MANOR FARMHOUSE, 20 SOUTHWICK STREET, BN42 4TB

DESIGN AND ACCESS STATEMENT - Rev A

This **Design & Access Statement** is in support of Material Change of Use Application from E(e) (Private Health Centre) to E(g)(i) (Offices) to the Ground Floor, of Manor Farmhouse, 20 Southwick Street, Southwick, BN42 4TB.

Applicant Manor Farmhouse Ltd

Use The building is Grade 2 Listed.

From circa 1970 until circa 2000, the entire building was occupied by the Southwick Doctors Surgery. Since circa 2000, the ground floor of the building has been continuously leased by various private health providers, and the ground floor has therefore retained its E(e) use.

The first floor currently is classed as E(g)(i) (Offices)

In August 2024, the private medical tenant opted not to renew their lease and vacated the premises. The ground floor is currently empty, and the owner requests Change of Use from E(e) to E(g)(i) (Offices) for the ground floor

Areas

The building is a semi-detached property with an overall gross internal floor area of 291.7m^2. (net internal area of 260.40 m^2) No additional floor area is proposed, and the application is solely for change of use of the ground floor.

At Ground Floor the existing accommodation comprises: -

Reception	21.6 m^2
Treatment Rooms	72.2 m^2
Offices	29.2 m^2
Staff toilets	6.7 m^2
Stairwell and Hallway	33.2 m^2
Total	**162.9 m^2**

The proposed accommodation to the Ground Floor comprises:-

Reception	12.9 m^2
Meeting Room	21.6 m^2
Offices	62.5 m^2
Kitchen	19.0 m^2
Storage	7.0 m^2
Staff toilets	6.7 m^2
Stairwell and Hallway	33.2 m^2
Total	**162.9 m^2**

No changes are proposed to the first floor At First Floor the accommodation comprises:-

Offices	47.7 m^2
Reception	12.5 m^2
Staff Kitchen	13.5 m^2
Staff toilets	4 m^2
Stairwell & Landing	19.8 m^2
Total	**97.5 m^2**

Layout The Northwest office was originally one office, then in 1980s a timber partition was added to split it into two smaller offices. The proposal aims to remove this partition and restore it as one office.

There are no internal alterations proposed to the first floor layout.

Scale Manor Farmhouse is a two-storey building under a pitched tiled roof. There are no alterations proposed and the scale remains unaltered.

Landscape Not Applicable

Appearance No alterations proposed, so appearance remains unchanged.

Access Access is retained as existing.