

UNITS 2 DURBAN PARK

DURBAN ROAD | BOGNOR REGIS | WEST SUSSEX | PO22 9RJ

DESIGN and ACCESS STATEMENT

Re-siting and Extension to Mezzanine Floor

The scope of this application is limited largely to internal works within the existing Unit.

Building Use Class

- Formerly classified as a B2 Industrial Unit, Permitted Development potential enables B2 Classification to become B1.
- The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force on the 1st September 2020.
- As such B1 Use reclassified as Class E Commercial, Business and Service.
- Proposed Use Class E (d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms).

Context / Character of Locality

Commercial area on Industrial Estate with units of a similar nature.

Site Location

Location

Within Built-up Area Boundary.

Topography

Predominantly flat with an embankment rising approximately 1m in height to the southern boundary and the A29.

Boundary Treatment

Adjoining commercial premises to the east boundary and west boundary (Units numbered 3 and 1 respectively).

Wooden fence approximately 1.2m in height to the southern boundary.

Hardstanding (block paving) providing parking to the north – connected directly to the tarmac road (Durban Park).

Ecology

As the proposals of this application are generally internal – there is no adverse Ecological impact.

Arboricultural

Trees of mixed species along the southern boundary range in height from 2-5m approximately. The works proposed do not impact on any trees / hedges.

Design Principles

The scope of this application is limited largely to internal works within the existing B2 Unit.

Arun District Council Planning Application ref: BR/353/01 Granted permission for a mezzanine floor to approximately 50% of the Ground Floor Area (a factor of 150% of the original footprint as would currently be available as Permitted Development).

This application seeks to move this allocation of Floor Area to the southern end of the building and increase the provision by 129 square metres.

Safety and Security

This application seeks 24 hour 7 day a week operation.

The existing building has external lighting to facilitate safe entry and egress.

A dedicated Entrance Control System will be incorporated in the building to control access.

Design Solution

Materials / Maintenance

The existing building is constructed from robust and low maintenance materials (brickwork at low level with metal sheet composite cladding above) and uPVC / aluminium windows with timber doors. The fundamental materials remain the same – the only proposed changes being the Front Entrance door & sidelight which will be replaced to improve access for the less able.

Innovation and Adaptability

The B2 unit was last occupied in September 2018. The proposals of this application seek to utilize / re-purpose the vacant unit . . . maximising the adaptability and potential of the existing building.

Sustainability / Energy Efficiency

The scope for improving the sustainability is limited in the context of this application for minor works to this existing building. Low energy light fittings and appliances will be incorporated where they are life expired or proposed as part of scheduled works.

Transport and Travel

A Transport and Travel Assessment is not a mandatory application requirement for a minor application.

Landscape

The external site area designated to the Unit is very limited area of block paving which provides 15 car parking spaces. This remains unchanged by the proposals of this application.

Signage

New signage zones are proposed on the exterior fenestration as denoted on application drawings. Subtle illumination of these signs will be incorporated in their finer design.

NAB 06/11/2020