

First Issue 24th February 2022

Design and Access Statement.

A & D Autos – move to
Shripney Rd,
Bognor Regis
PO22 9NJ

Brian Elstone Surveying Services Ltd.
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Design and Access Statement for the development of the Garage and Car sales forecourt at

Shripney Rd, Bognor Regis, PO22 9NJ

HISTORY:

This is an existing Vehicle workshop with car sales facility which historically was a petrol filling station.

EXISTING USE:

The application site is a permitted and established Vehicle servicing facility and car sales area. serving the local community and businesses and all travellers along the main Shripney Road (A 29) Originally a petrol service station but with the advent of Supermarket Petrol sales (Tesco) this use was discontinued and the tanks decommissioned

Trading hours are not relevant as the facility will only be open Monday to Friday 8.0AM to 5.00PM and Saturday until 1.00PM Normal working Hours.

The present workshop consists of a tall single storey retail area of approx. 280 sq metres combined with office and welfare facilities.

THE FUTURE:

The Proposal is for the site to be redeveloped to provide a modern vehicle service facility for all types of vehicles up to class 7, which includes all motor cars and commercial vehicle up to 3,500KG, i.e., small vans

The project is to be split into 3 Phases:

Phase 1 To provide for new MOT facilities in a purpose built building 2 No, Mot bays with small office and reception facilities. Please see drawings.

Phase 2: Will consist of the construction of a 4 Bay vehicle servicing facility of similar design to the above building.

Phase 3: This phase will be the demolition of the existing building, which will be used as a temporary servicing facility whilst Phases 1 & 2 are constructed.

DESIGN COMPONENT:

The site is at present a vehicle servicing and sales facility and as such this will not change the scale, but with the above comes more increased facilities, and environmental gains. The overall appearance is designed to present a clean and welcoming look to a utility building very much in keeping with buildings in the local area.

APPRAISING THE CONTEXT:

The context of the site will not change in relating the building in the local surroundings.

THE ACCESS COMPONENT:

The existing building has no existing facilities for the disabled, with the new design, the level forecourt and ramps will provide, access for all will be available.

VALIDATION REQUIREMENTS

Biodiversity Assessment - Not required as property does not meet any of the criteria discussed in the guidelines issued by the local Authority.

Environmental Statement – A desk top study for environmental matters is to follow under separate cover.

Flood risk assessment – The site location is in flood zone 1, an area with a low probability of flooding. A formal flood risk assessment is not required, see attached.

Foul sewerage, surface water drainage & utilities assessment – The site is an existing facility with no changes to the site drainage or utilities being undertaken.

Heritage Statement - The site has no heritage implications.

Land contamination - The site was once a petrol service station with all aspects of land contamination having been previously dealt with. However, Land contamination verification will be undertaken during the works as recommended in the Phase 1 environmental report.

Landscaping – Subject to discussion

Lighting Assessment - not applicable to this site

Noise Assessment -not applicable to this site

Parking Provision - not applicable to this site

Planning Obligations - Not applicable to this site as existing Use.