



MARSHALLCLARK

CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

**DESIGN & ACCESS STATEMENT IN RESPECT OF
PROPOSED EXTENSION TO EXISTING INDUSTRIAL UNIT 1
LINESIDE WAY, LINESIDE INDUSTRIAL ESTATE
LITTLEHAMPTON
FOR FINECAST FOUNDRY**

**PREPARED
JANUARY 2019**

Marshall Clark LLP, 24 Grafton Road, Worthing, West Sussex, BN11 1QP



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ARUN DISTRICT COUNCIL LU/2/19/PL

INSTRUCTIONS

Instructions were received from leasehold occupier Finecast Foundry of Unit 1 Lineside Way, to compile and submit a planning application for the proposed extension to their existing property.

Finecast Foundry are manufacturers of metal engine components within the automotive, MOD and other sectors for high quality products and have expanded in significantly expanded in terms of staff and turnover notably in the last ten years

SCOPE OF APPLICATION

The scope of application is to create 5,000 sq. ft. of additional industrial floor space under Class B2 use, to supplement their existing steel framed industrial unit within the boundary of their existing premises.

In addition the client applicant wishes to upgrade the image and durability of their property being a 1970's building currently provided with face brickwork walls, Crittall windows and corrugated roofing to have a more modern appearance to match the new build extension finishes of factory finished claddings with contra-colour trims and flashings to match new double glazed aluminium or similar windows replacing all existing ones.

The scope of the application has been previously applied for and approved in application LU/334/17/PL. though due to the market conditions the addition was not constructed.

The need is there now to carry out the extension though the need for this fresh application is due to the requirement to accommodate larger lifting equipment and therefore the raised eaves height as Finecast's client demand are for larger items to be created

AMOUNT

The existing Unit 1 property is approximately 8000 sq. ft. of unit space, the adjoining Unit 2 also being occupied by Finecast Foundry.

The intention is to provide an additional 5,000 sq. ft. to the rear north side of the unit needing a clear eaves height of 6.2m height. The addition is contained within their existing rear courtyard

USE

See introductory paragraph above.

LAYOUT

Refer to attached proposed plans.

The additional 5,000 sq. ft. floor space is simply a north gable end extension to the rear elevation, continuing out to the rear by 20 metres.

It is notable the proposed extension under this application is for 20m rather than the full length previously granted in the amount of 25m long.

LANDSCAPING

Not applicable as there is no soft paving within the curtilage of the property

APPEARANCE

It is intended to continue using the profiled steel sheet plasticol plated or similar factory finished cladding products, to the walls, roofs continuing the same building cross section with a simple gable rear end of similar cladding.

The ground floor single storey level is with external face brick blockwork again to be continued in the same detailing. All the roofscapes to be at the same pitch angle as existing. Rainwater goods are proposed to be installed in materials and colours to match.

ACCESS

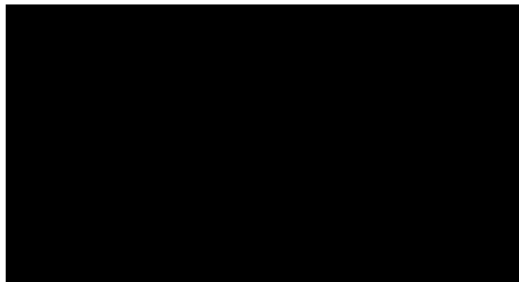
The property is accessed direct off Lineside Way, but is supplemented by a vehicular access between this and adjoining Unit 2 on the west elevation also occupied by Finecast Foundry, from which there is HGV width gates for lorry deliveries and the intended unit is to encompass necessary fire escape pedestrian access door together with vehicle roller shutter door to eaves height.

PROXIMITY TO NEIGHBOURS

Applicant is conscious of the proximity to residential neighbours though from prior experience it appears there has been little or no objection to the previous applications.

Whilst the property is proposed to be raised by 1.2m in height the nearest gable wall is 8.5m away and incorporates no habitable rooms. Similarly neighbouring houses have ground levels the houses are set some 1 metre higher than the industrial unit. Taking all the above into account and bearing in mind previous levels of objection or not it is not thought to adversely affect the neighbours.

A planting scheme could be added if felt beneficial.



SIGNED
WAYNE R GOSDEN MRICS
For and on behalf of Marshall Clark LLP

DATE 3rd January 2019