

Design and Access Statement

Proposed Replacement Maintenance Shed

Site Location: Grass Verge, Roundle Avenue. The Roundle Estate, Bognor Regis. PO228LQ

Planning Authority: Arun District Council

Applicant: Roundle Residents Association Ltd.

14th. August 2026 - Version 2

1. Introduction & Context

This statement is part of a Full Planning Application submitted to Arun District Council for the replacement of an existing estate maintenance shed.

The site is situated on a wide managed grass verge within the Roundle Estate. The current shed is structurally degraded and no longer provides secure or weatherproof storage.

The site does not fall within a Conservation Area, Area of Outstanding Natural Beauty, or any other special restrictive planning designation.

2. Design

Use

The use of the site is strictly utilitarian and auxiliary to the residential estate. It functions as a central storage store for hand tools, street barriers, signage and groundskeeping equipment necessary to maintain the estate's communal verges, green infrastructure and traffic calming features / bollards.

The proposed replacement maintains this exact same use class, introducing no new activities to the site.

Amount and Scale

- **Existing Footprint:** 7.3 m²
- **Proposed Footprint:** 12.0 m²
- **Net Floor Space Increase:** 4.7 m²
- **Scale & Height:** Single-storey structure with a maximum ridge height of approximately 2.2m.

The increase in size is the minimum required to safely house the current and future estate equipment. The low-profile, single-storey scale ensures that the building remains subordinate to the surrounding trees, tall domestic shrubs and residential street scene, preventing any adverse impact on neighbouring properties or visual amenity.

Layout & Landscaping

The replacement shed will mainly sit on the established footprint of the existing structure on the existing wide grass verge.

- **Tree Protection:** The layout requires no removal of trees and the weight of the shed will be carried on a recycled dense plastic ground frame supported on mini posts at 1.4m max. centres in accordance with the details provided. The shed floor will be gravel in recycled plastic grid floor construction laid on a levelled area with only minimal removal of vegetation to a maximum of 50mm. to ensure a good sub-base leaving the surrounding grass verge unmarred.
- **Shrubs:** Some shrubs to the north of the shed will need to be removed and those to the south will be retained where possible. No other adjacent trees or shrubs will be affected.
- **Application Site Boundary:** The site boundary indicated on the location plan includes for the size of the new shed with a 15cm. margin beyond to allow for its installation. Its orientation will be the same as the existing and it will be located such that the existing Southeast/Southwest Corner will be in the same position as before with its additional width and length being to the

Northeast and Northwest. Its distance from Roundle Avenue paved surface will be 8m. therefore preserving the open space at this part of the estate. There will be no floor slab or hard paving between the face of the new shed and the road as it has been established over many years of existing use that none is required primarily due to the limited access visits which are required.

Appearance

The architectural treatment replicates the functional style of the previous structure.

Materials: Plastic-coated corrugated steel cladding to both the external walls and the dual-pitched roof.

Colour Palette: The cladding colour of the new shed will be anthracite grey and the roof will be light grey. Existing and new shrubs will be utilised to blend the vertical cladding with the surrounding grassed area. The continued use of corrugated steel ensures the building is robust, highly secure against vandalism and remains visually unobtrusive within the estate landscape.

3. Access

Transport & Pedestrian Links

- **Vehicular Access:** No vehicular access points, drop curbs, or parking spaces are proposed or required. All access to and from the maintenance shed is on foot although occasionally vehicles will arrive and park for a very short time on Roundle Avenue, however this is very infrequent causing no disruption to the local traffic on the estate.
 - **Pedestrian Access:** The shed entrance faces towards Roundle Avenue as it always has, allowing quick and easy entry and exit and ensuring it's security. It provides level, unhindered access for estate maintenance personnel, gardeners and authorised estate residents. There are no pedestrian pavements on the Roundle Estate as all the roads are shared surfaces and the public can walk on either roads or verges, although the verges are very rarely used by pedestrians.
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4. Planning Policy Alignment (Arun Local Plan)

The proposal aligns closely with the core objectives of the Arun District Council Local Plan:

- **Policy D DM1 (Aspects of Form and Design):** The structure reflects the scale of its environment, uses high-quality materials matching the original shed, and maintains existing site characteristics.
- **Policy QE SP1 (Quality of the Environment):** By ensuring the safe storage of landscaping equipment, this development actively supports the ongoing high-standard maintenance of the estate's green spaces and roads, contributing positively to local environmental quality.