

Design & Access Statement

Issue - 1



PROPOSED ELEVATIONAL ALTERATIONS, CHANGE OF USE & OUTSIDE SEATING

**137 THE STREET
RUSTINGTON
LITTLEHAMPTON
WEST SUSSEX
BN16 3BN**

**FOR:
STORE PROPERTY INVESTMENTS LTD**

APRIL 2017

SIMPSON HILDER ASSOCIATES LIMITED

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1.0 INTRODUCTION

- 1.1 This Design & Access Statement has been prepared in connection with the proposed alterations and change of use at 137 The Street in Rustington. This statement seeks to identify the principles behind the applicant's aspirations for the site and to outline how the application proposals reflect these aims in light of the site context.
- 1.2 The application is made on behalf of Store Property Investments Ltd, the owners of the application site. The application is for two new shopfronts and associated elevational alterations, and the change of use of the property to A3.

2.0 SITE ASSESSMENT & CONTEXT

Location

- 2.01 The proposed development site occupies an area within Rustington Village Centre at the entrance to the main shopping parades. (See map and aerial photograph in Figures 1 & 2).

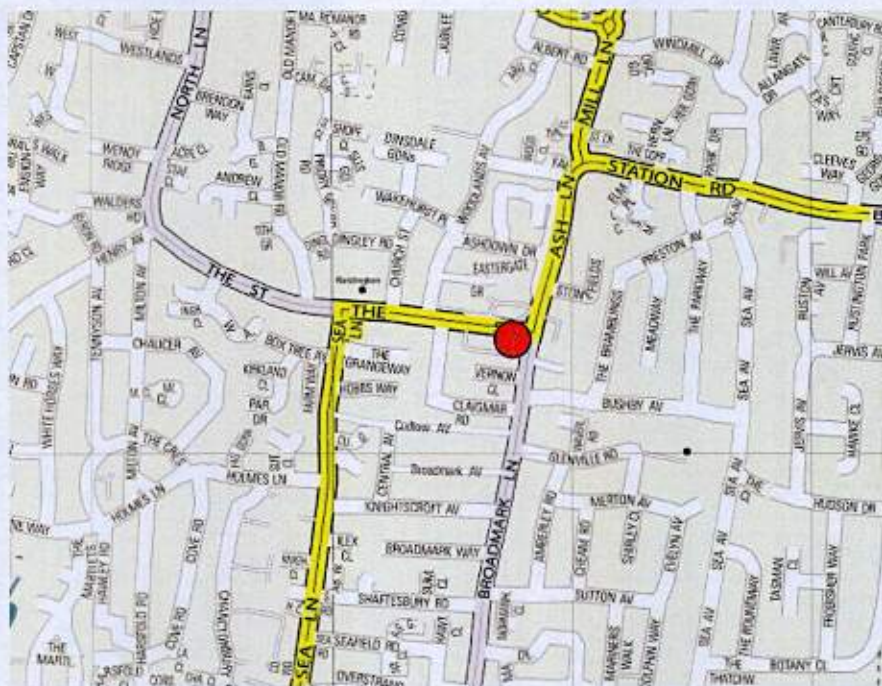


Figure 1 – Location Plan

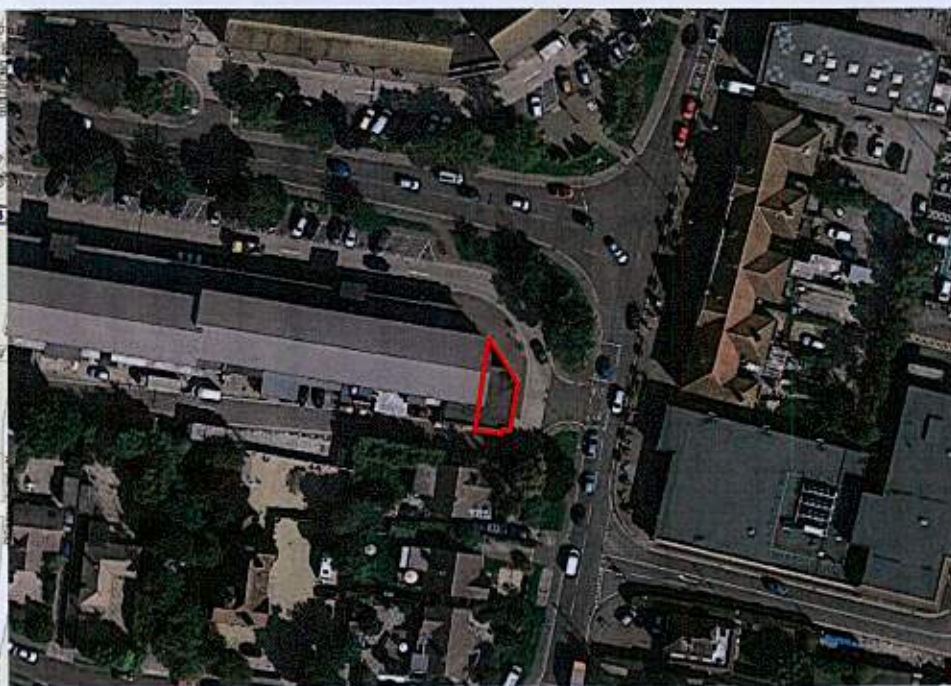


Figure 2 – Aerial view of the property

Site Description & Existing Structures:

- 2.02 The property consists of a single storey retail unit, currently having an A1 use class and a gross external area of approximately 75 sq/m. The application site corresponds with the gross external area of the retail unit, as well as the extent of the canopy overhang to the eastern elevation and the triangular pavement area to the north of the shop, as indicated on the associated plans.
- 2.03 137 The Street is located at the eastern end of a long terrace of retail units situated to the southern side of The Street. It is single storey property with a flat roof, unlike the remainder of the terrace (which consists of ground floor retail with two storeys of residential accommodation over).
- 2.04 The property has a dual frontage, with original glazed shopfronts provided to both the east and north elevations, although half of the eastern elevation shopfront has been boarded with a solid facing and painted. It has a large, rectangular, projecting canopy to the eastern elevation, which is currently faced with timber shiplap cladding. The timber cladding has recently been replaced
- 2.05 The remainder of the elevations are in a red face-brick finish.
- 2.06 The triangular shaped area of pavement to the north elevation is owned by the applicant.

Boundaries & Surrounding Environment:

- 2.07 A service road, running parallel with Ash Lane to the east and The Street to the north, and providing access to the rear of the retail terrace and residential properties, bounds the property to the north,

south and east. The western boundary is a shared party wall with the adjoining retail unit in the terrace.

- 2.08 A pavement is provided outside of the property to the eastern and northern elevations.
- 2.09 The site occupies a primary position at the entrance to the main shopping parades within Rustington Village Centre. It has very good public transport links and is also easily accessible for people arriving with their private vehicle. It is also ideally located to attract visitors from the main route through the village centre – the B2140.
- 2.10 The surrounding environment to the north, west and east of the property is predominantly retail and business, with significant residential accommodation provided above ground floor commercial uses. To the south of the site the environment is almost exclusively residential.



Figure 3 – North Elevation.



Figure 4 – East Elevation.



Figure 5 – View of property in relation to adjoining retail parade and residential over.

3.0 OVERVIEW OF PROPOSALS

- 3.01 The proposals are for elevational alterations and the change of use of the property to enhance its appearance and profile and to provide more flexibility in respect of how the shop is used.
- 3.02 The property forms part of the south side of The Street shopping frontage, however its 'front' (north) elevation is set some 5 metres back from the shopfront of the adjoining units, and 10 metres back from the main terrace of retail properties. It currently has a single main entrance door located within the eastern elevation, which does not relate to the main retail parade active frontage.
- 3.03 The proposed elevational alterations would seek to provide two new shopfronts to the property. The east elevation would be replaced with a new glazed shopfront which would retain its existing entrance door. This would maintain and enhance the shops presence to the Ash Lane frontage. The north elevation fixed glazed shopfront would be replaced with a new shopfront unit consisting of a single leaf main entrance door (to address the lack of active frontage to the principle frontage to The Street) and would include sliding / folding doors to the remainder of the shopfront opening to enable the unit to opened-up to the main shopping activity to The Street. It will also enable the shop to make use of the deeper pavement to the north elevation (and the area created by the 5 metre set-back from the adjoining property) for the provision of outside seating if required.
- 3.04 In addition to the proposal to replace the two existing shopfronts, the opportunity would also be taken to enhance the non-glazed elements to the east and north elevations. The existing projecting, timber-clad canopy to the eastern elevation would be retained

however the existing boarded section of the east elevation shopfront would be re-clad to provide a contrast to the canopy cladding and take account of the shadowing that the canopy creates. The existing brickwork to the east and north elevations would be rendered and finished in an off-white colour, with dark-grey copings over.

- 3.05 Whilst the appearance of the property would not be significantly altered as a result of the proposed changes, it is considered that the unique positioning of this unit within the larger development to the southern side of The Street provides an opportunity to undertake such enhancements without having a detrimental effect on the coherence of the building of which it forms a part. Its small plan size, single storey and, most significantly, the depth of set-back from the adjoining retail units, sets no. 137 apart from the remainder of the block.
- 3.06 The proposed design approach reflects the style of the elevational alterations and enhancement works undertaken to the Waitrose store on the opposite side of Ash Lane, which utilises render and dark-grey, deep fascia cladding materials (see photo in Fig. 3).



Figure 6 – View recently refurbished Waitrose Store opposite

4.0 ACCESS

- 4.01 Access to the property would be enhanced through the provision of the second entrance door to the north / The Street elevation. Customer access to the east elevation and service access to the south elevation would be unchanged.

5.0 FLOOD RISK ASSESSMENT

- 5.01 The site lies outside of any flood risk area as identified on the Environment Agency's flood risk map as indicated in Figure 7 below.

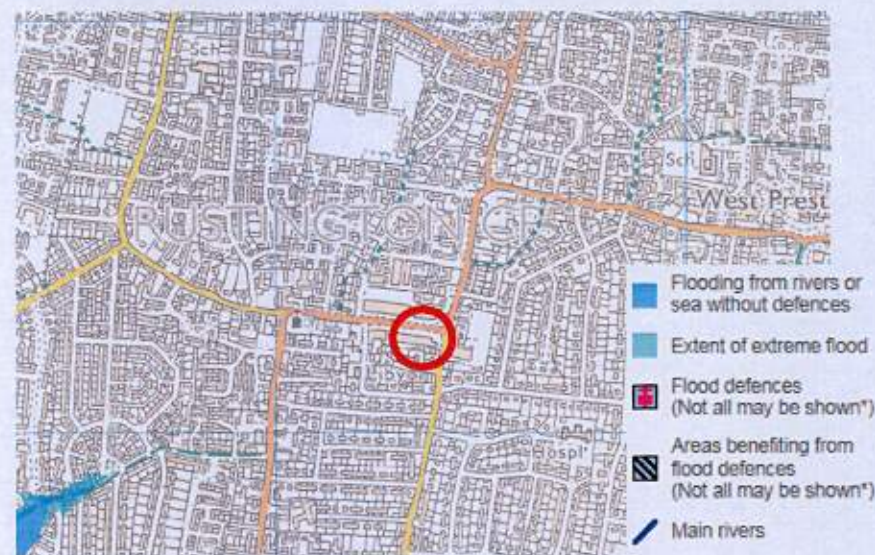


Figure 7: Environment Agency Flood Map

6.0 CONCLUSION

- 6.01 The proposals are for elevational alterations to an existing retail unit, designed to replace the tired existing shopfronts and to enhance the external elevations, together with a change of use to A3. No additional floor area is proposed.
- 6.02 The design approach and use of materials would reflect that of the recently refurbished Waitrose store to the opposite side of Ash Lane, and would help to create a uniform and modern gateway into the established Rustington shopping centre from its southern approach long Ash Lane.
- 6.03 The proposed elevational alterations would form part of a programme of refurbishment works to be undertaken to the property and would enhance its appeal to prospective tenants, thereby improving its likelihood of attracting and retaining occupiers. The proposed change of use to A3 will open up the opportunity for occupation of the property by a small restaurant or café tenant, who could utilise the bi-fold doors and external pavement area (that is owned by the applicant) to provide some outside seating, which would further enhance the ambience of the area.