6 St Johns Place Hove BN3 2FJ Tel: 01273 734064
Email: office@evolutionarchitecture.co.uk

Removal of existing shopfront and replacement with new shopfront to match adjacent
80 Manor Road, Lancing BH15 0HD

Design and Access Statement – 31 January 2023 v1

Overview
80 Manor Road forms part of a two storey terrace with shop units at ground floor with residential accommodation above. The parade is set back from the road with its own parking area directly to the front. There is also a service road to the rear or the terrace which gives access to the first floor flats.
The repetitive nature of the elevations forms a row of repeating gables, with club tile hanging at first floor level.
The neighbouring shops at no. 82, 84 and 86 have pvcU shopfronts.

This application seeks to replace the timber shopfront with a pvcU shopfront.

Appraisal
The existing shopfront comprises a stallriser with mosaic tiles with large pane single glazed timber windows, with angled set back, with edge to edge corner glazing. The timber shop entrance door is set back. There is a retractable awning set above the window which is no longer in use, which sits below the shop sign. There are no openable windows to provide natural cross ventilation to the shop unit. The expansive single glazing increases the heat losses from the shop unit.

Design
The proposal is to remove the shopfront and awning and to replace this with a new shop frontage which follows the line of the shop sign, and will accord with the neighbouring shops and thereby will retain the visual amenity of the area. Some of the neighbouring shops have removed the mosaic tiles within the stallriser.

There will be double glazing within white pvcU frames, with 3no. openable top hung lights to provide natural ventilation and a new entrance door. The heat losses from the shop unit will be reduced.

Planning history
There is no previous planning history for this property.

Access
The new shop entrance door with have a level access threshold and will be 775mm clear width to comply with AD M2 Table 2.

Photographs



Street view of shop front



Adjacent shops