

DESIGN AND ACCESS STATEMENT

**GTR (Global Technologies Racing) Ltd
Arundel Road
Fontwell
West Sussex
BN18 0SB**

Proposed Light Industrial Unit

Ref No. RA/009/02 June 2011

**GTR Ltd
Denmans Lane
Fontwell
Arundel
West Sussex
BN18 0su**

1. BACKGROUND

GTR Ltd are a world class company producing “High End” and “High tech” Carbon Fibre products to worldwide markets

The Arundel Road site forms part of larger development and has been the subject of a number of Planning Applications since 2015.

WA/22/15/OUT	Outline planning permission for up to 400 new dwellings, up to 500sq m or non-residential floor space (A1, A2 , A3, D1 and or D2), 5,000 sq m of light industrial floor space (B1(b)/(c) and associated works including access and internal road network, highway works, landscaping selected tree removal, informal and formal open space and play areas, pedestrian and cyclist infrastructure ,utilities , drainage infrastructure , car and cycle parking and waste storage, Granted 13/07/2017
BN/57/19/RES	Approval of reserved matter for 3785 sq m of light industrial floor space (class B1 (b)/(c) following the grant of WA/22/15/OUT. Granted14/10/2020
BN/9/21/DOC	Approval of details reserved by condition imposed under ref BN/57/19/RES relating to Condition No 2- proposed location of 1 No Fire Hydrant or Stored water supply Decision pending

At present the site permanent pasture

2. ACCESS STATEMENT

Personnel access will be via the entrance doors in the North, East and West elevations and the access to these doors will comply with Part M of the Building Regulations. The yard surface will be suitable for wheel chair access and it would therefore be feasible for a disabled person to park in the yard and access the building. There will be a disabled toilets in the building.

3. DESIGN STATEMENT

The proposed buildings will create approx. 5000 sq m of useable floor space in 2 units and will comprise of one 6m x 10 bay unit and one 6m x 5 bay unit an overall. The height to eaves will be 8.5m, and the building will be clad with Architectural Wall Panels (AWP KS1000 MR/80) fitted horizontally.

The colour of the side cladding is proposed to be Merlin Grey (BS 18 B 25) with Anthracite (RAL 7016) flashings, gutters, trims and doors.

- 3.1 Walls** Kingspan or similar Leathergrain Colourcoat Steel composite panel steel sheet
Main colour will be Anthracite Grey RAL 7016, together with Merlin Grey RAL 18B25 and Goosewing Grey RAL 10A05

- 3.2 Doors** Steel Leathergrain Colourcoat insulated sectional roller doors colour
Goosewing Grey RAL 10A05 together Insulated "Fire and Personal doors to match

- 3.3** roller doors and Reinforced Glass door in the reception area

- 3.4 Roof** Kingspan or similar Leathergrain Colourcoat Steel Box profile composite panel
steel sheet Anthracite Grey RAL 7016, together with Dark grey PV Solar panels

- 3.4 Brickwork** Where required Ibstock or similar Fair- Faced mixed multi coloured
Red and Buff clay

- 3.5 Gutters and Down pipes** Colourcoat Steel Box profile to match cladding

- 3.6 Windows** Colourcoat Aluminium framed double glassed units colour to match
cladding

Access to the building will be via glazed entrance doors on the South elevation, and they will comply with Part M of the Building Regulations.

The eaves height of the building has been increased to 7.5m so as to increase its flexibility and as the building is set back well from the road it should not prove to be over powering.

The proposed Bulk Store for Port Related Activities for which planning permission has been granted has an eaves height of 9m so it is felt that the proposed eaves height of 7.5m should be acceptable.

The design of the building has been selected as it lends itself to being divided into 2 separate units.

4. **GROUND CONTAMINATION**

A Desk Top Study No land contamination issues were found,

CONCLUSION

The site has been identified with in Local Plan for Employment and permission previously granted for this proposal the reason for non-implementation was the down turn in the economy at the time but

The design was selected as it was considered to be the most appropriate for high tech products to be produced on the site

Jon Carver
Rural Associates
Yapton Lodge
Yapton, Arundel, West Sussex, BN18 0DT

PLANS

Dwg No. RA/009/125	Site Plan
Dwg No. RA/009/50	Block Plan
Dwg No. RA/009/02	Plan and Elevations