

Design and Access Statement

ADC Ref: PAA/93/14

Property: The Bluebird Café
The Strand
Ferring
West Sussex

This document is to be read in conjunction with the following information:

Pre-Application Advice Submission
BAA 1000 Rev.A – Location & Site / Block Plans
BAA 2000 Rev.A – Existing Ground Floor Plan
BAA 2001 Rev.A – Existing First Floor Plan & Roof Plan
BAA 2002 Rev.A – Existing Elevations
BAA 2003 Rev.A – Proposed Ground Floor Plan
BAA 2004 Rev.A – Proposed First Floor Plan & Roof Plan
BAA 2005 Rev.A – Proposed Elevations

Proposal:

To build a single storey rear extension serving as a kitchen extension to The Bluebird Café which will measure approximately 8.1m (length) x 3.5m (width). There will be a new external bin store and recycling area to the side (west). A take-away hatch with raised gantry access and demolition of the existing garage and external store.

Design

Use:

The proposed development will serve as a kitchen extension to The Bluebird Café. There will be a new external bin store and recycling area to west elevation and a take-away hatch with raised gantry access to the north elevation. There is associated car parking situated to the west, along with visitor access via steps and ramp to the main café entrance. There is an absence of immediate development due to the café occupying a beachfront location.

Amount:

The small scale extension provides the necessary additional floor area to create a new modern and efficient kitchen. The extension will be located on the north side of the café (rear). The proposed development will demolish an existing single storey garage and external store. As the proposed development proposes to replace the existing out buildings, the additional gross internal area is minimal (Existing GIA = 186.28m² - Proposed GIA = 189.56m²). New cleaner and efficient extraction equipment will replace the existing dated equipment. This will offer a better air quality discharge and also a reduction in vibration and noise levels.

Layout:

The proposed development is located to the rear of the café to serve the existing kitchen position. The use of a flat roof is to maintain the light quality and views gained from the first floor accommodation above.

Scale:

The proposed scale is designed to retain the linear form of the café. It also makes best use of land to the north of the café with a new extended kitchen, improved bin storage and recycling area.

Landscaping:

The extension will be constructed on the demolished footprints of the garage and store and will also replace the raised concrete driveway. There will be no incursion into the countryside. The remaining area of land north of the proposed extension will be finished with concrete pavers including two dropped kerb points to aid wheelchair access onto the site. A timber post and close boarded fence will be constructed to enclose the bin and recycling area and will be attached to the café wall. All existing concrete hard stand areas to the rear of the café (serving garage and bin / refuse yard) will be removed and replaced with new porous pavers.

Appearance:

The elevation treatment of the extension has taken precedent from the café itself and neighbouring beach huts. The walls will be clad with a fibre cement weatherboard and white render to match the existing café appearance.

Access**Vehicular & Transport Links:**

The application site is located on the beach within the village of Ferring. It is accessed from South Drive and West Drive down a narrow track and across an unmade public car park area. The uneven car park surface is compacted earth and shingle. There are good public transport links to Ferring village via the No.8 & 8a buses and to the nearest train station (Goring-by-Sea).

Inclusive access:

At present the main café and ice-cream parlour offer full disabled access with even surfaces, ramps and level thresholds. The raised gantry will not offer full disabled access with the provision of a ramp, but will mitigate this via a management policy. Any visitor to the take-away hatch requiring assistance will be assisted by The Bluebird Café staff.