

109-110 Western road BN1 2AA

Design and Access Statement - Heritage Assets

The application is for an awning/canopy to be placed on front elevation (Western Road) of the premises only.

Site Location:

109A - 110 Western Road is a property on a primary commercial road in the centre of Brighton, in the Regency Square conservation area. The building front Western Road, with side facing onto the Norfolk Square.

Western Road is a busy street and offers mixed services including retail, restaurants and cafes and is a primary public transport route through the city.

The terraced block from 109A-110 where the premises is located is also bound by Norfolk Square and it runs parallel to Western Road. The buildings sit edging the street vary from 4 storey victorian buildings to 2 storey more contemporary buildings that are class E uses on the ground floor with residential or offices above.

Heritage Appraisal:

109A - 110 Western Road is sited at the northern side of the Regency Square Conservation Area. The Conservation Area includes the first expansion of Brighton westwards from the Old Town, now Brighton's town centre much of that was developed in the early years of the 19th century. It is broadly defined by the seafront from West Street to the east and to the boundary with the former Borough of Hove and by Western Road to the North.

The Conservation Area has a strong grid pattern, albeit irregular with streets running downhill towards the sea intersecting others following the contours. There is a marked contrast between the formal architectural of the grander properties in the area, such as the large houses in the prestigious Regency Square and the smaller scale buildings such as the artisan housing in Western Street Castle Street. Peaceful residential mews further contrast the busy shopping and restaurant areas of Western Road.

Existing use and appearance:

The premises is trading under class E - currently open to public as a cafe/bistro.

The appearance of the building has been retained due to architectural and historical character.

Proposed appearance and use:

The proposal will not have a permanent effect on the building due to its installation as it be reversible and the awning/canopy can be removed in the future if necessary.

The visibility of the canopy will be minimal to the streetscape and to the elevation of the premises as similar colour finish off matt anthracite gray will be used for it to not have any visual impact.

The premises has outdoor table and chair licence for certain hours throughout the day and it has been a great concern for many customers that we have not yet obtained a consent to use canopy. Due to other premises within the area having to install/use without a valid application or further approved consent by the LA despite having to be situated within conservation area.

Planning Policy SPD 02:

As noted on Part C:

Shop blinds

2. Retractable blinds;

Retractable blinds are ones that are capable of being retracted easily on a daily basis, either manually or electrically, into a recessed area at the head or the base of the fascia. Retractable blinds will normally be acceptable. Roller blinds (also known as 'apron' blinds) are flat awnings that retract into a timber 'blind box' which sits flush with the fascia and were traditionally widely used. This will normally be the most appropriate solution for listed buildings and historic buildings within conservation areas, particularly on period shop fronts.

4. Materials and Colour;

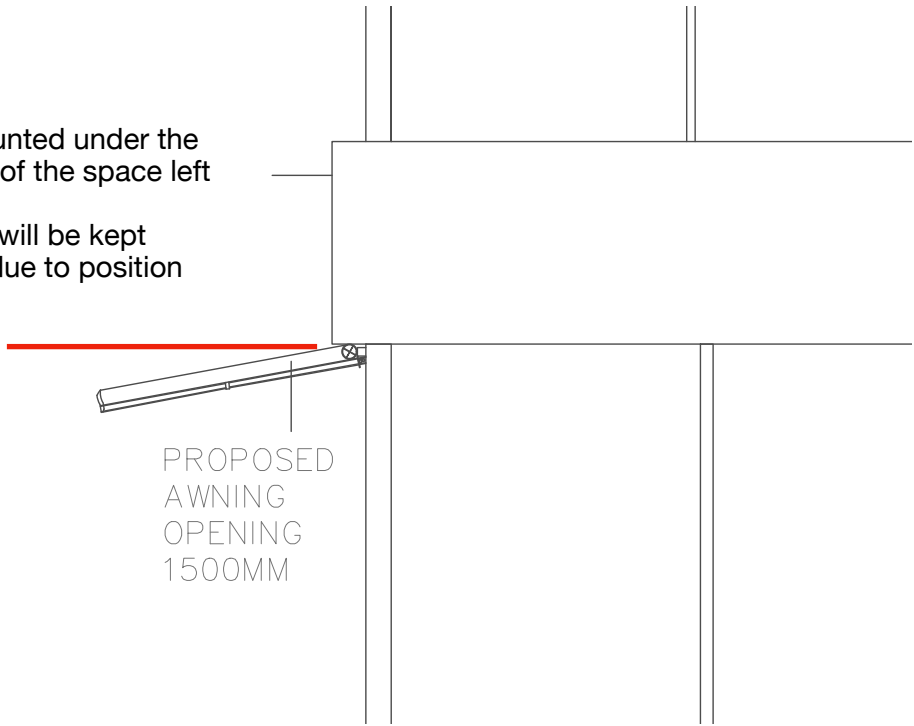
Canvas or woven acrylic fibre with a matt finish will normally be the only acceptable materials for blinds on listed buildings and within conservation areas; plastic, 'wet-look' or glossy blinds will be refused permission. Outside conservation areas, reinforced PVC may be used. The colour of the blind should normally match the fascia and shop front colour or be natural canvas colour. All visible components of the blind mechanism should also be coloured to match the shop front. Gaudy or fluorescent colours will not be acceptable for blinds on listed buildings or within conservation areas.

It is clear from the document SPD 02 that the proposed awning with proposed form, use of material and colour finish will be most suitable outcome that is highlighted as appropriate solution for any listed building and historic buildings within conservation areas.

This document reflects relevant information in order highlight the importance of the area and effect of the proposal in terms of within conservation area. It is believed for the reasons given for LPA's approval for the revised application made for 109-110 Western road, canopy/awning installation to the front elevation.

Further more information on other similar proposal on Western road and details of fixing is also highlighted on this document below.

The awning will be mounted under the protrusion, the bottom of the space left of the sign.
Visibility of the awning will be kept minimal whilst closed due to position and chosen colour to match the finish of the exterior in matt anthracite gray.



PROPOSED
AWNING
OPENING
1500MM

The still below shows used awning on Western road similar to the proposed. The awning opening will not exceed 1500mm.



Installation Instruction

Retractable Awning (INT300 / INT400)

Delivery Carton Box Contains The Following Components:

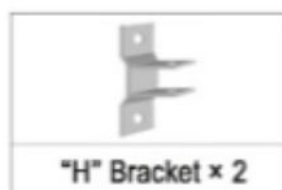
1 pc pre-assembled frame with fabric awning.

2 pcs normally mounting brackets (including $\Phi 12$ expanding bolts $\times 4$, mounting M8 nuts $\times 2$, bolts and washers).

1 pc manual crank.



			
M12 Expanding Bolts $\times 4$	Φ Mounting M8 Nuts $\times 2$	Bolts $\times 2$	Washers $\times 2$



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Installation Instructions:

The manual awning can be easily installed in 30 minutes around. For safety & easy location of the awning, we recommend that 2 persons are required for lifting & positioning.

Tools Required:

- Power Drill
- 12/14/16mm Masonry Drill Bit
- Spirit Level
- Adjustable Spanner
- Resin (advised and recommended)

If in doubt about the quality of the wall structure you are wanting to mount the awning on, you can use an epoxy resin product to secure the mountings in the wall and always hire professional installers.