

Town and Country Planning Act 1990

Planning and Compulsory Purchase Act 2004

Relocation of shop entrance at Bognor Regis Service Station, 97 Felpham Way,
Felpham, Bognor Regis, West Sussex PO22 8QB



PLANNING, DESIGN AND ACCESS STATEMENT

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1.0 INTRODUCTION

This Design Access Statement has been prepared on behalf of Motor Fuel Group in support of a full planning application for the relocation of the existing shop entrance door at Bognor Regis Service Station, 97 Felpham Way, Felpham, Bognor Regis, West Sussex PO22 8QB.

The application proposal represents the modernisation and refurbishment of an existing petrol filling station shop building at the site. The proposals will help in meeting modern retailer requirements which will in turn lead to an enhanced experience for customers through improvement of the service station's overall appearance and environment.

The application site currently serves a petrol garage, convenience store and carwash and is located within an area located to the which is mixed with commercial premises and residential dwellings co-exist.

Accordingly, there is no inherent objection to the use and appearance of the sites as a fuel forecourt and sales buildings with a canopy over the forecourts. Looked at in its correct context due regard should be given to the existing service station uses which are well established and permitted.

In accordance with the requirement to formally state how design and access issues have been considered (under section 62 of the Planning Compulsory Purchase Act 2004), this document addresses the design principles and concepts that have been applied to the development in relation to the quantum of floor space, layout, scale, landscaping and appearance in relation to the site's context.

2.0 SITE DESCRIPTION

The application site comprises a petrol station, convenience shop and carwash. The petrol station is located on the north side of the B2259 Felpham Way east of Bognor Regis town centre.

The surrounding areas to the north, south, east and west of the site are; commercial and residential developments.

The site currently contains a retail store, 2 petrol pump islands under a canopy, air and water machines and drive through car wash facility

3.0 USE. What buildings and spaces will be used for?

The existing site, as a petrol filling station currently operates under the Sui Generis planning use class. The proposal is to provide hot food outlet to the right of the retail shop within the current demise.

A sandwich bar will be provided internally within the existing building. This will operate within the A1 planning use class – *"Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes"*.

4.0 AMOUNT. How much would be built on the site.

There is to be no increase to the current building.

5.0 LAYOUT. How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.

The revisions to the current shop externally involve the relocation of the shop entrance within existing glazing. Internally a sandwich bar with seating and a compliant toilet facility are to be introduced within the current retail space.

6.0 SCALE. How big the buildings and spaces would be (their height, width and length).

There is no change to the scale of the buildings on site.

7.0 LANDSCAPING. How open spaces will be treated to enhance and protect the character of a place.

There are no alterations to the site landscaping.

8.0 APPEARANCE. What the building and spaces will look like, for example, building materials and architectural details.

Existing:

The existing sales building is single storey, with a pitched roof with facing brick external walls. The current shopfront is silver satin anodised aluminium.

Proposed:

The existing glazing of the shop front to be removed and replaced with new, forming new customer entrance with an automatic sliding door. The new door will match the colour of the existing shopfront and door.

9.0 ACCESS - Vehicular and transport links - Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.

There will be no alteration to the vehicular and transport links with this application.

10.0 ACCESS - Inclusive access - How everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping.

The sales building is currently accessible, and this application will not change this.

11.0 CONCLUSION

The site has been developed in consideration of relevant town planning guidance and the petroleum regulations. The principle of the site for use as a petrol filling station is well established and the current proposals take this as a starting point. As such, in terms of the appearance of the site, following the development its appearance will remain that of a petrol filling station

It is intended that the site will continue to operate within its current hours. The sustainable development will create additional employment and safeguard existing jobs now and for the future and will also improve working conditions.

Overall, it is considered that the proposal represents a sustainable and appropriate design, which relates directly to the sites permitted use and to its physical, social and environmental context reflecting the requirements of national and local planning policy.

DAS prepared by Wyeth Projects

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