



DESIGN & ACCESS STATEMENT

IN CONNECTION WITH:

PROPOSED ALTERATIONS

UNIT B

RUSTINGTON TRADING ESTATE

DOMINION WAY

RUSTINGTON

WEST SUSSEX

BN16 3HQ

FOR:

STORE PROPERTY INVESTMENTS LTD

OCTOBER 2014

SIMPSON HILDER ASSOCIATES LIMITED
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1.0 INTRODUCTION

- 1.01 This Design & Access Statement has been prepared in connection with the proposed alterations to Unit B, Rustington Trading Estate.
- 1.02 The application is submitted on behalf of Store Property Investments Ltd, who are the landlords of the Rustington Trading Estate.
- 1.03 The application proposals consist of external refurbishment (recladding) works to the walls and roof, as well as alterations both internally and externally to divide the building into two separate units.



Fig 1: Location within Rustington

2.0 SITE ASSESSMENT & CONTEXT

Location

- 2.01 Rustington Trading Estate is situated to the north of Rustington, midway between Littlehampton and East Preston. The site is situated just north of the A2187 Worthing Road, and south of the A259 by-pass.
- 2.02 Unit B is situated towards the west of the Estate. The location of Unit B in relation to the overall Estate is indicated in figure 2.



Fig 2: Aerial view of Rustington Trading Estate

Boundaries & Surrounding Environment

- 2.03 To the west and north the site is bounded by Dominion Way which is the non-adopted estate road. The application site is open to the estate road.
- 2.04 The surrounding environment, in all directions, is predominantly industrial. Beyond the industrial estate boundary to the north is the railway line, beyond which is the A259 bypass.
- 2.05 Between the application site and the A2187 is situated a petrol filling station. A number of residential properties are situated at the junction of Worthing Road and Artex Avenue (which leads in turn to Dominion Way).
- 2.06 Further south beyond Worthing Road the area is almost exclusively residential.
- 2.07 Further west of the site is again predominantly residential, with some green open spaces and allotments to the north west.

Description of the Site

- 2.08 The application site measures approximately 2,574 sq m, of which some 1,508 sq m is taken by the building footprint.
- 2.09 To the front and sides of the property are concrete forecourt / parking areas. A small area of landscaping (grass) also exists. This site is more or less level.

Existing Structures

- 2.10 The building is of typical industrial design, consisting of a rectangular, portal frame industrial / warehouse structure (having a height to eaves of approximately 5.8 metres and a shallow pitched roof. Elevations are face brickwork at low level with profiled metal cladding above. The original roof was profiled asbestos cement sheets.
- 2.11 A two storey office element is provided to the front elevation with punched windows set between face brickwork and rendered panels. The office element has a flat roof.



Figs 3-6: Photographs of existing building

3.0 DESIGN PROPOSALS

- 3.01 With the unit becoming vacant in 2014, the owner wishes to take the opportunity to refurbish the property, with new wall and roof cladding provided, together with replacement doors and windows, and the removal of the existing porch entrance.
- 3.02 It is proposed that the existing large single unit will be split into two separate units of a more usable size for many local businesses, with two new glazed entrance screens and canopies provided to the front elevation. The industrial and office areas are also to be completely refurbished internally.
- 3.03 No floor areas or use classes will be affected.

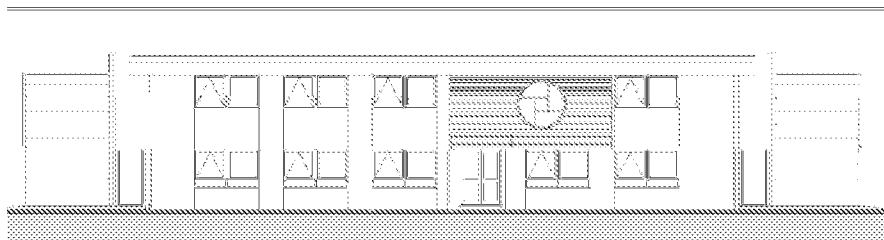


Fig 7: Existing front elevation

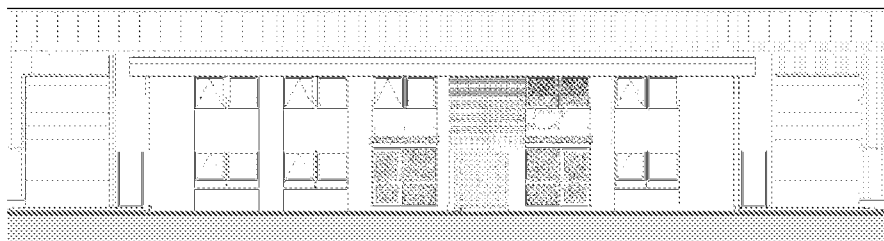


Fig 8: Proposed front elevation

4.0 EVALUATION OF DESIGN PRINCIPLES / PROPOSALS

- 4.01 The refurbishment proposals for Unit B will have little effect on the design of the property. They do not alter the scale, size or layout / siting of the existing property, whilst the impact on its appearance is negligible with existing profiled cladding materials being replaced with more modern equivalents of similar profile.

5.0 PARKING

- 5.01 There are currently 27 car parking spaces within the demise of Unit B. No changes to external areas are proposed as part of this application.

6.0 ACCESS

- 6.01 Level access would be provided to both new unit entrances as part of the proposals. A new wheelchair accessible toilet is also shown to each unit.
- 6.02 No changes to access from the site boundary to the building itself are proposed.

7.0 FLOOD RISK STATEMENT

- 7.01 The Environment Agency flood map provided in Fig 7 highlights the location of the site and indicates that it is not situated within an area that is at risk of flooding. As such a Flood Risk Assessment has not been prepared as part of the planning application documentation.

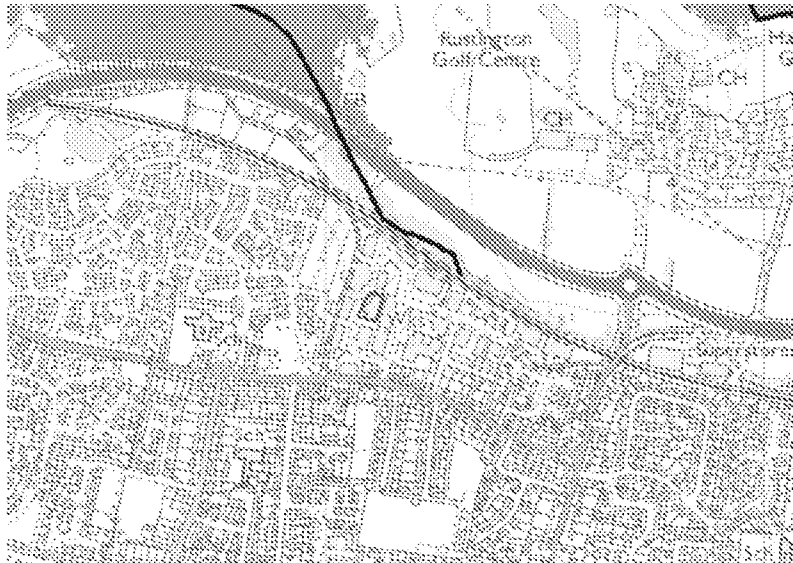


Fig 9: Environment Agency flood map

8.0 CONCLUSION

- 8.01 It is considered that the physical refurbishment works proposed will enhance the appearance of the building by virtue of replacing old and tired external cladding materials with new. The overall appearance of the premises will be modernised by these works and indeed the sustainability of the building will be significantly improved as a result of the upgrading of the thermal external elements to current Building Regulation standards.
- 8.02 While the floor area of the building remains the same under the proposals, splitting the building into two separate units will enhance the future marketability of the building, and should therefore optimise the prospect of creating and maintaining employment opportunities at the premises. Accordingly it is hoped that the Planning Authority will consider the proposals favourably.