WB/08/1024/full

DESIGN & ACCESS STATEMENT

PROPOSAL: CHANGE OF USE FROM RESTAURANT (USE CLASS A3) TO ESTATE AGENTS/OFFICES (USE CLASS A2)

SITE: 12 CORONATION BUILDINGS, BROUGHAM ROAD, WORTHING, BN11 2NN

1.0 The Site

1.1

The site is located on the ground floor of a 2 storey terraced property to the western end of Brougham Road, within the block designated as the Coronation Buildings, close to its junction with Lyndhurst Road and Ham Road.

1.2

Chatham Road provides additional side access to the rear allowing for service, easy loading/unloading and authorised access to the ground floor shop and upper parts.

1.3

This local town centre mainly comprises of shops with mixed residential and business use above. There are ample parking spaces within designated car parks evenly distributed around this local centre and the town in general with unrestricted parking on the roads neighbouring Coronation Buildings.

1.4

The premises are currently vacant previously operating as a Restaurant/Café.

2.0 The Proposal

2.1

The proposal involves a change of use from Restaurant (Class A3) to Estate Agents/Financial Offices (Class A2).

3.0 Design Principle

i). The development of the property should be in keeping with the style and character of the area.

ii).The development should respect the amenity of neighbouring properties in terms or privacy, day lighting and disturbance due to noise from adjacent living areas.

iii). The design of the proposed development should be in keeping with the general standards of the area in terms of design, amenity, layout, facilities and convenience.

4.9
In addition, the proposal will enhance the character and appearance of this parade in particular and the district centre in general. By adding investment it will improve the locality by adding diversity and supporting this centres' economy.

4.10
It is located in a sustainable location and will enhance the vitality and viability of this locality by providing appropriate re-use of this vacant unit which sits in between two other vacant units.

5.0 **Access**

5.1
Access to the site is from the front of the shop fronting Brougham Road.

5.2
The site has linked common side access off Chatham Road for servicing and loading/unloading for the shops and residents of flats.

5.3
Although the present applicant/occupant is fully ambulatory provision exists for full accessibility for wheel borne access into the site.

5.4
The site is well served by public transport facilities short walking distances from the proposal site.