DESIGN ACCESS STATEMENT

IN RESPECT OF PROPOSED CHANGE OF USE

&

FRONT ELEVATION ALTERATIONS TO

112 FELPHAM ROAD, FELPHAM

BOGNOR REGIS

STATEMENT PREPARED MAY 2013

ARUN DISTRICT COUNCIL FP/84/13/

BUILDING DESCRIPTION

112 Felpham Road, Felpham is a vacant Barclays Bank.

The property is estimated of 1930's construction, presumed originally a detached house. The building is of painted masonry walls with tiled hipped roof and casement windows.

The ground floor has been extended and has pre cast concrete elements to front doors and windows with an open plan arrangement on front ground floor with DDA compliant access to the public area banking floor.

SCOPE OF APPLICATION

The existing building 112 Felpham Road, Felpham is a former Barclays Bank now vacated. The external envelope and size of the property generally are proposed to remain unchanged.

The current Bridle Opticians are located immediately adjacent to the unit in their existing smaller premises and the purpose of relocation is for expansion.

Elevationally to the front of the property, there are Crittal metal single glazed windows set in pre cast concrete surrounds set at high level.

The intended occupation as opticians will require change of use to the current banking hall former public area to be retail, but that also front elevation is changed and opened up to a traditional powder bake aluminium style shop front to enable retail on display and provide more daylighting.

AMOUNT

Not applicable.

USE

See "scope of application" above.

LAYOUT

Refer to attached existing and proposed plans which show the ground and first floor formerly occupied by the bank, being all financial services ground floor either public or consultative, with first floor accommodation being purely staff, storage and welfare. Intended use for opticians is retail adjoining shop front, professional consultation to the rear, storage stock and staff areas at first floor.

APPEARANCE

Refer to proposed elevations. The proposed drawings are to the existing ground floor front elevation only.

ACCESS

The property is accessed both for pedestrian and vehicular purposes from the front west facing elevation being the public highway of Felpham Road, Felpham.

Signed ..... **Dated** 22/5/13

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