LANNING
AN
Acc 6261108
08 JUL 2009

Design & Access Statement
In Accordance with DCLG Circular 01/06

Site Address: Proposed Food Store,16A-18A North Road, Lancing, West Sussex

Owner: Mr. A Choudry

Agent: Mr. C Vener Bsc(Hons) MRICS, Focal Building Plans & Surveys

Scale of Works
The proposal involves forming a small single storey extension to the rear of the main Naaz restaurant to allow for the safe and efficient way to store food produce as illustrated on the enclosed drawings.

Use Class
There are no changes planned to the current use of the property and no alteration to the current residential occupancy above. The property will remain as a restaurant with self contained flats above.

Layout
The layout will remain the same with only minimal changes to the external appearance at the rear envisaged.

Amount
The size of the rear extension has been based on the minimal required internal space needed to ensure the extension is in keeping and not out of proportion to the main building. The extension has been designed to assist in safer and direct access for storing food produce.

Scale
The scale of the extension has been designed to have minimal impact by having a flat roof to restrict the overall height and set well below the ridge height of the main building. This will limit the scale of the small extension. The extension has been designed in such a way to avoid compromising any rights of privacy by having no windows facing the adjoining properties/land and restricted in height to avoid compromising any rights of light or over shadowing.

Landscaping
Not applicable.

Appearance

The rear extension proposed has been designed to be sympathetic to the existing 1970's built main building. The extension will have brickwork external walls and mortar joints to match the colour, texture and appearance of that of the main building. The roof will be in keeping with many or the other rear additions being flat roof construction to help blend in to the property design. All new windows will be of matching style and character to the remaining property in a white finish with double glazing to meet the approved documents of the building regulations. The doors will also be in matching construction and finished in white coating.

Access
Not applicable to these minor works. No changes to access will be carried out.