DESIGN AND ACCESS STATEMENT

PROPOSED JET WASH, VACUUM AND ANCILLARY WORKS

SHOREHAM TESCO FILLING STATION
Holmbush Centre, Shoreham by Sea, BN43 6JN

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Location

This site can be termed as a traditional Petrol Filling Station development incorporating fuel service forecourt with ancillary shop building.

The forecourt comprises 10 No. dispensing islands with a steel framed canopy structure over.

The station is located on the south side of the Tesco superstore and to the west of the Holmbush Centre traffic island and is self -contained with vehicular access from and exit back onto the approach road.

Use

The Jet Wash and accompanying vacuum is considered to be ancillary to the existing site use and is located to the north of the forecourt, immediately to the rear side of the forecourt shop.

Amount

The jet wash facility is proposed within the low level landscape area.

Scale

In terms of scale the design has been considered and its sympathetic location and minimal structure means the project visually is minimal.

Appearance

Visually the proposal will be inconspicuous and minor changes to the existing site appearance.

Access

The vehicular access will be maintained from within the forecourt being a one way system, off which vehicles will access the drive through jet wash.

Conclusion

Given the minor nature of the development and its overall effect it is considered approval should be granted in this instance.