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Hove Architectural Design And Interiors



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PLANNING SERVICES
PLAN AWDM/ 0455/16
DATE VALID - 4 APR 2016

Design & Access Statement

378-380 Brighton Road, Shoreham-by-Sea.

22nd March 2016

Amount:

The existing floor area of the property is 155.5m2. The proposed floor area is 158m2. An overall increase to the building of 2.5m2, due to the extension at the rear of no. 378.

The proposed floor areas will be split between the two newly created offices/shops of 62.1m2 in no. 380 and 93.3m2 in no. 378.

Layout:

The major change to the layout of the building is the creation of two new offices by reinstating the original dividing wall.
The layout of both units will include office areas, staff areas, accessible WC's and kitchen areas. The layout takes in to account ease of access for all users.

Scale:

There is an increase to the scale of the overall building of 2.5m2.

Landscaping:

The shop is sited alongside a pavement and busy road; therefore no landscaping is present or proposed at the front.
At the rear there is a small courtyard that will remain as hard landscaping. It is behind a tall wooden gate and cannot be seen from the street.

Appearance:

The front and rear elevations of the property are currently very tired and rather scruffy, particularly at the rear. The updates will majorly enhance the property, giving a much cleaner, smarter and attractive appearance; greatly improving it's appearance on a busy route in to Shoreham.

Appraising the context:

The site is on a parade of shops and cafes and the proposal has taken in to account the surrounding area in its design.

Use:

Currently the property is empty and has been so for a number of weeks. Its previous use was a second hand furniture shop. Prior to that no. 378 was a Butchers.
The proposed use for no. 378 is a Mortgage Advisors, which will be run by a successful on-going local business, Number One Mortgages, currently located elsewhere in Shoreham.
The other unit, no. 380, will be rented out to a currently unknown tenant, also A1 or A2 use class.

Access:

The new front doors to the shops will incorporate level thresholds for ease of access and will be wide enough for wheelchair users and prams.
The floors internally will be flush with no stairs or steps.
An accessible WC has been proposed for both units.
Both units will be fully compliant with Part M of the Building Regulations.