# A. J. SALTER & SON

Established 1976

Architectural Technicians
and Surveyors

Alan Salter. FFB, MRSH  Ivan Salter

50 WINDSOR ROAD
WORTHING
WEST SUSSEX
BN11 2LY

Telephone / Fax: (01903) 209496
E-mail: ajsalterandson@hotmail.com
Web site: www.ajsalterandson.co.uk



WORTHING BOROUGH COUNCIL

- 8 OCT 2007

CONSENT GRANTED
SUBJECT TO CONDITIONS


# DESIGN AND ACCESS STATEMENT

## CHANGE OF USE

## 27 ROWLANDS ROAD,
## WORTHING,
## WEST SUSSEX.

**AMENDED TO INCLUDE EXTRACT DUCT DETAILS**

# Design and Access Statement

## 27 Rowlands Road,
## Worthing.

**1. Amount**

The proposal is to change the use from retail to restaurant/hot food use. Space will provided for toilet facilities and bin storage areas. Existing ramped access to be retained for access into the unit.

**2. Layout**

Restaurant and bar uses are proposed with W.C. facilities and kitchen in an approved extension. The bar area is for staff use to take drinks to customers only, not for standing use.

**3. Scale**

The maximum overall dimensions of the proposal will be as follows: -

Height: - Of flue above ground 11.5m
Width: - unaffected
Depth: - unaffected

**4. Landscaping**

There is no landscaping on the site at present.

**5. Appearance / Design**

The overall appearance of the property is unaltered. The new extract duct to be of a stainless steel construction. The siting and design of this flue has been made to avoid the smells from the kitchen affecting occupants of the adjacent flats. The path taken by the flue was suggested on a previous application by the Planning officer dealing with the case.

**6. Use**

The use of the proposal will be A1/A3 Class.

**7. Access**

The access to the proposal will be through the existing doorway for pedestrians. Bus routes are available on Marine Parade which is within walking distance.