PLANS
BUILDING PLAN DESIGN COMPANY LTD

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BUILDING HOMES SINCE 1974

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ADUR DISTRICT COUNCIL
PLANNING DIV
PLAN No. Ad0423/09
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JOB REF: 37-09

DESIGN AND ACCESS STATEMENT

REGARDING PLANNING APPLICATION FOR REPLACEMENT OF FRONT PORCH @ 2 TARMOUNT LANE TARMOUNT STUDIOS SHOREHAM BY SEA WEST SUSSEX BN43 6DA

1-0 Introduction:
This Design and Access Statement has been prepared to accompany the Planning Application and Conservation Area Consent for Replacement of front porch at 2 Tarmount Lane Shoreham by Sea West Sussex BN43 6DA

The client wishes to enhance the building and create welcoming entrance by replacing the old brick porch to opened porch to match the style of the building and surrounding environment.

The site is located at the beginning of Tarmount Lane within a conservation area of the town. With its excellent central location, the Tarmount Studios enjoy good trading during the day.

2-0 Use:
The site was closed down and the building was boarded up for crime prevention. Currently, the client after purchasing of the site lets the unit to a local business. The use of the site is purely for business.

2 TARMOUNT LANE

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- 2A - unit is proposed to be A1, A3&A5. It is a café 40% and antique shop 60% with opening hours for trade 7:30 am to10:30 pm. Some seating area at the front and rear of the unit is proposed. The unit has female, male and disabled toilets available for public to use. We confirm no hot food takeaway use is applied for.

3-0 Amount:
There are no alterations proposed to the layout that will change the scale floor space or density of the existing site.

4-0 Layout:
It is proposed for the 2A unit to form internal self contained sales stall areas for antique sales with an area set aside for a café. Sales proportion 60% and Café proportion 40%.

5-0 Scale:
The scale of the building does not change. It is proposed to have a mixed use of retail and café .

6-0 Landscaping:
It is proposed to have some external table and chairs with portable table canopies. New landscaping is proposed with small Mulberry shrubs in pots.

7-0 Appearance :
The front elevation facing the Tarmount Lane will be changed by proposed replacement of new porch. Windows and external elevations to be renovated. New signage under a separate application.

8-0 Access:
The existing access will remain as existing and complies with access for ambulant disabled in accordance with Part M of the building regulations. There is an existing unisex toilet which complies with Part M for disabled available for customer and staff use. There is existing vehicle access to the rear for deliveries only and access for pedestrian access.

9-0 Sustainability :
9.1: Energy Minimisation: All areas to be lit with energy efficient/low energy fixtures and fittings.
9.2: Natural Environment: The proposal does not affect the natural state of the site.
9.3: Pollution: The development will not give rise to contamination or atmospheric pollution in accordance with local authorities policies.

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9.4: Community Safety: Some natural surveillance is offered by the surrounding buildings and shops.

9.5: Land Use: The most recent use of the site is A1,A3, B1, D1. The use of resources such as water, gas and the ancillary services that visit the site for waste disposal will remain as existing.

9.6: Transport: The site has good connectivity to local transport routes being situated close to the train station and taxi rank. Buses run frequently throughout the day and night. Parking is available nearby with a large public car park area. Parking is available on site for deliveries only.

9.7: Waste: There are minor alterations to the existing arrangement.

9.8: Built to be fit for purpose and context: The proposal has been considered with its location in mind and the site is well served by road and reached easily on foot.

9.9: Maximisation of building life: The proposal allows for spacious and accessible use for ambulant disabled persons. A disabled toilet is available for customers and staff to comply with
part M.

9.10: Minimisation of waste: There is minor building works proposed therefore the waste will be minimum.

9.11: Utilisation of local resources: There is a minimal amount of new work required for the cafe fit out. Where possible local sources will be sought for labour and materials.

9.12: The use of environmentally sound materials: FSC and PESC sources certified timber products will be used where confirmation is possible. Where ever possible sustainable materials or reclaimed materials will be used for the restaurant re-fitting where practical.

9.13: Use of energy wisely: Energy is used in all aspects of the construction phase and during the life of the building therefore where possible timber to be used from a sustainable source along with recycled materials where practical. It should be noted this scheme is on a very small scale.

9.14: Use of renewable energy: the use of non- renewable energy is to be avoided where practical.

10-0 Waste minimisation statement:
The proposal aims to demonstrate how consideration has been given to reuse construction materials by:

10.1: Using an existing site to cut down the waste generated by a new site.

10.2: Using materials from locally sourced suppliers and from a sustainable source. Local skilled labour will be used where possible.

10.3: This is a small scale project where no recyclable materials are available.

10.4: Main contractor to be responsible for following a Waste Management plan to the current code of practice.

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11-0 Affected planning policy:

11.1: The area is a selection ot diverse types of restaurants and shops. The proposal would blend well with the existing.

11.2:The cafe is of a small scale and would not impact on any disturbance or nuisance to the area.

11.3:The development would not result in an adverse impact on local residential amenity.

12-0 Appendix:

Application Drawing: 37-09 A

