



MARSHALLCLARK
CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

DESIGN & ACCESS STATEMENT IN RESPECT OF NEW ENTRANCE

TO

GROUND FLOOR RETAIL UNIT

218 CHICHESTER ROAD, NORTH BERSTED

PREPARED JUNE 2019

INSTRUCTIONS

Instructions were received from landlord client freeholder, The Heaver Trust, to compile and submit planning application for proposed additional main front entrance into the unit 218.

For reference the units 218, 220 and 222 were formerly tenanted by McColl as one single convenience store and purpose of application is to seek approval to construct a fresh entrance into the east end elevation of Unit 218 so as to ensure the three units are more flexible for future re-letting as there is little demand for the triple sized single store in the locality.

SCOPE OF APPLICATION

Through the existing east end brick panel, to form opening and install new powder bake aluminium pedestrian door, one metre wide x two metres high overall frame size, being DDA compliant, with appropriate in-situ concrete ramp to provide similar access guarded by metal hand railing to suit (to be designed) such that Unit 218 can be independent from the balance 220/222.

USE

The use of unit is intended to be retail, though no interested parties have come to the fore for the full three units as described above.

LAYOUT

Please see block plan attached highlighting the suggested separation of Unit 220/222 from 218.

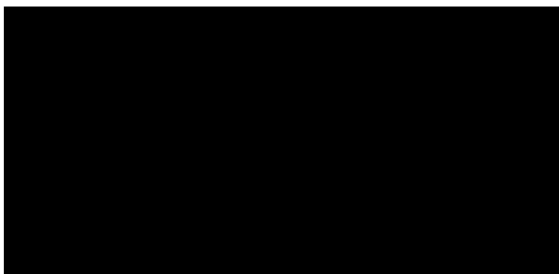
The existing ramp and protected entrance as formerly used by Martin McColl is in 222 and it is intended to 220/222 remain one double unit. The balance 218 needing the new entrance which is thought best located in the short return/recess where there is a single storey flat roof extension on the east end of the block, thereby minimising any imposition on the highway footpath to the road frontage.

APPEARANCE

The additional unit is a one off and being in the return elevation inaccessible to view from the front elevation all of which is painted single glazed timber.

ACCESS

The location ensures stand alone unit is made re-useable in isolation, but without the imposition of changing the entire shop front so as to accommodate the necessary new opening, notably for which there are level issues to deal with as the floor level internally is some 225 above external highway footpath and therefore ramping is necessary. It is far preferable to install external ramping so as not to loose shop footprint but additionally there is obvious external space in which to construct it.



SIGNED
WR GOSDEN MRICS
FOR AND ON BEHALF OF MARSHALL
CLARK LLP

DATE.....18.06.19