PLANNING
PLAN No. AA/03581/09
DATE 23 SEP 2009

Design and Access Statement

Address: Marks and Spencer, Holbush Centre, Shoreham-by-Sea

Proposal: Erection of a temporary marquee for storage purposes over the Christmas Period

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1 Understanding and Response to Context

It is proposed that a temporary marquee is erected for a temporary period at the north-west of the store to allow a very small amount of additional storage over the busy Christmas peak trading period. The marquee is modest in size (12m x 12m). Although the intention of the marquee is purely functional, visual impact was also considered – by virtue of its size, scale and location, it does not appear visually dominant and cannot be viewed from the front of the store.

2 Use

The marquee will be used during the Christmas trading period's to provide a small amount of extra storage space at this busy time of year.

3 Amount

The marquee would provide 144 square metres of additional storage space.

4 Layout

The marquee will be located adjacent to the existing storage container and the entrance doors to the Marks and Spencer storage area, to facilitate ease of access between the existing storage area and the temporary one. The marquee is arranged in a rectangular shape.

5 Scale

The marquee is of a modest scale measuring 12m x 12m rising to a maximum height of 5.4metres and providing 144 square metres of storage floorspace. It is considered that by virtue of its scale, the marquee will not have any adverse visual impact on the Marks and Spencer store or the surrounding area.

6 Landscaping

This is not relevant to this application.

7 Appearance

The marquee will have an aluminium frame and a PVC cover. The roof will be pitched and will measure 5.4 metres at the highest point. The marquee will not be viewed from the front of the store.

8 Access

The storage container will be located to the north west (rear) of the Marks and Spencer store adjacent to the existing stock room, which will allow ease of access between the two areas. Access to and from the site will not alter as a result of the proposal. There will be no alteration to the existing arrangements for delivery and service vehicles.