

## DESIGN & ACCES STATEMENT

The Square, Angmering, Littlehampton, West Sussex. BN16 4EA

### DESIGN

#### Use:

The building is to be converted into a commercial Gym providing private training sessions by personal trainers. This falls into Planning Class D2.

#### Amount:

No additional buildings are to be constructed on site. All existing buildings are to be kept largely unaltered. This comprises 102m<sup>2</sup> of internal space and 68m<sup>2</sup> of external exercise area under the existing canopy.

#### Layout:

As previously noted, the existing building is to be used without any increase in area. The layout comprises of:

- Gym area (84.1m<sup>2</sup>)
- 2 x Sports Massage Rooms (5.5m<sup>2</sup>) each
- 1 x Drinks Station
- 1 x WC / Shower Room
- 1 x Covered External Exercise Area (68m<sup>2</sup>)

#### Scale:

The existing building is 7m x 16.39m and sited within a courtyard. It is bounded by a high retaining wall to the SE & SW and is therefore unable to be seen from this direction. It is not being changed by the proposed change of use.

#### Landscaping:

There is no landscaping at present given that 90% of the external surfaces are concrete. It is not intended for any additional landscaping to be provided.

#### Appearance:

The exterior elevations of the main building will be painted white, with existing fencing to be treated with preservative.

### ACCESS

#### Vehicular & Transport Links:

Being on the main No 9 bus route, the site is has access to Angmering Railway Station, Arundel, Littlehampton, Worthing, Shoreham & the Holmbush Shopping Centre. It is a 5 minute walk to Angmering Railway Station.

The main A27 is a 5 minute drive away.

5 No. parking spaces are to be provided on-site, with additional free parking spaces on Water Lane.

#### Inclusive Access:

Given the building is open plan, no access problems exist within the building. The side entrance has ramped access and the proposed WC is compliant with current Building Regulations.