DESIGN AND ACCESS STATEMENT

Proposed Change of Use from Storage and Distribution Unit (B8) to Veterinary Practice (D1)

8 Lisher Road
Lancing
West Sussex
BN15 9EY



Prepared by:

ACD Projects

Date: 28th September 2016

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1.0 INTRODUCTION

ACD Projects Ltd has been appointed to help with the change of use application and the conversion of 8 Lisher Road in Lancing to provide a new small animals veterinary practice for the local public and those further afield.

The current property has been vacant for the last few years and was previously an storage and distribution unit.

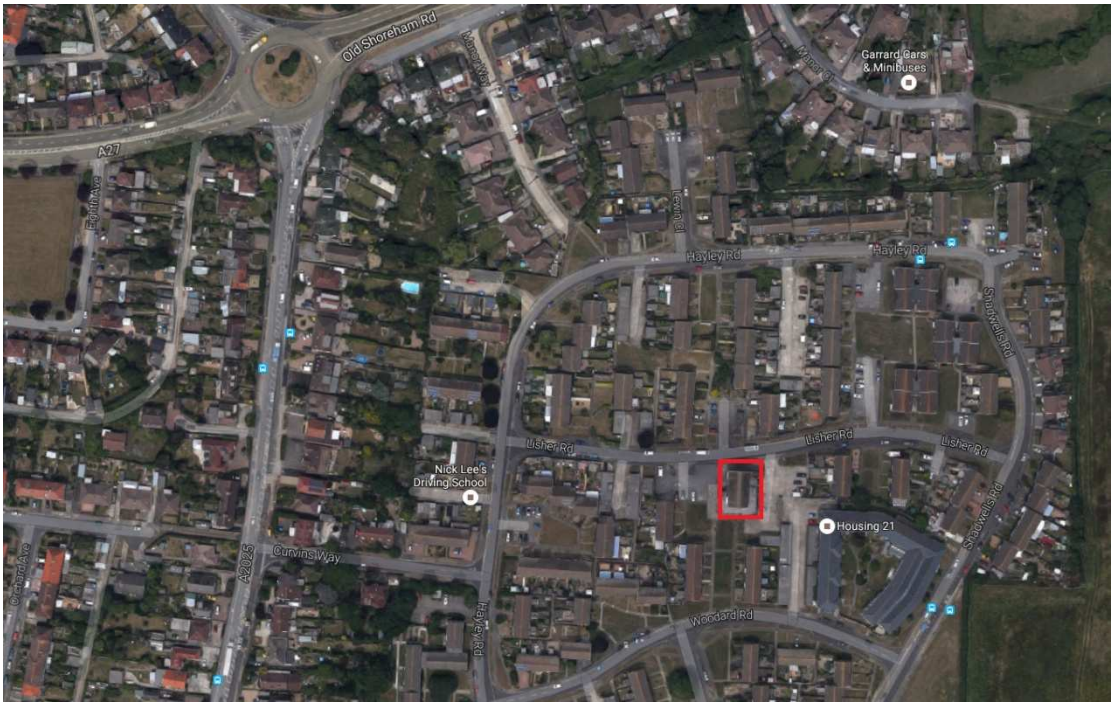
The proposals will convert a vacant, tired looking storage and distribution unit into a modern small animal (dogs, cats) veterinary practice for Lancing and the surrounding areas. Due to the sites prominent location on the A2025 Grinstead Ln, these proposals will help enhance the area's appearance as well as provide a useful service for the community.

ACD Projects Ltd has a vast amount of experience of working on veterinary practices and has recently completed a new multi-million pound referral hospital for Fitzpatrick Referrals at the University of Surrey in Guildford. Their portfolio can be seen on their website www.acdprojects.com.

2.0 SITE CONTEXT

2.1 Site Location

8 Lisher Road
Lancing
West Sussex
BN15 9EY



Source: www.google.com/maps

2.2 Existing Site Description

8 Lisher Road, Lancing is a vacant 1 story commercial unit located in a shopping parade, just off the A2025 Grinstead Ln, in a quiet residential area.

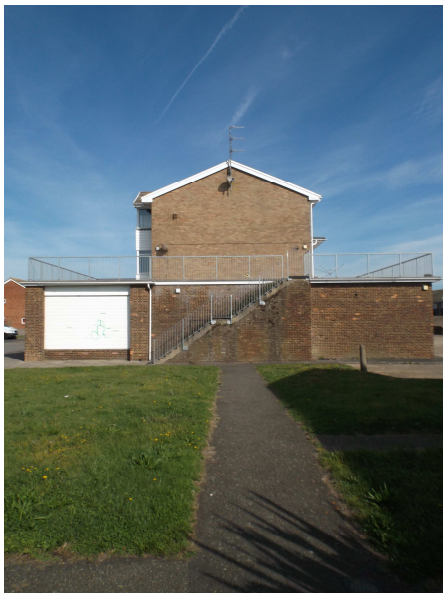
The site has been vacant for the last few years and the property is in a relatively rundown state with some dilapidations.

The property provides 168,74 sqm of space across 1 story with a partially flat terrace roof and residential apartments above. In addition there is an area for client parking on the west side of the shop and a staff parking on the south side.

There is a convenience store (H&K SHOP) attached to the eastern boundary of the property and a residential properties located above the parade.

2.3 Existing Site Photographs









3.0 DESIGN

3.1 Usage

The proposals comprises of a waiting area and reception, consultation rooms, veterinary facilities, dog and cat wards, laundry / freezer store/delivery room and staff room.

The facility aims to serve clients bringing in un-well companion animals to the site for consultation and treatment by the new practice.

Normal working hours: 8.30am to 7.00pm (Monday – Friday).
8.30am to 1.00pm (Saturday).

Additional emergency cover is to be provided by Priory Emergency treatment Service (PETs) at Brighton BN1 8QR.

3.2 Layout

The existing property will undergo some internal demolitions to allow for the new layout as the current does not lend itself to a veterinary practice.

The veterinary centre is open to the public, with public access restricted to the reception area, with dog and cat waiting areas (and the disabled toilet facility) leading to the 2no. Consultation rooms. There are existing car parking spaces provided for visitors and staff around the exterior of the building including 1no. Disabled car parking space near the main entrance.

The main entrance faces North, towards Lisher Road. There is an access route that passes on the back of the parade to allow for deliveries to the convenience store next door. This will be used by the new clinic for delivery and waste pick up as well as by Its staff.

Good circulation is provided around the site with paved and hard standing surfaces from the parking areas to the entrances and from the access route to the rear of the site.

3.3 Appearance

The existing windows will be modified and one window being blocked up on the northern side, while the eastern and western side windows will only be changed with a toughened glass for a better sound insulation.
The existing doors on the southern side will be substituted and partially modified. This will vastly improve the aesthetics of the existing property and bring its appearance up to date with other modern veterinary practices.

Above all, the design aims to improve the existing aesthetics of the property whilst being sympathetic to its surroundings and welcoming to visitors. Consequently the materials and colour pallet were chosen with these considerations in mind and aim to enhance the new veterinary practices' image to potential new customers. We have successfully used similar approaches for other recent small animal welfare facilities around the country.

(Refer to Planning Application drawings).

4.0 ACCESS

This Access Statement sets out to address both the issues of 'access' as part of the planning application design and access statement as well as forming the full 'access statement' to address the obligations of reasonableness introduced by the Disability Discrimination Act. This Access Statement should be viewed as a document which 'grows' with the project.

This Statement therefore looks to answer some of the following issues:

- Consider the needs of all potential users;
- Identify the type and appropriateness of good practice guidance used; and Record those design and practice issues, which whilst not following precise good practice guidance, nevertheless meet the overall objectives of "reasonableness".

Generally, this Statement is required to and takes into consideration the following legislation:

- Part M of the Building Regulations (2004)
- British Standard 8300 2001
- Disability Discrimination Act 1995
- The Sign Design Code
- The Code for Lighting 2001
- DRC Codes of Practice
- Other relevant sections of the Building Regulations, including Part B: Fire Safety and Part K: Protection from Falling, Collision and Impact
- Offices, Shops and Railway Premises Act 1963

This Access Statement is not an exhaustive list, but offers an opportunity to improve the buildings and spaces by considering the way, at the very early stages of the project and throughout the project, the proposed use of the building, or will use it and how it will be managed in terms of the needs of the users. The Statement endeavours to achieve the highest quality outcome to ensure inclusive access for all regardless of age, disability, ethnicity or social grouping.

4.1 Means of Access

The approach to the site by the existing vehicular access roads is suitable for all types of vehicular traffic. This entrance allows access for vehicular, cycle and pedestrian approach.

Appropriate lighting is already in place on and around the existing site, and adequate signs to enable clear and legible access into the site will be provided.

4.2 Car Parking

The majority of the existing site is compacted hardcore with no marked parking bays. The proposals will provide sign posted marked spaces for staff while visitors can use existing spaces located to the front of the property, this includes a single disabled space.

4.3 Entrance & Approach

All entrance doors accessible to the public and will be glazed and wide enough to afford access for wheelchair users and have an overhead restrictor door closer requiring no force greater than 20 newtons to open the door. Flush thresholds will feature to all publicly accessible external doorways. Any gradients are to be 1:20 maximum.

4.4 Internal Circulation

All internal doors for public access will be of sufficient width for wheelchair use, as will corridors and again, as previously, will be fitted with overhead closers that require no force greater than 20 newtons to open the door. Due to the nature of the animals being housed, all members of staff on site must be able bodied and therefore not all non-public spaces are necessarily wheelchair friendly.

4.5 Means of Escape

The means of escape, in case of fire, will be designed in accordance with the Building Regulations and to the approval of the Building Control Officer and Fire Officer. The actual provisions of means of escape strategy for disabled people will be addressed by the client following their Risk Assessment and fire precautions work place regulations, and a suitable personal emergency egress plan will be developed for individual staff members with disabilities as and when required. Fire doors at various locations are fitted with large lever handles or push plates with the words ‘push down to open’ signs.

4.6 Toilet Facilities

There will be a public disabled and staff WC, which is accessed through a corridor next to the reception.

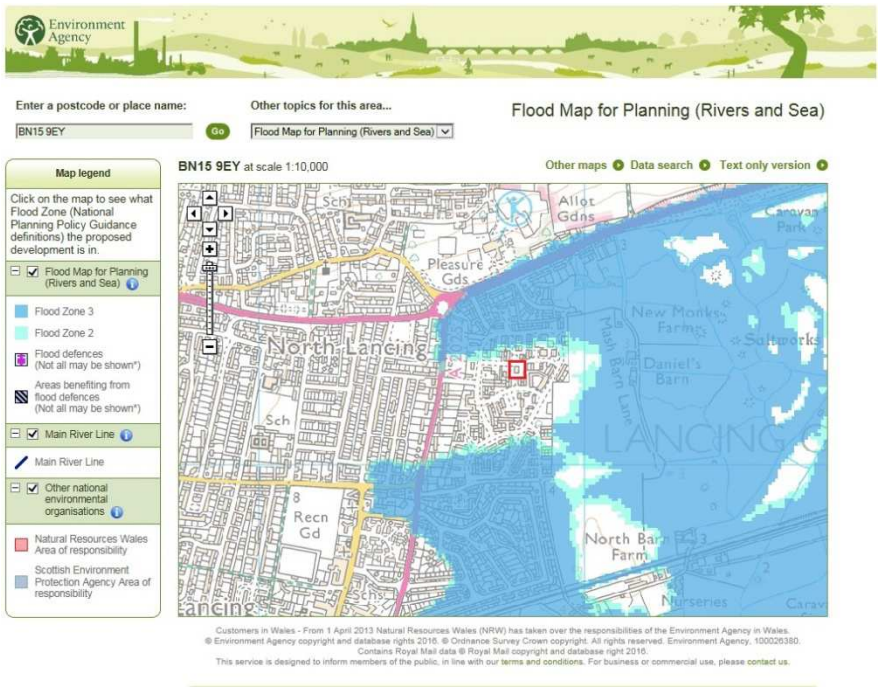
4.7 Signage

New internal signage will be displayed in order to direct visitors in the correct direction of the new facilities and emergency exits as appropriate.

4.8 Evacuation

In an emergency, visitors will evacuate through the designated emergency exit doors, highlighted via standard statutory signage and emergency lighting. Staff will undergo basic training in evacuation procedures and will be responsible for getting customers out of the building; however, alarms will be installed in accordance with L1.

5.0 FLOOD RISK ASSESSMENT



Source: Environment Agency

5.1 The map above from the Environment Agency shows that the site (located by red rectangle) is not in either Flood zone 2 or 3 and therefore is very unlikely to ever be flooded.

Also as the NPPF states in paragraph 104, “Applications for minor development and changes of use should not be subject to the Sequential or Exception Tests but should still meet the requirements for site-specific flood risk assessments… ”.

Therefore as the proposed application is for change of use, no Sequential or Exception Tests have been undertaken.