Form Ref. No. 225913

ADUR
DISTRICT COUNCIL

Application For Planning Permission

TOWN AND COUNTRY PLANNING ACT, 1990

4 copies of this form required, together with plans and appropriate fee.
All measurements are to be given in metric.
If site relates to Lancing or Sompting, please submit 5 copies.

FOR OFFICIAL USE ONLY	
Appl. No	Andandor
Date Received	
Fee	30 APR 2007
Rem. List	

Applicant's Details

Title		Address	19 Culver Road
Forenames			
Surname or Company/ Organisation	Kingfisher Surgery		Lancing
			West Sussex
Telephone	[redacted]	Postcode	BN15 9AX
Email	[redacted]		
Do you have an agent?	Yes		

Agent's Details

Title		Address	The Park Surgery
Forenames			Albion Way
Surname	Architects Design & Management		
			HORSHAM
Telephone	07850 865070		West Sussex
Email Address	ian@admarchitects.co.uk	Postcode	RH12 1BG

Application Type

(a) Full planning permission (including changes of use) ☐

(b) Outline planning permission ☐

If 'Yes', state those matters to which this application relates (tick where appropriate)

- (i) Layout ☐
- (ii) Scale ☐
- (iii) External Appearance ☐
- (iv) The means of access ☐
- (v) Landscaping of the site ☐

(c) Renewal of a temporary permission ☐

If 'Yes', state the Date ☐
and Permission Application ☐
and the Condition Number ☐

(d) Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission ☐

If 'Yes', state the Date ☐
and Permission Application ☐
and the Condition Number ☐

(e) Permission to develop land without complying with a condition imposed on a planning permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

Land Details

Full address or location of the land to which this application relates

19 & 21 Culver Road
Lancing
West Sussex
BN15 9AX

Does the applicant own or control any adjoining land? No

If 'Yes', this land must be edged blue on the location plan

Area of site (Hectares) 0.09

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

Proposal Details

For Residential Developments, please enter the number of units (flats, bungalows, houses)
- for a Change of Use that REDUCES the number of units, please enter a negative(-) number. -1

Description of proposed development: Extension to rear of existing surgery at number 19 Culver Road and alterations to existing rooms in the roof space. Change of use at number 21 from a dwelling to doctors surgery with extension at ground floor and conversion of loft space to ancillary office support space to the surgery. Additional car parking spaces to be provided.

(If residential development, state type if known, e.g. houses, bungalows, flats)

State whether the proposal involved:-

(i) New building(s) or structure(s) No

(ii) Alteration or extension of building(s) Yes

(iii) Construction of a new *vehicular* access to a highway No

Construction of a new *pedestrian* access to a highway No

(iv) Alteration of an existing *vehicular* access to a highway Yes

Alteration of an existing *pedestrian* access to a highway Yes

(v) Closure of existing access No

(vi) Change of use only Yes

Is there to be any 'furniture' placed on a street/highway? No

Use of Land

Particulars of **Use** of Building or Land: Please State

Present use: Surgery & dwelling

If vacant, the last use:

Additional Information

(a) Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? No

(b) Is the application for the winning or working of minerals? No

(c) Is the application for an agricultural dwelling or building? No

(d) Does the proposed development involve the demolition of any residential units? No

If 'Yes', how many units? Please indicate their position on plans

(e) Does the proposed development involve the felling of any trees? No If 'Yes', indicate their position on plans

(f) Does the proposed development involve any public right of way within the site? No If 'Yes', indicate their position on plans

(g) Does the proposed development involve demolition or alteration of a building or Special Architectural or Historic interest or demolition within a Conservation Area? No

If 'Yes', a separate application for **Listed Building Consent** or **Conservation Area Consent** may be necessary

(h) (i) How will surface water be disposed of? as existing

(ii) How will foul sewage be disposed of? as existing (e.g. mains, cesspit, etc.)

(i) Is there to be any 'furniture' placed on the street/highway? No

Process Description

Additional information required in respect of applications for Industrial, Office, Warehousing, Storage, Shopping, Rest and Nursing Homes, Commercial Purposes or Places of Public Assembly.

In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed. Please relate your answer to the 'Floor Areas & Uses' section.

Details of Proposal

Is the proposal related to an existing use on or near the site?

If 'Yes', please explain the relationship

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? ☐

If 'Yes', please give details including gross floor area of such premises and state your intentions in respect of those premises.

Details of Floor Areas and Uses - please specify in square metres

	Existing Floor Space or use (if any)	**Proposed New Floor Space or use**	**Total Floor Space** (Allow for any space lost)
What is the amount of industrial floor space?			
What is the amount of office floor space?			
What is the amount of retail floor space?			
What is the amount of storage or warehousing floor space?			
Other Use 1 (please specify)			
Other Use 2 (please specify)			
TOTALS			

Other Uses 1 or Comments/Information

Details of Staff	**Office**		**Industrial**		**Other**	
	Male	Female	Male	Female	Male	Female
(i) **Number of staff in existing premises on the site**						
(ii) **How many new staff will be employed on the site as a result of the development?**						
(iii) **If you propose to transfer staff from other premises, please give details of the numbers involved***						

*and details of the premises affected.

Premises Details

In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing homes, etc., please specify:

Type of Business

Public floor space (Total)

Seating capacity

Bar floor area (sq.m)

Single bedrooms

Double bedrooms

Parking & Traffic

What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site?

State number of car spaces

and Lorry spaces

What is the estimated vehicular traffic flow to the site during a normal working day?
Please include all vehicles

Separately specify those used by employees driving to work:

Waste

What is the nature of disposal of any trade effluents or trade refuse?

What is the volume of any trade effluents or trade refuse?

and the proposed means of disposal of any trade effluents or trade refuse?

Will the proposed use involve the use or storage of any hazardous substances?

If 'Yes', please indicate

Plans

List of drawings and plans submitted as part of the application - indicate drawing numbers and scales.
4 sets of all drawings are required.
Additional copies in respect of major applications will assist in determination of such applications.
All measurements are to be given in metric (89/617 EEC Directive).

Plan / Drawing	Number	Scale
plans	19 & 20	1:100
plans	1, 8,9,11,12,13,14,17,18A	100 & 1250

Fees

If a fee is submitted, please give the amount £400.00 Calculated Fee £265.00

I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE ☑ Tick to agree to this statement.

Signed: [redacted] Kingfisher Surgery

On behalf of: (Insert applicant's name if signed by agent)

Certificate

Certificate under Section 65 of the Town and Country Planning Act 1990 (Article 7 of the T & CP (General Development Procedure) Order 1995. **N.B.** A signed certificate MUST accompany this application. If the applicant is the sole owner (a) the following certificate should be completed and signed.
'Owner' means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

Certificate A

I certify that:
on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.
None of the land to which the application relates is or is part of an agricultural holding.

Do you agree to these statements? Yes

OR

[ ] given requisite notice to every person other than [ ] who, on the day 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows

Name of Tenant	Address at which Notice was served	Date on which Notice was served

Do you agree to these statements?

Signed: [redacted] Date: 13-3-07

On behalf of: KINGFISHER SURGERY

A R C H I T E C T S
D E S I G N & M A N A G E M E N T

date – 4th April 2007
ADM project number - 1279
ADM file ref. CM Access Statement

Design & Access Statement

Kingfisher Surgery - Lancing

Adur
DATE
30 APR 2007

Access

Read with architects drawings and site photographs.

1.01 The application is for alterations and extension to the existing medical centre.

2.00 Guidance/Consultation

2.01 An application will be made for Building Regulation Approval to Adur District Council Building Control Department or an approved agent as specified in accordance with Approved Document 'M'.

3.00 Specific 'Access Issues'.

3.01 The existing site is generally level with good level access in the surrounding roads and pavements. The site allows for car parking spaces close to the building for both visitors and staff.

4.00 Access

4.01 The Approach
The main approach for people will either be from the car park or for those on foot from the public highway. Ramps wherever possible will be less than 1 : 20 gradient. Where this cannot be achieved ramps will be designed to Part M.

4.02 Car Parking
The existing car park provides for approximately 4 to 5 cars depending on their size. The new site layout will provide a total of 7 spaces (including 2 wheelchair accessible spaces) to the front of the property for visitors and 7 additional spaces to the rear of the property for staff. The new total of car parking spaces will be 14 spaces.

MICHAEL J BISH B.A. (Hons) Dip Arch R.I.B.A CHARTERED ARCHITECTS **IAN J MASKELL** B.A. (Hons) Dip Arch R.I.B.A

Members of the Royal Institute of British Architects
Registered with Architects Registration Board

Park Surgery, Albion Way,
Horsham, West Sussex, RH12 1BG, United Kingdom
T - 01403 217317 **F** – 07092 810496 **E** - info@admarchitects.co.uk **W** - www.admarchitects.co.uk

VAT. No. 620 536861

4.04 Means of Escape / Exit Doors

As shown on the plans.

4.05 Circulation

Existing – as shown on the plans.

4.06 Reception Areas

The reception counter will be provided with a hearing aid loop.

4.07 Wheelchair accessible Facilities

The existing wheelchair accessible toilet will be retained.

5.00 General Items

5.01 For the partially sighted there will be contrasting colours for the following -.

- doors/linings/walls
- walls/floors
- door furniture
- light switches and sockets/walls
- edges of doors on hold open devices
- sanitaryware

5.02 New electrical sockets to be at heights indicated in Part M (lower limit 400mm, upper limit 1200mm).

5.03 New door openings generally to be 850mm clear (generally we use 926mm wide doors) with a 300mm leading edge. Doors not meeting this criteria will be limited to stores, cleaners rooms and other rooms not for wheelchair users.

5.04 New escape from all exit doors to be on a level landing with a hard surface with wheelchair accessible routes to a place of safety.

Design

The existing surgery in number 19 Culver Road is too cramped and small with many problems relating to non compliance with the Building Regs, DDA and NHS standards. The recent purchase of the adjoining property number 21 will allow the surgery to expand into this adjoining building.

The design of the building has been carried out to provide better facilities to meet the new NHS standards. The design changes the internal layout of the building and adds an extension on the ground floor to provide 2 additional consulting rooms and to relocate one consulting room from the first floor to the ground floor. Administration and general office functions are moved upstairs into both number 19 and 21. This frees up the ground floor to improve the reception area, waiting room and to allow good access to all the clinical rooms on one floor.

The loft of number 21 is being converted in a similar shape and layout to the loft of number 19 to ensure the lofts match each other. New dormer windows and roof lights to both number 19 and 21 will all match each other.

The size of the existing surgery at number 19 is 100sqm at ground floor and 34sqm at first floor.

The size of the existing accommodation at number 21 on the ground floor is 65sqm. There is no accommodation at first floor.

The new building will add an additional space of 4sqm in a new infill extension to the rear of both properties. The loft of number 21 will be converted to office space to provide 34sqm of additional space.

The design, shape and form along with the building materials and detailing will ensure that the extensions match in with the existing building on the site. The architect felt that as the existing building was being retained it was desirable to design the extension and new dormer windows to match in with the original. This approach also retains the character of the residential area.

The site and location plans submitted with the application show the type of residential density in the area . The surrounding buildings are two storey and so the creation of a new first floor on the application site is in keeping with the area.

By keeping the main features on the site we are maintaining the safe and easily accessible layout of the site. We are making improvements by adding more car parking spaces and a new ramp.

The site layout and car parking area make the most of the existing situation. We designed the main part of the extension over the existing footprint to retain this already effective layout.

The site is already served by a good road, footpath and public transport network.

All public areas of the building on the ground floor are accessible to everyone . If members of staff have mobility problems that preclude them from using the stairs they will work on the ground floor.

The design of the whole building with the new extensions and carefully chosen materials, decoration, lighting, colour and texture will match in with the neighbouring residential properties.

The existing landscaping will be supplemented with additional planting to ensure it's long term future an to maintain screening.

The development will take account of the following items.

The design has taken into account crime prevention.

Transport, cars and parking;
Conveniently placed drop off and pick up points.

Access to parking should not be controlled by barriers or intercoms as these are difficult for deaf and hearing-impaired drivers and those with speech difficulties.

Ramps should be an even slope of 1 in 15 to 1 in 200. Handrails should be provided and resting places may be required on longer ramps.

Building: fixtures and fittings;

Light switches, door bells and handles, telephones, coat hooks and notice boards all need to be in an accessible location, highlighted from the background against which they are located, at a suitable height for wheelchair users and without being hazardous to other people.

Entry phones and reception desks are often positioned too high for anyone who is seated and are an obstacle for deaf people.

Automatic doorways should have visual and audible warnings. Automatic sliding doors are preferable to those, which swing or rotate.

Windows or glass screens on reception counters can reflect the light and cause difficulties for people with impaired visions. They can also make lip reading difficult for deaf people and hard of hearing people may be unable to hear anything through the screen.

The approach to the stairs should be marked with a change in floor texture and the edges of each stair tread should be marked.

There should be clear signposting around the building.

Toilets should be adequately signposted and accessible. Unisex wheelchair accessible toilets are essential; wheelchair users are often accompanied by a family member, spouse or friend.

People who are profoundly deaf will not hear a fire alarm. Audible signals should be accompanied by visual ones such as a flashing light.

END

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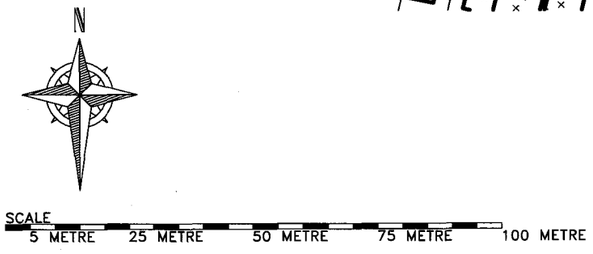

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PROJECT				CLIENT		
KINGFISHER - SURGERY				KINGFISHER - SURGERY		
DRAWING TITLE				COMPUTER FILE NAME DWG.DWG		
SITE LOCATION				ORIGINAL SIZE OF THIS DRAWING IS A3		
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CLIENT
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DRAWING TITLE
SITE PLAN AS PROPOSED

COMPUTER FILE NAME DWG.DWG
ORIGINAL SIZE OF THIS DRAWING IS A3

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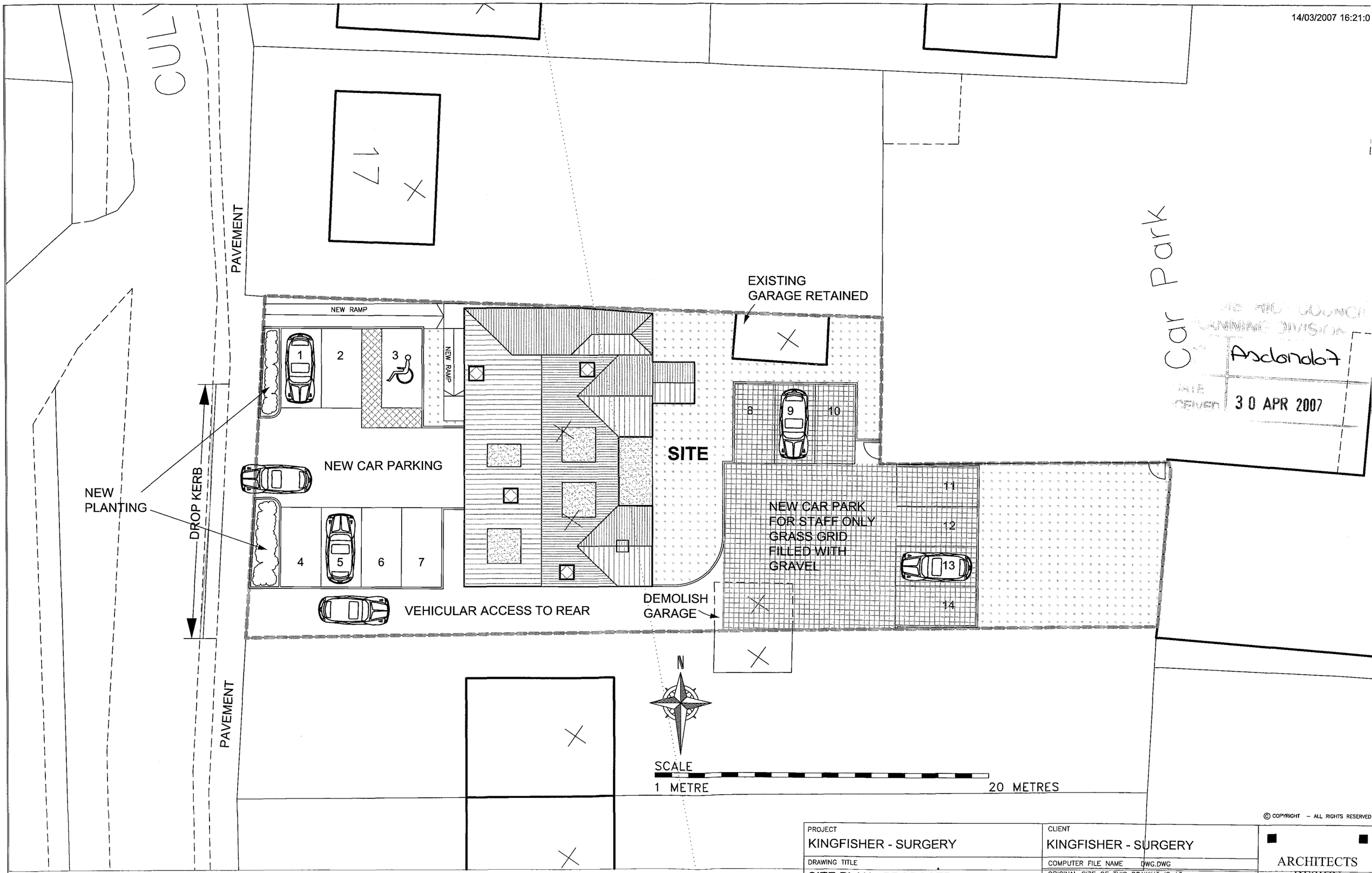

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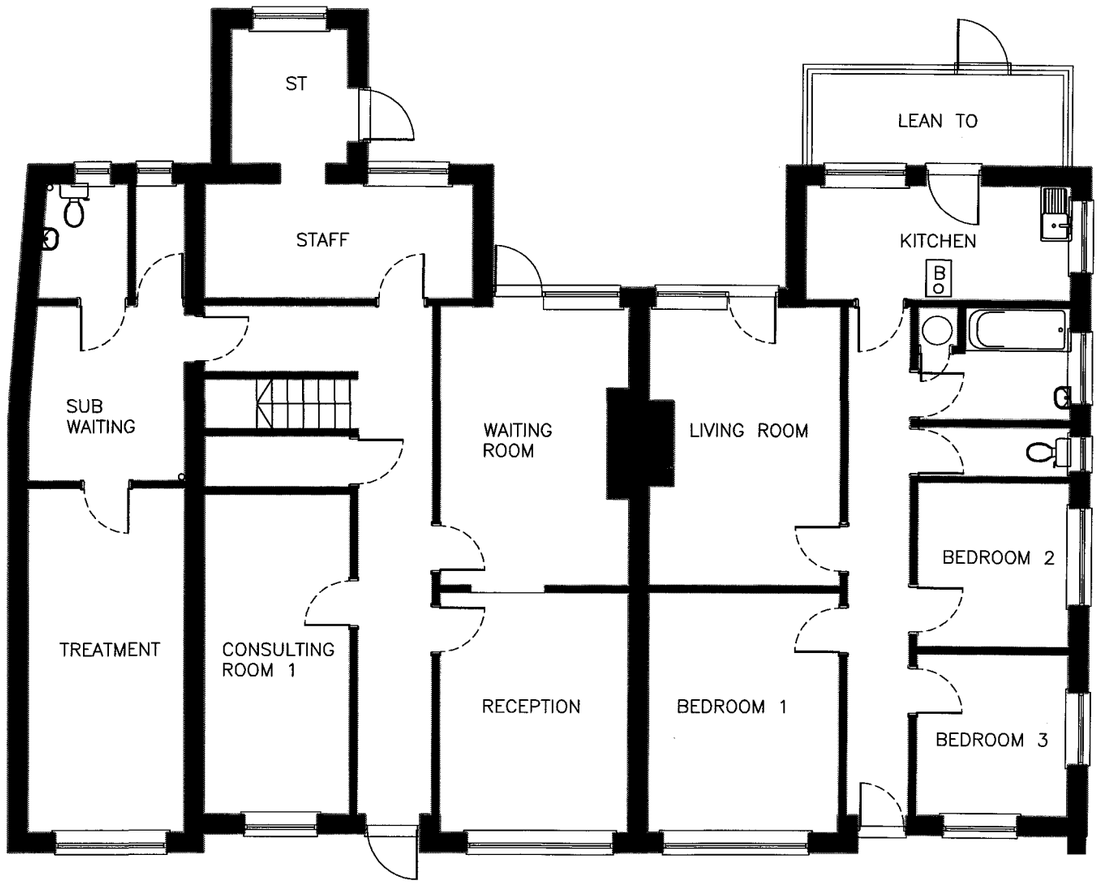

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PLAN NO. Ax/01/07
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SCALE

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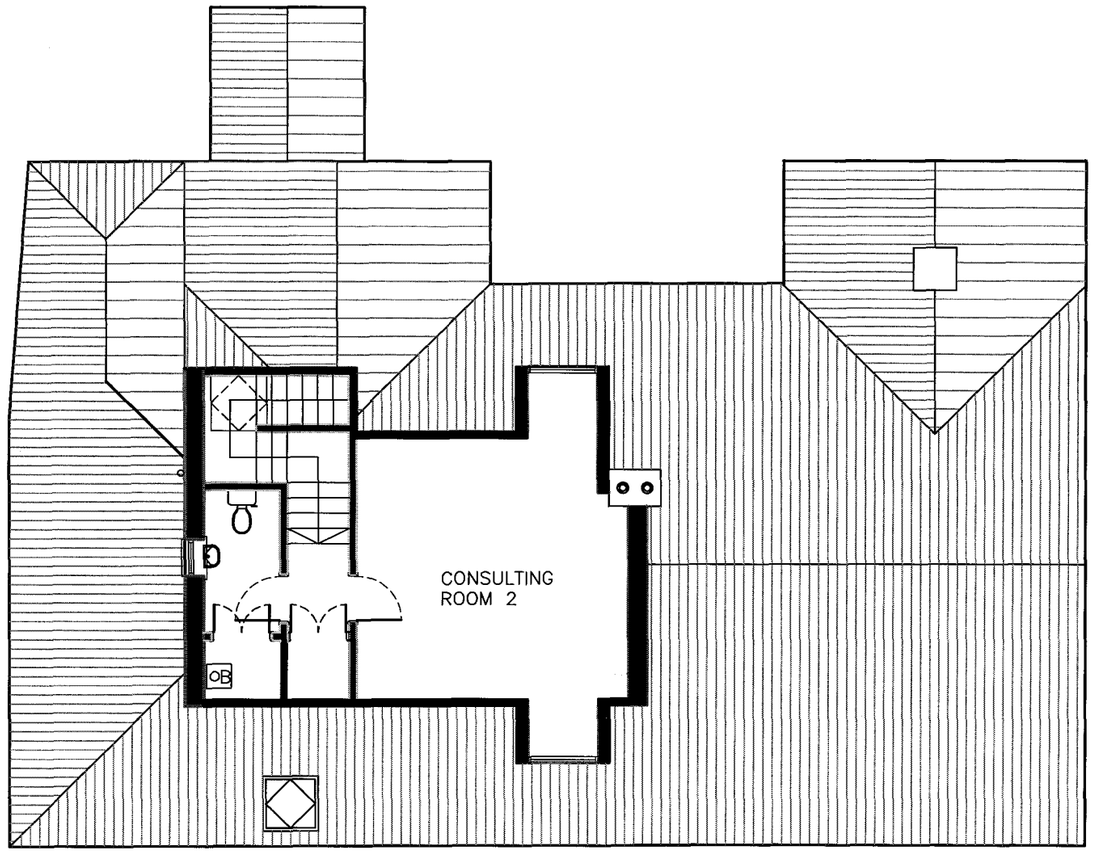

SCALE

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KINGFISHER - SURGERY - LANCING				KINGFISHER - SURGERY		
DRAWING TITLE				COMPUTER FILE NAME DWG.DWG		
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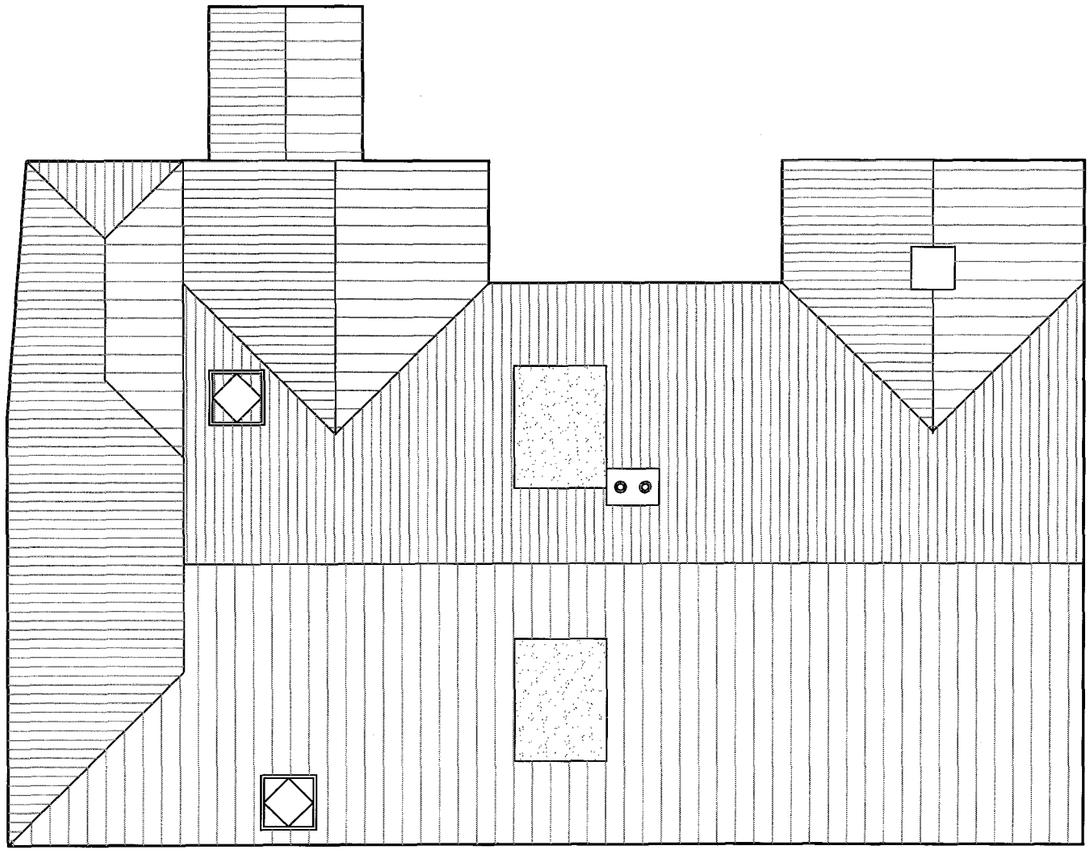

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PROJECT: KINGFISHER - SURGERY - LANCING

CLIENT: KINGFISHER - SURGERY

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COMPUTER FILE NAME DWG.DWG

ORIGINAL SIZE OF THIS DRAWING IS A3

DRAWING NUMBER

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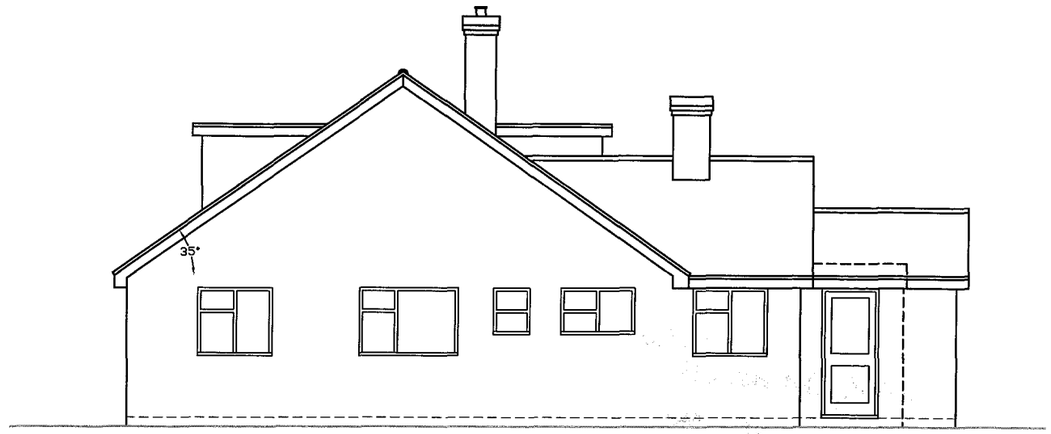
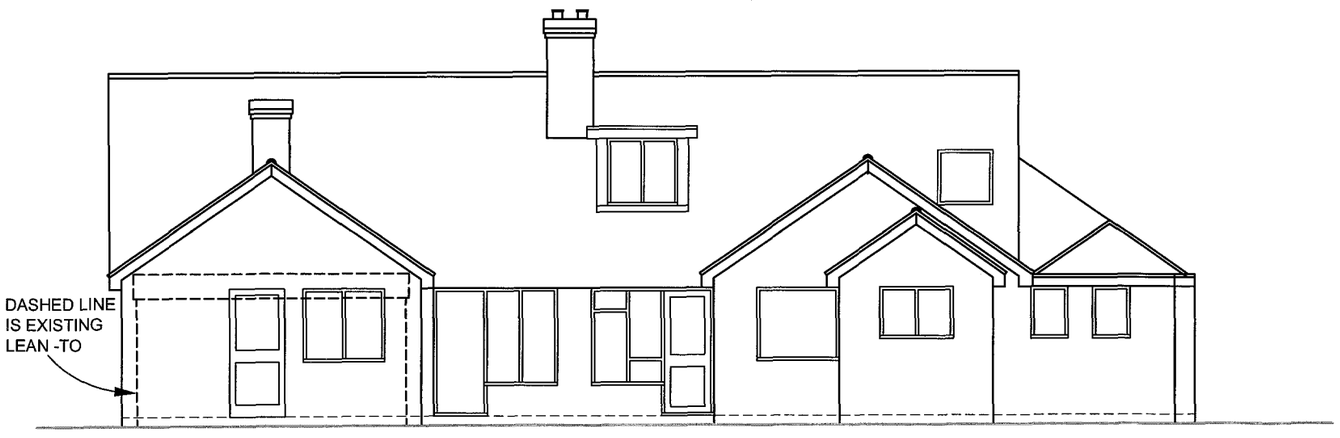
NORTH ELEVATION

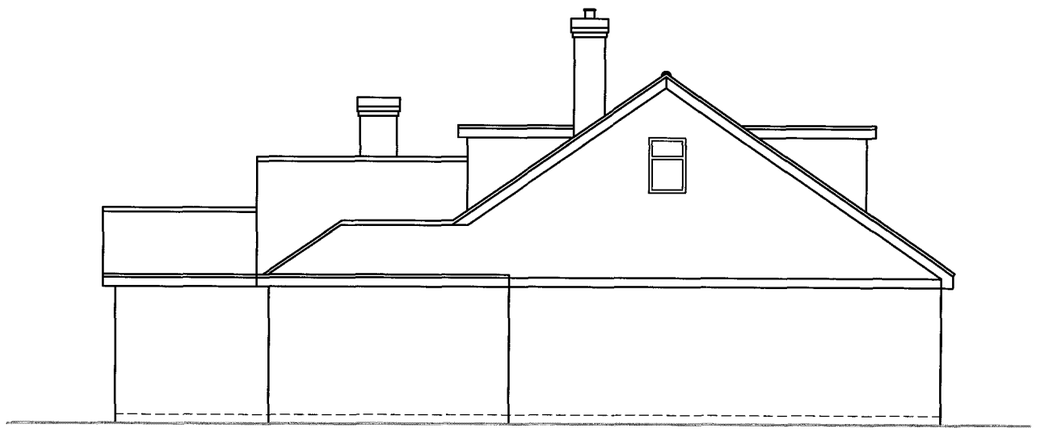


WEST ELEVATION

Acknowledged
DATE RECEIVED
30 APR 2007



SOUTH ELEVATION



EAST ELEVATION

SCALE

1 METRE 10 METRES

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PROJECT: KINGFISHER - SURGERY

CLIENT: KINGFISHER - SURGERY

DRAWING TITLE: ELEVATIONS AS EXISTING

COMPUTER FILE NAME DWG.DWG

ORIGINAL SIZE OF THIS DRAWING IS A3

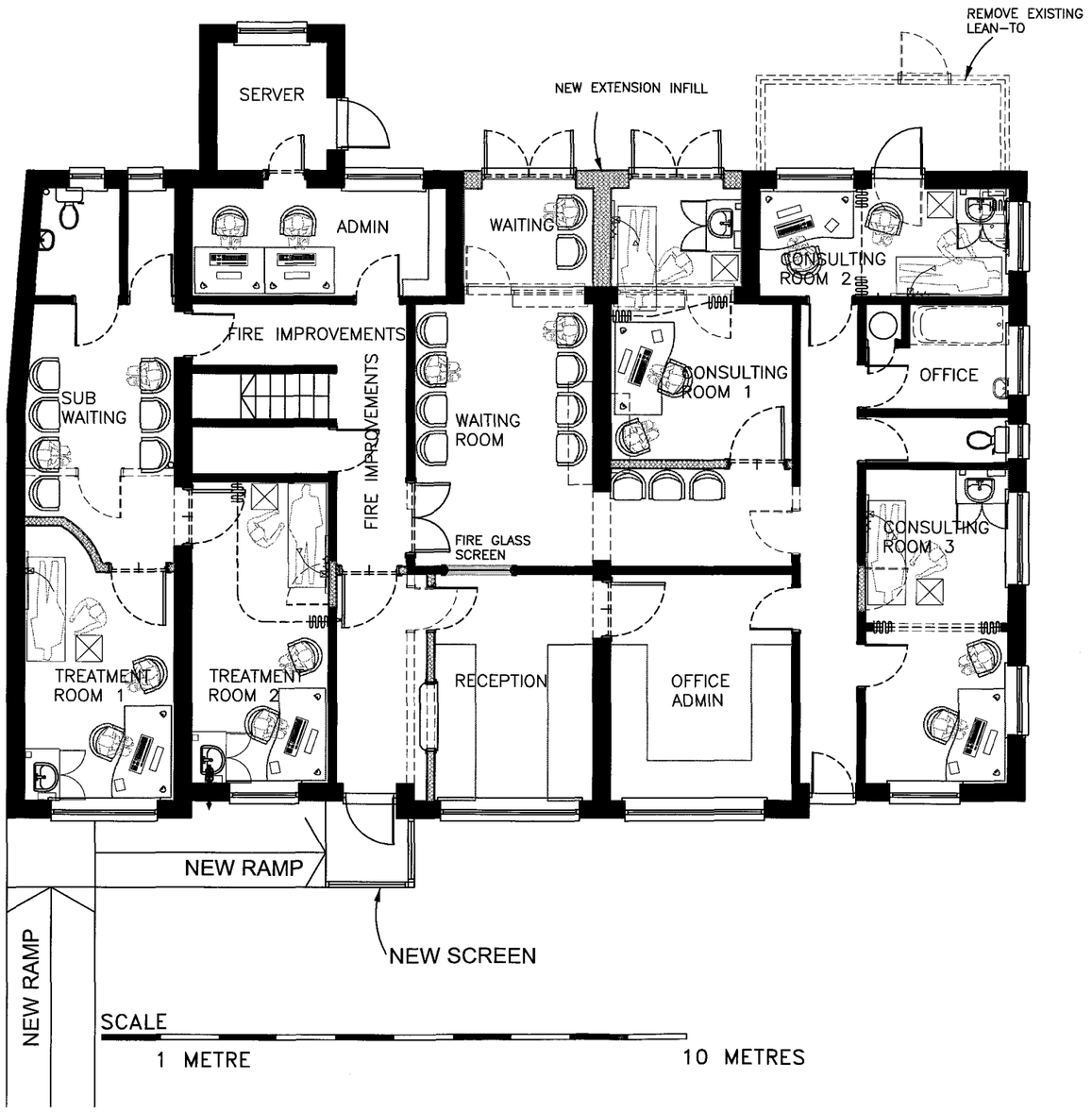
DRAWING NUMBER

DRAWN	CHECKED	DATE	SCALE – AS SCALE RODS	PROJECT NUMBER	ACTUAL DRAWING NUMBER	REVISION
BD	IM	15 JAN 07	1:100	1279	14	-

PARK SURGERY, ALBION WAY, HORSHAM, WEST SUSSEX, RH12 1BG, UNITED KINGDOM. TEL. 01403 217317 FAX 07092 810496

ARCHITECTS DESIGN & MANAGEMENT

14/03/2007 16:22:29



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DATE RECEIVED 30 APR 2007

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PROJECT				CLIENT		
KINGFISHER - SURGERY				KINGFISHER - SURGERY		
DRAWING TITLE				COMPUTER FILE NAME DWG.DWG		
GROUND FLOOR PLAN AS PROPOSED				ORIGINAL SIZE OF THIS DRAWING IS A3		
				DRAWING NUMBER		
DRAWN	CHECKED	DATE	SCALE – AS SCALE RODS	PROJECT NUMBER	ACTUAL DRAWING NUMBER	REVISION
BD	IM	15 JAN 07	1:100	1279	17	-

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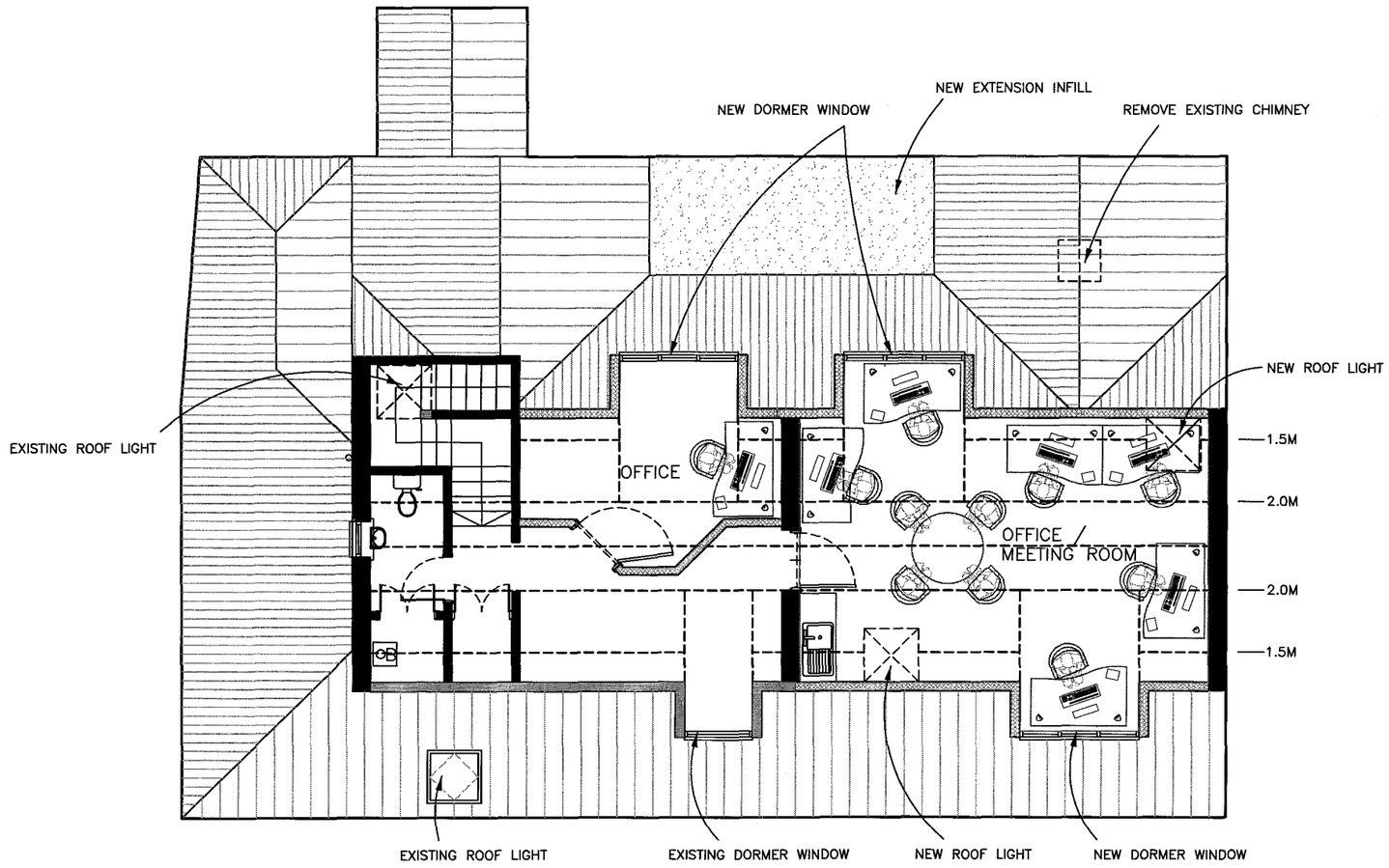

SCALE

1 METRE 10 METRES

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REV.	DATE	REVISIONS
A	20 FEB 07	ADD SINK/KITCHEN TO FIRST FLOOR LARGE OFFICE, REMOVE ONE WORKSTATION IN PM OFFICE.

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PROJECT				CLIENT		
KINGFISHER - SURGERY - LANCING				KINGFISHER - SURGERY		
DRAWING TITLE				COMPUTER FILE NAME DWG.DWG		
FIRST FLOOR PLAN AS PROPOSED				ORIGINAL SIZE OF THIS DRAWING IS A3		
				DRAWING NUMBER		
DRAWN	CHECKED	DATE	SCALE – AS SCALE RODS	PROJECT NUMBER	ACTUAL DRAWING NUMBER	REVISION
BD	IM	15 JAN 07	1:100	1279	18	A

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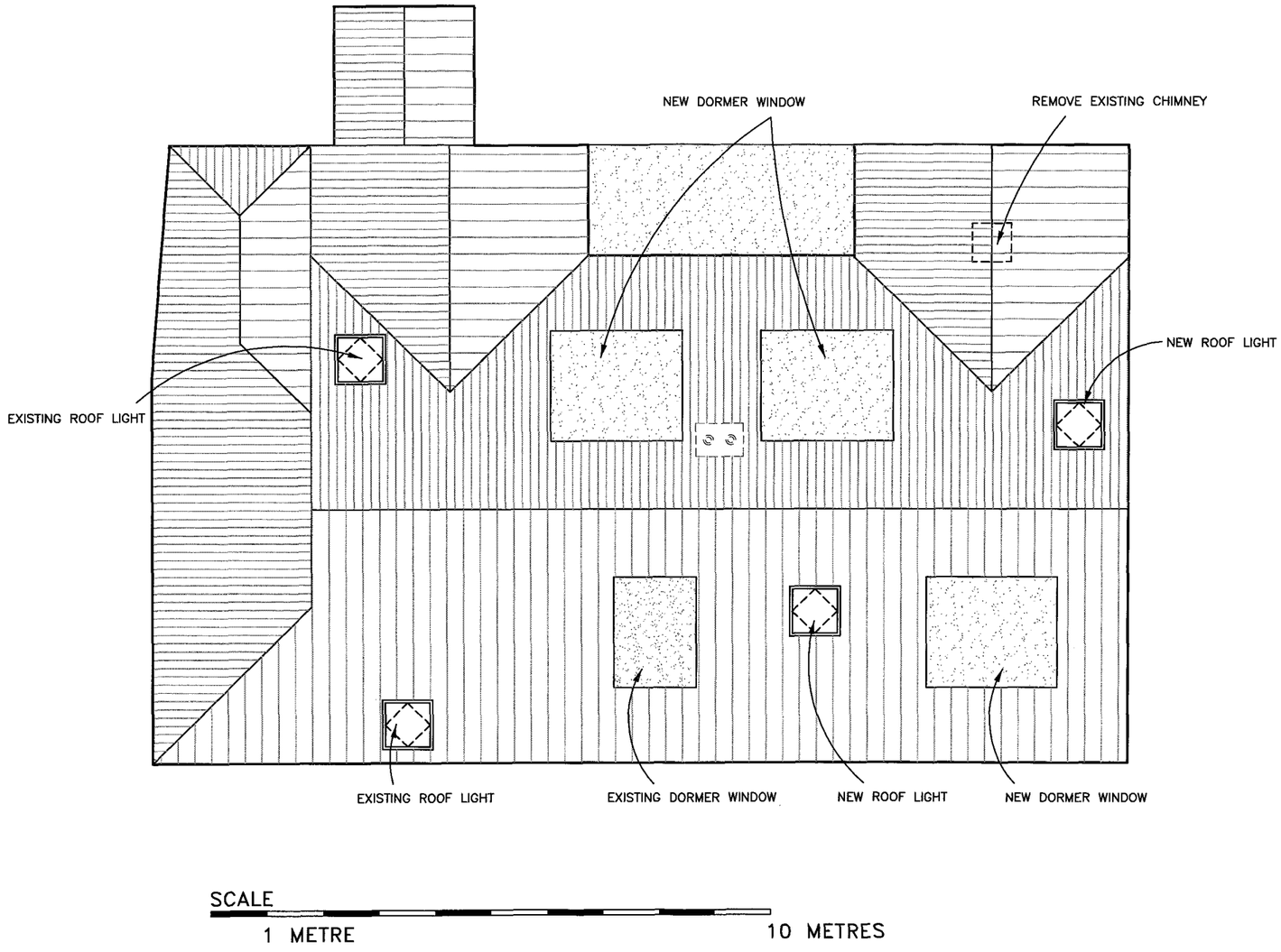

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PROJECT				CLIENT		
KINGFISHER - SURGERY - LANCING				KINGFISHER - SURGERY		
DRAWING TITLE				COMPUTER FILE NAME DWG.DWG		
ROOF PLAN AS PROPOSED				ORIGINAL SIZE OF THIS DRAWING IS A3		
				DRAWING NUMBER		
DRAWN	CHECKED	DATE	SCALE – AS SCALE RODS	PROJECT NUMBER	ACTUAL DRAWING NUMBER	REVISION
BD	IM	15 JAN 07	1:100	1279	19	-

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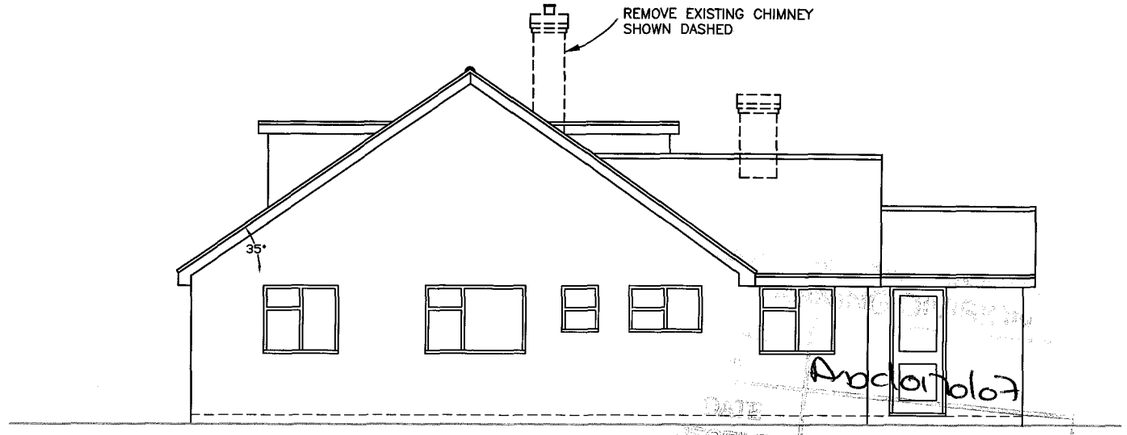
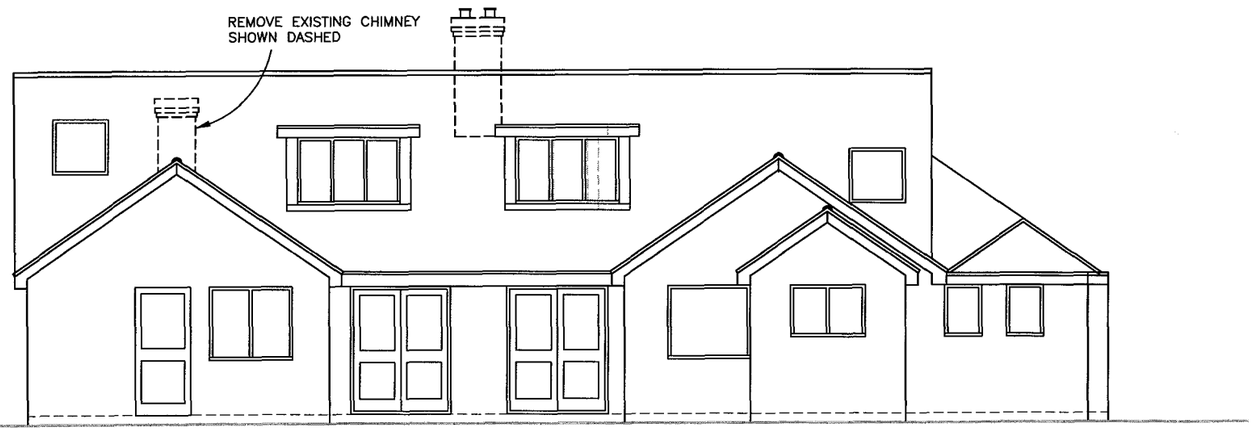
NORTH ELEVATION

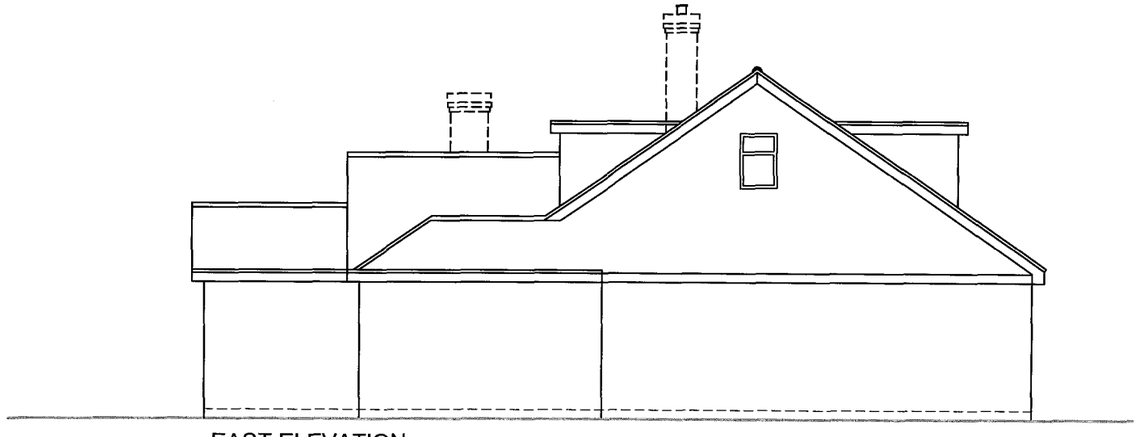


WEST ELEVATION

Ardc/01/0/07
DATE RECEIVED 30 APR 2007



SOUTH ELEVATION



EAST ELEVATION

SCALE

1 METRE 10 METRES

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DRAWING TITLE				COMPUTER FILE NAME DWG.DWG		
ELEVATIONS AS PROPOSED				ORIGINAL SIZE OF THIS DRAWING IS A3		
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