

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

STATEMENT PREPARED SEPTEMBER 2017

INSTRUCTIONS

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

The original application that was granted, has now lapsed for which the application number was LU/132/14/PL date of decision 16 July 2014 for a validity period of 3 years.

SCOPE OF APPLICATION

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

In addition the client applicant wishes to upgrade the image of their 1970's building currently 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.

Therefore the scope of this application is to seek a re-approval and precisely replicate that which was previously granted in the above outlined approved application, without change.

AMOUNT

The existing property is approximately 8000 sq. ft. of unit space, the adjoining unit No. 1 & 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, contained within the existing open rear courtyard compound.

USE

Finecast Foundry are a manufacturer of high quality metal casting components for the automotive, aerospace, healthcare and MOD industries and their continued expansion and success requires they need additional floor space to continue their business.

LAYOUT

Refer to attached proposed plans.

The additional 5,000 sq. ft. floor space is simply a north cast extension to the rear elevation, continuing out to the rear by 22 metres, to the same eaves height and roof pitch angle.

LANDSCAPING

Not applicable.

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 in materials to match.

ACCESS

The property is accessed direct off Lineside Way, but is supplemented by a vehicular access between this and adjoining units on the west elevation, 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

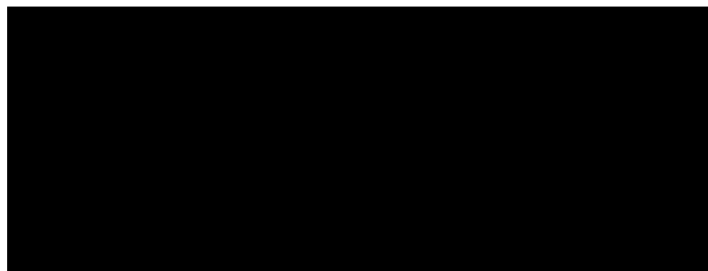
Applicant is conscious of the proximity to residential neighbours.

The proposed extension height is similar to that eaves level of the neighbouring houses.

However due to ground levels the houses are set some 1 metre higher than the industrial units and consequently the visual impact of the proposals is thought acceptable.

A planting scheme could be added if thought beneficial.

Rights of light are not thought to be affected.



SIGNED

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

DATE 05 October 2017