

DESIGN ACCESS STATEMENT

for

**ELEVATION ALTERATIONS, AND NEW SIGNAGE AND
LIGHTING.**

**MONTREAL ARMS.
62 ALBION HILL.
BRIGHTON.**

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Ref: GLS/9101
Date: AUGUST 2021

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(A) PLANNING CONTEXT

(A.1) The Public House is situated at the southern end of Montreal Road, at its intersection with Albion Hill.

(A.2) Stonegate Group are keen to protect and improve their property and trade by updating and repairing the exterior of the property, including removing the ceramic tiles, repairing and rerendering the walls, placing new signage and lighting, and installing bifold windows to improve lighting and ventilation. The pub currently does not have a tenant and has been shut for a number of months.

(B) DESIGN PRINCIPLES

(B.1) The scheme is an opportunity for Stonegate Group to repair and improve the property and improve trade. The new signage is designed to provide a more welcoming character to the pub, the wall repairs and rerendering and removal of the tiling are necessary to improve the external image of the business and for future longevity of the building. The bifold windows improve light and ventilation; ventilation is lacking currently and will provide a more comfortable atmosphere for customers.

(B.2) ACCESS

Access for cleaning and maintenance will be externally: via foot/ladder, and small tower scaffold if needed

(C) PLANNING CONTEXT

The signage and rerendering is contemporary and is in keeping with this commercial property and fully in keeping with those other commercial and residential properties in the area, the new windows will improve the ventilation and do not detract from either the building or the surrounding properties and area.

(D) MATERIALS

The chosen materials are listed on the planning forms, and are suited to the building, being signage materials, render and wooden windows

(E) PLANNING IMPACT

The alterations to the external elevations and signage will improve the view when looked at the property, in its current state the building is dilapidated and rundown, the proposed work seeks to address this, and improve the properties image and trade.

(F) CONCLUSION

The alterations and signage will not have any undue effect on the property or area, the work is needed to improve trade and ventilation options for customers, and should therefore be granted approval.