

## 1. Introduction

- 1.1 Applicant:** Matthew Saunders
- 1.2 Site Address:** The Old Surgery, High Street, Handcross, RH17 6PM
- 1.3 Proposal:** Change of use from B1 (Office) to C3 (Dwelling House) and associated minor internal and external alterations.
- 1.4 Current Use:** B1 Office (Former Surgery)
- 1.5 Proposed Use:** C3 Residential Dwelling (Four-Bedroom House)

## 2. The Site and Context

- 2.1 Location:** Briefly describe the location on High Street, Handcross.
- 2.2 Current Structure:** The building is a former surgery, currently configured as office space (B1). The proposal is contained entirely within the existing building envelope.
- 2.3 Proposal Rationale:** To return the building to its original/intended residential use, providing accommodation for the village. The conversion involves a light-touch renovation with minimal external impact.

## 3. Design Proposal and Sustainability

- 3.1 Scale and Layout:** The building will be converted to a four-bedroom residential dwelling, utilising the existing structure efficiently.
- 3.2 External Works and Thermal Improvements:** The property has recently benefited from the replacement of all existing windows with double-glazed UPVC units, significantly improving the thermal performance and energy efficiency of the building, supporting its long-term residential use.
- Window Alteration:** Replacement of the existing rear fire exit door with a standard window for the Master Bedroom, improving amenity and security while maintaining the new UPVC aesthetic.
- Rear Porch Conversion:** Conversion of the existing rear porch into a pantry/storage area.

## 3.3 Internal Works (Very Minor Scope):

- Structural:** Installation of a minimal number of stud walls only. No major structural alterations are proposed to the main fabric.
- New Amenities:** Installation of a new kitchen, a downstairs bathroom (in the current lavatory area), and an upstairs shower unit.
- Refurbishment:** Complete replacement of flooring and full redecoration throughout.

## 4. Traffic and Parking Impact

- 4.1 Reduced Traffic Generation:** The change from a commercial B1 Office to a single C3 Residential Dwelling will result in a significant reduction in vehicular movements to and from the site.
- This reduction in activity will have a positive impact on local traffic flow and highway safety on High Street, Handcross.
- 4.2 Parking Provision:** Existing car parking hardstanding will be partially retained to serve the dwelling.
- A substantial part of the car park will be converted into a formal vegetable garden, enhancing residential amenity and reducing the amount of hardstanding.

## 5. Access and Amenity

- 5.1 Access:** Pedestrian and vehicular access points will remain as existing.
- 5.2 Residential Amenity:** The dwelling provides high-quality living space and dedicated private amenity space (garden).

## 6. Conclusion and Summary

- The proposal constitutes a light-touch conversion returning the building to a sustainable residential use.
- The conversion will have a positive effect on the local road network by significantly reducing daily traffic generation.
- The works are minimal, resulting in negligible impact on the external appearance of the building.
- The change of use is supported and will result in a positive contribution to the local housing stock.