Design and Access Statement for the Change of use Garage at

10 Hammy Way, Shoreham-by-Sea, BN43 6GG for Mr and Mrs Newton

1.0 Introduction

This Design & Access statement has been produced in support of this application seeking permission to change the use of an existing detached garage, into a dog grooming salon.

The Design and Access statement is organised into the following sections:

2.0 The Existing Property and Detached Garage

3.0 The Proposed Change of use for Garage

4.0 Access

2.0 The Existing Property and Detached Garage

2.1 <u>The Existing Property and Detached Garage</u>

The existing property was constructed 1950-1966. The existing garage is estimated to have been constructed at the same time. The site is bounded by a residential property to the West, North, East and Hammy Way to the South. The property is located towards the middle of the site with the existing garage adjacent but slightly away from the property and approximately 17.8m from the South boundary where the vehicular and pedestrian access is located.



2.2 Existing Property and Garage Form and Appearance

The existing property is a single storey bungalow and generally constructed of brickwork with a single rendered wall. The windows are white PVCU double glazed units. The existing garage is to the East of the property, currently a single skin garage constructed of brickwork, West facing white PVCU double glazed door and South facing white metal garage door. The existing garage is too small to house a regular family saloon car and is currently used for household storage.



Front of property





Front of Garage



West facing side of Garage

2.3 Existing Vehicular and Pedestrian Access

Both vehicular and pedestrian access to the property is from Hammy Way.

3.0 The Proposed Change of use for Garage

3.1 The Garage Form and Appearance

The proposed garage has been designed to have a discrete visual presence both from the street and within the garden and there are minimal costs involved in the conversion of the garage. An internal stud wall, insulated with 50mm acoustic slab and plaster boarded will be built internally. Existing roof to be insulated internally using 100mm insulation board. West facing wall (looking out onto our garden) to include window, South facing garage door to be replaced with white UPVC window and household patio door.

Most equipment to be used within the garage will be hand tools such as scissors, combs, brushes etc, although there will be electrical equipment used including hair clippers of a high quality/ low noise which are specially selected to create less stress for the dogs. A dog bath will also be used which will make as much noise as a household shower and a dryer/ blaster which are available in modern low volume formats. The only waste produced in the operation would be the clipped dog hair, which will be disposed of in a commercial waste bin.

4.0 Access

4.1 All site access, both pedestrian and vehicular will remain unaffected by the proposed development. Hammy Way remains a quieter road, customers dropping off and collecting their dog will be able to use on street free parking or park on our drive. It is intended the business will operate during the hours of 9am to 5pm Monday to Saturday, although there is no intention to operate the business six days a week, but these operating times will give customers flexibility. Up to three dogs (average two dogs) to be groomed per day, by appointment only. There would be only one dog being groomed at any one time. No other staff will be employed.