

DESIGN/ACCESS STATEMENT

Re. Co-op Store 1-2 NYETIMBER LANE, ALDWICK, BOGNOR REGIS. PO21 3HG



Local Authority: Arun District Council.

Location

The shop is situated on Nyetimber Lane adjacent to the other retail units. This area is surrounded by residential units.

Proposals

The proposal is for the installation of a new canopy to the rear yard area.

Design

The new canopy will be framed in treated timber, with a polycarbonate sheet roof.

1.0 Use

1.1 Would the application help to create an appropriate mix of uses in the area?

Not applicable in this instance.

1.2 Would different uses work together well, or would they cause unacceptable annoyance?

Will work well together.

2.0 Amount

2.1 Is the density appropriate?

Not applicable in this instance.

2.2 Could the neighbourhood's services support the amount of development planned?

No adverse effect to the neighbourhood's services.

3.0 Layout

3.1 Do all spaces have a purpose?

Not applicable to the application, reuse of existing spaces.

3.2 Will public spaces be practical, safe, overlooked and inclusive?

Not applicable to the application

3.3 Will private space be adaptable, secure and inviting?

Not applicable to the application

4.0 Scale

4.1 Will the building sit comfortably within their surroundings?

Not applicable to the application

4.2 Will they and parts like doors and windows, be of a comfortable scale for people?

Yes.

5.0 Landscaping

5.1 Has the landscaping been properly considered from the start?

Not applicable in this instance.

5.2 Will it help to make the place look good and work well and will it meet any specific aims for the site?

Not applicable to the application.

6.0 Appearance

6.1 How will the development visually relate to its surroundings?

Will integrate into the delivery area.

6.2 Will it look attractive?

Not applicable to the application.

7.0 Access

Access into the store will be via a level threshold.

Conclusion

This store has been identified for investment by The Co-operative Group. The proposed canopy will provide additional cover to assist the operational requirements of the store.