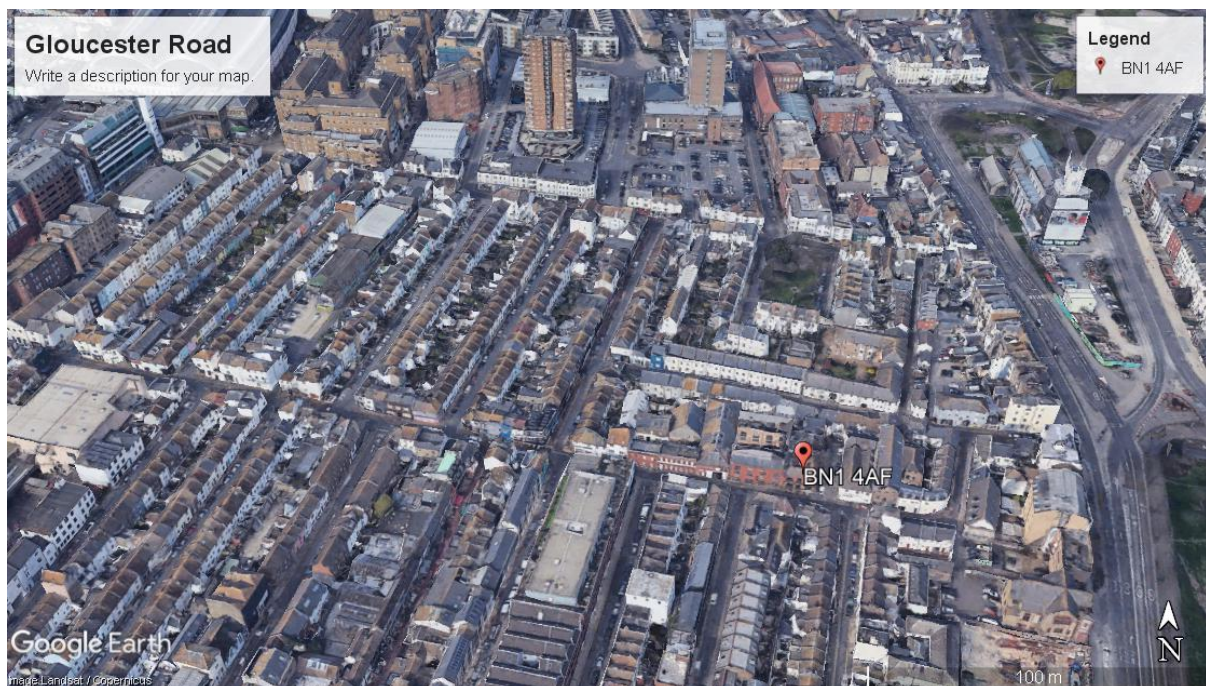


**PLANNING & DESIGN AND ACCESS STATEMENT
INCORPORATING HERITAGE STATEMENT**

**Conversion of Part of First Floor to Additional Space for
Dental Surgery on Ground Floor**

121/123 Gloucester Road, Brighton, BN1 4AF



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Introduction

This application is being submitted in order to gain planning permission to allow part of the first floor above the dental surgery to be used as overflow waiting room and office space. This Statement is prepared to comply with National Validation Requirements and the local requirements of Brighton and Hove Council. This should be read in conjunction with the following submitted amended plans and documents:

Site Location Plan @ 1:1250 on A4

Site Block Plan @ 1:500 on A4

Dwg No JA/KL/001 – Floor Plans @ 1:100 on A3

Proposal

This application proposes no internal or external changes to the building in terms of construction elements, this is purely a change of use of 18 sq m for floor space to provide additional room for the surgery below. During the Covid 19 pandemic, in order to maintain social distancing, it was necessary to use this space for clients. This proved to be an extremely useful extra space and the practice wish to be able to continue this. Of course, the pandemic is not over yet but in any event, they wish to maintain this level of safety hygiene wise for the foreseeable future. Upgraded new equipment was also necessarily installed on the ground floor which also took up some of the space. Under the new Class G Use Class, it is now possible to return the area to residential in the future under Prior Approval as from the 1st August 2021, so if the council approve this application, it will not preclude residential use in the future if it became necessary or the practice no longer required the additional space.

Heritage Assessment

The site is within the North Lanes Conservation Area, but is not a listed building itself. However there are no external changes or works to the structure so there will be no effect whatsoever on the setting of the CA or any nearby buildings or residents.

Access

Access will not be affected in any way by this proposal. It will not increase the amount of clients visiting the practice, who already park in nearby municipal car parks.

Conclusion

This application is for a simple change of use which can be easily returned if necessary under Permitted Development. The original main fabric of the building will remain unaltered and the setting within a Conservation area will be unaffected.

In this regard we hope that the council can approve this application.