pds
design & build

one navigation court
calder park
wakefield
west yorkshire wf2 7bj

t: 01924 229160
f: 01924 229169
e: info@pdsdesign-build.co.uk
w: www.pdsdesign-build.co.uk

DESIGN & ACCESS STATEMENT



The Cricketers
The Green
Southwick
Birghton
West Sussex
BN42 4GF

ADUR & WORTHING
PLANNING SERVICES

PLAN	AWDM/ 1526/15
DATE VALID	26 OCT 2015

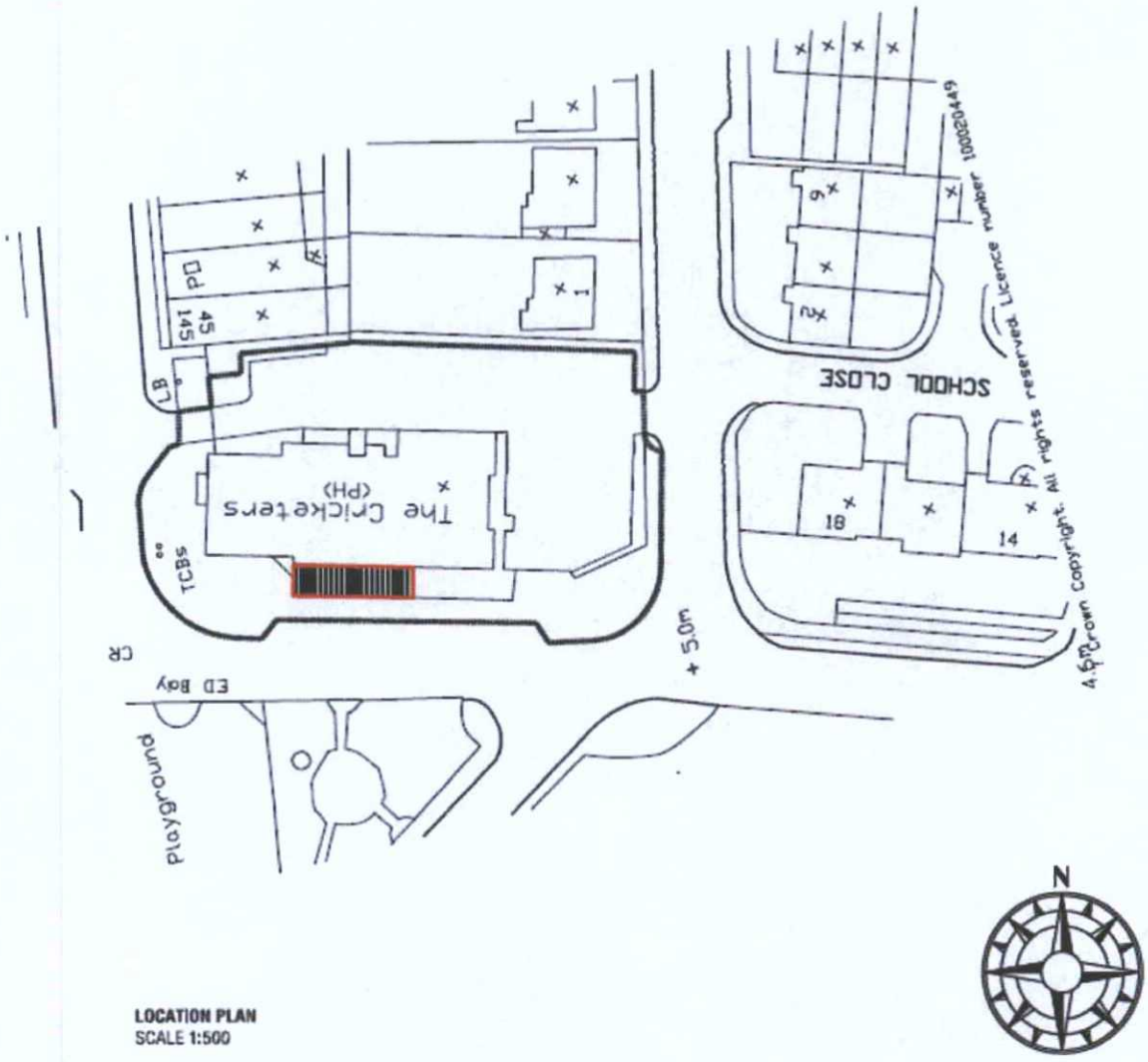
PROPOSALS

The proposals are as follows:

1. Remove Existing Balustrade and replace with new
2. Remove existing timber decking and replace with paving

The reason for the proposals is to provide a safer outside area to customers as the existing decking is rotting away.

LOCATION PLAN



1. Assessment of Context

Physical Context

Surrounding:

- Uses.

The site is currently a public house /restaurant in the Southwick district of Brighton.
- refer to aerial photograph showing adjacent properties.

- Buildings/character.

Refer to photographs.

- Spaces.

Not Affected.

- Access routes.

Not Affected.

- Access to local service/transportation.

As existing. No additional requirements affected by proposal.

- Any special designation (Conservation Area).

N/A.

Site:

- Uses.

The current use as a public house /restaurant is to remain.

- Buildings/character.

The building is 2-storey, of brick built construction with pitched concrete tiled roofs.

- Spaces within the site.

All current spaces are to remain as existing, no increase in area is proposed.

- Access through the site.

Remains the same as existing.

- Natural features (trees/hedges/water features).

Refer to aerial photograph & block plan. All trees are unaffected by proposals.

- Buildings/character.

N/A.

- Topography/gradients.

N/A.

- Any special designation (conservation area).

Within a conservation area

For a Listed building.

- Historic and special architectural importance.
- Physical features justifying listed status.
- Setting of the building.

N/A

Social Context

- Any effect from the loss of existing building/uses.
- Any potential overlooking/overshadow from the site.
- Impact on the local services.

N/A.

Economic Context

- Any jobs created.
- Any businesses supported.
- Effect on attractiveness of area to investors.

N/A.

Planning Policies

- Do the relevant national, regional and local policies appear to be referred to.

N/A.

2. Involvement of Community Members

- Have neighbours been consulted and the responses included?

No. For such a small proposal, consultation with neighbours seems excessive.

- Beyond this, does the level of involvement appear consistent with the SCI/scale of development?

We trust that the small nature of the proposals does not warrant excessive consultation.

3. Evaluation

- Is it clear how comments have been taken into account?
- If not, is it explained why not?
- Are any constraints on development from physical/social/economic context identified and does this link to the scope/opportunities for development?
- Are constraints from any relevant policies identified?

N/A.

4. Design of the Scheme

Use

- Site and surroundings.
- Land use policies.



Fig 1 : - Aerial Photograph showing the site location, public house, car parking provision to 2no. sides, & external beer garden to the North-West Side.
The New Paving is to be located on the North-West side where the existing external beer garden is located.



Fig 2 : - Photograph showing the public house from The Green facing North West.
The existing balustrade and decking is to be removed and replaced with new balustrade and Paving slabs.



Fig 3: - Photograph showing Style of Balustrade to be fitted.





Fig 4: - Photograph showing Paving slabs to be used

Amount

- How much development is proposed (No. of dwellings or floor space).
- The way this is distributed on site.
- How it relates to its surroundings.

Refer to attached drawings for details.

The size of the proposals are as follows:

New Paving with Balustrade around perimeter – approx. 39m²

Layout

- Relative locations of different uses.
- Accessibility and travel distances.
- Gradients and topography.
- Crime prevention measures.

Refer to attached drawings for details.

Scale

- Size of buildings in relation to surroundings.
- Size of entrances/ facades in relation to human scale.

Refer to attached drawings for details.

Landscaping

- Landscaping principles and details.
- Future maintenance Information.

Refer to attached drawings for details.

Appearance

- Architecture/style, design/detail.
- Materials/colours/textures.
- Any lighting proposed.
- How this affects accessibility.

Refer to proposals.

Access

- Is equal and convenient access for all users addressed?
- If this cannot be achieved, is justification provided.

Access to the site will not change from existing.