darntonegs

BUILT ENVIRONMENT CONSULTANCY

M&S STORES LIMITED

SHOREHAM

NEW PERMANENT STORAGE FACILITY

DESIGN & ACCESS STATEMENT

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ADUR & WORTHING PLANNING SERVICES	
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1.0 Introduction

1.1 This Design and Access Statement has been provided in respect of the existing M&S store in Shoreham for the construction of new permanent storage facility within service yard.

1.2 It has been provided alongside the following drawings prepared by Darnton EGS.

- Shoreham-A-9001 & 9002

1.3 This Statement is in accordance with guidance on the content of Design and Access Statements as set out within Circular 01/2006 and has had regard to the guidance document *'Design and Access Statement'* 2006, produced by CABE.

1.4 This Statement is structured as follows:

- **Section 2: The Design Process** summarises the background to the proposed design and access arrangements of the proposal. This is set within an assessment of the site, its setting, social, economic and policy considerations.

- **Section 3: Design** summarises the design principles of the scheme in respect of the use, layout, scale and appearance.

- **Section 4: Access** summarises the design in respect of the proposed access arrangements.

1.5 A brief conclusion is provided at **Section 5.**

2.0 The Local Context

The Site and its Setting

2.1 The application site is situated in the Holmbush Centre. Refer to the site location plan attached to the application.

2.2 The store is located off the A7 Shoreham By Pass and A270.

The Application

2.4 The work that forms the application is for the installation of a permanent, single storey, free standing storage building within the existing service yard compound.

Accessibility

2.5 The proposed development site is located on the outskirts of Shoreham. Customers can visit the site by car with good transport links provided by the A27.

Public Transport

2.6 The store benefits from local bus services operating frequent services.

Pedestrian and Cycle Links

2.7 The site is accessible by bicycle although there are limited designated cycle routes servicing the area.

2.8 Pedestrian access to the site is limited.

Environmental Quality

2.9 The M&S store set back from the main road.

Social and Economic Considerations

2.10 In terms of impact, the proposed new structure is located in the service yard to the rear of the store ensuring the structure is not visible to customers. As such, its impact on the surrounding town and local centres would be negligible.

Planning Policy

2.11 Planning Policy Statement 6 – Planning for Town Centres, amongst other things, cites the following objectives:

- Enhancing consumer choice
- Supporting efficient, competitive and innovative retail environment
- Improving accessibility
- Providing high quality and inclusive design

2.12 The principles of Planning Policy Statement 1 require "Delivering Sustainable Development" and accordingly set out secure good design and an accessible environment.

3 Design

Design Principles

3.1 A number of objectives have been considered in arriving at the proposed scheme.

Use

The proposed development comprises the provision and location of a new storage facility to be located within the existing Service Yard Compound.

Layout

3.2 The proposal is dictated by the space available within the service yard.

3.3 The existing customer vehicular entry and service yard entry will be maintained in their current position. The proposal will not affect the circulation of delivery vehicles. The proposal requires the removal of a number of colleague parking spaces.

Scale

3.4 The scale of the proposal does not affect the scale of the building.

Appearance

The proposed facility consists of profiled metal sheet cladding to walls and roof, roof incorporating polycarbonate roof lights. Colour coat finish to walls and roof - Goosewing Grey.
Steel entrance doors finished in light grey. Concrete steps at entrance doors, brushed concrete finish. 1100mm high galvanised Kee-Klamp balustrade to each side of steps and disabled refuge point.

3.5 In terms of the overall design the proposals will have little effect on the visual appearance of the store.

4 Access

4.1 The proposals will not affect access to the store or delivery area.

Pedestrian Access

4.2 Pedestrian access will not be affected by the proposals.

Cycle

4.3 Cycle access will not be affected by the proposals.

Public Transport

4.4 Public transport will not be affected by the proposals.

Car

4.5 Colleague car parking will be affected by the proposals.

Servicing

4.6 Servicing access will not be affected by the proposals.

5 Conclusion

5.1 The proposals will have little effect on the overall appearance of the store. Accordingly the proposed design and access arrangements are considered to comply with the relevant policies of the Local Plan together with the regional and national guidance.