DESIGN AND ACCESS STATEMENT

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AWP/0726/11
DATE 18 JAN 2012

PROJECT
CARATS CAFÉ
BASIN ROAD SOUTH
WEST SUSSEX

CLIENT
CARATS CAFE

ARCHITECTS

ROBERT SAUNDERS PARTNERSHIP
1 WESTBOURNE GROVE
WESTBOURNE GARDENS
HOVE
EAST SUSSEX
BN3 5PJ

USE

The current and proposed use is Restaurant / Cafe.

AMOUNT

The existing area of the café is 133.8 sq m. There is external seating for 49 sq m immediately in front of the café. The proposal is to cover this area in which will increase the covered seating area to 182.8 sq m. The proposal is also to allow for the provision of a further 86 sq m of external seating as shown on the plans. The proposals are also to include extra toilet facilities to the west of the site.

LAYOUT

The proposals are to extend the property as indicated on the drawings to provide an increase in internal seating and the provision of external seating. All as shown on the drawings indicated. Further toilet accommodation is also being provided to the west of the site.

SCALE

The proposed scale is similar to the existing all being single storey. The scale of the proposed is therefore in keeping with the existing although the pitched roof increases the roof height slightly to the front of the property.

LANDSCAPING

Hard landscaping is being provided to the new external seating area which will be conc. slabs laid on a concrete base. The balustrades will be toughened structural glass with a stainless steel hand rail .

APPEARANCE

The appearance of the proposals are modern in nature but do not compete or conflict with the existing single storey structure.

ACCESS

There is an existing ramp to the west of the building and an additional ramp is being proposed to the east of the site. The new steps will also be constructed to meet the requirements of ambient use. Access to the external area is therefore easily accessible to the disabled. Access to the proposed covered area to the café will be flush.