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BOROUGH OF WORTHING

DEPOSITED 4-11-08

WB/08/1054/FN

DESIGN & ACCESS STATEMENT

Project Name:	**30 South farm Road Worthing**
Project Location:	**30 South farm Road Worthing**
Client:	**Euphoric Ltd.**

Prepared by:	acc	**File Ref:**	
Date of Issue:	Oct 2008	**Issue:**	

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Introduction

Site Location

The site is located to the east side of South Farm Road Worthing in an existing parade of shops to the north of the railway crossing

Application Summary

This Application is for a minor alteration to the shop front to bring the entrance door flush with the main shop front and for the construction of a staff area to the rear of the premises as a replacement for an existing covered storage area.

Assessment

Description and Physical Considerations

The site is within an established retail area and has received planning consent – WB/08/0730/FULL - for use as a Beauty Salon.

The proposed staff room is in the rear external yard of the property which had previously been roofed over and used for storage.

Planning Policy

The proposed development takes into consideration and complies with the Council's Local Plan Policies

Involvement

Consultations

No consultations have taken place with the Local Authority.

Design Response

Layout

The proposed staff room is an extension to the existing property and is to be constructed within the existing rear yard area and linked to an existing extension.

Scale

The extension is single storey.

Appearance

New extension to have face block work with pvc-u windows and a flat felt roof.

The new sidelights adjacent to the re-positioned shop door will be in colour matched aluminium.

Environment and Landscape

The site is an established retail use in an area where adjoining properties have similar extensions. All properties have residential accommodation above the retail use.

The rear area is currently 100% hard standing and is already roofed and used for storage.

Access

Access will be through the shop area and from the rear access passage which links to Westcourt Road.

Accessibility

The new area will have the same floor level as the main shop.