

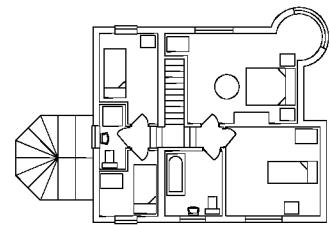
Surveyors and Designers

Building design

Planning

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Glazed structures



Bryceson Shaw Associates

2 Wellesley Court, Fitzalan Road,
Littlehampton, West Sussex BN17 5JW

Planning Statements.

October 2017

Our ref.: 2108

51 Pier Road, Littlehampton BN17 5LP

1 Description;

The proposal is for the change of use of the first floor to additional restaurant area and a small rear extension over part of the terrace. This application seeks to extend the restaurant to the whole of the first floor and provide first floor toilets. The second floor will be left as loft storage only. The building is in flood zone 3 but will benefit from river defence works.

2 Scope;

The project is to extend the restaurant area by converting the first floor to allow extra covers to be served. The kitchen will be altered but is essentially in same position as now. The external staircase will be retained for maintenance access.

3 Design;

Frontage design concepts are included in this application. The design is intended to allow part of the front to be opened up in the summer to allow fresh air and views to the West. Currently the covers served amounts to about 16, the proposal seeks to increase this by about 18.

4 Access;

Ground floor level is only slightly above footway level but at the rear of the building the ground is some 2m lower.

Nothing will occur in the first floor dining area that does not occur on the ground floor thus disabled access provision is considered satisfied under Part M of the building regulations.

5 Drainage;

The existing building is connected to mains drainage and this will remain. Surface water drainage will be as existing for the remainder of the site.

6 Refuse;

General and recyclable refuse will be stored at the rear of the building as at present and disposed of by a recognised contractor.

7 Parking;

There is no change to parking provision with space only available to serve a maximum of 2 staff vehicles.

8 Extraction;

The kitchens extraction system is to be retained and re-furbished by a specialist company.

9 Sound insulation;

Sound insulation is not an exact science as site measured figures depend on many factors especially in the case of existing, older, buildings. The party wall are assumed to be cavity brick work based on the age of the building, cavity walling of this type is a reasonably good sound insulator but can be improved by the addition of dry lining to 1 side.

The party wall is proposed to be sound proofed by the addition of an independent stud partition filled with Isowool sound insulation and clad with 15mm SoundBlock plasterboard.