

Design And
Access Statement
For Proposed Alterations
To Pearl Dental, The Blaber House,
The Square, Angmering



This Design and Access Statement is in support of a Full Planning Permission and Conservation Area Consent application to cover over an existing side courtyard and other external alterations

Ref: 14-136

Client: Mr S Lee

Statement Compiled By:
Sussex Architectural Services
Wicket View
Cuckfield Lane
Warninglid
West Sussex

Date:
August 2015

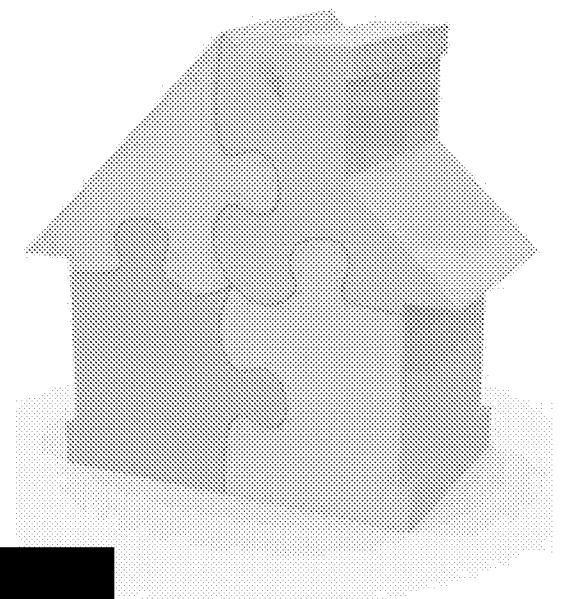
Wicket View

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RH17 5UB



USE:

The property is a detached building located within the Angmering Conservation Area. The Ground floor is business use (currently a dental practice) whilst the 1st floor is a self contained flat with a separate access located on the principal elevation. The building is in need of remedial measures to halt water ingress. Some of the proposals are a direct response to this such as removing the valley gutter and failed chimney to the rear.

AMOUNT:

The proposal is to cover over a small courtyard to provide additional storage space to the business on the Ground floor, remove the valley gutter to the rear which is currently a source of water ingress, remove a chimney to the rear and re-roof the roof with slate tiles to match existing.

SCALE:

N/A

LAYOUT:

At Ground floor the new layout (covered courtyard) will provide additional storage space to the Dental studio. The proposal will enable an additional window to be inserted to the existing Kitchen at 1st floor thus improving the natural daylight to the flat.

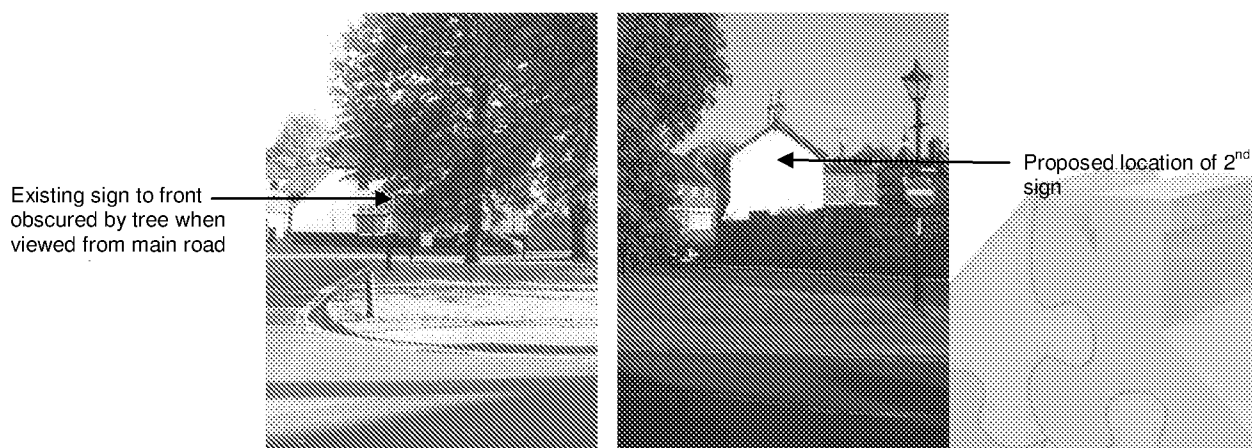
LANDSCAPING:

N/A

APPEARANCE:

The proposals have been submitted to Conservation Officer Mr Martyn White via email on 5.6.2015 by the agent and a response received. The scheme was then amended and resubmitted to Mr Martyn White and a further response received 31.7.2015. The scheme as submitted is a response to these latest Conservation Officer comments. A copy of the Conservation Officers comments is attached to this application for reference.

The proposed signage as annotated on the elevation is to allow client to locate the dental practice more easily. Refer to images below for partly obscured existing sign.

**ACCESS:**

Access to and from the site is unaffected by the proposal.

SUMMARY:

The proposal seek to provide improved internal layouts to both floors whilst addressing the current issues of water ingress. The proposals have been carefully designed so as to minimise the impact on the street scene and the Conservation Area in the wider context.

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