ADUR & WORTHING
PLANNING SERVICES
PLAN AWDM/ 0525/14
DATE VALID - 8 MAY 2014

UNITS 5 QUEENSWAY LANCING

DESIGN AND ACCESS STATEMENT

CHANGE OF USE FROM RESTAAURANT A3 TO MICRO ALE HOUSE A4 WITH NEW DISABLED TOILET

PREAMBLE

This statement has been prepared in line with DCLG Circular 01/2006

The Queensway complex of shops and flats are not Listed Buildings neither are they in a Conservation Area.

The present first floor flats are unaffected by this proposal.

We consider the proposal fits within the Adur District Council Planning policy guidelines

Unit 5 has been vacant for almost three years and it is an opportunity for an established well run business to expand into this unit.

We understand that this part of Lancing is set within the regeneration area and such a business will encourage a new footfall of traffic to the area and thereby assist its regeneration..

USE

Unit 5 is currently empty but was a Laundrette

Consent was granted in 2011 for a **Change of Use** to a restaurant in association with units 6 and 7

This application seeks consent for a **Change of Use** from Restaurant to a vertical drinking establishment A4

AMOUNT

The Application is for a **Change of Use** only with **NO** external alterations.

Internal alterations will be minimal in order to create a secure store a new bar and a new unisex toilet facility

The present infrastructure of toilets is in adequate and offers no provision for a disabled toilet facility.

The proposal, therefore, includes the creation of a disabled toilet facility.

LAYOUT

Layout is indicated on the drawing

SCALE

As there are no external alterations or extension we consider the proposal remains in scale

LANDSCAPING

There will be no changes to the present situation.

APPEARANCE

It is not proposed to change the "Appearance" of the property

ACCESS

The principal pedestrian access to the property is via open plaza in front of the premises

The pedestrian access is flat and level and, therefore, suitable for disabled use.