

## DESIGN AND ACCESS STATEMENT

**PROPOSED TESCO EXPRESS STORE, GROUND FLOOR RETAIL UNIT, 7 STERLING PARADE, THE STREET, RUSTINGTON, BN16 3DR.**  
**APPLICATION FOR PLANNING PERMISSION FOR THE INSTALLATION OF ONE REFRIGERATION CONDENSER, THREE AIR CONDITIONING UNITS AND ASSOCIATED ENCLOSURE.**

This statement has been prepared with regard to the Circular 01/2006, and accompanies the planning application for the above works at the above address. It should be read in conjunction with the complete application submission, including the plans and drawings.

### RESPONSE TO CONTEXT

The site is located at the western end of a mixed use 1970's development. The site is at roof level directly above the 7 Sterling Parade was until recently occupied by 'Wow' a Class A1 variety store. The retail unit to which the plant is associated forms part of the defined Rustington Principal Shopping Area as defined by the Arun District Local Plan (April 2003) and designated as part of the Primary Retail Frontage. The site is not located within the Rustington Conservation Area. The immediate uses surrounding the site are mixed and include retail and residential. The wider area is predominantly residential.

### USE

The proposed refrigeration and air conditioning units are ancillary to the permitted A1 retail use of the ground floor of the property.

### AMOUNT

The application proposes the installation of a refrigeration condenser unit and three air conditioning units. The condenser measures 3,100 mm (D) X 1,158 mm (W) x 1,695 mm (H). Two of the air conditioning units 970 mm (D) x 370 mm (W) x 1,300 mm (H) and the third 720 mm (D) x 190 mm (W) x 540 mm (H). The application also includes a proposed timber 'hit and miss' fence which measures 1,800 mm high and screens the plant. The base of the timber screen (500 mm) will be constructed out of mesh to allow sufficient air flow for efficient operation. The total plant enclosure will measure 25 sqm.

### LAYOUT

The plant will be located on the south eastern corner of the building directly above the store. The plant will be set back from the roof edge to minimise its prominence in the street scene.

### LANDSCAPING

There is no change to landscaping as a result of this application, although an additional 'hit and miss' timber fence is proposed to screen the equipment.

### APPEARANCE AND SCALE

The development which is the subject of this application is minor and necessary to bring the property up to a standard required for modern retailer requirements.

The proposed plant will be grey in colour, consistent with the existing plant attached to the building. The plant will be surrounded by 'hit and miss' fencing which will provide a visual screen to the external plant. Whilst glimpses of the plant may be seen through the fencing it will not generally be visible from the surrounding area.

The scale of the plant and enclosure is considered appropriate in relation to the scale of the building and would not be a dominant feature on the roof or within the surrounding area. Given the distance of the proposed plant from the Rustington Conservation Area, the setting of the Conservation Area will not be harmed.

### ACCESS

There is no change to the existing access arrangements as a result of this application.

**Nathaniel Lichfield and Partners**

**April 2008**

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Nathaniel Lichfield & Partners Limited is registered in England, no. 2778116. Our registered office is at 14 Regent's Wharf, All Saints Street, London N1 9RL.