

DESIGN & ACCESS STATEMENT

On behalf of
London and Cambridge Properties (LCP)

For
A SINGLE INDUSTRIAL UNIT

At
RIVERSIDE INDUSTRIAL ESTATE, LITTLEHAMPTON



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1.00 INTRODUCTION

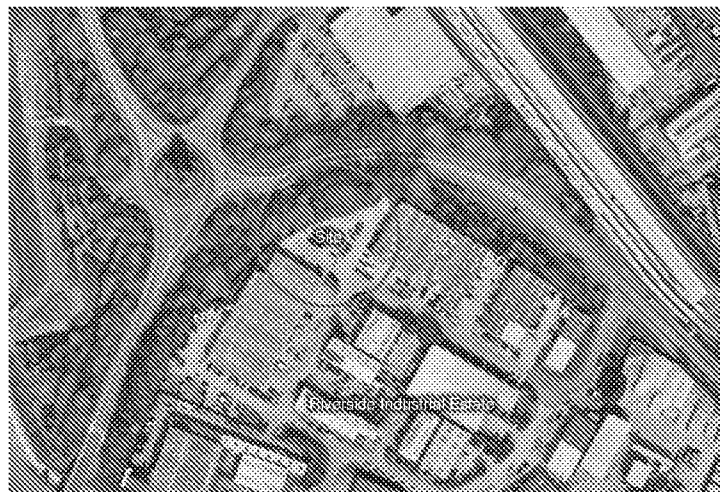
- 1.01 This Design and Access Statement is prepared on behalf of our Client, London and Cambridge Properties (LCP) to support a full application to erect a single new industrial unit at Riverside Industrial Estate, Littlehampton.
- 1.02 gdm architects act for London and Cambridge Properties and have been instructed to consider and explore how additional unit space on the site could be created to meet commercial need. The proposed site has previously been used as a concreted open space for excess unallocated casual parking for the surrounding units. The proposal for a single new unit is a continuance of use on the site.
- 1.03 This development would be of benefit to the local economy, by offering additional quality local employment opportunities and providing a high quality multi-functional unit.
- 1.04 The modern, efficient building would also offer safe, energy efficient and economical workspaces to a sustainable standard, meeting government guidelines for new developments.



2.00 THE SITE

- 2.01 The application site is located to the West of Littlehampton town centre within an established and successful estate containing several Industrial Units. Littlehampton is a town to the West of Worthing in close proximity to the A27 and nearby train station which provides good transport links. This is a sustainable location.
- 2.02 The application site, shown by the red line on the application drawings, amounts to 0.23 hectares and currently comprises of spaces for car casual unallocated parking with an access road from within Riverside Industrial estate.
- 2.03 Within the site boundary is an existing part open and part covered culvert (shown in green on exiting site plan) that runs along the North-West of the site.
- 2.04 The site adjoins to a number of existing industrial buildings.

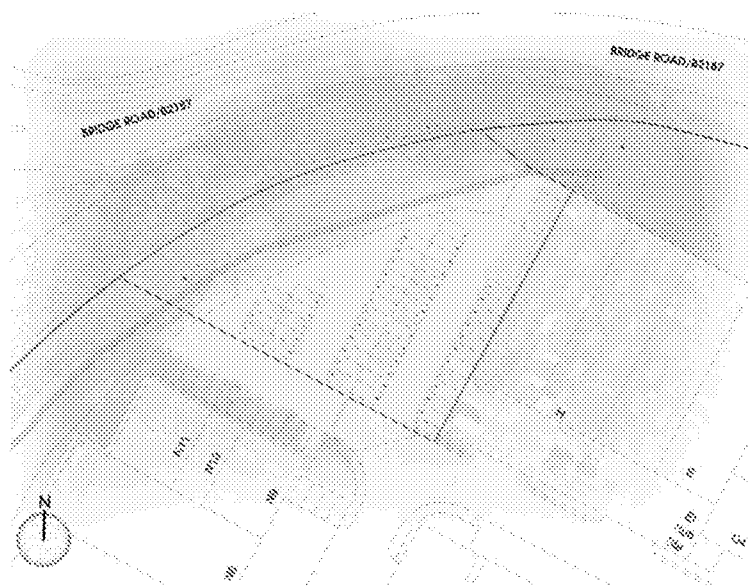
Littlehampton Aerial Plan (site identified)



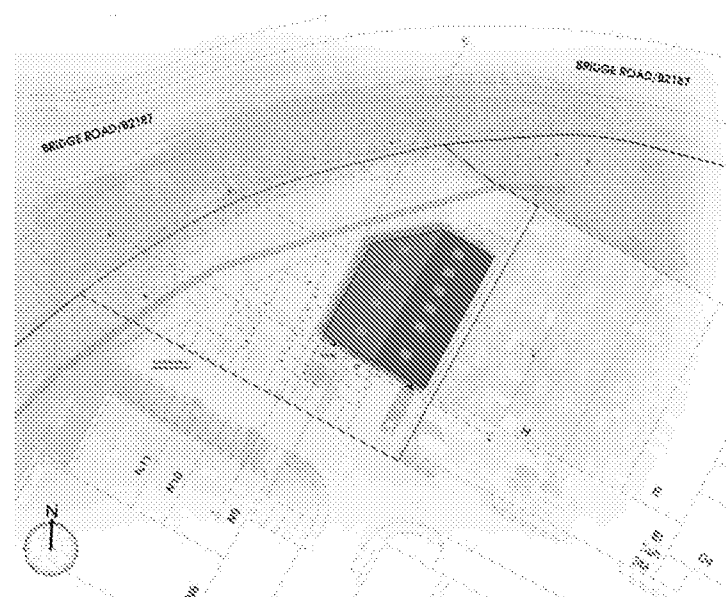
3.00 THE PROPOSAL

- 3.01 The application hereby submitted seeks planning permission for the erection of a total of 528 sqm / 5,680 sqft of industrial space (including 10% mezzanine level), with allocated parking and landscaping for unit 1. Unallocated parking is provided for neighbouring units.
- 3.02 The proposed unit is positioned with its frontage in line with its existing neighbouring unit and is set back from the road to account for culvert that runs along the North West of the site.
- 3.03 An existing part open and part closed culvert runs along the northwest of the site and is to be retained as is.

Existing Site Plan



Proposed Site Plan



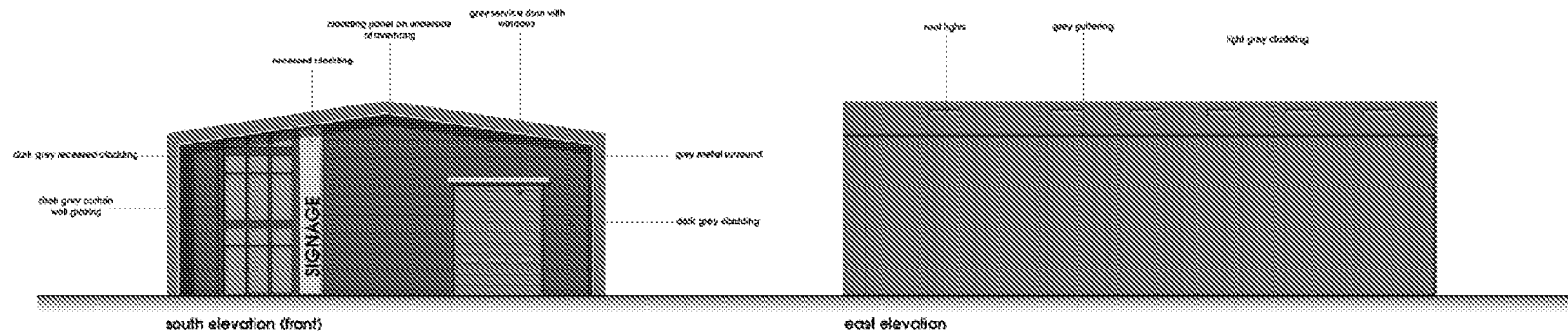
4.00 ACCESS

- 4.01 The site is in a good position for business use, located on the successful riverside industrial estate
- 4.02 The existing and immediate road network is currently used by all vehicle types using the site.
- 4.03 In addition to the site, a number of other industrial sites in the area are accessed via the local road network
- 4.04 Access into the site is from within Riverside Industrial Estate which is accessed off Bridge Road.
- 4.05 Bus stops are located 0.15 miles from the site and Littlehampton train station only 0.5 miles.



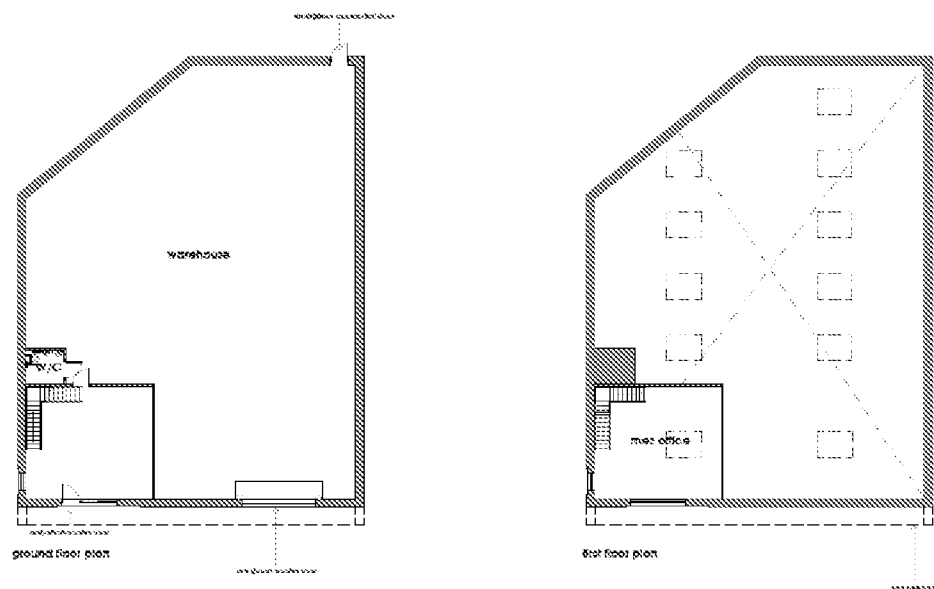
5.00 DESIGN AND SCALE

- 5.01 The design concept of the proposed building has been to create a unit which offers a modern industrial and flexible space. The proposed design will be placed on the south east of the site in line with the existing industrial unit on the adjacent site. The frontage will follow on from the frontage of unit H next door, following a similar pitched roof line.
- 5.02 The existing landscaping between the site and the northwest boundary is to be retained to screen the view to and from the busy road. The site is shielded by these trees and cannot be seen generally from Bridge Road.
- 5.03 The building has been designed to keep in mind the existing culvert, and so the north west corner of the building has been cut back to ensure no damage is made to the surroundings.
- 5.04 The proposal seeks to create an interesting unit within the setting of an existing industrial estate. The unit is designed with a focal front elevation with a dark grey cladding and curtain wall glazing. It is set back from the overhanging 'frame' feature in a contrasting grey aluminium with identity cladding to the underside and a matching signage panel.
- 5.05 The proposal uses a glass curtain wall identify the entrance to the unit and bring in plenty of light into the office. An identity colour recessed panel next to the entrance for the unit signage will be coherent with the cladding under the overhang.
- 5.06 Goods entrance is provided for standard deliveries and has a small identity coloured canopy.



5.06 MATERIALS

- External walls (sides)** - Mid grey corrugated aluminium sheets
- Roof** – Mid grey corrugated aluminium roofing sheets to correspond with walls
- External walls (Front and rear)** – Dark grey cladding panel.
- Glazing** – Curtain wall with integrated access door
- Goods Access** – Mid grey goods door with windows.
- Forecourt** – Concrete to match existing



5.07 The proposal seeks to create a GIA of 486 sqm / 5230 sqft of industrial space (including a 48 sqm / 515 sqft mezzanine level office).

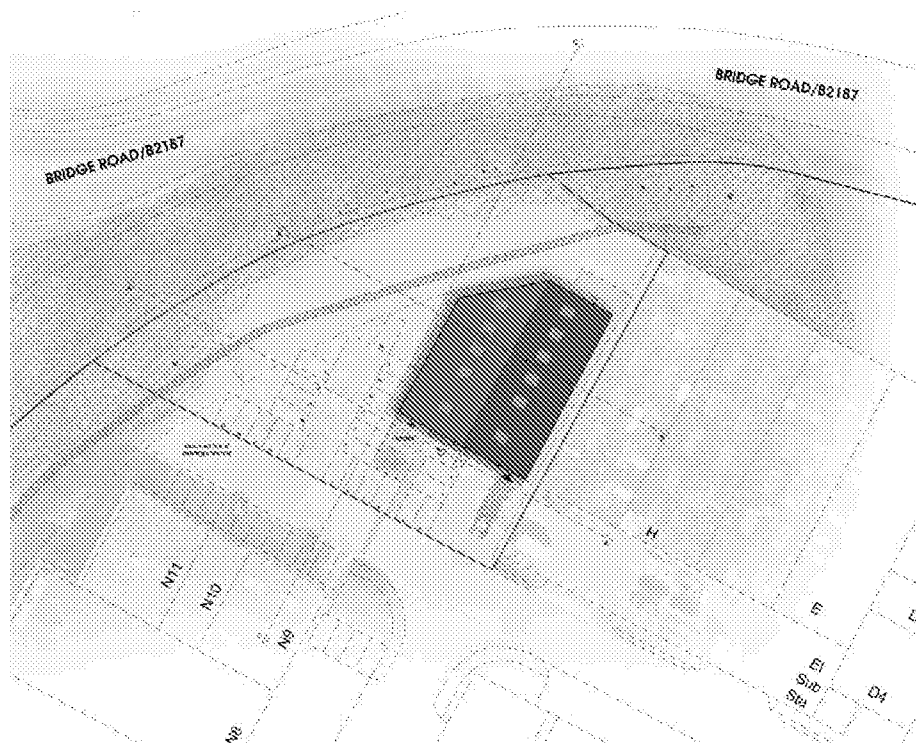
5.08 The unit will include an accessible W/C facility along with an office and welfare area.



6.00 SERVICING AND PARKING

- 6.01 Access to the site is from within Riverside Industrial Estate and will be retained as it currently operates, there will be no change to the access and servicing of any existing units on the industrial estate. Access to the proposed car parking and servicing areas on the site will operate off the road currently serving the exiting parking spaces.
- 6.02 A total of 25 parking spaces are proposed on the site, 4 standard parking spaces and 1 disable car space will be allocated for unit 1 use plus an area for goods vehicle deliveries in front the unit. 20 standard parking spaces to be used as surplus for neighbouring industrial units with 1 space will be provided with ducting below ground for a future electric charging point.

Proposed site plan



7.00 LANDSCAPING

- 7.01 The existing landscaping between the site and the northwest boundary is to be retained, screening the site from the busy Bridge Road.
- 7.02 Existing line of trees between the site and Bridge Road will be retained.

Existing landscaping



Landscaping along Northwest Boundary



8.00 ENVIRONMENT AND SUSTAINABILITY

- 8.01 Providing increased industrial space on the site will support business growth in the town and sustainable economic growth.
- 8.02 The new building will be thermally efficient to exceed current regulations. – High insulation values decrease building energy demands.
- 8.03 Materials will be chosen to keep lifecycle costs and replacement/maintenance low.
- 8.04 Energy saving light fittings together with reduced water use taps will be amongst some of the fittings installed.
- 8.05 Provisions will be made for future electric car charging.



9.0 CONCLUSION

9.01 This proposal will:

- Provide employment within the area.
- Encourage sustainable employment and business growth.
- Regenerate a previously undeveloped site which has no merit to the industrial estate.

9.02 An attractive proposal to provide increased industrial use and employment on an established and successful site.

9.03 The new building is positioned within the site to compliment the current layout but is designed in a modern language creating an exciting new building in a sustainable way.

