresholds and ramps with a gradient no greater than 1:20. Externally paving will be accessible with falls and cross falls no greater than 1:20 or 1:12. The facilities in the proposed extension are designed fully for wheelchair access with suitable sized corridor and door widths. Internal doors will be 1000mm wide to the consulting rooms and wc's being designed in accordance with Part M of the Building Regulations.

8.0 Sustainability

In order to meet climate change CO2 Carbon emission reduction targets the proposal will be designed to meet a high level of sustainability. This will be achieved in the following ways:

Water Efficiency:
Mandatory internal water use to be limited in line with guidance docuements.

Sustainable Construction:
The fabric of the building along with the mechanical and electrical installation will aim to achieve an 25% improvement of the Dwelling Emission Rate over the Target Emission Rate on the current Building Regulations. This will be achieved with fabric U-values being better than those required by the current Building Regulations. The table below gives an idea of the fabric U-values that we will be aiming for:
Roof (pitched) 0.12 W/m2K
Walls 0.22 W/m2K
Ground Floor 0.17 W/m2K
Windows & Doors 1.60 W/m2K

Construction materials such as timber will be obtained from sustainable and managed sources.

9.0 Noise Impact Assessment

The proposal will have no adverse noise impacts upon the surrounding area as the proposed use of the land and the dwelling will be in keeping with the existing use.

10.0 Relevant Planning History

The following planning history could be found on Adur & Worthing council's database:

L/159/91/TP/7197 - Single-Storey Extension PERMIT

11.0 Planning Policy

The applicant will be seeking a full Planning Permit for an extension. The policies contained within the National Planning Policy Framework published 27 March 2012 will apply. The proposals have also been considered with particular regard to the revised draft Adur Local Plan 2013 and all relevant Supplementary Planning Guidance, Supplementary Planning documents and material considerations. The following policies of the Adur Local Plan are relevant to this application:

Policy 9: Lancing
Policy 15: Quality of the Built Environment and Public Realm
Policy 19: Sustainable Design
Policy 26: Protecting and Enhancing Existing Employment Sites and Premises
Policy 27: The Visitor Economy

12.0 Flood Risk

The Environment Agency flood maps confirm that the site does not fall within an area considered to be at risk from flooding.

13.0 Summary

- The proposals have been considered with particular regard to National and Local Plan policies.

- The NHS has for some time promoted the provision of care local to the point of need. This will free up A&E, reduce the need for Hospital appointments, reduce travelling distances and time taken off employment. The local GP Surgery is encouraged to offer facilities for minor procedures and examinations/diagnostics. The existing surgery lacks some of these basic facilities and services for the local patient list, and as such would like to be able offer additional services in accordance with NHS guidelines and with the support of the local Medical Committee. Additional facilities offered will also increase demand on the Administration of the Practice and the requirement to retain patient records has put pressure on the existing Admin space, as part of the proposal an additional Admin office is desirable.

- The design ethos from the outset was to create a space which can not only support a new fresh building with capacity and a sense of wellbeing, but also to be sustainable and adaptable for future generations to come.

- The position of the proposal has been achieved whilst causing no significant harm to the residential amenities of neighbouring properties.

- The proposed development respects the vernacular architecture of the immediate area, whilst at the same time retaining its own identity. The design, materials and landscaping are all to be to a high standard, and where possible the use of locally sourced materials will be employed.

- Whist there is no prevailing design of properties in the area, the design of the submitted proposal will ensure that the built form will compliment and be harmonious with adjoining properties. Care has been taken to ensure the proposal does not detract from the character and appearance of the locality and, we believe, will in fact enhance it. As outlined within the Local Plan, good design should respect the character of its setting and can make a positive contribution to reinforcing local distinctiveness.

- It is our intention to create sufficient levels of thermal mass in order to reduce the energy usage for the surgery. High levels of insulation to the walls, floors and roof will further aid in increasing the energy efficiency of the dwelling. Where the consumption of water is concerned, as previously detailed, the predicted indoor water use will be restricted within current standards. The management of surface water runoff from the development will be a code compliant SUDS system. To summarise, due diligence has been undertaken to ensure that the siting, layout, orientation and design achieve the optimum degree of energy and water efficiency, whilst at the same time meeting our Clients requirements of their design brief.

- The proposal would not result in the loss of significant buildings, related spaces, trees, shrubs, hedges, or other features important to the character of the built up area or landscape.

- The proposed development, we believe will have minimal impact on the landscape character or be of detriment to its landscape setting.

- Sustainable construction techniques have been incorporated into the design

- A waste management and minimisation plan will be implemented as part of the construction phase of the project to the approval of the LPA.

- Through a conscientious approach at conceptual stage and with consideration given to the relevant policies of the Local Plan and guidance as set out within the National Planning Policy Framework the resultant proposal, is an appropriate development in this location and will not detract from the character of its setting.

- Letters to support the application from the Local Medical Committee and the Group Practice are submitted with the application for consideration.