

**Design & Access Statement to support
Change of Use and
Minor External Alterations
at
March House, 2 Sussex Street,
Bognor Regis, PO21 1SF**

The following statement is prepared in accordance with the CABE format. It is to be read in conjunction with the Planning Application.

Use:

March House is a two-storey commercial building, located in the built-up area of Bognor Regis.

The building currently has a Use Class B1 (Offices). The application seeks a change of use class to D1 (Dental Practise). The applicant is an established dental practise currently based in the town centre. The applicant wishes to obtain more suitable premises with level, ground floor access for the benefit of patients, particularly for elderly, infirm and disabled.

The building was previously granted approval to provide 3no 1 bed and 3no 2 bed flats, reference BR/213/06 and previously BR/184/05, although this has since lapsed.

Previous historical uses have included retail units, beauty salon, offices and studio flat.

Amount:

The building currently occupies 2,500sqft GIA floor space, split over two storeys. There is on-site parking for 2no cars.

The proposed change of use application does not seek to alter the amount of floor space.

Layout:

March House is orientated with its prominent elevations and fenestration, facing north and east. The south facing elevation (with 2no small windows) backs onto a small courtyard of the adjacent property.

The proposal does not seek to change the current layout although there will be minor changes in the internal partitioning to suit the use as a dental practise.

Scale:

March House is currently used for offices. It is envisaged that the change of use will not have any significant impact on the area.

The property is located in the main town centre with good links to public transport. The property is almost directly opposite the main town centre car parks located off Belmont Street.

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The adjacent building (indicated as The White House on the accompanying location plan) is also used as a dental surgery and therefore the proposed Change of Use is deemed appropriate.

Landscaping:

The external areas are hard paved. Any change will be restricted to minor alteration to create level access to the new entrance door.

Appearance:

The current entrance door is narrow and the building accessed via the small landing at the bottom of the stairs.

Therefore, the proposal will include the provision of a new entrance door with direct access into the Reception / Waiting Room.

The proposal also includes changes to the window openings to increase natural daylight and thereby reduce the reliance on artificial lighting.

Access:

The proposal includes the provision of a new entrance door with a level threshold to improve access.

The proposal will include the provision of an accessible WC on the ground floor.

The practise will have surgery room's located on the GF floor, thus ensuring that the practise is able to offer services to all patients including those who would otherwise be unable to negotiate stairs.