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49 Park Drive
Rustington
West Sussex BN16 3DY



Design and Access Statement:

to support Application for Planning Permission

at:

**53 East Street
Littlehampton
West Sussex
BN17 6AU**

October 2017

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

Use:

53 East Street currently has a Class D1 use on the ground floor (dental practise) and Class C3 use on the first floor (residential flat). The application proposes to construct a two storey extension at the rear of the property.

The applicant is an established dental surgery currently practising from the ground floor. The upper floor is a two bedroom self contained flat with its own entrance at ground level. The applicant wishes to obtain more space to improve services for patients and facilities for staff consisting:

- 1 no additional surgery
- Large staff room with consultation space
- Enlarged reception and waiting area
- New disabled WC

As the same time, the applicant would also like to consider the possibility providing an additional bedroom in the flat above.

The property was originally constructed as a single, semi-detached house. Recent planning history demonstrates that approval was granted to convert the house into two flats in 1987, application reference LU/460/87. In 2000, approval was granted for a change of use of the ground floor flat (C3) into a dental surgery (D1), application reference LU/280/00.

Amount:

The ground floor D1 Use occupies 53.6m² GIA.

The first floor C3 Use occupies 58.5m² GIA.

There is off road parking for 2no cars.

The proposal seeks to add an extension consisting of 35.1m² on the ground floor and 11.2m² on the first floor.

Layout:

53 East Street is located within a conservation area. The proposal is not visible from the front and does not alter the street scene or the character of the building.

The proposal will improve the facilities of an established dental practise and ensure it can continue to improve its services to patients and provide better welfare facilities to its staff.

Scale:

The property is located in the main town centre with good links to public transport and continued use of the site provides positive benefits to the area with regard to patient services and local employment.

The scale of the proposal is regarded as reasonable and does not change the scale or character of the building.

The proposal does not negatively impact upon neighbouring properties.

Landscaping:

The new extension occupies an area currently paved in loose gravel. The remaining soft landscaped area (mostly laid to lawn) remains unaffected by the proposal. The front hard paved area remains unaffected by the proposal.

A small beech tree located on the edge of gravel border, is to be removed as part of the proposal. The tree is not a good specimen and its location has the potential to cause foundation damage to this and neighbouring properties.

Appearance:

53 East Street is located within a conservation area. The proposal is not visible from the front and does not alter the street scene or the character of the building.

The fenestration reflects the design of the current building with tall sash style openings (although hinged as casements).

The front and side elevations are a mixture of red stock brickwork and flint. The rear extension is white painted brick. It is proposed to construct the extension in stock brickwork to match existing.

The new roof is to be natural slate to match the existing. A small flat top roof above the Staff Room is to be finished in grey EPDM (to replicate leadwork).

Access:

The building currently enjoys level access at the main entrance threshold. Currently the reception is very tight and internal circulation space is compromised. The enlarged reception area will improve internal access.

There is level access throughout the ground floor and this will be continued into the new extension.

The current patient/staff toilet is not deemed fully accessible and part of the proposal is to create a fully accessible toilet.