

DESIGN AND ACCESS STATEMENT

For

**Proposed Change of Use to rear
parcel of land and existing house.
Retrospective Planning application for
extension to existing commercial building
at
L & W Yard, Stane Street, Billingshurst**

Drawing No. 1604/P041

Prepared

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L & W Yard at Stane Street, Billingshurst, W. Sussex

1.0 Site and Surroundings

The application site is located outside the built-up area boundary of any settlement, including Billingshurst that is located to the south, with the commercial building being located to the west of Stane Street (A29) and being set back from the main highway by at least 40 metres. The existing commercial building on the site is an L-shaped building with two low pitched roofs, with the main part of the building being comprised of red brick for the walls and dark green metal sheeting for the roof. The existing windows for the main building have brown frames, whilst there are existing door openings to the building at the west, east and south elevations.

The rear parcel of land which is currently residential with an existing two storey double bay fronted house with pebble dash rendering, plain tile pitch roof front to back with timber sliding sash windows colour white. Existing trees to the western and northern boundaries. The site is served by an existing site access.

2.0 Design Principles

2.1 Objectives

The objectives that were aspired to in the preparation of the design were:

- The need to maintain the character of the area in which the site is set and the identity of the neighbourhood.

The external changes to the elevations will not affect the character, Appearance, Impact, Layout, Impact and Scale and respects local character and is in keeping with the prevailing character of the area.

2.2 Building and site use

- 2.2.1 The site itself consists of an industrial unit. The frontage consists of a hard standing concrete area for parking and temporary storage of materials. The rear of the commercial site consists of hard standing for parking of heavy goods vehicles. The external changes are mainly to the rear west elevation which consist of new 6360mm deep extension. Two new 6-metre wide roller shutter doors to the rear west elevation and a new access door.

The rear parcel of land which is currently residential with an existing two storey double bay fronted house. The surrounding area to the house is currently soft landscaped.

2.3 Amount

- 2.3.1 The Application seeks retrospective planning permission for the rear extension to the existing commercial building. Proposed extensions to form new stores to the rear commercial building. Change of use to the existing rear parcel of residential land to park heavy plant vehicles and change of use to the existing house to offices at ground floor level and a two-bedroom apartment to the first floor. The combined site area is 5734 square metres

2.4 Layout

- 2.4.1 The proposed internal layout to the existing house has been designed for the needs of offices at ground floor level with some storage requirements. The first floor has been designed for a two-bedroom apartment for executives and staff to stay overnight when attending board meetings etc.

2.5 Planning

- 2.5.1 There is also a requirement to use land effectively and efficiently. This site provides an ideal opportunity to convert an existing derelict house without harm to the established character of the area.

2.6 Scale

- 2.6.1 The application site is located outside the built-up area boundary of any settlement, including Billingshurst that is located to the south, with the commercial building being located to the west of Stane Street (A29) and being set back from the main highway by at least 40 metres.

2.7 Appearance

- 2.7.1 The appearance of industrial style warehouse an L-shaped building with two low pitched roofs, with the main part of the building being comprised of red brick for the walls and dark green metal sheeting for the roof. The existing windows for the main building have brown frames, whilst there are existing door openings to the building at the west, east and south elevations. The proposed extension matches the existing dark green cladding to the walls and roof. Two new 6-metre wide roller shutter doors to the rear west elevation and a new access door. The application also seeks to add to small stores attached the existing building to the rear west elevation.
- The appearance of the existing house is to be refurbished with new timber sliding sash windows colour white, new roof tiles to match existing and existing brickwork to be repointed accordingly. A new pitched roof oak framed entrance porch has been added to the front elevation. A new concrete apron is intended to the rear parcel of land to accommodate parking of heavy plant vehicles.

- 2.7.2 The use of good design is encouraged at all levels within the planning policy framework.
- 2.7.3 The proposed material types are shown on the elevations to give an indication of how the building could look.
- 2.7.4 Sustainable construction will be a main feature for this new development with high levels of insulation within the fabric of the building with low E glass to the windows. A commitment to reducing Carbon Dioxide.

2.8 Landscaping

No new landscaping is proposed for this development.

3.0 Access

- 3.1 Both sites are accessed from an access road off Stane Street.