

DESIGN & ACCESS STATEMENT (incorporating Economic Development Statement)

In respect of

APPLICATION FOR CHANGE OF USE FROM A1 RETAIL) TO MICRO-BAR (A4 DRINKING ESTABLISHMENT) AND BARISTA COFFEE HOUSE (A3 FOOD & DRINK)at

**Formerly Woodies News Agent (and formerly Enchanted Florist)
Red Lion House, High Street, Angmering, BN16 4AE**

Date: 12th March 2020

Rev 1 dated 18th March 2020

Background and Economic Development Statement:

- Red Lion House has had a variety of uses. From around 1600s to early 1900 it was formerly known as The Lamb until The Lamb Inn opened over the road at which point the premises was re-named the Old Lamb and later The Red Lion. The premises subject of this application is part of the property which formed that public house which served the village of Angmering. There was a use as a butcher in the premises for some time, but at present we cannot find record of dates. Woodies Newsagent was run out of the property for, we believe, over 25 years. The Enchanted Florist took the premises in September 2017 and left in November 2019. The owner, Mr McGowan, did some discreet marketing through Cooper Adams but vigorous marketing was not conducted as his son, who runs a building company, was considering taking the building for his office and base. This did not materialise. See email from Cooper Adams attached

Brennan & Chatterton, Estate Agents were instructed by Mr McGowan and had some interest which did not materialise. See email from Brennan & Chatterton (to follow)

The applicant learnt of the availability of this unit through Cooper Adams and is looking to establish a day time barista coffee house with a micro-bar in the evenings concentrating on the sale of local craft ales.

Although there will be a loss of retail space we believe that the nature of this venture will enhance the area bringing interest into the small village centre. The applicant is aware and passionate about the history of the building and the community spirit of the village. We do not believe the change of use will have any adverse impact on the nearby retail units. We feel that, conversely, it will massively benefit the local community and create a social environment

for members of the community to gather and form new friendships with old fashioned face to face interaction.

- No jobs will be lost by this change of use and the applicant will be employing at least three part time people to assist in the running of the venture. A local person to help with administration and accounts may also be employed.
- Attached is correspondence from Cooper Adams and Brennan & Chatterton in evidence of the marketing effort.
- This unit sits back and away from the local shops where the co-op, framing and other shops are situated. Being tucked away in this way has, we believed, been a contributory factor in the previous business lasting only two years. This information has been obtained from talking to local people in the nearby shops who knew the florist.

Ethos

The applicant is keen to become a key part of the community and enhance the village centre by encouraging people to socialise and get to know each other while savouring new flavours of locally produced ales. She is keen to promote local brewer's stories while selling their ales. She also wants to portray and promote knowledge and appreciation of the history of the premises and the village, thus choosing the name 'The Ole Wilkie', which some older residents will recall was the name of one of the old publican's when the unit was part of the public house.

The applicant is passionate about making this small unit an integral part of the community around The Square and the wider area and hopes to bring more people into the village centre, thus potentially enhancing business for others in the heart of the village.

We believe the new venture will provide a welcome service to the local families too and from school the schools with a welcome stop-off point for coffee and a chat.

This proposal, we believe, fits nicely with the new proposals already underway for the development of residential and retail units on the old Chandlers site, adding to the diversity of businesses in this vibrant village centre.

Amount

The proposal converts the existing shop premises to a coffee house/micro-bar which will serve approximately up to 15 people seated and standing.

Layout

The layout of the premises will not be altered. The internal layout of the bar and seating/standing areas are indicated on the drawing. More detail is to be confirmed later as/if required.

Neighbouring Properties

- Hours of opening
 - o Monday to Friday 09:00 – 22:00
 - o Saturday, Sunday & Bank Holidays 10:00-22:00
 - Alcohol to be served during following hours:
 - Monday to Friday 16:00 – 22:00
 - Saturday, Sunday & Bank Holidays 14:00-22:00
- Noise
 - o Apart from normal access through the front door of the premises all other windows and doors will remain shut during opening hours
 - o No large equipment or plant will be used as the proposal is for a coffee house/micro-pub. No commercial extracts, ducting or ventilation units will be installed. Small undercounter refrigerators will be used for ale dispensing, and will house soft drinks.
 - o The ceiling will be soundproofed with a robust Gyproc suspended ceiling specification to provide a sound and fire barrier between the micro-bar and the residence above. The specification for the suspended ceiling to provide 60min FR, 63dB Airborne and 54DB impact soundproofing to BS476 Part 21 1987 will be :
 - Chicken wire attached to the underside of the existing lathe & plaster ceiling with 38x38mm timber battens. (contractor to confirm the ceiling fabric is lathe & plaster prior to commencement)
 - 277mm void with 100mm Isover
 - Casoline MF Gyproc suspended ceiling system
 - 2 x 15mm Gyproc soundbloc
 - Taped and joint or plaster finish
 - o The applicant will monitor the noise from customers and will require people to respect the adjacent and local residents at all times. She will have zero tolerance to unruly behaviour. The ethos of the coffee house/micro-bar is for social interaction, conversation and the interest in local made ales. Customers will be required to be respectful of nearby residents when leaving the premises in the evenings.

- Deliveries

Deliveries will be arranged only during normal daytime working hours, ie. between 09:00 and 17:30 weekdays and Saturdays. No deliveries on Sundays or Bank Holidays.

Deliveries are expected to be by the applicant's car in many cases, and by small delivery vans or trucks.

- Waste Collection

Normal existing waste collection arrangements will continue. The existing rear area for storage of bins will continue to be used for 1 general bin and 1 recycling bin. The applicant intends to use as much recyclable material as possible.

- Soundproofing & protection of properties above the premises

The proposed specification for the suspended ceiling is as per the attached sectional drawing.

- Music

There will be no live or amplified music at any time.

- Food

No food will be prepared on the premises and only pre-packed light snacks such as crisps, biscuits, nuts will be sold.

- Air Pollution

See above. No large commercial equipment requiring extract, ventilation or associated ducting will be required.

Drinks on sale

The applicant intends to sell barista coffees and local craft ales. Ales will be brought in and not brewed on the premises. Other beverages will be a small selection of wines, spirits, soft drinks and coffee.

Appearance

The premises sits within the Conservation Area but the appearance will not change except for the fascia sign which will read 'The Ole Wilkie'. A photo of the premises is attached.

Security

By the nature of the premises there is only one entrance/exit door which will be retained as the entrance/exit from the micro-bar. The premises will be fitted with a fully monitored security alarm system supplied, installed and monitored by a specialist contractor.

Local Plan Policies

The following policies in the Arun District Council Adopted Arun Local Plan July 2018 are considered relevant to this application.

Policy SD SP1 – Sustainable Development

The Government's overarching sustainable development objectives as set out in the National Planning Policy Framework are the following:

- Economic
- Social
- Environmental

It is considered that the proposal is compliant with providing the sustainable objectives of the NPPF and these are set out in full under the NPPF heading later in this statement.

Policy EMP DM1 – Employment Land (Development Management)

This states that existing employment sites and premises will be protected where there remains a reasonable prospect of employment use.

With retail uses proving increasingly less viable in the present economic climate it is essential for the vitality of villages such as Angmering that alternative use classes for village commercial premises are encouraged, particularly as in this case where they continue to offer local employment opportunities and provide a social community use, which is likely to add vitality to the village in general and assist other local businesses.

Policy RET DM1 – Retail

This policy states that village centres and stand alone shops form an important resource for businesses, visitors and residents.

Where retail uses can no longer be sustained it is important that alternative business uses such as the one proposed with this application are encouraged to minimise the effect of having empty retail/commercial premises in village centres.

Policy D SP1 – Design and Policy D DM1 – Aspects of Form and Design Quality

There will be no external alterations to the premises with the exception of altering the fascia sign. Therefore, the existing character of the building and visual appearance in the village street scene will not be altered.

Policy WM DM1 – Waste Management

As set out in this statement existing areas for storage of waste and recycle bins will be retained with normal waste arrangements continuing. It is the intention that as many materials as possible will be recycled.

Policy W DM2 – Flood Risk

The site is in Flood Risk Zone 1 on the Environment Agency's Flood Risk Maps for Planning, which also shows it to be in an area of low risk from surface water flooding, therefore no Flood Risk Assessment should be required with this application.

Policy QE DM1 – Noise Pollution

Please refer to noise section of this statement.

Policy QE DM2 – Light Pollution

No additional external lighting is proposed.

Policy QE DM3 – Air Pollution

No large equipment requiring extraction, ventilation or associated ducting will be required.

Policy HER DM3 – Conservation Areas

The premises are situated within the Conservation Area, however as there will be no external alterations to the property its presence within the village street scene will remain as existing and therefore the proposal will have no adverse effect upon the Conservation Area.

The National Planning Policy Framework

The Government's revised NPPF was published on the February 2019 and is now a material consideration in all planning applications.

At the heart of the NPPF is a presumption in favour of sustainable development.

I set out below the particular sections of the Framework that I consider appropriate to this development.

Section 2: Achieving Sustainable Development

Under this section it sets out the three overarching objectives of achieving sustainable development which are:

- *An economic objective;*
- *A social objective;*
- *An environmental objective*

Economic

The premises are situated just off the main village shopping area making it a poor location for retail use which has no doubt contributed to the closing of two shops on this site. It is considered therefore that the proposed use will make a good contribution

to the vitality of the village as it will provide a useful stop off/meeting point in the village, which will also benefit other local traders.

The proposal will also assist local employment opportunities as at least three part time jobs will be created.

This new venture will be using local suppliers where possible.

It is considered that the proposal satisfies the economic objective of sustainable development.

Social

As set out in this Design & Access Statement the applicant hopes that the proposal will become a key part of the community, encouraging social activity.

Therefore, it is compliant with the Government's aims to provide socially inclusive local communities.

Environmental

No commercial ventilation equipment will be required.

The new ceiling soundproofing will minimise noise transfer to the residential accommodation above.

As set out in this Design & Access Statement under noise, the applicant will monitor noise from customers so that the adjacent and local residents' amenity is respected at all times.

It is considered that the proposal will have no adverse effect upon the local environment.

Section 6: Building a Strong, Competitive Economy

This states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.

Section 12: Achieving Well-Designed Places

The existing layout of the building will be unaltered and therefore the proposal will have no adverse visual impact upon the street scene or the Conservation Area.

It is considered that the proposal will not adversely affect the amenity or privacy of nearby residential properties.

Section 16: Conserving and Enhancing the Historic Environment

Whilst the property is situated within the Conservation Area there will be no alterations to the visual appearance of the building apart from a change of the fascia sign and therefore it will have no adverse effect upon the street scene or wider Conservation Area.

Conclusion

It is considered that the proposal is compliant with relevant local plan policies.

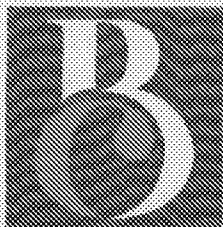
It is also considered to be compliant with the Government's aims of sustainable development and providing socially inclusive communities as set out in the National Planning Policy Framework.

It is considered that the proposal provides a use that will encourage local residents and visitors to meet and spend time in the village and therefore contribute to the vitality of the village and the local economy.

It is therefore hoped that the Council will support this new local business venture.



The Enchanted Florist



BRENNAN & CHATTERTON
E S T A T E S

Brennan and Chatterton Estates
113 Sea Road
East Preston
West Sussex
BN16 1NX



Ms S Beituni

Flat 1, 67 Downsview Road

Worthing

West Sussex

BN11 4QY

16 March 2020

Dear Ms Beituni

The Shop, Red Lion House, Angmering, BN14 4AE (the "Property").

We write further to our conversation regarding the Property and have now had the opportunity to speak with the Owner.

As discussed, we marketed the Property with a 'For Sale' board for several weeks.

Although we received several enquiries, no viewings took place.

We feel that the Property would have secured more interest if the usage had facilitated restaurants, cafés and / or drinking establishments.

Yours sincerely



Brennan and Chatterton Estates

113 Sea Road, East Preston, West Sussex, BN16 1NX



BRENNAN & CHATTERTON
E S T A T E S

Liz Galloway

From: [REDACTED]
Sent: 12 March 2020 15:49
To: Liz Galloway
Subject: RE: Formally Woodies News Agent, High Street, BN16 4AE

No worries at all Liz, as below:

Hi Liz,

In regard to the above, I can confirm that we held a floorplan for the premises on behalf of Ian McGowan, whilst we do not formally market commercial properties, we did have it in mind for any potential interest and did pass over one party to Ian who wanted to discuss retail use at the premises. I understand, however, that this interest did not proceed any further.

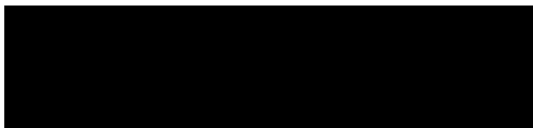
I hope that this helps Liz,

All the best

Kind regards

Kind regards

Chris Stephens
Angmering office



Cooper Adams
Marsh House, The Square, Angmering, West Sussex BN16 4EA

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From: Liz Galloway [REDACTED]
Sent: 12 March 2020 15:30
To: [REDACTED]
Subject: FW: Formally Woodies News Agent, High Street, BN16 4AE