RUSTINGTON-FOCUS, RUSTINGTON RETAIL PARK
DESIGN AND ACCESS STATEMENT

This is a Design and Access statement in support of the above proposal for the extension of the existing mezzanine within an existing retail unit at Rustington Retail Park (Application Two), in accordance with Section 42 of the Planning and Compulsory Purchase Act 2004 and Section 62 of the Town and Country Planning Act 1990 (as amended).

Policy Context

PPS1: Delivering Sustainable Development.
PPS1 sets out the Government's commitment to sustainable development, highlighting the importance of prioritising the re-use of previously developed land, securing mixed-use development and concentrating new development in town centres and locations similarly well served by public transport.

PPS1 states that to ensure sustainable development, high priority should be given to development proposals in locations that are easily accessible by foot, by bicycle or by public transport, rather than by car.

Within PPS1, Local Planning Authorities are encouraged to:

- Give priority to re-using previously developed land;
- Create sustainable patterns of development;
- Create usable, durable and adaptable places;
- Make more efficient use of land; and
- Promote good design in development.

By Design (DETR / CABE)

It is now a requirement of PPS1 that regard should be given to good practice set out in 'By Design'. The key aspect it focuses upon includes the design of buildings and spaces, landscapes, roads and movement systems.

'By Design' states that successful streets, spaces, villages, towns and cities tend to have characteristics in common. These factors have been analysed to produce principles or objectives of good urban design. They help to remind us what should be sought to create a successful place; 'By Design' lists the objectives of urban design as follows:

Character *– a place with its own identity*
Continuity and enclosure *– a place where public and private spaces are clearly distinguished*
Quality of the public realm *– a place with attractive and successful outdoor areas*
Ease of movement *– a place that is easy to get to and move through*
Legibility *– a place that has a clear image and is easy to understand*
Adaptability *– a place that can change easily*
Diversity *– a place with variety and choice*

Proposal - Use and Quantum

The application proposal involves the refurbishment of an existing A1 retail unit which will not involve the creation of net additional retail floorspace.

Layout

The proposals involve the retention of the existing 110 sqm mezzanine and its extension by circa 1,858 sqm to provide a circa 60% cover mezzanine (see Drawing 5279 122)

Scale

The external scale of the existing store will not change as a result of the application proposals. For clarity the scale of the internal application proposals are as follows: -

EXISTING	Floorspace (Gross) ft²	Floorspace (Gross) m²
Ground Floor (inc Void)	35,004	3,252
1st Floor Mezzanine	1,185	110
Total	36,189	3,362

NB. Not including garden centre

PROPOSED	Floorspace (Gross) ft²	Floorspace (Gross) m²
Ground Floor (inc Void)	35,004	3,252
1st Floor Mezzanine	21,185	1,968
Total	56,189	5,220

Appearance

The external appearance of the store will not change as a result of the application proposals. The mezzanine will be constructed of Steel primary and secondary beams Chipboard decking. It will be fitted out to the standards of the tenant in terms of floor covering, lighting, etc.

Inclusive Access

The application proposals will not change the existing access points to the site or store. The proposed mezzanine floorspace will be accessed by ambulant stairs and a f DDA compliant lift. Access points have been chosen to comply with means of escape criteria of the Building Regulations.