

DESIGN AND ACCESS STATEMENT

Installation of new Shopfronts with associated Signage
Establo Lounge, 1-5 Ash Lane, Rustington, West Sussex BN16 3BU

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Prepared on behalf of

Loungers Limited

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ARCHITECTURE • CONSERVATION • URBAN DESIGN

1.0 Introduction

This planning application is for the installation of new shopfronts and signage at Establo Lounge, 1-5 Ash Lane, Rustington, West Sussex BN16 3BU.

2.0 Background

This unit occupies a former car dealership (Chandlers Garage) in the centre of Rustington; consent for the change of use to Class A3 (Restaurant and Cafes) was granted in 2016 under application no R/37/16/PL.

Loungers Ltd will be the new tenants of this unit. They are a successful Bristol based company that are expanding their Lounge café/bars across the country. They offer a prestige use and have won awards for both the quality of their units and their offering.

The Loungers group source produce from local suppliers wherever possible and this will benefit the local economy. Furthermore, new staff will be needed in order to operate the restaurant thus providing the opportunity for the creation of several new jobs.

3.0 Description of Proposals

Design and character

This planning application is for the installation of new glazed shopfronts as described on the application drawings. The idea is to make these as open as possible, so as to optimise the visual connection between inside and outside. The glazing will be framed using paint finished timber frames and have associated signage suspended outside the shopfront. The signage consists of individually mounted letters, not solid fascia signage, in order to better integrate with the development as a whole.

Signage

a) Fascia Sign

This will comprise individual letters in front of the shopfront, suspended from the existing projecting soffit, spelling out the words 'ESTABLO' and 'LOUNGE.' Each letter will be backlit with soft lighting of illuminance of not more than 300.00cd/m.

b) Totem Sign

This will replace the previous signage associated with the former Chandlers Garage. It will re-use the existing totem post, and be no bigger than the previous sign. It will be an internally illuminated sign, visible from both directions, spelling out the words ESTABLO, LOUNGE and CAFÉ BAR. Colours will be as shown on the application drawings. Illuminance will be no more than 300.00cd/m.

Community Safety

The shopfront is highly glazed which will improve surveillance both into, and out of the unit. This will therefore improve community safety in the immediate vicinity of the unit. Security alarm systems will be provided both for this unit, and the development as a whole.

In full accordance with current Building Regulations, the glazing itself will have laminated safety glass in critical areas, and also manifestation in critical areas, to reduce the potential for impact and injuries to occur.

Environmental Sustainability

The shopfront has been designed in accordance with current Building Regulations (in relation to shopfronts), to achieve a high standard of thermal performance, thereby limiting heat loss from inside. The materials used will be of sufficiently high quality that they will last the life of the unit. Where possible, they will be sourced locally, and from sustainable manufacturers, so as to limit the embodied energy used.

Access

Double doors will provide level access into and out of the unit. The doors themselves will be designed and installed in full accordance with the requirements of the Disability Discrimination Act, to ensure that Café Bar is easily accessible for all.

Movement

This will not be affected by the proposals.

4.0 Conclusions

- The proposed new shopfronts and signage are of a simple, high quality design and will allow the unit to be successfully occupied. The proposals should be approved.