



A DESIGN & ACCESS STATEMENT

**PREPARED BY SUSSEX BUILDING CONSULTANCY
LIMITED ON BEHALF OF**

**PLANNING APPLICATION FOR SUB
DIVISION OF EXISTING INDUSTRIAL
UNIT INTO 3 SMALLER UNITS WITH
REPLACEMENT ROLLER SHUTTER
DOORS AND WINDOWS INTERNAL
CHANGES TO PROVIDE ANCILLARY
OFFICE AND WC FACILITIES.**

**UNIT 4, DICKINSON PLACE,
BOGNOR REGIS**

1. INTRODUCTION

1.1 The purpose of this statement is to explain the design principles and concepts that have informed the development proposals. The statement also discusses how access issues have been dealt with.

1.2 The statement is arranged as follows:

- Section 2 – Design: Use, Amount, Layout, Scale, Landscaping, Appearance
- Section 3 – Access: Vehicular and links, inclusive access
- Section 4 – Supporting Planning Statement



2. DESIGN

Introduction

2.1 The proposed development comprises:

- New sub dividing partition walls to separate the unit into 3 separate light industrial units.
- Install two new roller shutter doors to improve and serve delivery goods in/out.
- Amend office fenestration and install new personnel door access.
- Provide new disabled WC facilities to each unit.
- To maintain the ample car parking arrangement to give at least 2/3 No. car parking spaces per unit to the front of the building.

Use

2.2 The development will be to provide smaller, more rentable individual light industrial units with storage with ancillary office facilities.

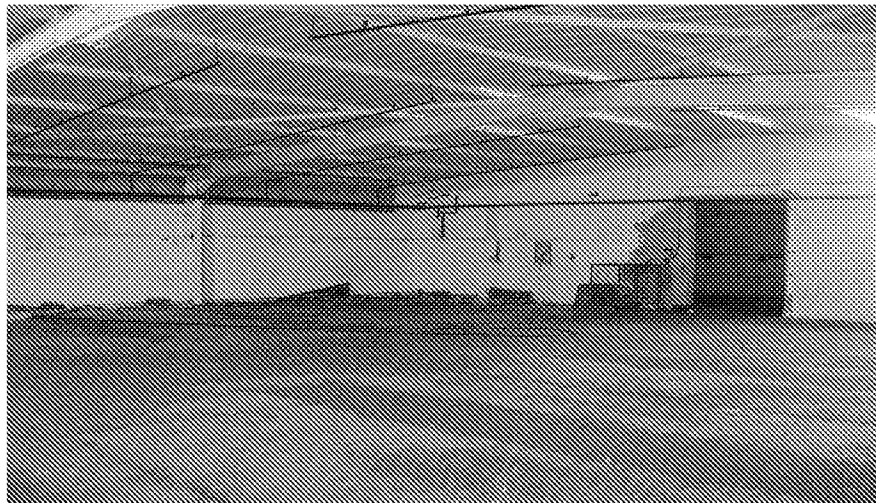
Amount

2.3 The proposal utilises a single storey building of approximately 29 x 22 metres in overall plan area.

Layout

2.4 The design concept for this scheme is to provide for individual units with storage areas and ancillary office space running parallel front to back.

2.5 The proposal offers a form of development with an external appearance and layout that respects the design and setting of the surrounding properties, whilst also satisfying the needs of the occupiers.



Scale

2.6 The building will retain the overall footprint as exists, an eaves height of 5.9 metres and an overall ridge height of about 6.20 metres. This remains unchanged.

Landscaping

2.7 Concrete vehicle hardstanding areas exist to the front of the building for access and parking and these will be maintained.

2.8 The existing electrical sub station to the front of the property although not affected by this development, is due for removal within 2 to 3 years.

Appearance

2.9 The proposed appearance of the building is considered to be largely relevant to its context, within an existing industrial area.

2.10 The building was designed so as to not compete or overdominate the surroundings and has been already been accepted as being satisfactory under the previous applications.

2.11 The external appearance of the building will remain largely unchanged and it is considered that the existing building compliments the character of the area, rather than appearing incongruous. The proposal is not of a scale or appearance that would sit uncomfortably in the streetscene, and materials have been chosen to complement the setting as detailed below:

- Roof – profiled steel sheeting;
- Windows – Double glazed windows to be set in PVC framed units to planning approval. There will be a slight rearrangement to allow for new access personnel doors.
- Doors – Main front door is roller shutter type which will remain, new roller shutter doors will be fitted to serve the other two units.

3. ACCESS

Vehicular and Transport Links

3.1 The site is sustainably located, close to local facilities including schools and shops. In addition the site is within an area with good pedestrian and cycle links, and access to public transport.

Inclusive Access

3.2 The commercial use proposed already meets with Part M of the Building Regulations, thus ensuring good access to and within the building for people with frailty or disabilities.

3.3 External arrangements are to be improved to allow ambulant disabled step and ramped access to new units.

4. SUPPORTING PLANNING STATEMENT

Introduction

4.1 This part of the Statement describes the site, its surroundings and the proposal itself. The Planning Policy background is considered along with an assessment of the proposal in light of the relevant policy and all other material planning considerations. Section 4 of this Statement should be read in conjunction with Sections 2 and 3 ('The Design & Access Statement').

Pre-Application Consultation

4.2 No advice has been sought from outside bodies or the planning authority.

The Site & Surrounding Area

4.3 The site comprises a site area of approximately 700 square metres. The plot is a broadly rectangular shape and is situated off Durban Road. The site is set within the established Durban Park Industrial Estate.

4.4 The original industrial building was believed to be developed in the 1950/60's.

4.5 The immediate surrounding area is a mixture of light industrial, storage and office business uses.

Relevant Planning Policies

4.6 The site lies within the boundary of the built up area as defined in Policy GEN 2. Within such areas planning permission will normally be granted for new development subject to other policies in the Local Plan for the built environment.

4.7 Policy GEN 7 "The Form of New Development" sets out the criteria by which proposals for development will be judged and in so far as this proposal is concerned such matters as the efficient use of land, the impact on adjoining occupiers and the parking of vehicles is relevant.

4.8 As can be seen from the submitted detail, the proposals change the appearance of the building in a very minor way, and this would accord with Local Plan policy, without compromising the character of the area.

Application Appraisal

4.9 The proposed use of the building would not be out of character with that of surrounding plots within this urban area, and provides viable industrial units with adequate car parking to suit modern business needs. Therefore, the proposal does not appear to be out of character with the surrounding area.

4.10 Each unit will have a reasonable size workshop floor and storage with ancillary office facilities.

4.11 The site lies on the edge of Flood Zone 2 as denoted on the Environment Agency website and as such just within the area of extreme extent of flooding.

4.12 The area of building remains the same and it is anticipated that there will be no increase in the overall number of employees for this light industrial and storage use and therefore with floor levels remaining the same as the present building it is considered acceptable for flood measures.

Conclusions

5.1 As will be evident from a site visit, the proposed development makes efficient use of the site by providing much needed commercial space for proposed occupants. The character of the area will be unchanged.

5.2 In the event that the application is presented to the Planning Committee I would

be pleased if you would ensure that the contents of this statement, albeit summarised, are incorporated in to the report.