Design & Access Statement

DESIGN & ACCESS STATEMENT
Ref: 16293
61 North Road
Lancing
West Sussex
BN15 9AS

Caldotec Architectural design

5th May 2017

BACKGROUND & PLANNING HISTORY

61 North Road comprises of a single ground floor shop premises, currently of A1 Class Use, within the popular North Road area of Lancing and is under a first floor residential dwelling. It is typical of the other terraced properties in the immediate vicinity. Until recently, it was operating as Facets gift emporium selling watches, clocks and jewellery. There have not been many Planning Applications submitted for the property:

- AWDM/0770/14 – Refused
  Change of use from use class A1 (shop) to use class A2 (financial and professional services)
- AWDM/0773/14 – Permitted
  Advertisement consent for internally illuminated fascia sign and non-illuminated projecting sign
- AWDM/1156/14 – Permitted
  Change of Use from use class (A1 retail) to use class A2 (financial and professional)
- L/142/87/TP/1406 – Permitted
  Single-storey rear extension
- L/60/85/TP/2475 – Refused
  Internally-illuminated projecting sign

AMOUNT & LAYOUT

This Application is predominantly to change the use class of the property to all works associated with a single pottery painting studio under the name of Amy's Pottery Painting Studio. It is proposed to allocate three different areas – all within the same associated business – to the different uses associated with the running of the pottery painting studio.

The front area of 34.1sq.m is proposed to be the pottery painting room. It is intended for members of the public to access this area to be taught and supervised in the painting of cured pottery items. There will also be a small area for teas and coffees to be prepared, with locally bought/sourced cakes and snacks available for purchase for the consumption in this room.

The middle area of the property of 12.7sq.m will be used as the pottery throwing room.

The rear area of the property, 10.0sq.m, will not be accessible to the public and will house three modern kilns used for firing pottery items made on site.

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The existing W.C. provision towards the rear of the property will remain in the same location but will be redecorated internally.

All windows and external doors to the ground floor will be changed to bring uniformity and security to the premises. The large display window at the front of the property is currently visibly broken and it is intended to replace this and the adjoining door to smarten up the frontage in line with the new business.

It is intended to provide new signage in line with the new business, in accordance with the artwork submitted in proposed drawing 16293/02 PROPOSED A2.

To the rear of the property it is intended to install 2m high wooden close-boarded fencing along the side boundary to add to the security of the property.

APPEARANCE & ORIGINAL FEATURES

It is not intended to extend or drastically alter the appearance of the property. The new, non-illuminated signage will advertise the new business. There are no structural internal changes intended to the premises.

NEIGHBOURING PROPERTIES & STREET SCENE

It is not proposed to impact the neighbouring properties as a result of the works. The street and immediate area include a variety of business types, including takeaways, banks, shops, bakeries, beauty shops, betting offices and barbers. The extra diversity in business will be a welcomed addition to the Lancing high street and whilst unique, will not be out of keeping with the area.

It is intended to develop a working relationship of education with colleges within the local area to invest and train art students in career progression within the industry.

VEHICULAR, CYCLE & PEDESTRIAN ACCESS

All vehicular, cycle and pedestrian access to the property will remain unchanged.

Russell McCourty ACIAT
Acting as Agent on behalf of
Mr & Mrs Lovelidge