

Design and Access Statement

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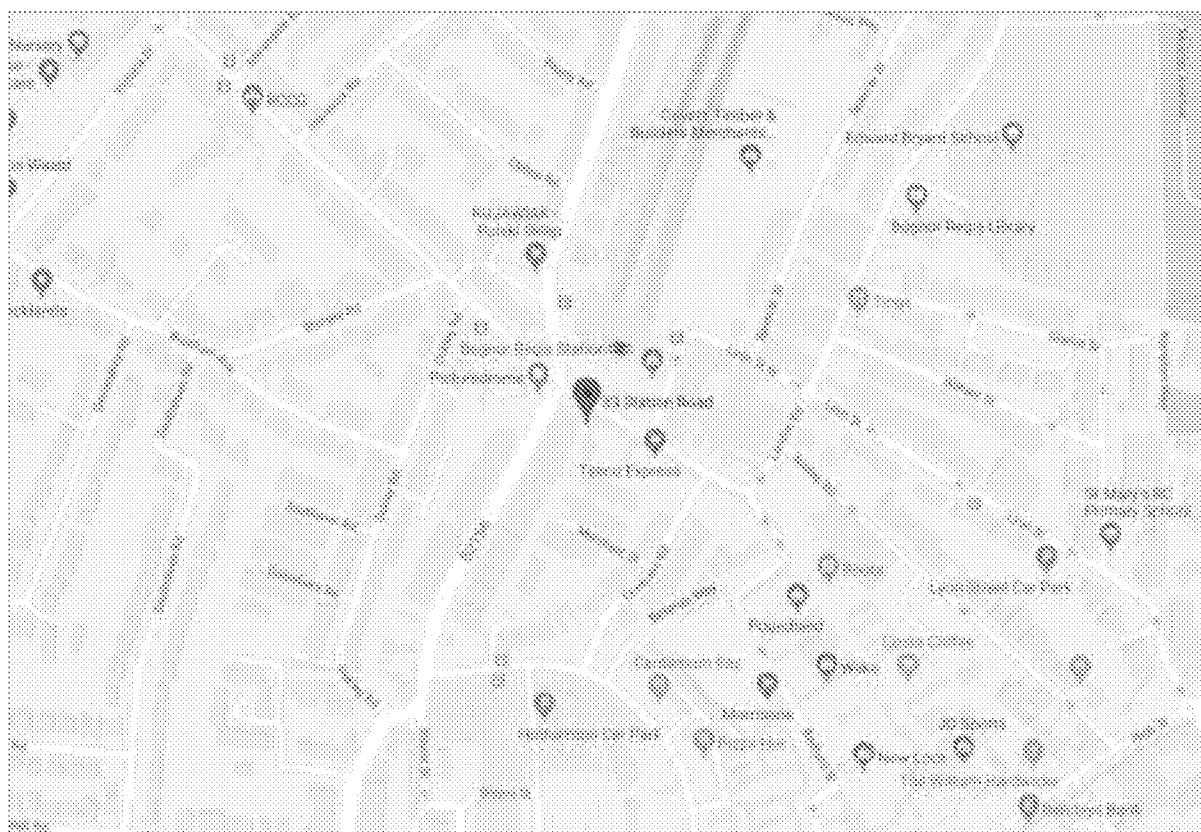
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Property Address: 31A - 33 Station Rd, Bognor Regis PO21 1QD

Owner of property: Mr. Orhan Gundogdu



The proposal is seeking to connect two A3 units into one A3 unit with new shop front alterations and internally illuminated signage similar to the existing at 31A -33 Station Road, Bognor Regis, PO21 1QD.

DESIGN STATEMENT

Introduction:

This Design and Access Statement is in support of a Planning Application to Arun District Council for converting two A3 units to one A3 unit with new shop front alterations and internally illuminated signage at 31A -33 Station Road, Bognor Regis, PO21 1QD.

This Design & Access Statements forms part of an application process and elaborates in detail how the design extension of the existing A3 use of restaurant and proposed external alterations will make a positive contribution to the character and appearance of the surrounding area. The statement also demonstrates how to the design of the scheme complies with the relevant planning policies at national and regional level.

Kablan Design Ltd. has been appointed as Agency for the development.

Proposal:

The proposals include to extend the existing A3 use of restaurant at number 33 into number 31A (A3 use of restaurant) as a single A3 unit. A 2.2m wide x 2m high arched opening will be formed within the party wall to open the units up.

The proposals also include new shop front alterations and internally illuminated fascia signage over the two shops to the frontage of Station Road.

Site & Surroundings:

The existing restaurant is located on Station Road within the Bognor Regis principal shopping area just a short walk from Bognor Regis mainline rail station. Number 31A – 33 is just on the opposite of the Bognor Regis Train Station.

Station Road has a wide range of uses including retail shops, financial institutions, fast food shops, restaurants and mini markets. It also has commercial and residential units/apartments at upper levels of retail units. Heights and accommodation vary between 2 to 4 storeys high within the vicinity.

Commonly used materials within the context include brickwork, timber framed windows, coloured and white render/stucco, clay and slate tiled roofs.

The topography of the site is relatively level with the entrance to the property at street level.

The ground level of the building at number 33 is a A3 use of Turkish restaurant facing to Station Road and the first floor is residential unit with a separate access door at the front of the property.

The ground level of the building at number 31A is a A3 use of restaurant facing to Station Road and the first floor is also residential unit with a separate access door at the front of the property. Our Client has recently purchased this property and he is the current landlord of 31A Station Road. His intention is to connect 2 shops each other and to give better services and provide more seating area to his clients.

Access:

The restaurant is served by local bus routes and within short walking distances to the main line railway station.

Entrance to the extended restaurant will be via the existing entrance to number 33 Station Road and also the proposed door at number 31A Station Road. This is a street level entrance from the street. Access through to number 31A Station Road will be via newly formed opening between units and proposed door.

Entrances to the existing residential units at upper levels is not going to change.

Amount & Layout:

The application will extend the total A3 use from 68.64m² to 151.26 m² by extending into number 31A Station Road.

Ground Floor Total of 33 Station Road: 68.64 m²

Ground Floor Total of 31A Station Road: 82.62 m²

The premises scale of the proposed scheme and design has been carefully considered in balance and in relative keeping with the existing neighbouring buildings.

The proposed A3 unit will have total 151.26m² ground floor with suitable Wc and a Storage.

Conclusion:

The proposals have been considered with particular regard to National and Local Plan policies.

The development proposal is a high standard of design at an appropriate scale within the site context and its neighbours, not to be obtrusive to the local context.

The proposed shop front has been carefully designed to respect and enhance the character of the surrounding area and wider development.

The proposal acknowledges, respects, carefully and thoughtfully considers the characteristics of the area and typology, as well as the effects upon adjoining neighbours whilst maintaining the character of the site. The proposals will not cause any harm to the residential amenities of neighbouring properties.

We believe this proposed alterations will add to the character of the area and should therefore be granted.