

DESIGN AND ACCESS STATEMENT

Specsavers, 22 London Road, Bognor Regis, PO21 1PY

1.0 INTRODUCTION

1.1 Overview

This statement is in support of the above site for:

Full Planning: Proposed 2nr New Outdoor AC Condenser Units to rear flat roof area.

Advertisement Consent: Proposed Internally Illuminated Fascia Sign & Internally Illuminated Hanging Sign.

Use: The property is located in the town centre. It is surrounded by other retail units within the high street location. The previous use of the unit was A1, and following refurbishment works the site will continue to operate as an A1 retail unit, trading as Specsavers Opticians.

1.2 Planning Statement

The proposed design and location of proposals aim to satisfy Local Planning Policy and in particular with Planning for Retail and Town Centres and Minimising and Managing Environmental Risks and Pollution.

The proposed AC units are required to make the premises a more pleasant environment for both customers and employees, by greatly improving air conditioning in what is currently a stuffy environment due to lack of natural airflow within the retail unit.

Our client always seeks the advice of independent Air Conditioning specialists, to provide the most efficient AC installation, aiming to use the minimum units possible to comply. The condenser units only circulate fresh air, they do not ventilate any chemical by-products.

National policies and guidelines relating to impact on the environment are recognised by the manufacturer of the AC units (Daikin) and the current proposal would assist in this.

2.0 DESIGN AND ACCESS STATEMENT

2.1 New Signage

The existing fascia construction will be replaced with an aluminium fascia panel finished in Specsavers Green. New aluminium Specsavers logo (green with white lettering) to be mounted over the entrance door with lettering reading 'Opticians & Audiologists' (finished light grey) to be installed to side of the logo. Hanging sign is proposed to replace the existing hanging sign. All signage is to be internally illuminated.

2.2 New External AC Units

Two new typical wall mounted external AC condenser units, mounted on flexi feet with anti-vibration pads. Located at the rear flat roof elevation at first floor level.

External Condenser Unit Details:

Units C/U-1 & 2 (Daikin RXS-20) = (w)735mm (h)550mm (d)285mm – Sound Pressure 46dba (Max)



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The proposed AC units are essential to ensure temperature and fresh air flow is maintained within the medical test rooms within the opticians. The proposed Daikin air conditioning unit uses an inverter technology that ensures low noise levels which is reduced at night, and run to optimum energy efficiency adhering to national standards. The AC units will not be circulating / omitting any hazardous fumes. They are only installed to circulate fresh air to the interior. The positions of the outdoor AC units have been carefully considered and are intended to act in accordance with local policy objectives. The proposed outdoor AC units are to be positioned at the rear of the property on a first floor flat roof and will not spoil or have any adverse effect on the surrounding area. Surrounding retail units all back onto/overlook this area and there are a number of similar AC installations to these units, with the majority of the units being retail units to the high streets.

2.3 Access & Movement

Pedestrian and vehicular access will remain unaffected by this proposal.

2.4 Photos



Existing Front Shopfront ↑

2.5 Environment Sustainability

Our client (and their carefully appointed contractors) recognise the causes and potential impacts of climate change and the need to reduce energy uses and emissions. They promote good environmental practice as outlined in the Planning Policy England. To learn more about our clients sustainability mission please visit <http://www.specsavers.com>

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