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Design & Access Statement

for

The Olive Tree - 5 East Street, Shoreham by Sea

for

Mr & Mrs J Scanlan

041/D&A/01A June 2009

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1.0	**Format of Statement**
	This statement has been generally set out in accordance with Circular 01/2006. We also use a document produced by CABE entitled 'Design & Access Statements – How to write, read and use them.' Section 3 of the circular deals with the Design & Access Statements. Item 77 of the circular states, 'A Design & Access Statement can be presented in various formats. For most straightforward planning applications, the statement maybe only short, for some only a page may be needed.' The CABE document suggests that the writer should 'keep it short and to the point.' Reference should be made to the submitted detailed drawings when reading this statement.
2.0	**Introduction**
	This two storey pitched roof property is situated in East Street, Shoreham by Sea, and comprises of a ground floor retail unit with a first floor three bedroom flat over. The property has been previously extended to the rear with a single storey flat roof structure. The retail unit is accessed through the main frontage off East Street with the first floor flat accessed via the side access way. The existing shop unit has recently been unsuccessfully marketed for rent. It appears that the large unit size (142m2) has put potential interested parties off. The proposal is to reduce the shop area to 91m2 and create a one bedroom apartment to the rear of the existing shop, with access via the existing under croft. The applicant/building owner will be operating a retail outlet from the new premises. Minor external changes and the formation of a small roof terrace are proposed to the rear of the existing first floor apartment. A new communal bin and recycling storage area together with a secure bicycle store are proposed at ground floor. A roof light is proposed to the rear of the new shop layout to provide natural daylight and ventilation. The existing shop front is to remain as this is known to be of local historical interest.

3.0	**Use**
	The existing ground floor is retail use (142m2) and the first floor residential. The proposal is to reduce the shop area to (91m2) and create a one bedroom apartment to the rear of the existing shop with access via the existing under croft. A new communal bin and recycling storage area together with a secure bicycle store are proposed at ground floor.
4.0	**Amount**
	The existing ground floor is 1 retail unit and the first floor 1 residential unit. The proposal is to reduce the shop area and create an additional one bedroom apartment to the rear of the existing shop. A new communal bin and recycling storage area together with a secure bicycle store are proposed at ground floor.
5.0	**Layout**
	The retail unit fronts onto East Street and it is proposed to create a one bedroom apartment at the rear accessed via the existing under croft. A three bedroom apartment remains at first floor. Minor internal alterations are proposed to the internal layout of the retail unit. A communal bin and recycling area is accessed via the gated under croft. The under croft is being provided with access controlled gates at either end. This also allows for cross ventilation.
6.0	**Scale**
	There are no alterations to the scale of the building, the proposals are generally internal.
7.0	**Landscaping**
	Hard and soft areas of landscaping are proposed to the rear to provide private contemporary amenity space for the proposed apartment.
8.0	**Appearance**
	The appearance and form will generally be unaltered although it is proposed to render and paint the rear single storey

	element forming the one bedroom apartment. ~~Powder coated aluminium~~- uPVC windows and doors will be provided to the rear apartment together with the new doors onto the first floor roof terrace.
9.0	**Access**
	Pedestrian access into the shop is level and will remain unaltered. The apartment to the rear will also allow level access via the under croft.
10.0	**Sustainability & Waste Management**
	All materials will be locally sourced and re-use of materials co-ordinated as and where possible. A separate site waste minimisation statement has been submitted with the application.
11.0	**Crime Prevention**
	Secure access control to the under croft area is to be provided. This will ensure controlled access for both retail staff and occupiers of the proposed rear apartment. The existing first floor flat will also have access to the bin and recycling storage area via the under croft.
12.0	**Planning Department Consultation**
	The project team have had informal discussions with the planning department who suggested that in principal the proposals were appropriate for this area of Shoreham.
13.0	**Conclusion**
	The proposal seeks to add to the quality of this area of Shoreham whilst providing modern, energy efficient facilities for modern day living requirements and retail operation. The materials, layout and design aim to complement the building and local urban grain.

Revision

status	Revision description & author	Date
A	Window / door materials amended	**27.07.09**

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