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PLANNING
PLAN No. AD/0146/05
DATE 15 APR 2005

DESIGN/ACCESS STATEMENT

Re. Retention of existing external plant to roof of Co-op Supermarket 22-26 High Street, Shoreham-by-Sea, East Sussex BN43 5DA

Local Authority: Adur District Council

Location

The store is located within a small shopping parade centrally located. There are good public transport links to surrounding areas.

Proposal

The application is for the retention of existing external plant at roof level to the rear of the store.

Design

1.0 Use

1.1 Would the application help to create an appropriate mix of uses in the area?
Not applicable in this instance.

1.2 Would different uses work together well, or would they cause unacceptable annoyance?
Not applicable in this instance.

2.0 Amount

2.1 Is the density appropriate?
Not applicable in this instance.

2.2 Could the neighbourhood's services support the amount of development planned?
Retention will have no effect on the surrounding services.

3.0 Layout

3.1 Do all spaces have a purpose?
Not applicable in this instance.

3.2 Will public spaces be practical, safe, overlooked and inclusive?
External plant is positioned at roof level for safety.

3.3 Will private space be adaptable, secure and inviting?
Not applicable in this instance.

4.0 Scale

4.1 Will the building sit comfortably within their surroundings?

Not applicable in this instance.

4.2 Will they and parts like doors and windows, be of a comfortable scale for People?

Yes.

5.0 Landscaping

5.1 Has the landscaping been properly considered from the start?

Landscaping is not applicable in this instance.

5.2 Will it help to make the place look good and work well and will it meet any specific aims for the site?

Retention of the existing plant is necessary if the levels of public facilities currently provided by the store are to be continued

6.0 Appearance

6.1 How will the development visually relate to its surroundings?

Existing plant is positioned at roof level and to the rear of the site

6.2 Will it look attractive?

Not applicable in this instance.

The plant is located at roof level to the rear of the site minimising any visual impact of the units from pedestrians passing by.

The fans are located on top of the unit so as to ensure that any noise omitted travels directly upwards and not ahead as with the old style condensers.

Access

Access to the external plant will be for maintenance purposes only and not for the general public under any circumstances.

Conclusion

It has been considered that the store requirements are ever changing and in order to continue to provide increased range of goods required by the surrounding community the need for plant of this nature is inevitable.