

Design and Access Statement

Fontwell and Southbourne Physiotherapy and Hydrotherapy Clinic - The Wolds Fontwell Avenue Eastergate Chichester

This should be read in conjunction with the planning statement also accompanying this application.

This statement explains the design principles and concepts that have informed the following aspects of the development:

Amount

The proposal is for the erection of a modest single storey building to be used as a physiotherapy/injury rehabilitation unit within the curtilage of an established physiotherapy clinic to complement the facilities already provided by the clinic.

Layout

The proposed building is located to the rear of the main physiotherapy building and immediately to the north of the existing hydrotherapy facility. The area where the building is to be sited is partially grassed and partially gravelled. The latter area presently used for informal/overflow parking. The building is rectangular in form and positioned adjacent to the west boundary, with the remaining space laid out to gravel.

Scale

The building is single storey, measuring 13.5 metres by 5.0 metres giving an overall floor area of 67.5 square metres. The dual pitched roof gives an overall height of 4.8 metres. Internally, the building is a single flexible space to, easily adaptable to cater for a range of small physiotherapy rehabilitation exercises for clients, such as Gait Analysis, Biomechanics, Yoga, Tai Chi and Pilates.

Landscaping

Existing landscaping comprises a 1.0 metre high hedgerow to the western boundary, beyond which the land is planted with a semi mature arboretum. Low fencing borders the north boundary, and the garden beyond is stocked with many mature/over mature trees. The east boundary is shared with the property 'Freya' and comprises robust tree and shrub planting, supplementing a 2.0 metre fence.

Given the enclosed nature of the site and the presence of well established planting, proposals for further planting are not considered to be necessary, beyond discreet decorative planting adjacent to the building itself.

Appearance

The low-profile building would be constructed with a plain tiled roof with timber boarded elevations, reflecting the materials palette of the adjoining hydrotherapy

building and complement its semi-rural location. It is modest in scale, with simply fenestrated front and rear elevations.

Context

The application site is part of a linear pattern of principally residential development that straddles Fontwell Road from its junction with Nyton Road to the south. Interspersed with this are small number of commercial enterprises, including the Fontwell and Southbourne Physiotherapy and Hydrotherapy Clinic. It is acknowledged that the existing development lies outside the built-up area boundary but in view of established development, the immediate surroundings possess a semi-rural character.

Most of nearby properties (including the main building on the application site) are two-storey. The proposed building will be an adjunct to a well-established physiotherapy practice for its existing client base. It is modest in scale and situated to the rear of the main building adjacent to the existing hydrotherapy building.

It is considered that there is more than adequate separation from other properties so that the proposed building and its use for low impact exercise classes such as Yoga and Pilates would not result in harm to the amenities or living conditions of nearby dwellings. It is important to note that the use of the building is not designed to result in an increase in numbers of visits by clients but simply to provide the opportunity for a more holistic and complete range of treatment solutions for the clinic's existing clientele.

Access to the proposed building is likely to result in a modest increase in footfall from the main clinic building, but this is not considered to be harmful. The clinic's existing level of parking is considered to meet the necessary parking standards for such a facility of this size. The layout simply provides a more rational solution to the parking spaces already in use in this area. Existing boundary treatments ensure the area remains adequately screened from view.

The new parking spaces will be in block paviors and the main turning areas in gravel. It is proposed that the present gravel layer will be reduced in thickness by using plastic gravel grids. This will help reduce the noise of vehicles manoeuvring and assist in maintaining good drainage.

Overall, therefore, it is considered that there would be no increase in noise levels or potential disturbance to neighbouring properties and not dissimilar to current levels.

Access

Existing access is provided directly off the A29 Fontwell Road, leading to forecourt parking for up to 9 vehicles. A further 6 spaces (three staff) are provided to the rear of the clinic, adjacent to the hydrotherapy building. This proposal allows for up to 11 additional spaces and in total the parking provision is adequate to meet the needs of the enterprise.

There are adequate turning facilities on site and visibility in both directions when entering and leaving the site is good.