

GROVE DESIGN UK

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DESIGN AND METHOD STATEMENT

11 October 2019

Project = Campus & Co - School Shop Refurbishment

Location – Nyton Road Aldingbourne Chichester PO20 3TU

Application – Full Retrospective Planning under Sui Generis

Current Building

This school shop has been in operation for some period of time in a more limited way but has recently been refurbished / up graded internally re shelving / tills / refrigerated units etc, and with new external part covered access ramp with provisions for CCTV and small air conditioning units.

The building comprises of 4No Portacabins from previous school site secured together forming one general open area, a low pitched metal clad roof with gable ends was constructed over the combined unit with wide eaves both sides. The external walls have been clad in dark brown horizontal timber feather edge wide planks and door and windows in dark brown Upvc double glazed units, all to blend into adjacent rural background.

The site itself lies in the northern corner of Aldingbourne Nurseries – an old hardstanding / pallet storage area etc and the area has been separated by a 2M close boarded timber fence from the nursery. Access is inside the entrance gates to the Brethren's Meeting Hall with its own internal gateway leading to permeable hardstanding area topped with road planings.

Shop use – it is only open to those parents and friends of the school and who hold a Vend Account that are eligible to use these premises. This retail premises for the sale of goods to parents and friends of the school falls outside the scope of Class A1 Shops, which is quantified by *where the sale, or service is to visiting members of the public. – hence the needed use of class Sui Generis*. It has low intensity use compared with normal retail shop.

Shop staffing and opening – it is run on a voluntary basis by parents and friends of the school and is open at varying times agreed – creates very little more vehicle traffic than would otherwise use the main gateway. External lighting around shop to be retained for site safety plus any additional carpark lighting to be as per adjacent Meeting Room carpark.

Parking – there is more than ample parking space around the shop for normal daily use, with use of the reinforced grass verges of the drive access to the Meeting Hall if necessary. All traffic would enter and leave the site in a forward gear.

Council Consultation – guidance and assistance on this retrospective application was provided by Samantha Allen on 16/09/2019 plus more recent phone call – including drawings and application detail required.

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Campus & Co Aldingbourne