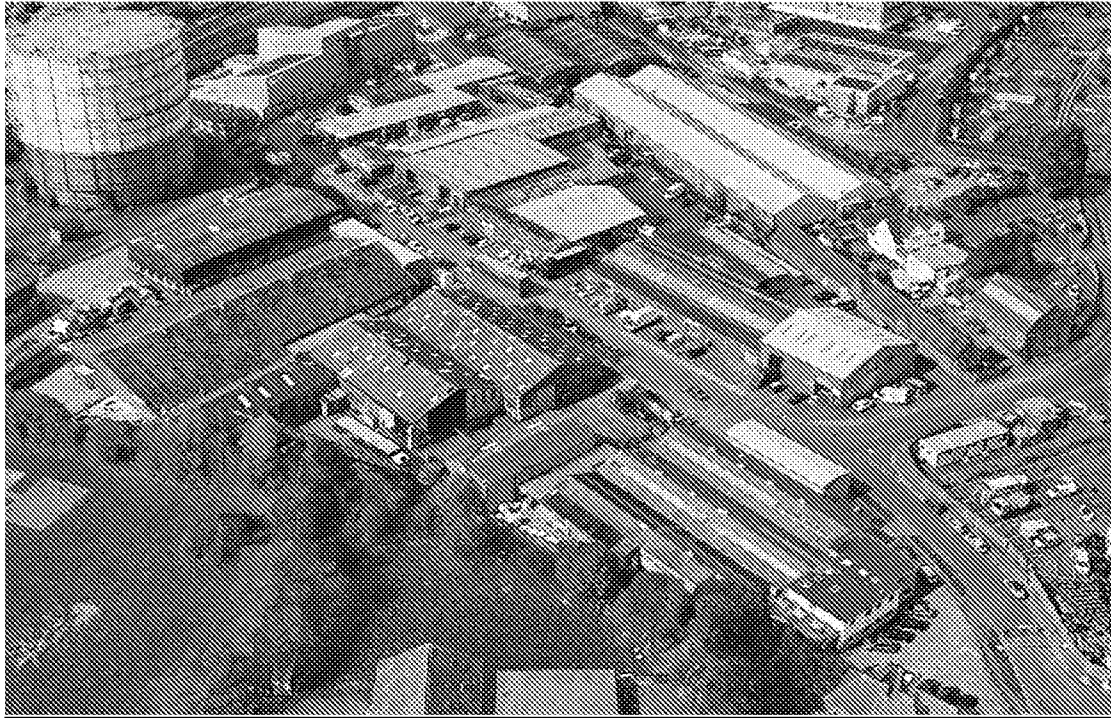


Metcraft Ltd Harwood Road Littlehampton BN17 7BB, Design and Access Statement.
Construction of a new Industrial unit with the replacement of an existing industrial unit.
September 2021.

Revision 01 –

Document reference 20315-Doc-DA-001-Rev01



Planning, Design and Access Statement
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1.0 Introduction

1.1 This Planning Design and Access statement accompanies a full planning application to Arun District Council in respect of the construction of a new industrial unit with the replacement of an existing industrial unit with proposed maximum heights of 14 metres at 41 Harwood Road, Littlehampton BN17 7BB. It has been prepared on behalf of the applicant, Metcraft Limited.

1.2 This statement is to be read in conjunction with the following drawings and application forms.

Existing Site Plans	20315-02-EX-000-Rev01	
Existing Ground Floor Plan	20315-03-EX-000-Rev01	1:200
Existing Roof Plan	20315-03-EX-002-Rev01	1:200
Proposed Ground Floor Plan	20315-03-PR-000-Rev01	1:200
Proposed Roof Plan	20315-03-PR-002-Rev01	1:200
Existing Elevations sheet 1	20315-05-EX-000-Rev01	1:100
Existing Elevations sheet 2	20315-05-EX-001-Rev01	1:100
Proposed Elevations sheet 1	20315-05-PR-000-Rev01	1:100
Proposed Elevations sheet 2	20315-05-PR-001-Rev01	1:100

2.0 Site and Surrounding Area

2.1 The site is irregular in shape with the proposals located to the south west corner. The application site (red line) is 3515 square metres. The adjacent land owned by the applicant is 2510 square metres. The combined site area therefore is 6025 square metres. The topography to the site and surrounding area is generally very flat.

2.2 Trees- There are no significant trees affected by the proposed development.

2.3 Posts, fencing and gates mark the front and side boundaries. The site has galvanised steel fencing (approx.. 2.5 metres high) with trees to the south (rear) boundary.

2.4 The site consists of industrial units and a plastics factory with an office building in brick. The factory and industrial buildings are grey sheet clad with shallow pitched roofs.

2.5 The local character is industrial. Surrounding buildings are factories or warehouses finished with grey sheet cladding.

3.0 Planning History

3.1 The site has an extensive planning history including a number of approved extensions and alterations.

4.0 Planning Policy

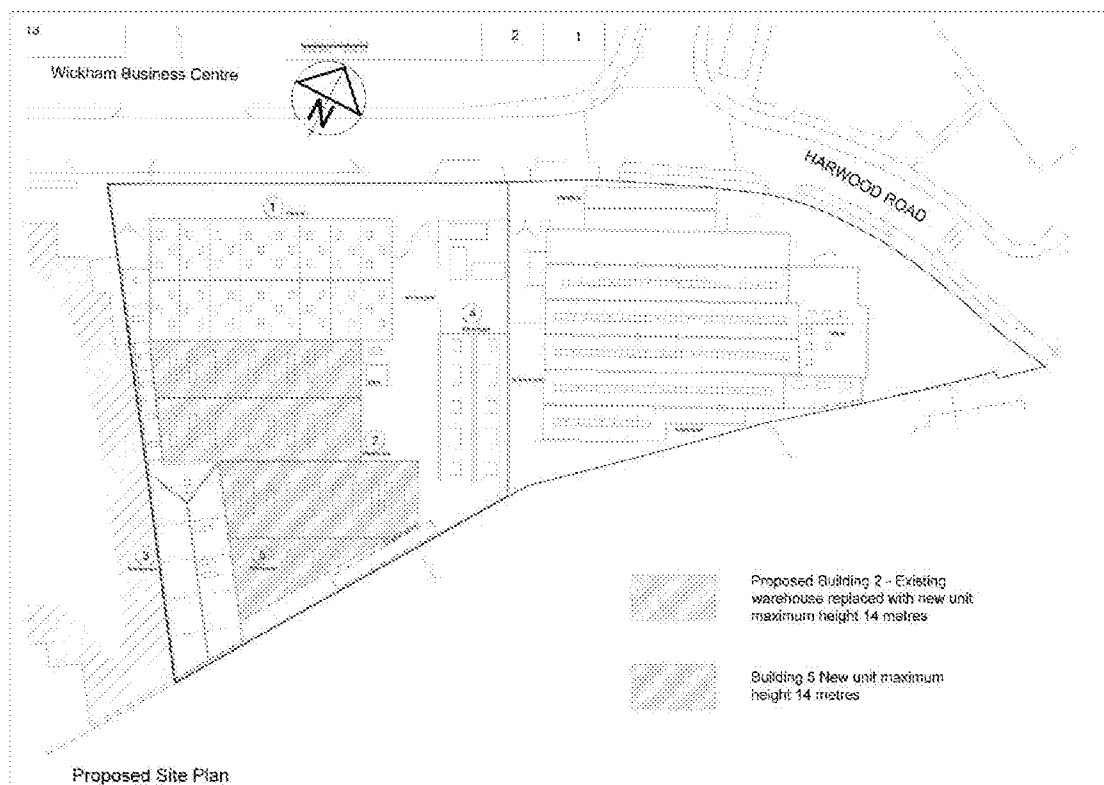
- 4.1 Development Plan. The proposal is considered to comply with relevant development plan policies. The applicant considers that the proposals would have no materially adverse effect on the visual amenities of the locality or the established character of the surroundings.
- 4.2 The applicant considers that there are no material considerations to certify a resolution otherwise than in agreement with the Development plan.

5.0 The Principle of Development

The accustomed core of the NPPF is to encourage sustainable development and to support local businesses and help them grow, particularly where they play a vital role in the local economy.

6.0 The Proposal

The proposal is to improve the efficiency and capacity of the facility, please refer to the site plan below.



7.0 Case for Development

Business Viability

The existing owners are invested in the longevity of this commercial site and have indeed made many significant financial commitments to maintain and improve it during the last five years.

The development / extension proposals address the urgently required repairs by rebuilding one of the units (building 2) and increasing capacity (building 5).

New insulated roofs reduce heat loss and condensation through the existing replaced and new buildings.

Benefit Local Economy

New jobs will be created for local people in the community to staff an improved facility. The owner will employ staff from the local area both full and part-time.

Secure the future of an important local employment facility.

Without consent for the proposed development, alternative repair works would involve patching up the existing roof and wall cladding to the application buildings.

The development proposal therefore seeks planning consent to enable the owners the opportunity to significantly improve the long term sustainability and efficiency of the buildings whilst securing their long term viability and value to the local community and economy.

The Inpress Plastics site secures the employment of 72 full time members of staff with an expected additional 20 full time posts over the next 3 years required to sustain the proposed development.

8.0 Amount

Gross Internal Areas

<u>Total existing Gross Internal floor space</u>	<u>1935 Sq M.</u>
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<u>Total internal floor space lost by demolition</u>	<u>59 Sq M</u>
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<u>Total gross new internal floor space proposed</u>	<u>2371 Sq M</u>
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<u>Net additional gross internal floor space following development</u>	<u>436 Sq M</u>
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<u>Application site area</u>	<u>3515 Sq M</u>
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9.0 Layout

The design principles and concepts that have been applied when considering the layout are:

- To retain the existing access points and parking arrangements;-
There are three vehicular access points to the application site and wider site which allow access to the service yard and car park. These points are well sign posted and illuminated, they have good sight lines to Harwood road and will remain as there is no requirement to alter them. All deliveries and refuse collections will remain to the North side of the site.

10.0 Design Principles

The application scheme is proposed and wholly supported in the context of national planning guidance and seeks to:-

- **Supplement the potential of the site within the Developed Land footprint.**
- **Promote quality inclusive design;**
- **Respect local context, history, built heritage, character and communities;**
- **Be accessible, usable and permeable for all users;**
- **Be sustainable, durable and adaptable in terms of design, construction and use;**
- **Be practical and legible;**

The proposed buildings will be sympathetically designed to safeguard the appearance of the surroundings whilst reducing energy loss through the fabric of the buildings. The proposed design and materials respect the heritage and appearance of the business place.

Car Parking

The applicant considers that the replacement proposed buildings would not significantly expand traffic to the highway locally. The proposals allow the continued protected flow of pedestrians and vehicles thus observing policy GEN7(vii) of the Arun District Local Plan.

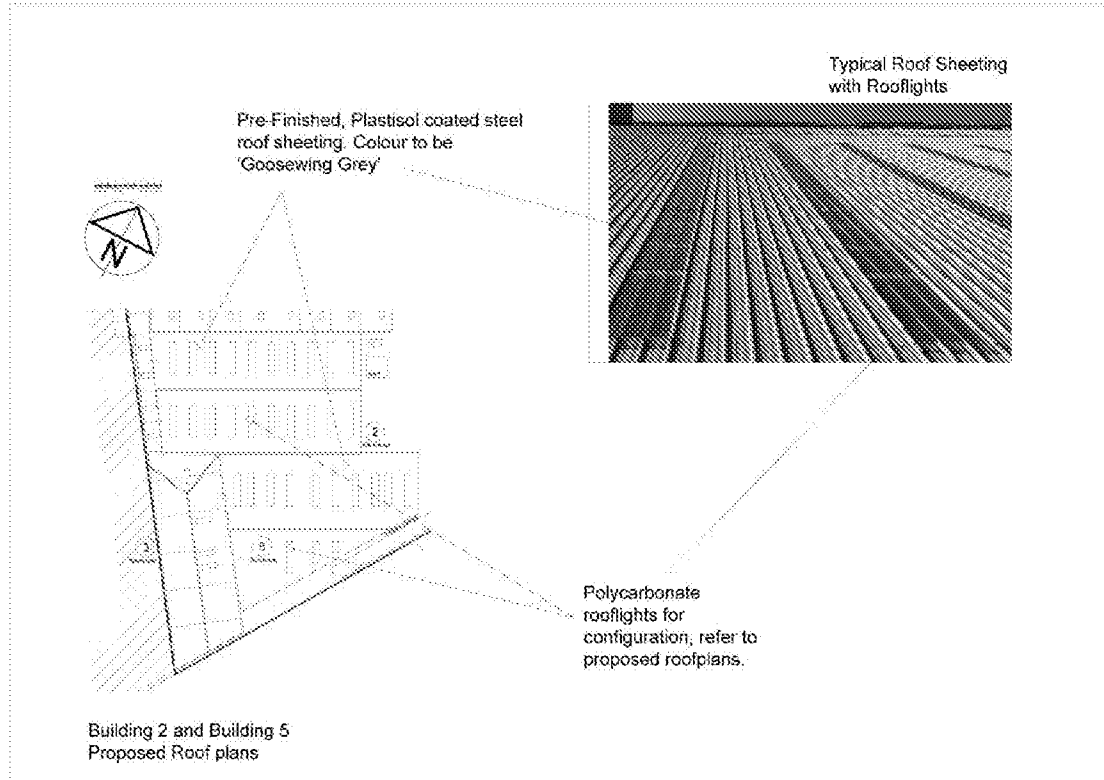
Appearance

Design principles applied to the proposals:

- Proposals increase roof heights with the taller buildings set away from the access road by some 25 metres and placed in a hustling industrial context among other equal buildings of various heights and designs.
- Proposed buildings, whilst appearing prominent, are set back therefore agreeing with the general appearance of the surrounding environment.

Proposed Materials

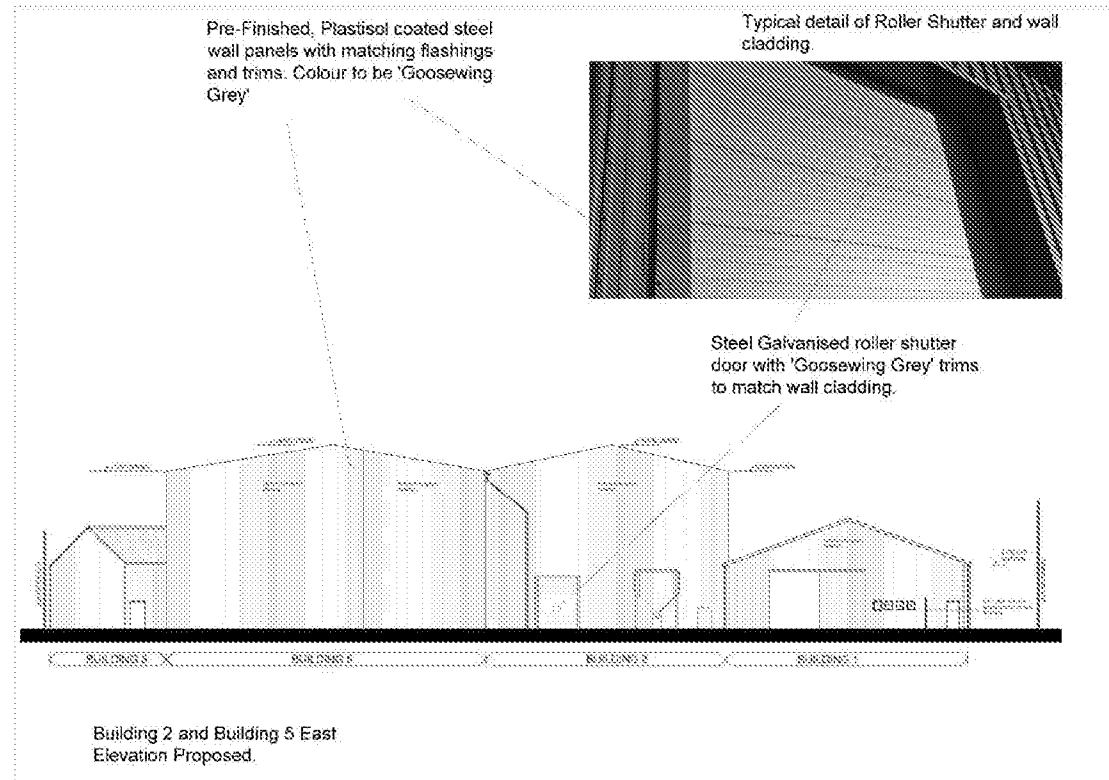
Proposed Roofs:-



The proposed roof sheeting is to be plastisol coated steel finished in 'Goose wing Grey'. Gutters, flashings and trims are to match. The proposed rooflights are to be Polycarbonate and configured in a regular pattern as indicated on the proposed roofplans.

Proposed Materials

Proposed Walls, doors and trims:-



The proposed wall cladding is to be plastisol coated steel finished in 'Goose wing Grey'. Flashings and trims are to match. The proposed roller shutter doors are to be galvanised with all trims finished in plastisol coated 'Goosewing Grey' steel.

Inclusive Design / Access and Maintenance

An inclusive design approach is considered throughout the development in response to emerging regulations and standards. Reference should be made to the following documents which represent the minimum standards which are met and exceeded:

BS 8300:2009 Design of Buildings and their approaches to meet the needs of disabled people.-

Code of Practice British Standards Institute.

Building Regulations 2000 and associated Approved Documents.

BS9999:2008 Code of Practice for Fire Safety in the design, management and use of Buildings.

Lighting

Appropriate lighting is required to provide accessibility. Therefore lux levels will either meet, or better, the recommendations of current standards such as SLL, CIBSE and BS 5489-1: Lighting of roads and public amenity areas.

Signage

Non-statutory signage/way finding will facilitate the inclusive signage strategy, accounting for statutory signage where required. Signs provided will avoid creating an obstacle and contrast sufficiently for ease of comprehension

Minimum space standards.

The width of corridors and doorways meet current relevant standards.

Amenity

Safety – 'Secured By Design':

The design incorporates key aspects of 'Secured By Design' principles to reduce opportunities for crime, including:

- Well defined boundaries and defensible space;
- secure and well-lit entrance to site.

Servicing & Refuse

The existing building provides for the storage of a mix of refuse and recycling bins sited in close proximity to all elements of the site. The refuse and re-cycling strategy is established and managed by the staff.

Access for emergency and service vehicles is provided at the same point as existing. A new Fire Strategy will be proposed to the approval of the fire service and local authority building control.

Sustainability

The proposed scheme has been carefully designed to incorporate core principles of sustainable development, energy efficiency and utilisation of renewable resources in the construction and proposed materials of the scheme.

Siting & Land Use

The development will seek to utilise the most up-to-date methods of construction and where appropriate utilise available renewable materials

Impact & Future Use of the Development:

The building will incorporate the latest building regulation standards for acoustic insulation. The sound reduction indexes will meet current building regulations.

Scale

The scheme is considered to be appropriate and compatible in townscape, design and amenity terms with the scale, form, design and character in respect of the proposed height, depth and bulk of the development and space planning is appropriate and proportionate.

It is considered that the planning, design and sustainability arguments are compelling and justified.

11.0 Summary

The general thrust of the NPPF is to encourage sustainable development and to support local businesses and to help them grow particularly where they play a vital role in the local economy. The proposed development has been concentrated on the previously developed part of the site so as to cause little or no actual harm. Therefore, cumulatively, the following points demonstrate the resulting benefits of the proposed development.

- There is a local existing need for increased production efficiency.
- There is a need for suitable workplace facilities in the local area.
- The existing buildings are decaying and require remedial repairs which the proposal seeks to address.
- Additional full and part-time Jobs for local people will be created.
- The local economy will benefit from increased employment.
- No Vehicular access will be altered.
- The internal circulation and connection to the access road will remain.
- The profile and character of the existing buildings would be enhanced.
- The long term future of the site will be assured.

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