archerarchitects

The Maltings, 44 Whitehorse Street
Baldock, Hertfordshire, SG7 6QQ
t: 01462 895110
e: info@archerarchitects.co.uk
w: www.archerarchitects.co.uk

DESIGN AND ACCESS STATEMENT

FOR

SHOPFRONT ALTERATIONS,
REAR YARD BIN STORE AND PLANT
AT
18 SOUTHWICK SQUARE,
SOUTHWICK, BRIGHTON, BN42 4FJ

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A. DESIGN PROPOSAL

1. Introduction

This design and access statement has been prepared by Archer Architects (CHQ Group) on behalf of our client Waitrose and Partners ("the Applicants"), in relation to the planning application for shopfront alterations and rear yard bin store and plant at 18 Southwick Square, Southwick, BN42 4FJ.

This document describes the design strategy for the proposed works, together with the architectural intent and external appearance of the proposal.

2. Site Context

The application site is located along the Southwick Square shopping parade, in a mixed retail and residential area and in close proximity to the Southwick train station. The site is currently vacant, last being occupied by an oriental food store.



Site location map

Site photographs



Site view from Southwick Square



Site view from rear carparking

PROPOSED DEVELOPMENT

3. Use

The existing retail unit benefits from prime location along the Southwick Square shopping parade and it occupies the ground floor of a prominent two storey building. No change of use or structural alteration are required to accommodate the new proposed Little Waitrose store. The proposed schedule of works aims to refurbish, revive and repurpose the existing vacant retail unit at 18 Southwick Square.

The shopfront alterations proposal intends to create an attractive, vibrant retail frontage, whilst the rear bin store and plant are meant to provide support for the new modernised store. There are no amendments proposed to the rear car parking or propose new ancillary spaces outside the already existing rear service yard.

The customer access will remain at the front, from Southwick Square and the Back of House and deliveries will be at the rear as existing. Secondary access door to first floor is proposed to be created as part of the current planning application, but the new internal staircase will be the landlords responsibility.

4. Amount

The application site is cca 500sqm and comprises the existing ground floor retail unit of 428sqm gross internal area and the external service yard of 35sqm.

The proposal will not increase the gross internal existing retail area, not the service yard will be extended.

The first floors of the existing building doesn't form part of this planning application.

5. Layout

The proposed shop layout maintains the sales area fronting Southwick Square, hence the need for new active shopfront. The back of house will be at the rear and accessing the existing service yard/ plant area directly from the existing rear doors.

The new proposed bin enclosure will be within the existing rear yard and the two new proposed condensers will be wall mounted on the western wall of the existing building.

6. Scale

The current application does not propose any amendments to the scale of the building, no works are proposed outside of existing building or service yard outline.

7. Appearance

The existing shopfront consists of a cca 500mm black painted stall riser with metallic grey frames to the shopfront windows. Also a prominent white painted metal shutter door dominates the frontage of the building.

The proposal is for the shopfront openings to be enlarged and new entrance doors and shopfront windows introduced. These will be dark grey PPC Aluminium frames with clear glazing, aiming to create a lively landmark for Southwick Square.

The bin enclosure in the service yard, will be timber fence and gate up to 2.2m high.

8. Sustainability and Biodiversity

Waitrose and Partners are committed to reducing their carbon footprint through reducing emissions, embodied energy and energy consumption. Intelligent design and sustainable
initiatives are incorporated into all stores to not only reduce energy usage and emissions, but also to provide a more comfortable environment to work and shop in.

Current application proposals will have no impact on the biodiversity of the site. There are no external works and no green areas area present on site to begin with.

B. ACCESS

1. Vehicular and transport links

The existing retail unit is situated in a good transport links area in the southern corner of Southwick Square and in close proximity to Southwick train station. As part of the retail parade, there are suitable access roads to and from the site, both for pedestrian and vehicular use (including deliveries).

2. Access

There are no changes proposed to the access to and from the building. Customer access will remain from the Southwick Square generous retail parade footpath whilst deliveries are maintained as existing and from the rear carparking.

C. CONCLUSION

This Design and Access Statement provides supporting information for the proposed shopfront alteration, rear yard bin store and plant at 18 Southwick Square, Southwick, BN42 4FJ.

Overall, the proposed will provide a high standard retail unit and that the proposed scheme would make a positive contribution to the local area by providing additional necessary amenity and rejuvenate it. In addition, the proposal will:

- Maintain the use or massing of the building
- Create employment opportunities
- Integrate in the character of the area
- Not create unacceptable noise or disturbance.
- Improving substantially in appearance the existing street scene.

As such, we believe that there should be no impediment for the Adur District Council in granting Planning permission and look forward to the positive determination of this application.