Form Ref. No. 320541

ADUR DISTRICT COUNCIL

Application For Planning Permission

TOWN AND COUNTRY PLANNING ACT, 1990

4 copies of this form required, together with plans and appropriate fee.
All measurements are to be given in metric.
If site relates to Lancing or Sompting, please submit 5 copies.

FOR OFFICIAL USE ONLY
Appl. No: Ad/026567
Date Received: 17 MAY 2007
Fee: 135
Rem. List

Applicant's Details

Title	Mr
Forenames	Surinder
Surname or Company/ Organisation	Gupta
Telephone	
Email	

Address	37 George Street
	Luton
Postcode	

Do you have an agent? Yes

ADUR D.C.
CHIEF EXECUTIVE'S
DEPARTMENT

Agent's Details

Title	Mr
Forenames	Umar
Surname	Ghodawala
Telephone	[redacted]
Email Address	admin@studioambience.com

Address	338a St Saviours Rd
	Leicester
Postcode	LE5 4HJ

Application Type

(a) Full planning permission (including changes of use) ☐

(b) Outline planning permission ☐

If 'Yes', state those matters to which this application relates (tick where appropriate)

- (i) Layout ☐
- (ii) Scale ☑
- (iii) External Appearance ☐
- (iv) The means of access ☐
- (v) Landscaping of the site ☐

(c) Renewal of a temporary permission ☐

If 'Yes', state the Date

and Permission Application

and the Condition Number

(d) Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission ☐

If 'Yes', state the Date

and Permission Application

and the Condition Number

(e) Permission to develop land without complying with a condition imposed on a planning permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

Land Details

Full address or location of the land to which this application relates

32-34 high street, shoreham by sea, west sussex, BN43 5DA

Does the applicant own or control any adjoining land? No

If 'Yes', this land must be edged blue on the location plan

Area of site (Hectares)

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

Proposal Details

For Residential Developments, please enter the number of units (flats, bungalows, houses)
- for a Change of Use that REDUCES the number of units, please enter a negative(-) number.

Description of proposed development

We would like to install a new shop front, in a commercial development.

(If residential development, state type if known, e.g. houses, bungalows, flats)

State whether the proposal involved:-

(i) New building(s) or structure(s) No

(ii) Alteration or extension of building(s) No

(iii) Construction of a new *vehicular* access to a highway No

Construction of a new *pedestrian* access to a highway No

(iv) Alteration of an existing *vehicular* access to a highway No

Alteration of an existing *pedestrian* access to a highway No

(v) Closure of existing access No

(vi) Change of use only No

Is there to be any 'furniture' placed on a street/highway? No

Use of Land

Particulars of **Use** of Building or Land: Please State

Present use: vacant

If vacant, the last use: Furniture Shop

Additional Information

(a) Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? Yes

(b) Is the application for the winning or working of minerals? No

(c) Is the application for an agricultural dwelling or building? No

(d) Does the proposed development involve the demolition of any residential units? No

If 'Yes', how many units? _____ Please indicate their position on plans

(e) Does the proposed development involve the felling of any trees? No If 'Yes', indicate their position on plans

(f) Does the proposed development involve any public right of way within the site? No If 'Yes', indicate their position on plans

(g) Does the proposed development involve demolition or alteration of a building or Special Architectural or Historic interest or demolition within a Conservation Area? No

If 'Yes', a separate application for **Listed Building Consent** or **Conservation Area Consent** may be necessary

(h) (i) How will surface water be disposed of? _____

(ii) How will foul sewage be disposed of? _____ (e.g. mains, cesspit, etc.)

(i) Is there to be any 'furniture' placed on the street/highway? No

Process Description

Additional information required in respect of applications for Industrial, Office, Warehousing, Storage, Shopping, Rest and Nursing Homes, Commercial Purposes or Places of Public Assembly.

In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed. Please relate your answer to the 'Floor Areas & Uses' section.

New shop front

Details of Proposal

Is the proposal related to an existing use on or near the site? No

If 'Yes', please explain the relationship _____

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? No

If 'Yes', please give details including gross floor area of such premises and state your intentions in respect of those premises.

Details of Floor Areas and Uses - please specify in square metres

	Existing Floor Space or use (if any)	**Proposed New Floor Space or use**	**Total Floor Space** (Allow for any space lost)
What is the amount of industrial floor space?			
What is the amount of office floor space?			
What is the amount of retail floor space?	127	127	127
What is the amount of storage or warehousing floor space?			
Other Use 1 (please specify)			
Other Use 2 (please specify)			
TOTALS	127	127	127

Other Uses 1 or Comments/Information

Details of Staff	**Office**		**Industrial**		**Other**	
	Male	Female	Male	Female	Male	Female
(i) **Number of staff in existing premises on the site**						
(ii) **How many new staff will be employed on the site as a result of the development?**			3	3		
(iii) **If you propose to transfer staff from other premises, please give details of the numbers involved***						

*and details of the premises affected. Nil

Premises Details

In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing homes, etc., please specify:

Type of Business: Subway Sandwich Bar

Public floor space (Total): 45

Seating capacity: 16

Bar floor area (sq.m):

Single bedrooms:

Double bedrooms:

Parking & Traffic

What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site?

State number of car spaces

and Lorry spaces

What is the estimated vehicular traffic flow to the site during a normal working day?
Please include all vehicles

Separately specify those used by employees driving to work:

Waste

What is the nature of disposal of any trade effluents or trade refuse?

What is the volume of any trade effluents or trade refuse?

and the proposed means of disposal of any trade effluents or trade refuse?

Will the proposed use involve the use or storage of any hazardous substances?

If 'Yes', please indicate

Plans

List of drawings and plans submitted as part of the application - indicate drawing numbers and scales.
4 sets of all drawings are required.
Additional copies in respect of major applications will assist in determination of such applications.
All measurements are to be given in metric (89/617 EEC Directive).

Plan / Drawing	Number	Scale
Sub 045	4	1/50

Fees

If a fee is submitted, please give the amount £135.00 Calculated Fee

I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE ☑ Tick to agree to this statement.

Signed: [redacted] ~~Surinder Gupta~~ UMAR GHODAWALA

On behalf of: (Insert applicant's name if signed by agent) SURINDER GUPTA

Certificate

Certificate under Section 65 of the Town and Country Planning Act 1990 (Article 7 of the T & CP (General Development Procedure) Order 1995. **N.B.** A signed certificate MUST accompany this application. If the applicant is the sole owner (a) the following certificate should be completed and signed.
'Owner' means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

Certificate A

I certify that:
on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.
None of the land to which the application relates is or is part of an agricultural holding.

Do you agree to these statements? Yes

OR

[ ] given requisite notice to every person other than [ ] who, on the day 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows

Name of Tenant	Address at which Notice was served	Date on which Notice was served

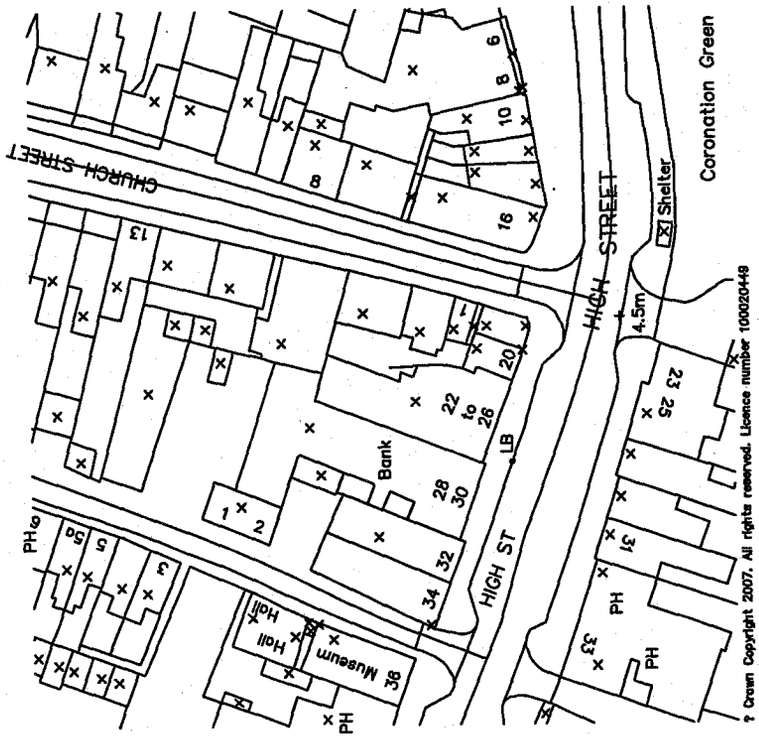
Do you agree to these statements?

Signed: [redacted] Date: 26/4/07

On behalf of: ~~SURINDER GUPTA~~ SURINDER GUPTA

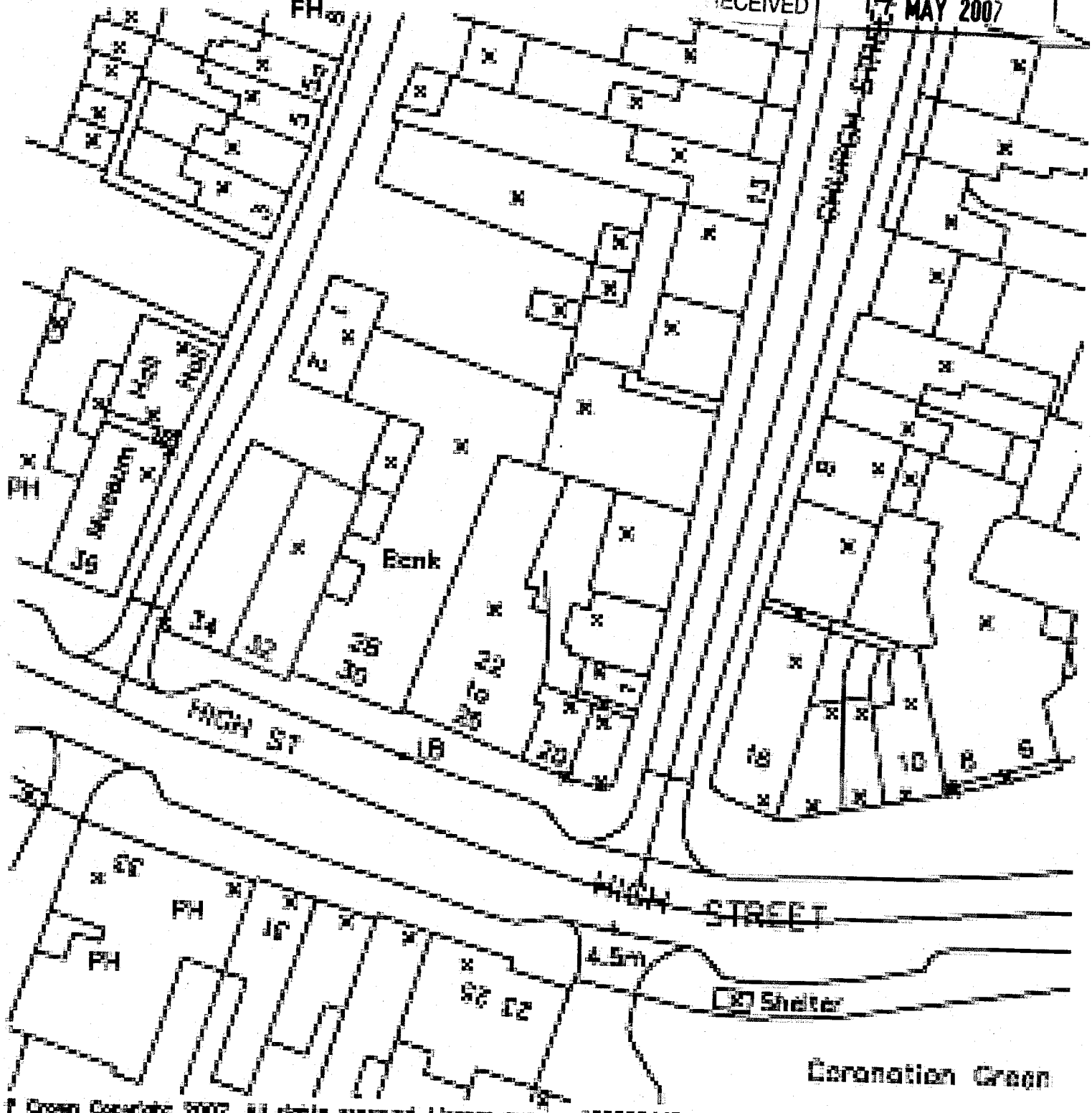
ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No.	A/0126/07
DATE RECEIVED	17 MAY 2007



ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No.	Adc0265107
DATE RECEIVED	17 MAY 2007



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ACCESS STATEMENT

SUBWAY, 32/34 HIGH STREET, SHOREHAM BY SEA, BN43 5DA

Prepared For:

Bijal Patel
Silverstar Trading Ltd
37 George Street
Luton
LU1 2AQ

...DISTRICT COUNCIL
PLANNING DIVISION
LAN No. AX/026562
DATE RECEIVED 17 MAY 2007

Agent:
Studio Ambience Ltd.
338a St. Saviours Road
Leicester
LE5 4HJ

Background

Subway is a small business that acquired a shop on High Street which has permission to use it for A1 use.

The main entrance can be accessed via High Street and leads to the Ground floor with level access.

Provision has been made on the ground floor where they can enjoy a sub / sandwich on a normal table and some chairs which can be removed when a wheelchair user wants to use it. As shown on the plan

The interior has been designed for full disabled use in accordance with the Approved Document Part M (2004).

Vehicular access to Subway is gained by driving and parking 1. Parking opposite in the pay and display bays, and in other bays. This is approximately 9 meters away from the main entrance.

Statement of Intent

Subway is a medium sized business wishing to establish itself amongst other main food related business market leaders. To maximize the business opportunities and the nature of the business, being successful will require Subway to offer a friendly service that is responsive to the needs of customers.

The physical plan and location of the existing building does not impose constraints on what Subway are able to do with access to the first floor. Subway fully intends to comply with current regulations and good practice. Subway wishes to make the new premises as accessible as possible, in line with local planning policy and the obligations imposed on Subway as service providers under the Disability Discrimination Act 1995.

In terms of Subway's ongoing management obligations under the DDA, the company intends to undertake regular staff training in order to ensure a continued accessible service.

Sources of Guidance

Subway has taken advice from the local Building Control Surveyor and has used as our main sources of reference the Approved Document to Part M of the Building Regulations (2004), although not all of it is relevant to the proposed work. In addition Subway has contacted the Disability Rights Commission's help line and referred to local access design standards.

Consultation

Subway has liaised with Local Building Control Department and has spoken with the local Access Group. The scheme proposed has taken into account the advice given. Once established, Subway intends to obtain feedback from regular clients in the form of informal discussions and a brief questionnaire.

Specific "Access Issues" with the proposal

The Approach

Currently the shared space outside the front of our shop is used by local passing traffic., as mentioned above.

Car Parking

Car parking is as mentioned above.

Entrance

The new front door has a level threshold. All new shop front signs will be designed to achieve good color contrast and be visible from the footpath.

Building Control Submission

The entrance proposed complies with Document Part M (2004)

Counter/Service Area

The low counter is located away from the till for security reasons. The design of the counter/service desk is in accordance with the Approved Document Part M (2004). Staff will carry out financial transactions at the low counter if required by a customer's access needs. An induction loop will be installed near the till. The lighting over the counter will be increased to assist staff and people who require a higher level of lighting to lip read.

Toilet Facilities

Toilet facilities have been provided for customers in accordance with the Approved Document Part M (2004).

Decor

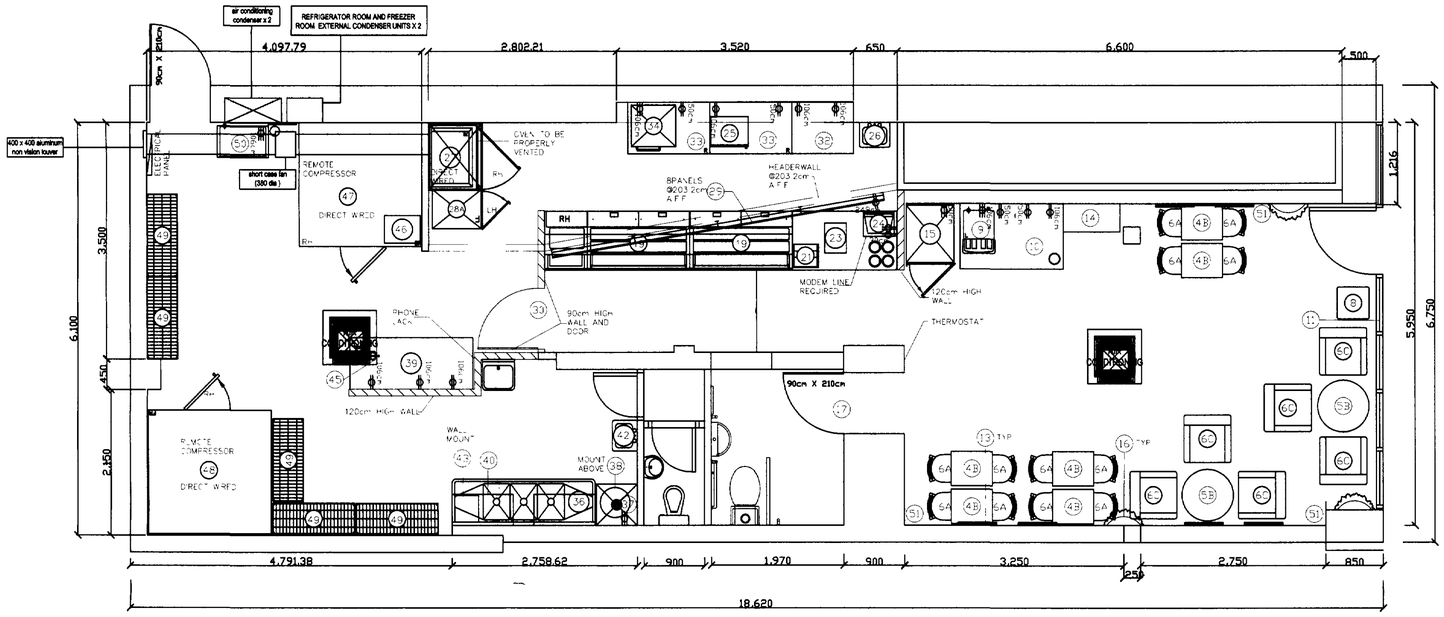
The color scheme will be chosen to highlight walls, floors, counter doors and ironmongery. The guidance used will be from the design guidance produced by ICI Paints and Royal National Institute of Blind.

Switches and Electrical Outlets

Access to switches and sockets will not be required for the general public but any emergency alarms and other security elements or outlets required for the general public will be in accordance with the Approved Document Part M (2004).

Evacuation

In an emergency, customer will evacuate through the entrance door. Our risk assessment suggests that alternatives are unnecessary as customers face minimal risk from fire within the area they use. Staff will undergo basic training in evacuation procedures and will be responsible for getting customers out of the building. A complete fire alarm has been installed in accordance to BS5839 / L3 and all MCP's will be in accordance with the Approved Document Part M (2004). Fire extinguishers will be installed in accordance to current fire Regulations and in accordance with the Approved Document Part M (2004). A sprinkler system has been installed to BS 5306 LPC.Rules Part 2 1990



NO.	ITEM
4B	20" X 24" TABLE
5B	30" ROUND TABLE
6A	CHAIR
6C	UPHOLSTERED ARMCHAIR
8	TRASH RECEPTACLE
9	SODA FOUNTAIN
10	BEVERAGE DESTINATION CENTER
11	RED NEON "OPEN" SIGN
13	WALL ART (UPSCALE)
14	CHIP RACK
15	DISPLAY REFRIGERATOR
16	WALL PLANT
17	INTERIOR DOOR
19	FRONT COUNTER
21	COOKIE DISPLAY CASE
23	SAFE
24	SUBSHOP 2000 P.O.S.
25	MICROWAVE
26	HAND SINK
27	BREAD OVEN
28A	ENCLOSED BREAD CABINET
29	MENUBOARD
30	COUNTER ENTRANCE
32	BACK COUNTER
33	REFRIGERATED BACK COUNTER
34	RAPID COOK OVEN
35	ICE MACHINE
36	SINK
37	MOP SINK
38	HOT WATER TANK
39	S.S. WORKTABLE
40	WALL SHELF
42	HAND SINK
43	CLEANING PRODUCT RACK
45	NEMCO EASY-SLICER
46	RETARDER CABINET
47	REFRIGERATOR
48	FREEZER
49	STORAGE UNITS
50	SODA STORAGE
51	STEREO SYSTEM

NEW LOCATION

PLEASE NOTE: DO NOT SCALE THIS FLOOR PLAN. REFER TO THE WRITTEN DIMENSIONS. PHOTO-COPYING OR FAXING WILL DISTORT THIS DRAWING

REVISION	#2

FRANCHISEE

STORE ADDRESS
32/34 HIGH ST
SHOREHAM-BY-THE-SEA, UK

D.A.
SPEIRS/SPERS

SCALE: 1 : 50 | STORE #

DATE: MARCH 14, 2007

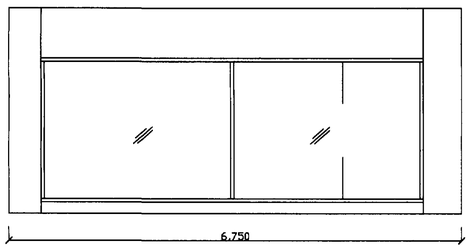
DRAWN BY: ☐ BRIAN BLACK

ALL DIMENSIONS MUST BE VERIFIED PRIOR TO REQUESTING A FULLSET OF PLANS.

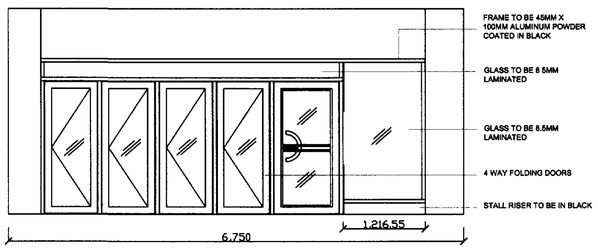
NOTE:
"THESE PLANS ARE FOR REVIEW ONLY AND ARE NOT TO BE CONSTRUED AS FINAL APPROVAL."

GENERAL NOTES:

- CEILING HEIGHT IS 3.42
- ELECTRICAL OUTLET HEIGHTS MEASURED TO BOTTOM OF BOX.
- ONE ELECTRICAL JUNCTION BOX TO BE LOCATED IN CEILING ABOVE EACH WINDOW.
- CUNO MODEL SW3-PLUS WATER FILTRATION SYSTEM IS REQUIRED IN ALL NEW STORES THAT DISPENSE BEVERAGES. THE RECOMMENDED PLACEMENT FOR INSTALLATION IS MOUNTED TO SODA SYRUP RACK BY COCA-COLA. SECONDARY PLACEMENT OPTION IS MOUNTED ON THE BACKROOM WALL. THIRD INSTALLATION OPTION IS MOUNTING INSIDE THE FRONT BEVERAGE COUNTER WHEN SPACE LIMITATIONS OCCUR. REQUIRED: 1.3cm INCOMING WATER LINE FEED WITH 1.3cm BALL VALVE SHUTOFF AND 1.3cm FPT CONNECTION. MINIMUM 110 VOLT, 20 AMP ELECTRICAL SERVICE TO SUPPORT THE CARBONATOR AND WATER BOOSTER (MUST BE DEDICATED CIRCUIT).
- PROMOTIONAL FLOOR STAND (MFR. TRANS WORLD) REQUIRED IN CUSTOMER AREA AT POINT OF ORDER (PREFERRED PLACEMENT).
- EXIT LIGHTS INSTALLED BY G.C. PER LOCAL CODE.
- EMERGENCY LIGHTS INSTALLED BY G.C. PER LOCAL CODE.
- EXTINGUISHERS, SMOKE AND FIRE DETECTION SYSTEMS INSTALLED BY G.C. PER LOCAL CODE.
- LABOR & MATERIAL SUPPLIED BY G.C. UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS TO BE VERIFIED BY G.C. ON SITE.
- DECOR SPECIFICATIONS ARE TO BE SUBWAY'S "TUSCANY" SCHEME.



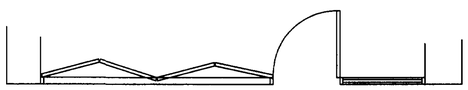
EXISTING SHOP FRONT ELEVATION



PROPOSED SHOPFRONT ELEVATION



EXISTING SHOP FRONT PLAN



PROPOSED SHOPFRONT PLAN

NOTES

NO.	ITEM
1	BOOTH SEATING
2	CORNER BOOTH
3	SIT-DOWN COUNTER
4A	30" X 30" TABLE
4B	20" X 24" TABLE
5A	30" ROUND BAR HEIGHT TABLE
5B	30" ROUND TABLE
6A	CHAIR
6B	BAR HEIGHT STOOL
6C	UPHOLSTERED ARMCHAIR
7	BOLT-DOWN STOOL
8	TRASH RECEPTACLE
9	SODA MACHINE
10	BEVERAGE DESTINATION CENTER
11	RED NEON "OPEN" SIGN
12	SODA STORAGE
13	WALL ART (BASIC)
13	WALL ART (UPSCALE)
14	CHIP RACK
15	DISPLAY REFRIGERATOR
16	WALL PLANT
17	INTERIOR DOOR
18	GUIDANCE SYSTEM
19	FRONT COUNTER
20	SOUP MERCHANDISER
21	COOKIE DISPLAY CASE
22	DISPLAY REFRIGERATOR
23	SAFE
24	SUBSHOP 2000 P.O.S.
25	MICROWAVE
26	HAND SINK
27	BREAD OVEN
28	ENCLOSED BREAD CABINET
29	MENUBOARD
30	CLEAN L-U-L-U WALL
31	BACK COUNTER W/ HAND SINK
32	BACK COUNTER
33	REFRIGERATED BACK COUNTER
34	RAPID COOK OVEN
35	ICE MACHINE
36	SINK
37	MOP SINK
38	HOT WATER TANK
39	S.S. WORKTABLE
40	WALL SHELF
41	UTILITY SINK
42	HAND SINK
43	CLEANING PRODUCT RACK
44	ELECTRIC SLICER
45	NEMCO EASY-SLICER
46	RETARDER CABINET
47	REFRIGERATOR
48	FREEZER
49	STORAGE UNITS
50	SODA STORAGE
51	STEREO SYSTEM
52	TRI-CHANNEL COLD PAN UNIT
53	WARMER UNIT
54	DROP-IN SODA MACHINE
55	BEVERAGE COUNTER 30" DEEP
56	CUP HOLDERS
57	SUBSHOP 2000 PIDS
58	BACK COUNTER
59	S.S. WORKTABLE
60	DRIVE-THRU WINDOW

CLIENT APPROVAL

We warrant and confirm to Studio Ambience Designs Limited that we have examined and understand these [plans/designs/specifications -refer to plan numbers/spec numbers etc]. We confirm that we are satisfied with the proposals of the [plans/designs/specifications] and we hereby approve the plans, designs and specifications as the final plans, designs and specifications for this order. We understand and confirm that such matters lie outside the scope of Studio Ambience Design Limited's professional responsibility and that Studio Ambience Design Limited does not accept any liability for any errors or omissions contained within these plans, designs and specifications.

We acknowledge that any queries in relation to the plans, designs and specifications shall have been referred to the appropriate Expert appointed by us prior to the date [of this Agreement][those plans, designs and specifications] for determination by the Expert. "Expert(s)" means a person or persons of appropriate professional qualifications and expertise appointed pursuant to [refer to letter(s) of appointment etc and the date of such letters]

Signed:
Print name:
Company:
Position:
Date: 17 MAY 2007

SUBWAY

studioambiencedesignslimited
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e-mail. info@studioambience.com
www.studioambience.com

CLIENT
SURINDER GUPTA

PROJECT
SUBWAY
32/34 HIGH STREET
SHOREHAM-BY-SEA

DRAWING
EXISTING AND PROPOSED FLOORPLAN
SHOPFRONT ELEVATION AND PLAN

Drawing Number	SUB 045
Date	18-01-07
Drawn By	HG
Revision/Issue No	Rev A
Revision/Issue Date	19-04-07
Scale	1 : 50

DISCLAIMER

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