T.P. OFFICE COPY

BOROUGH OF WORTHING
DATE 21.9.09
WB/09/0811/FUL

Design & Access Statement to accompany
Planning application for the Change of Use of;

42- 46 Teville Road
Worthing
West Sussex
BN11 1UG

Proposal for change of use from hire shop & workshop (currently vacant)
to motorcycle sales & workshop

Roberts & Wrigley Associates
27A Goring Road, Goring By Sea, West Sussex, BN12 4AR
Tel: (01903) 240169 **Email:** info@robertsandwrigley.com

Context / Use.

The site is currently a vacant tool & equipment hire shop (WB/94/05775/FULL) in need of extensive modernisation. The site has been disused for approximately 2 years, as such a large unit does not appeal to many local businesses.
As well as showroom display areas & offices, the site has full workshop facilities which were used for the service & repair of plant machinery & tools.

Amount.

It is proposed to change the use of the buildings from vacant tool & equipment hire shop (WB/94/05775/FULL) (A1) to Motorcycle sales showroom, with associated workshop facilities (Sui Generis).

Scale.

The building will remain unchanged from the outside, with only refurbishment/ modernisation works being carried out inside.

Appearance.

The building will remain unchanged from the outside, with only refurbishment/ modernisation works being carried out inside.

Landscaping.

The outside space at the property is currently concrete courtyard. It is proposed to leave this as existing, but designate areas for motorcycle parking and secure bicycle storage area.

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R&W
Associates

Location/ Access.

The site is located on the corner of Teville Road & Oxford Road.
It has excellent access by bus & rail, as the site is located approximately 100 metres from Worthing Central Station. It is served by several bus routes, with stops within 100 metres of the property.
Most of the customers will be travelling to the shop on motorcycle, so off street parking for approximately 20 motorcycles is to be provided to the rear of the premises. It is also proposed to provide secure bicycle storage areas to encourage more environmentally modes of transport & the excellent public transport links.
For those customers that may arrive by car, the immediate roads are 2 hour limit parking & there is a multi storey car park within 200 metres providing all day parking for £2.00.
At present all but one of the employees travel to work by motorcycle, the remaining one travels by car.

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