

Project: 91 HAWTHORN ROAD, BOGNOR REGIS, PO21 2BE

Design and Access Statement

Advance Architecture



This application is about the change of Use Class E(a) (Hairdresser) to Sui Generis (Hot Food Takeaway) with low level ducting system at the rear of the ground floor commercial unit at 91 Hawthorn Road.

1. BACKGROUND AND BRIEF HISTORY

1.1 SITE CONTEXT

The application site is located at 91 Hawthorn Road, Bognor Regis, PO21 2BE constitutes a small scale mixed use property (E(a) Use Class at ground floor and C3 Residential unit above) towards the southern part of Arun District Council;

- The property has not been characterised as listed and does not lie within a Conservation Area.
- The site is located within a predominantly residential area, with some mixed used properties with retail shops/ restaurants at the ground level and residential units above, fronting Hawthorn Road.
- The immediate surrounding area is characterised by low rise mainly two storey premises.



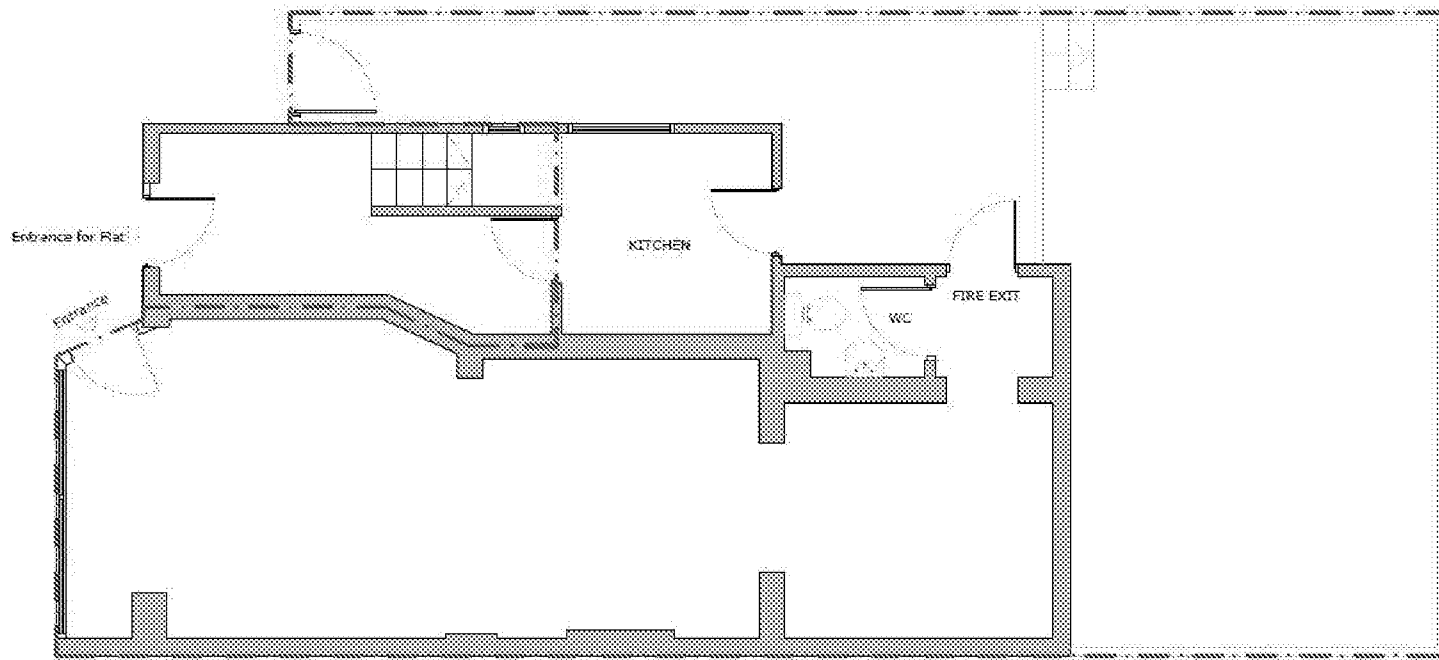
Arun District Council map



Bognor Regis map

1.2 EXISTING BUILDING & USE

The site is located at 91 Hawthorn Road, towards the southern side of the street. The ground floor is occupied by a hair salon, while the first floor accommodates residential unit. It constitutes a small scale ground floor commercial unit of a mixed used two storeys property.

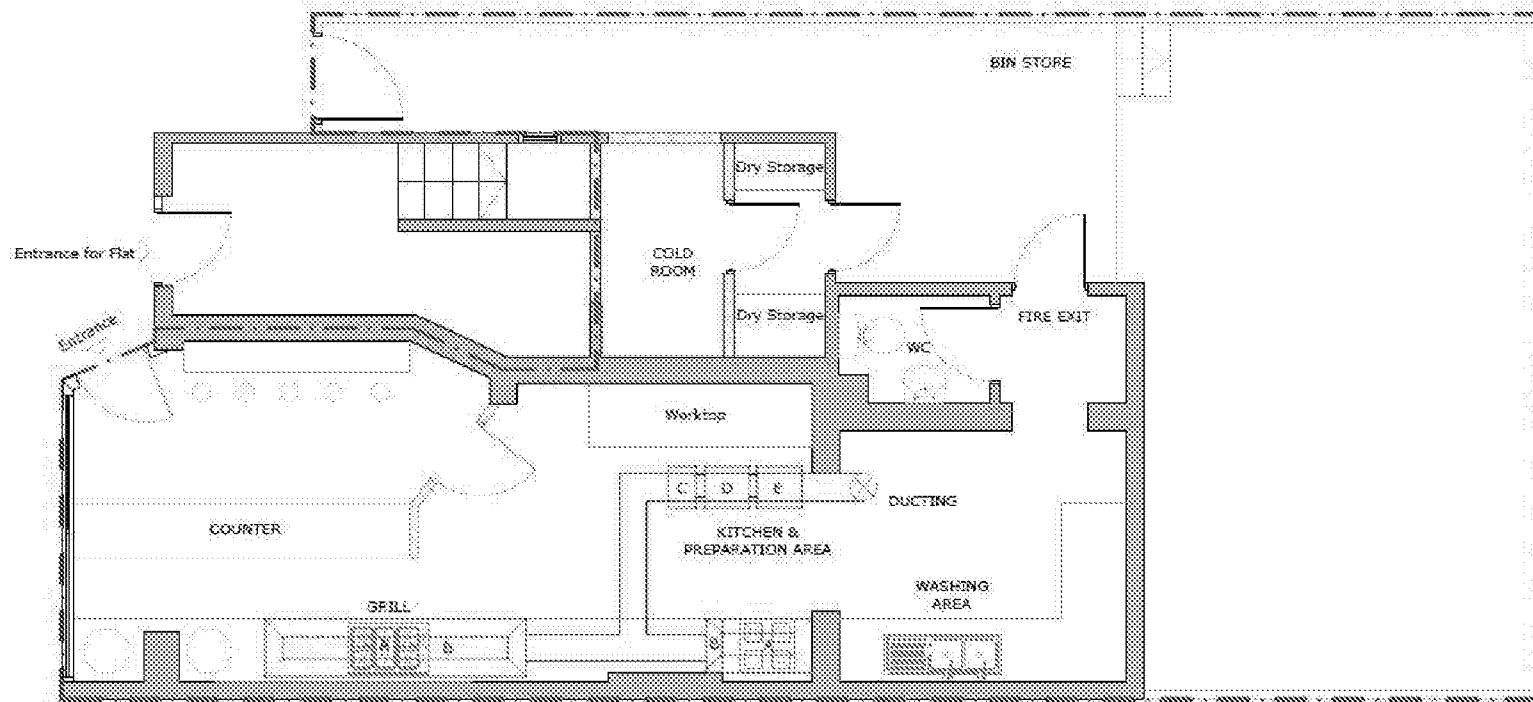


Existing Ground Floor Plan

2. DESIGN STATEMENT

2.1 PROPOSAL OVERVIEW

This proposal intends for the change of Use Class E(a) (Hairdresser) to Sui Generis (Hot Food Takeaway) with low level ducting system at the rear of the ground floor commercial unit at 91 Hawthorn Road.



Proposed Ground Floor Plan

2.2 DESIGN ASSESSMENT

The proposal respects the existing building and its context, where it is located. It has the potential to optimise the internal, comply with the Local policies and causes no harm to the occupants and customers of the premises and the surrounding neighbourhood. All unit and access arrangement will be maintained and fully comply with the Building Regulations.

3. ECONOMIC & EMPLOYMENT BENEFITS

The change of use will have positive impact on the locality. It will result in additional employment to the premise. This is beneficial for the local job seekers and will support the local employment. The proposal will cause no harm to the adjoining properties and intends to benefit the immediate and wider surrounding area by increasing the job positions and the visitors to the area.

4. CONCLUSION

This proposal intends for the change of Use Class E(a) (Hairdresser) to Sui Generis (Hot Food Takeaway) with low level ducting system at the rear of the ground floor commercial unit at 91 Hawthorn Road.

The proposal seeks for minor internal changes in order to accommodate the Hot Food Takeaway at the site. These alterations respect the existing building and construction and aim to cause no harm to the host shell or the surrounding area at which the property lies within.

In conclusion, the proposal respects and preserves the existing building and the character of its context and causes no harm to the construction and therefore, we believe the permission of this application should be granted.

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