



PLANNING AND DESIGN STATEMENT

Proposed work:

**PROPOSED INSTALLATION OF NEW EXTRACTION SYSTEM
WITH ADDITIONAL FLUE PIPE RISER AT REAR ELEVATION.
RETROSPECTIVE APPLICATION FOR REFURBISHED SHED
AND NEW WALK IN COOLER ROOM AT THE REAR.**

At address: 74 HEENE ROAD, WORTHING, BN11 3RG



PICTURE OF THE 74 HEENE ROAD PROPERTY

Prepared by:



**Keeran Designs Ltd
157 Forest Road
Walthamstow
London E17 6HE**

**Tel: (020) 8531 6000
Fax: (020) 8531 5444
E mail : keeran@consultant.com**

Date: 16/01/2026

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I. INTRODUCTION

We have been instructed to assist with a Planning application for refurbishment of existing hot food take away with additional extraction system with new duct riser at rear elevation of the above property located at 74 Heene Road, Worthing, BN11 3RG The property consists of a 2-storey building, with:

- the Ground Floor being in commercial use
- the 1st Floor in Residential Use
- the 2nd Floor in Residential Use

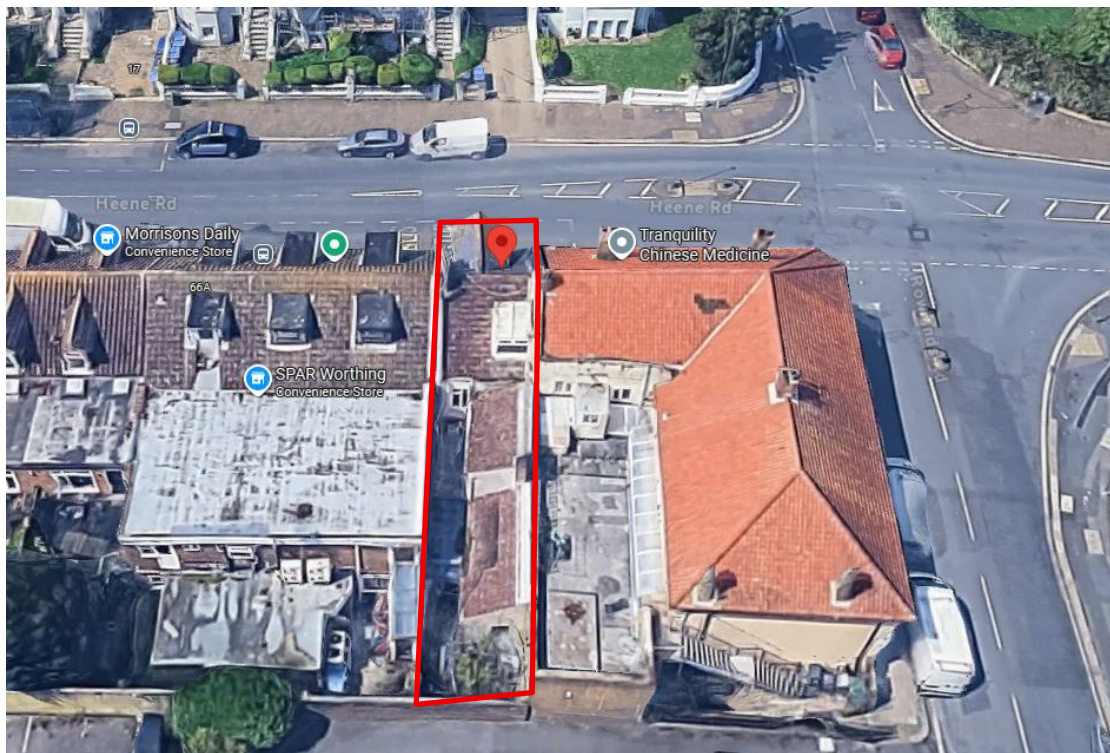


Figure 1 – Location of the property as revealed by Google Maps
The property is part of a traditional cluster of terraced buildings, with commercial properties at the ground floor and residential at the first, second and third floors, which have been developed gradually.

II. PROPOSED WORKS

Existing Hot Food Take Away, serving fish and chips to the local customers for long period with high level of satisfaction. Keeping in mind to provide variety of food and as welcomed by the regular customers, our client decided to introduce Fried Chicken also to serve within the existing Hot Food Take Away. This will not only increase the business but also bring further revenue to the authorities and create additional job opportunities.

1. Provide additional extraction system with new canopy in Ground floor shop with Extractor Fan, Sound Attenuator and Filters mounted within Ground Floor ceiling level. New Flue pipe rise run adjacent to the existing flue pipe riser and terminated min. 1.0M above the ridge level as existing. All mountings are with anti-vibration brackets to avoid any disturbance to the neighbouring occupants.
2. Existing shed at the rear been refurbished with proper timber stud wall and new felt roof as an enclosed area to maintain the hygienic environment.
3. New walk-in cooler room installed at further rear within the boundary with wall mounted condensing unit operating for this cooler room. This cooler room also protected additionally with flat roof on timber support.

III. SCALE

The proposed extraction system and the refurbishment of the shed are all within the footprint of the property.

This will not detract in any form to the neighbouring properties.

The front of the shop is not to be changed. Vehicle movement is not going to be influenced by the proposal.

IV. LAYOUT

The layout of the site reflects the character of the local area, and the proposal will not negatively impact it, as it is part of a traditional retail-block along with the neighbouring businesses and the residential units above.

The proposal will also imply the generation of additional business and create more job opportunity.

V. LANDSCAPING

The street scene and existing landscape will not be adversely affected by the proposal in any way.

At the same time, it would maintain the diversity and make excellent use of the current business space.

The uses and aspects of the existing building will be maintained and developed in a natural way.

VI. DESIGN

The application represents a well-considered proposal which incorporates an adequate design that makes excellent use of the premises, without compromising the amenities of residents and other folk.

The materials that will be used have been especially chosen to be like the existing and in line with the overall aspect of the neighbourhood and thus the continuity of the built landscape will not be negatively impacted upon.

VII. ACCESS

The access to the shop will be maintained as it is at present.

The access and routes for the upper residential floors will not be modified, as it can be seen on the attached drawings.

VIII. OPENING HOURS

Opening hours will not be changed by the proposal.

IX. CONCLUSIONS

The present Design and Access statement has been provided in accordance with the Planning requirements to accompany the application forms, drawings and details.

As we hope the proposal is now proven, as stated above, not to have any negative impact of social, economic or aesthetical nature on the neighbouring properties and as it is designed to preserve the aspect and continuity of the local area, we respectfully submit it to your consideration for approval.