

DESIGN AND ACCESS STATEMENT
FOR
32 BEACH ROAD, LITTLEHAMPTON, WEST SUSSEX

Proposal for a conservatory on rear elevation to create a waiting room

1. Context

The existing premises comprise a ground floor commercial unit with a pitched roof above and a small flat roofed addition at the rear. The property is an end of terrace unit and is much smaller in scale to those around it in Beach Road. The proposal will have no effect on the overall street scene as the proposals take place on the rear elevation which is accessed only by a pedestrian footpath only. This proposal relates to an existing use of the site and the applicants desire to make a nominal increase of the floor area of the dental practice to make it more practical as an operation.

2. Amount

The size of the proposed structure is minimal in relation to the overall foot-print size of the existing property and only uses a redundant courtyard area.

3. Layout

By incorporating a new waiting room this will enable the internal layout to be re-arranged to move the current waiting room to the rear of the premises thus freeing up the current room for other uses, whilst maintaining the fire exit.

4. Scale

The size of the overall plot is a typical size for a commercial premises such as these and the proposed structure is considered totally in proportion to the main property.

5. Landscaping

Due to the nature of the proposal this aspect is not applicable in terms of soft landscaping although it is likely to introduce aspects of hard landscaping by reinstating the rear footpath directly outside the rear ground floor exit.

6. Appearance

The property is very much in its original condition being typical of its era whilst those properties surrounding are much larger in scale over two and three storeys. All the designs are different and this unit is unusual in terms of it being subservient to all those properties round it. The nature of the proposal will retain that subservient aspect to the property with little or no effect to the adjoining properties. A pitched tiled roof would be very awkward to achieve and a flat roof, whilst simpler to create, would cut out a considerable amount of light to the new waiting room and the consulting room on the rear elevation. By introducing a glazed roof this will act as a borrowed light to bring natural daylight into that consulting room.

7. Access

Due consideration has been given to the overall access to the proposed extension in question and whilst no formal consultation has been carried out with any organisation or bodies it can be confirmed the proposal will retain the same finished floor levels. A gradual slope can be introduced down into the new waiting room.

I commend the merits of this application to the local planning authority.

Wayne Gander MCIAT
Chartered Architectural Technologist
98 Durrington Lane
Worthing
West Sussex
BN13 2RQ
Tel. 01903 694817