

Design and Access Statement
for
38-40 London Road, Bognor Regis

Introduction

This design and access statement is provided to accompany and support the planning application for the new first floor storage facility.

1. Design

1.1 Use

The property is an existing retail premises currently unoccupied upon recent completion in accordance with application Ref 06/3988. The premises is currently capable of employing 5 - 7 personnel.

1.2 Amount

No additional development is brought about as a result of the first floor space provided other than greater use of the ground floor space.

1.3 Layout

The ground floor increase in floor space makes the unit more attractive to potential retailers and provides additional disabled toilet facilities for both public and staff.

1.4 Scale

The existing property scale is untouched.

1.5 Landscaping

There are no relevant landscape issues. Refer to 1.3

1.6 Appearance

The first floor storage facility will be constructed to provide matching external elevations as the ground floor to provide for continued use of existing finishes and materials to enable minimal change of appearance.

38-40 London Road, Bognor Regis
New first floor storage

2. Access (relevant to shop access only)

2.1 Transport

The site is currently well served with existing public transport services. The road management system in place reduces rat run traffic and encourages local traffic and pedestrian and cycle based trade.

2.2 Pedestrian

The relevant entrance position is not affected by the proposal and the only change provides for better fire escape.