

Design and Access Statement
For
35 Upper St James Street, Brighton, BN2 1JN



Application type: Planning Permission for retrospective proposed installation of a new shop frontage

1. Design and Access Statement

- 1.1. The application site is a small individual terraced building located on the southern side of Upper St James Street in Brighton.
- 1.2. This Design and Access statement is submitted in support of the application for planning permission at 35 Upper St James Street, Brighton, BN2 1JN. The work has been started and misguidedly missed consulting with the planning department which was sought to be typical shop frontage change.
- 1.3. The building is a three storey property located within a parade of mix use shops and residential uses including flat at the application site.



- 1.4. The application site lies in the East Cliff Conservation Area. The opposite side of the road is occupied by residential Hampshire Court, a three storey flat roofed development. The northern side of the Upper St James Street is not included in the East Cliff Conservation Area.
- 1.5. There are listed buildings within the vicinity of the site on Charlotte Street and Marine Parade, however, none of these listed buildings are directly adjoining the application site or in such a proximity as to be affected by the proposal. Therefore, it is not necessary to assess in detail any potential impact of the scheme on these listed buildings.
- 1.6. Building No.35 Upper St James Street is a modest building with a narrow frontage. This statement is supporting retrospective works had been done recently. Before the current application the existing building was occupied by an Antique shop (PAROS ANTIQUES) which was vacant for some times, while the basement and upper floors are given over to residential accommodation. The shop and the flat above shared the same door entrance.
- 1.7. The retrospective application is to seek planning permission for the changed of used of the facade of the shop by changing shop front window and install a new door to separate access from the flat above. As well as renovating internal to suit the proposed mini local market purpose.
- 1.8. The existing building appears to have undergone some later internal and external modifications which include the removal of the dividing wall on the ground floor and other works to separate the ground floor shop from the remainder of the building and externally it appears large board sign installed latterly for PAROS ANTIQUES shop.
- 1.9. The works involved removing of the existing front window wood frame and external square mesh grilles shutter and replaced with a new aluminium double glazed window and install a new door and will install internal shutter.
- 1.10. Access to the flat will remain the same directly off Upper St James Street as is the existing situation.



1.11. The existing condition of the facade and wooden timber were deteriorated and it was in poor condition, hence, the proposed renovation of the building will enhance the neighbourhood and make a positive contribution to the business and local community in the area.

1.12. The previous and current layout of the shop frontage demonstrated in the Figures 1 and 2 respectively.



Figure 1-Previous shop Frontage



Figure 2-Current shop Frontage