DESIGN ACCESS STATEMENT - IN RESPECT OF NEW EXTERNAL CLADDING & ELEVATIONAL TREATMENT UNIT 2, 43 – 61, BRIGHTON ROAD, SHOREHAM-BY-SEA, WEST SUSSEX

This Design Access Statement has been prepared in order to summarise and explain the proposals to support the Full Planning Application and demonstrate the suitability for this development.

ADC COUNCIL PLANNING DIVISION
PLAN No. ADC0055/11
DATE - 8 FEB 2011

1. The Process

Unit 2 on this site is currently occupied by Halfords Retail Outlet with adjacent car servicing and maintenance incorporated within the same building. The premises are currently constructed with brickwork at a height of 2.4 metres to the perimeter of the building with vertical metal cladding above and curtain walling to the south and in part west façade and roller shutter doors to the east elevation providing access to the vehicle servicing bays.

It is proposed to maintain the current height of the glazed areas but extend these to the total frontages on the south and east elevations and to continue this treatment to the small glazed area on the west elevation. At the same time, the cladding will be replaced to areas adjacent to this glazing.

2. The Use

The existing building is retail and there is a current approval for approved retail (Class A1) and/or separate motor vehicle servicing centre recently approved under ADC/0241/06. This application does not seek to amend any of the current planning approvals.

3. The Amount

The proposed footprint of the existing building is to remain unaltered save for the external façade of the premises as indicated on the enclosed drawing.

4. Layout

As this proposal relates to only the internal sub-division of the existing unit, current pedestrian access routes and disabled access will be unaltered except where there is adjustment to the specific entrances of each unit as indicated on the approved plan. The unit is therefore in principle unaltered in respect of layout and provides good access to existing highways on Brighton Road and good access and parking provisions from those that currently exist on site and are generally to remain unaltered.

5. Scale

As referred to previously, the mass of the existing building is to remain unaltered and the proposed refurbishment and additional glazing will, we consider, enhance the visual appearance of this building and particularly on the south and east elevations where our new glazed facades more in keeping with current retail units.

6. Landscaping

There are no proposals to amend the landscaping that was approved with this scheme at the time of its construction and now works are being carried out to alter or amend any of the areas which incorporate the landscaping. For your information, however, we are proposing to carry out maintenance work in respect of the landscaping and review the type of planting that is incorporated on this site in order to enhance this amenity. It does not, however, form part of this application.

7. Appearance

The height and width of the building are to remain unaltered, it is however proposed to refurbish the façades incorporating new glazed screens as indicated on the elevations with Wards Insulated Panels above with contrasting coping trims and at junctions between cladding and brickwork.

8. Access

Good access to the site is provided and generally this will be unaltered with the exception of the areas adjacent to the new entrances of the three units forming the sub-division. Access roads and forecourts generally will remain unaltered with the exception of the areas adjacent to the new entrance where forecourts and doorways will all be in accordance with Part M of the Building Regulations and we confirm that disabled toilet facilities will be provided within each of these buildings. The existing premises form part of a larger retail site which has good provision for parking and vehicle access and is located along an existing bus route serving Brighton Road.