



# LECONFIELD ESTATES

## Market Square Showrooms

Dividing the existing single showroom into two separate showrooms

### Design & Access Statement

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## **Introduction**

This Design & Access Statement has been prepared to accompany a full planning application to divide the existing single showroom into two separate showrooms. Although the current use of the premises will remain unchanged the additional unit will require a full planning application.

## **The Site**

The site is within the settlement boundary of Petworth Town Centre and in the Petworth Conservation Area. The premises is located on the junction of Park Road (A272) and Market Square Road.

The building is currently leased by The Leconfield Estate to Vagabond an antiques dealer that uses the premises as their showroom. The showroom is single storey and of brick construction with a clay tile roof with a gable end on the east elevation and hipped on the west elevation. The showroom display windows are located on the north and east elevation with parking for two cars to the north of the showroom.

## **Planning History**

No previous planning history has been found that relates to Market Square Showroom.

## Assessment of Impact

The proposed alterations and design principles:

- To divide the existing single showroom of 80sqm into two showrooms. The gallery at the west end of the property will form part of the premises to Showroom No.2 shown on the proposed plans please refer to MAKRSS/E&PP/001.
- Create a new double door entrance from Market Square Road for Showroom No.1 and retaining the existing entrance from Park Road for Showroom No.2.
- Vehicle parking at the north of the site will remain unchanged

## Summary

Although the proposal includes the creation of a new showroom this will not create any additional need for parking nor demand of water. The current single large showroom requires two members of staff whereas the two smaller showrooms will only require a member of staff each.

The proposal is sympathetic and sensitive to the site, the only visible external alterations will be the new timber double doors which will be constructed using the same timber profiles of the existing windows to minimise any visible impact and complement the existing timber showroom frontage.