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BOROUGH OF WORTHING
DEPOSITED 28/3/11
TP REF. No.
WB/ 11 / 0254/FUL

Design and Access Statement, including Flood Risk Assessment, to support Planning Application to replace existing shop front including new auto-slide door to an existing Retail Store at 4 Half Moon Parade, Half Moon Lane, Salvington, Worthing on behalf of Mr C Sherman.

Prepared by John S Warwick (Architectural Consultant) on behalf of Total Design Shopfitting services Ltd.

The following statement seeks to set out the design and access constraints with respect to property and land known as 4 Half Moon Parade, Half Moon Lane, Salvington, Worthing. BN13 2EL

In justifying this style of development the following statement will seek to set out the design criteria employed in establishing the rationale for the proposed development within the context of the site's setting within the street scene and neighbouring area.

Site and surrounding area

The existing site refers to an existing end of terrace property located on the east side of Half Moon Lane, near the junction with Salvington Road and Ashacre Lane, and is currently occupied as an existing Retail Store on the ground floor with residential accommodation above. The existing property comprises a two storey pitch roof structure with full height wooden glazed shop front and door (painted blue) to the ground floor, fronting Half Moon Lane, together with face brickwork to all remaining elevations, white upvc casement windows and plain roof tiles as the primary external materials.

The surrounding land comprises a front public forecourt/footpath together with public car park, accessed from Half Moon Parade, together with private car park and garages located at the rear of the parade (east side) and is accessed via an existing vehicular access drive located on the north side of the parade and also includes areas for refuse bins and empty delivery cages.

The existing floor retail unit is currently accessed from the front, facing Half Moon Lane, via an existing manual swing door, with a small step/ramp up, from the existing public footpath. The residential accommodation above is accessed via existing external steps from the existing pedestrian foot path located on the south side of the parade.

The site is located within mixed area comprising numerous commercial, retail and residential uses of various ages, styles and heights. The site does not contain any listed buildings or is located within a conservation area how ever it is located on the boundary of the Salvington Conservation Area.

Development proposals

The proposal seeks to:

1) **Replace the existing shop front (facing Half Moon Lane) including new auto-slide door providing a level access to improve access for all customers including disabled persons and includes an internal ramp to accommodate the difference in levels.**

Additional Info:

It is considered that the primary constraint for the proposals are the relationship/impact on the neighbouring properties and the possible effect on the street scene therefore full details of the proposals have been provided to hopefully satisfy any concerns.

The applicants are pleased to report that they operate a successful business providing important facilities to the local communities and as well as local employment. They note that much of their business is locally based with many customers walking to the shop. As such the retail unit should be viewed as an important part of the local community and these changes will add to its sustainability.

However, the proposed works to the existing retail shop does not appear to be problematic and it is unlikely to result in any material harm to the local amenities and will have minimal effect on the neighbouring properties or existing street scene. Any impact, if any, will be mitigated by the existing adjoining retail units all of which look like they have had the shop fronts replaced over the years.

Building materials will be specified for longevity and minimal maintenance which is desirable in the interests of sustainability, long term appearance and ongoing maintenance.

Access, deliveries etc to the existing retail shops and residential accommodation above will continue to be as existing.

Conclusion

The site currently contains existing retail unit.
The site is located within a mixed residential and commercial/retail area and is close to numerous/various services including bus routes.
The form and scale of the proposed changes, addresses and balances scale of the alterations, design and layout to ensure it is compatible with the existing and adjoining properties.
The design makes a significant improvement to the current appearance and appropriately incorporates the requirements of the client's brief to improve the quality of the existing property and provide an effective and efficiently laid out site
The property is set well back from the main road with a public car park between Half Moon Lane and the parade of shops so minimising any impact, if any, on the street scene.
The change will add to the sustainability of the retail unit
Access to and into the retail unit and residential accommodation above will remain to be achieved safely and in a sustainable manner.
The proposals represent an opportunity to improve upon the setting of the existing retail unit.

Flood Risk Assessment

It is assumed that the property is located in a 'low risk area' and the proposed development is of such a minor nature, with no changes to existing inside floor or outside ground levels, that it will not increase the number of people at risk from flooding, effect the access and egress routes from the building including for emergency vehicles, increase the risk of flooding or effect the overall vulnerability of the existing building. There will be no loss of floodplain storage.

The management plan for the shop should include procedures for dealing with a flood warning for the area. The response to a flood warning may include for the closure or evacuation to a place of safety. During opening hours, any evacuation will be controlled and supervised by the shop management. Outside opening hours, the building would only be occupied cleaners and other staff with evacuation controlled by shift supervisors. This will ensure that there will be no significant risk to people, staff or customers, in the building from flooding.

The risk of serious damage to services and fabric of the existing building can be minimised by the specification and use of appropriate materials and locations for vulnerable equipment. Due to minor nature of the proposed works the overall effect on the vulnerability of the building is very small.

March 2011