

A DESIGN & ACCESS STATEMENT

**PREPARED BY SUSSEX BUILDING CONSULTANCY
LIMITED ON BEHALF OF
6-8 LONDON ROAD LIMITED.**

**PLANNING APPLICATION FOR
INTERNAL ALTERATIONS AND
CHANGE OF USE FROM SHOP A1 TO
COFFEE SHOP A3 WITH ANCILLARY
A1 USE.**

**6- 8 LONDON ROAD,
BOGNOR REGIS**

1. INTRODUCTION

1.1 The purpose of this statement is to explain the design principles and concepts that have informed the development proposals. The statement also discusses how access issues have been dealt with.

1.2 The statement is arranged as follows:

- Section 2 – Design: Use, Amount, Layout, Scale, Landscaping, Appearance
- Section 3 – Access: Vehicular and links, inclusive access
- Section 4 – Supporting Planning Statement



2. DESIGN

Introduction

2.1 The proposed development comprises:

- An amended internal layout to relocate the disabled WC and improve kitchen facilities.

- Provide vending areas within the café for outside sales.
- No changes to the external appearance save for replacing the existing signage above the shop window and front entrance.

Use

2.2 The development will be to improve cooking facilities, provide additional sales area on the ground floor, relocate WC facilities and open up existing stairway and the first floor to diners for a new coffee shop. In addition to providing coffee, tea and other non alcoholic drinks, a range of sandwiches, paninis and cakes will be offered for consumption on the premises as well as delicatessen and bread sales of off site consumption.

Amount

2.3 The proposal utilises a single storey building of approximately 121 m2 on the ground floor and 143 m2 on the first floor.

Layout

2.4 The design concept for this scheme is to provide for improved coffee shop and sales areas and ancillary office/staff recreation space.

2.5 The proposal offers a form of development with an unchanged external appearance and layout that respects the design and setting of the surrounding properties, whilst also satisfying the needs of the occupier.

Scale

2.6 The building will have a footprint as noted before, an additional dining area of 72 m2 is created on the first floor for approximately 36 covers.

Landscaping

2.7 Landscaping is unchanged by this proposal.

Appearance

2.8 The proposed appearance of the building is considered to be largely relevant to its context, within an existing retail area.

2.9 The building was designed so as to not compete or overdominate the surroundings and has been already been accepted as being satisfactory from previous applications.

2.10 The external appearance of the building will remain almost totally unchanged save for revised signage in existing positions. The proposal is not of a scale or appearance that would sit uncomfortably in the streetscene, and materials already complement the setting of the building.

- Roof – asphalt flat roof;
- Windows – Double glazed windows to be set in aluminium framed units as existing.
- Doors – Main front door is an aluminium framed double glazed unit.

3. ACCESS

Vehicular and Transport Links

3.1 The site is sustainably located, close to local facilities including schools and shops. In addition the site is within an area with excellent pedestrian and cycle links, and access to public transport.

Inclusive Access

3.2 The commercial retail use proposed already meets with Part M of the Building Regulations, thus ensuring good access to and within the building for people with frailty or disabilities, alterations further enhance access arrangements.

3.3 External arrangements are unchanged.

4. SUPPORTING PLANNING STATEMENT

Introduction

4.1 This part of the Statement describes the site, its surroundings and the proposal itself. The Planning Policy background is considered along with an assessment of the proposal in light of the relevant policy and all other material planning considerations. Section 4 of this Statement should be read in conjunction with Sections 2 and 3 ('The Design & Access Statement').

Pre-Application Consultation

4.2 No advice has been sought from outside bodies or the planning authority.

The Site & Surrounding Area

4.3 The site comprises a site area of approximately 143 square metres. The plot is rectangular in shape and is situated on the pedestrian area of London Road. The site is set within the established retail area of Bognor Regis town centre.

4.4 The original industrial building was believed to be developed in the late 1950's.

4.5 The surrounding area is a mixture of retail and various other business uses.

Relevant Planning Policies

4.6 The site lies within the boundary of the built up area as defined in Policy GEN 2. Within such areas planning permission will normally be granted for new development subject to other policies in the Local Plan for the built environment.

4.7 Policy GEN 7 "The Form of New Development" sets out the criteria by which proposals for development will be judged and in so far as this proposal is concerned such matters as the efficient use of land, the impact on adjoining occupiers and the parking of vehicles is relevant.

POLICY DEV26 Criteria for Retail Development

The District Council will seek to maintain the existing hierarchy of retail centres within Arun. Retail development which accords with this objective will be permitted provided that:

- (i) it is of a high standard of design, materials and layout, and has due regard to the character of the site and its surroundings;*
- (ii) it is easily accessible by public transport;*
- (iii) it includes provision for access by cycle and on foot;*
- (iv) it includes appropriate provision to enable access for people with disabilities;*
and
- (v) the design incorporates crime prevention measures.*

Applications for A3 uses will need to be accompanied by details of the provisions for the extraction of fumes and cooking odours and the provision of areas for the collection of waste.

4.8 As can be seen from the submitted detail, the proposals change the appearance of the building in a very minor way, and this would accords with Local Plan policy, without compromising the character of the area. Arrangements are already in place for the accessibility and design for crime prevention.

4.9 The foods proposed to be sold for consumption on or off the premises are prepared in the kitchen area and are to be merely heated in the coffee shop – such as panini's and toasted sandwiches and as such and therefore do not attract a need for an integrated extract ventilation system. There will be no cooking or frying facilities on the premises other than microwave and as stated for the above items.

Site History

4.10 From the original date of construction, the building has been used for a number of retail uses from a Building Society and boutique to more latterly a mobile phone shop. The last two occupants although without specific planning approval, were for a coffee shop and associated vending use.

4.11 In 2002 the company 'Tchibo' took over the premises and used it for a coffee shop on the ground floor with a degree of vending of other goods alongside. 'Red Café' obtained the lease after this and maintained the use of the A1/A3 mix until the property was vacated earlier in the year.

Application Appraisal

4.12 The proposed use of the building continues what has been in existence for the last 8 to 9 tears and would not be out of character with that of surrounding retail uses within the local area. Therefore, the proposal does not appear to be out of character with the surrounding area.

4.13 There are no other cafes or coffee shops immediately adjacent to the proposal.

4.11 The clients will be employing approximately 10 part time and 8 full time staff and will be utilising a building which has been vacant for a number of months.

Conclusions

5.1 As will be evident from a site visit, the proposed development makes efficient use of the site by providing a retail and coffee shop use which will contribute the vibrancy of the area and not only provides refreshment to existing shoppers but also will help bring in additional visitors to the town centre. The character of the area will be therefore unchanged.

5.2 In the event that the application is presented to the Planning Committee I would be pleased if you would ensure that the contents of this statement, albeit summarised, are incorporated in to the report.