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Ref: CHQ.14.10938 DAS

DESIGN & ACCESS STATEMENT FOR A PROPOSED EXTERNAL STANDALONE DRY CLEANING POD TO THE FRONT OF THE STORE

SAINSBURY'S SUPERMARKETS LTD
SHRIPNEY ROAD
BOGNOR REGIS
PO22 9FB

PROPOSAL

PROPOSED STANDALONE RETAIL POD TO THE FRONT OF THE STORE, TO
ACCOMMODATE A DRY CLEANING CONCESSION.

1 APPLICATION SITE

- 1.1 The application site is within the demise of the existing Sainsbury's Supermarket, located on Shripney Road in Bognor Regis. The site is situated on the main store frontage on the north-east side of the building.

2 USE

- 2.1 The proposed use is a retail concession space associated with the existing supermarket. The proposed concession is a dry cleaning operation (Timpson's) with shoe repairs, watch repairs, key cutting and engraving services.

3 AMOUNT

- 3.1 The proposal is for a single storey standalone dry cleaning pod, approx 14.5 sq m gross internal area, located on the front of store. The purpose is for a retail concession, which will be accessed from the walkway. (Refer to drawings CHQ.14.10938-PL01, PL02, PL03, PL04, PL05 & PL06 for further information).

4 LAYOUT

- 4.1 The proposed dry cleaning pod is positioned on the north-east side of the store, adjacent to an existing trolley storage bay and bench, which will be relocated adjacent to the proposed unit. The concession will be accessed from outside of the store and comprise of a customer service counter and waiting area with staff working area beyond.

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5 **SCALE**

- 5.1 The proposed dry cleaning pod measures approx. 6.5m x 2.6m and is approximately 2.5m high. The unit will be positioned on the north-east side of the building, and is visually small in scale, when viewed in the context of the existing store.

6 **LANDSCAPING**

- 6.1 This development has no effects in terms of landscaping.

7 **APPEARANCE**

- 7.1 The dry cleaning pod will be timber clad with applied vinyl graphics / signage. The glazing will be of safety glass throughout. The fascia, which forms the roof edge trim has applied vinyl signage.

8 **ACCESS**

- 8.1 Customer and staff access, will be via an automatic sliding door, at the front of the unit, this arrangement is fully accessible to all, and compliant with part M of the Building regulations

9 **CONCLUSION**

- 9.1 The proposed dry cleaning concession pod will provide an additional retail offer to the supermarkets existing customers.
- 9.2 It is considered that the proposed works will not have an adverse impact on the local visual amenity or a detrimental effect on the character and appearance of the area.

10 **SUSTAINABILITY**

- 10.1 The site is located within a zone 3 flood area. The proposed pod is positioned on an area of hardstanding at the front of the store, which is elevated at FFL 2.2 as recommended in the flood risk assessment when the store was constructed. Therefore, this is considered of low risk.