

Planning Statement

Proposal: replacement of existing shopfront and consent to display new future tenant signage

Submitted on behalf of the building owners the Payne trust by RW Design.

Site address. 174 London Road, East Grinstead, RH19 1 ES

Design Statement

The Payne trust is a property trust founded in 1967 that has several property assets within the Sussex area. The trust has recently had a planning application approved by MSDC to develop the overall site ref DM/22/3902 that seeks to restore the front corner Victorian building and workshop behind to modern standards providing residential flats and a two bedroom walled garden house.

As part of the original application the existing shopfronts to the ground floor were not included. The trust now considers that this would be detrimental to the overall development and therefore wishes to create a desirable corner commercial unit.

The current shopfronts have no constancy and are aggressively coloured with irregular facias covering the original brickwork. The design submitted offers a more refined and considered solution with the breakdown of glazing influenced from the traditional shopfront proportions interpreted into a classic modern solution.

Whilst understanding the commercial restaurant space will require the opportunity to sign their business it is the trusts intention to have strict signage guidelines. The building does not suit Highstreet style facias and would like to propose individual fret cut letters that are lit with warm light surface mounted stem light fittings above.

In summary the design further enhances the overall development provides a corner landmark commercial unit with quality design and experience for the local neighbourhood.