ADUR
PLANNING DIVISI
PLAN No. AWDM/057/11/11
DATE RECE 05 SEP 2011

DESIGN AND ACCESS STATEMENT:
12 High Street, Shoreham-by-sea. West Sussex.

The use;
The proposed use is for a replacement shop front.

The amount;
The proposal is to provide a new shop front to replace the existing defective unit.
The site is accessed direct from the High Street, having a formalised street entrance to the shop unit.

No new floor area is created.

The layout;
It has been decided to proceed with this development as we feel the site proportion and scale will accommodate the proposal without harm to the general area and provide a good form of development and none harmful to the neighbouring properties or area in general.

Pedestrian access is direct to the front entrance door.
Access to the site is easily achieved as the site lies within the existing built up area of Shoreham, where there is good access to the local area together with major road links to Brighton, Worthing, the east coast and London.

Scale;
The proposed replacement shop front is sympathetic to the building and adjoining buildings and has been designed to accord with the latest Building Regulations and will be respectful of neighbouring properties.
The fenestration has been designed to be of a high standard and be sympathetic to the area.

Landscaping;
There is no new landscaping proposed.

Appearance;
The form and design of the new shop front has been determined by the character of existing building and those in this sensitive area.
All materials have been selected to reflect the character of the area using well established vernacular styles and methods combined with a sympathetic design.
The scale of the new shop front is sympathetic to the existing properties and other nearby shop fronts.

Assessment;
We feel the proposal accords with all relevant planning policies and guidelines and will be a good form of development to the area with good access to the local shops and to public transport .

Policy states ' it is essential to ensure all new development is of a high quality of design and takes full account of other appropriate requirements, including energy conservation, opportunities for the disabled.'
The proposed new shop front fulfil these requirements and presumption should be in favour of the development.

Involvement;
The proposal will accord to the latest Building Regulations with particular regard to access for the disabled and if necessary full consultation will be completed with the councils access officer from Building Control.

Evaluation;
The proposal accords with local policy having regard to all material consideration and forms a good development, sympathetic to adjoining buildings.
The proposed new shop front including its scale, has been designed to meet this policy whilst providing a positive contribution to the street scene and general character of the area.

The Access Content;
Front access is to an illuminated front door.
The doorway width is 1000mm.
Switches, sockets, ventilation and service controls to be at a height of between 450mm and 1200mm from the floor.

The property has easy access for emergency services.

Ongoing obligation for owners / occupiers;
An up to date Access Statement will form part of the 'sellers pack' to inform future owners/ occupiers of the access provision in the building.