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Planning Department
Arun District Council
Civic Centre
Maltravers Street
Littlehampton
Sussex

01.10.2013

DESIGN AND ACCESS STATEMENT

RE: PROPOSED REPLACEMENT SHOPFRONT 21 BEACH ROAD. LITTLEHAMPTON.
SUSSEX

SECTION 1 / Proposal:

Since it was opened the shop has retained the existing shop front as a temporary measure, it was always the applicant's intention to provide a more attractive and contemporary public face and provide an automatic door for the convenience of shoppers carrying bags or with small children as well as disabled customers. The removal of the inset doorway facilitates the automatic entrance door and is also required to try to prevent the use of the recess especially at night for drinking and/or sleeping in which to date has been limited but appears to be on the increase.

SECTION 2 / Scale:

The replacement shop front is the same size as the existing and therefore there is no change in scale.

SECTION 3: / Landscaping

There is no landscaping.

SECTION 4 / Appearance:

The proposal is for a simple standard powder coated aluminium frame and automatic door, it is one of several similar shops in the street of retail and adjacent town centre outlets. The appearance is suitable and appropriate for this location.

SECTION 5 / Use and Access:

The use is and was retail and there are no access changes from that which pre-existed, equally there is no alteration in local transport systems. Rail and bus services are close by and car parking is available on-street or in adjacent public car parks.

SECTION 6 / Consultation:

The applicant has taken advice from a planning officer who advised that firstly an application would be required and secondly that there was no obvious reason why the application should be refused.

SECTION 7 / Flood Risk:

The proposal will in no way affect the likelihood of flooding since it only seeks to replace an existing shop front, no new floor area will result from the proposal other than enclosing the recess where the existing door is located.

SECTION 8 / General Statements: The limited scope of this proposal does not trigger the need for additional formal statements unless any request to provide any is received.

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