

LU199/111.
DESIGN & ACCESS STATEMENT

WORKS AT WEST BEACH CAFE, ROPEWALK, BN17 5DE

WORK COMPLETED

THE GLAZING TO THE FRONT ELEVATION, DESIGNED BY A TALENTED YOUNG ARCHITECT, IMPROVES THE VISUAL APPEARANCE REPLACING A CRUDE PLAIN-BOARDED FRONT WITH TRADITIONAL TIMBER SASHES PROVIDING AN ALL-WEATHER FACILITY WITH A STIMULATING OUTLOOK ACROSS THE RIVER ARUN TO EAST BEACH AND THE SEA.

THE PROPERTY HAS BEEN USED SINCE 1997 FOR THE SALE AND CONSUMPTION ON AND OFF PREMISES OF HOT & COLD FOOD & DRINK AND HAS ESTABLISHED A3 USE THEREFORE.

ADEQUATE ACCESS AND PARKING ARE PROVIDED BY ROPEWALK AND THE ADJACENT CAR PARK

NEW WORK

BY A COURT ORDER DATED 1/2/2011 (ATTACHED) WE AGREED TO PROVIDE 2 W.C.'S TO BE SITED AT THE REAR OF THE CAFE

THE ENVIRONMENTAL HEALTH OFFICER HAS ASKED US TO PROVIDE A SMALL STORAGE UNIT AND THIS WILL BE PROVIDED NEXT TO THE W.C.'S. OF A MATCHING DESIGN.