



DESIGN AND ACCESS STATEMENT

**Unit 1B, Rowan Way,
Bognor Regis Retail
Park, Bognor Regis,
PO22 9TR**

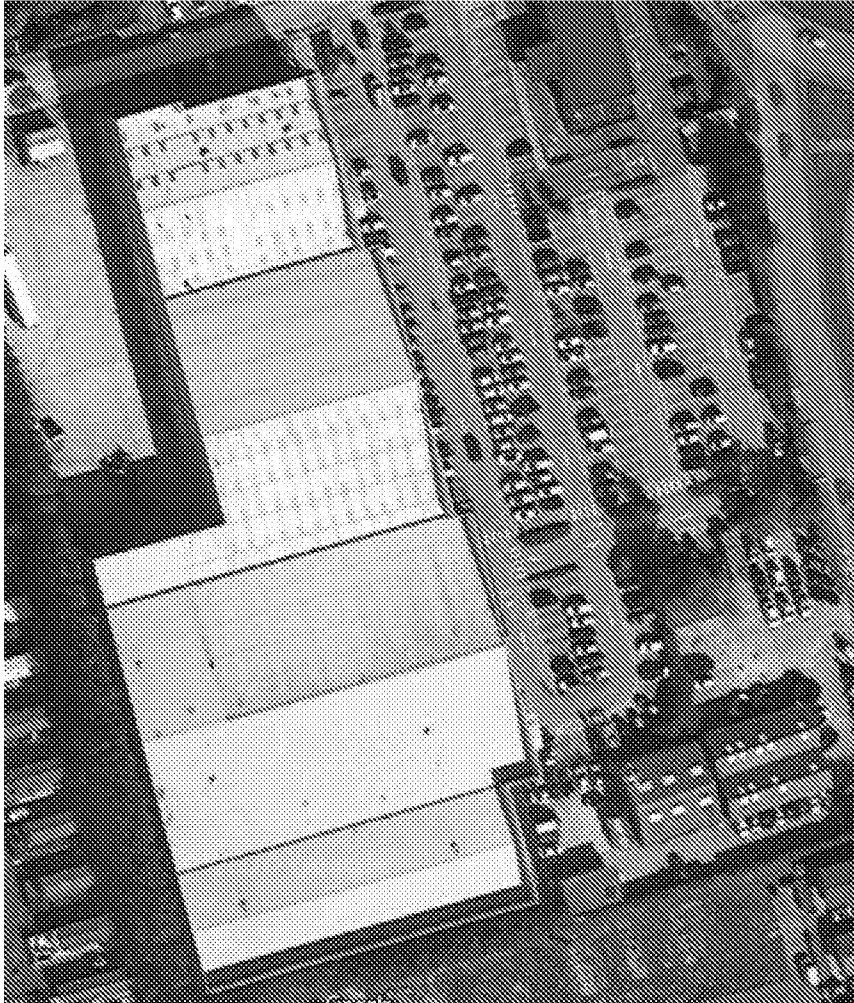
December 2020



- 1. Introduction**
- 2. Location**
- 3. Existing Photos**
- 4. Design Proposals**



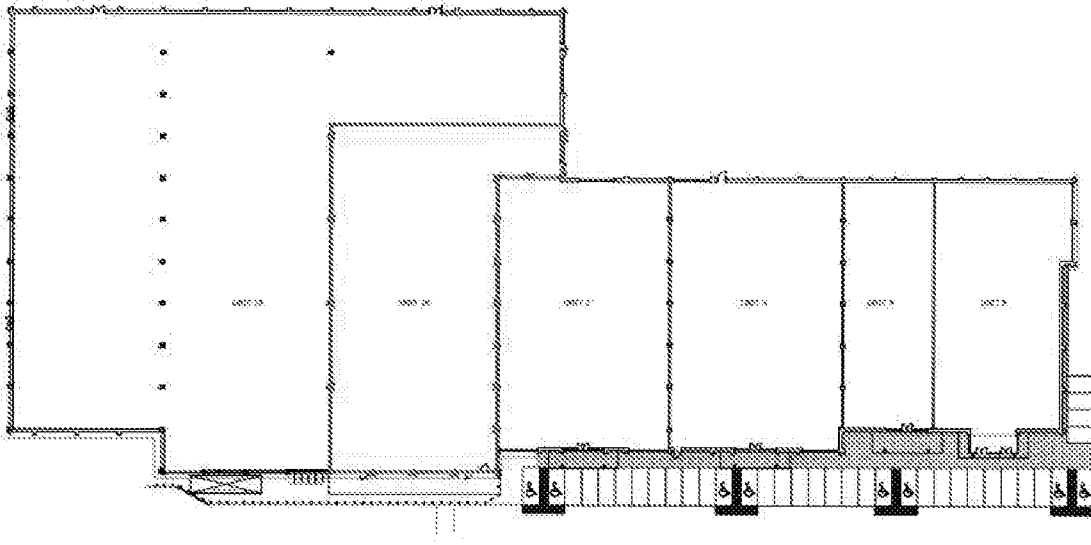
1.0 Introduction



Aerial view of Bognor Regis Retail park taken from Google Maps

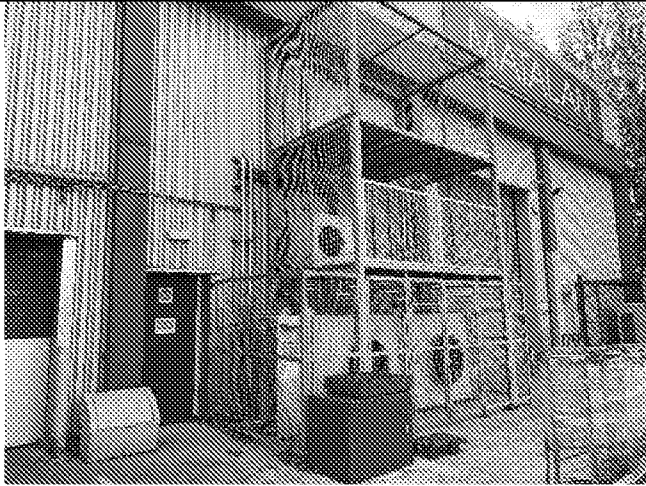
- This Design and Access Statement is set out to assist in the understanding of the intent of the designers and their plans which are submitted as part of the initial application
- The key aspect of the submitted proposal is to remove the old canopy and upgrade the façade of the unit, installing a glazed shopfront for a better customer experience.
- The rear elevation acts as the servicing in for Unit 1B with the alteration of the servicing doors through the infill of two openings that will be redundant.
- Existing external stacked plant areas is to be replaced with a new caged area.
- The dilapidated roof is to be over clad with a new insulation and profiled metal sheet build up.

2.0 Location



- Unit 1B is part of a self contained retail park with retail warehouses of a steel frame construction with profiled metal cladding.
- The surrounding buildings are a mixture retail units.
- Unit 1B comprises a floor area of approximately 7,500 sq ft of supermarket retail space (see site plan for demise boundaries)

3.0 Existing Photos

	
Rear Elevation	Front Elevation
	
External Plant Compound	Roof



Internal Retail Space



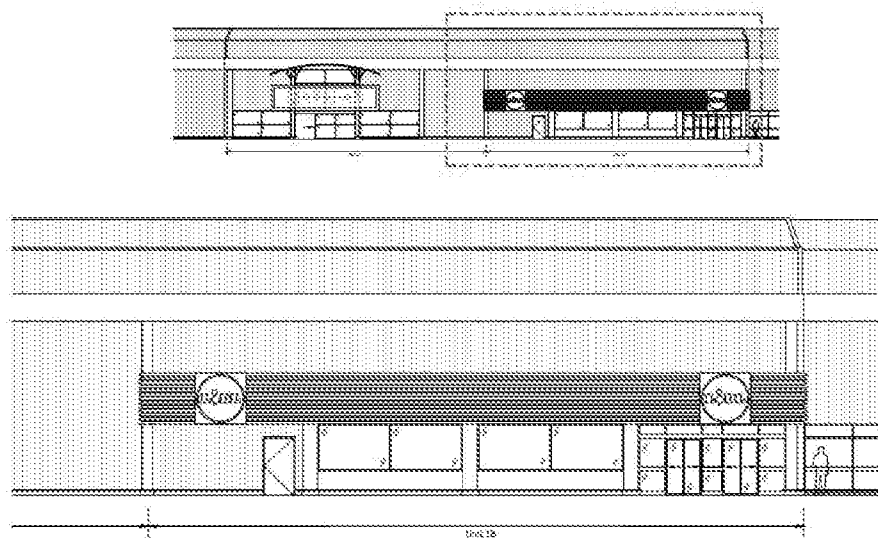
Internal Back of House

4.0 Design

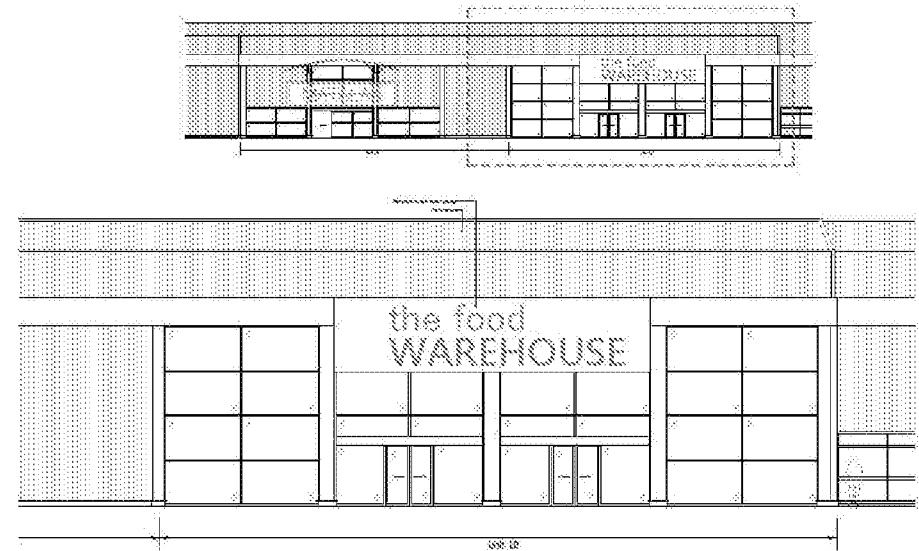


Above - Proposed Front Elevation CGI

4.0 Design



Existing



Proposed

- The shopfront is to be upgraded to become a closer match the glazed façade of the adjacent Matalan retail unit for a prospective tenant.
- Dilapidated roof is to be repaired via a built-up cladding and insulation system to match that already completed on adjacent units.
- Two redundant openings in the rear elevation cladding off the service yard are to be infilled with matching profiled cladding.
- Old double stacked rear service compound is to be replaced with a new secure service caged compound.
- Internals to be stripped back to shell and core to allow the prospective tenant to fit out.
- Additional works include the repair and redecoration of the unit internally.