PROPOSED SINGLE STOREY REAR EXTENSION AT: "DUKE OF WELLINGTON", 368, BRIGHTON ROAD, SHOREHAM BY SEA, WEST SUSSEX.

DESIGN AND ACCESS STATEMENT:

The existing public house, built in 1928 is located East of the town centre and is constructed of external facing brick walls with stone head and sill's to timber window and door openings, a flat roof with a parapet wall and rendered walls painted white to the rear elevation.
It is proposed to erect a single storey rear extension at the rear, designed with a flat roof and parapet wall constructed of materials that are sympathetic and in keeping with the existing premises. The extension will provide an extended female toilet facility that will be accessed, as at present, via the rear corridor. The remaining part of the extension, which will have its own independent access, is to facilitate a new Micro Brewery that will allow the production of beer on site for consumption on the premises. The micro brewery will have bi-fold timber windows on the elevation facing inward the covered area so viewing of the process can be observed.
Access to the retained part of the beer garden will be via a ramp approach that will be created by demolishing the existing barbeque and relocating it at the rear of the extension.

ADUR & WORTHING PLANNING SERVICES	
PLAN	AWDM/ 0240/13
DATE VALID	28 FEB 2013