

DESIGN AND ACCESS STATEMENT

2 Providence Terrace, Lions Lane, Turners Hill, Crawley RH10 4NX

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the installation of an external aluminium-framed shelter to provide covered outdoor dining accommodation at a The Coffee House, located at 2 Providence Terrace, Lions Lane, Turners Hill, Crawley, West Sussex RH10 4NX. The site lies within the Turners Hill Conservation Area and particular consideration has been given to design quality, visual impact and the preservation of local character.

2. Site Context

The application site comprises an established café operating from a commercial premises within Providence Terrace. The property occupies a prominent position fronting Lions Lane within the historic village centre. The surrounding area contains traditional village-scale buildings, commercial uses and public spaces that contribute to the significance of the conservation area.

3. Design Principles

The proposal seeks to enhance the functionality of the café while respecting the architectural character of the host building and its surroundings. The shelter will provide year-round covered seating, retain an attractive street frontage, minimise visual impact and use durable high-quality materials.

4. Amount and Use

The proposal comprises a single external shelter positioned within the existing outdoor seating area. The structure will be used solely in connection with the existing café and no change of use is proposed.

5. Layout

The shelter will be located adjacent to the café frontage, maintaining clear pedestrian routes and preserving the visual relationship between the building and the street.

6. Scale

The shelter has been designed to be proportionate and subordinate to the host building. Its lightweight appearance reduces visual prominence within the conservation area. The area covered will be 32.5m²

7. Appearance

The structure will comprise slim-profile aluminium framing with a powder-coated finish and a lightweight roof design. The contemporary appearance provides a clear distinction between historic fabric and modern additions.

8. Materials

Materials include powder-coated aluminium framing, glazed or transparent enclosure elements where applicable, and weather-resistant roofing materials chosen for durability and visual compatibility.

9. Impact on the Conservation Area

The proposal preserves the character and appearance of the Turners Hill Conservation Area. It supports the continued vitality of the village centre, retains appreciation of the host building and introduces no identified heritage harm.

10. Access

Existing pedestrian access from Lions Lane will remain unchanged. The proposal maintains inclusive access, clear circulation routes and convenient use for wheelchair users and those with reduced mobility.

11. Conclusion

The proposed dining shelter represents a sensitive and proportionate enhancement to an established café within the conservation area. The development preserves local character, supports the viability of a local business and accords with relevant planning policy considerations.

The cafe is a popular addition to the community, and the external shelter will help ensure the viability of a local business.