

TESLA ENGINEERING LIMITED

DESIGN AND ACCESS STATEMENT

**PROPOSED NEW ENTRANCE TO MACHINE ROOM (UNIT 4)
ON LAND AT WATER LANE,
STORRINGTON,
WEST SUSSEX.**

Revision A

APRIL 2026

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1 Introduction

1.1 Context

- 1.1.1 This Design and Access Statement has been prepared on behalf of our client Tesla Engineering Ltd, to support the erection of a new covered entrance into the existing industrial building (hereafter referred to as 'Unit 4') with ancillary works on land adjacent to Unit 4 at Tesla Engineering, Water Lane, Storrington to accommodate the continued growth and development of the business. This Statement is intended to focus on the detailed design elements of the scheme and is a supplementary document to the submitted drawings and consultant reports.

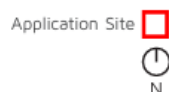


Figure 1 Aerial overview of application site (Google Earth)

2 The Site Location and Surroundings

2.1 Application Site



Photo 1 – Location of extension



Photo 2 – Existing side elevation

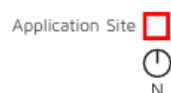
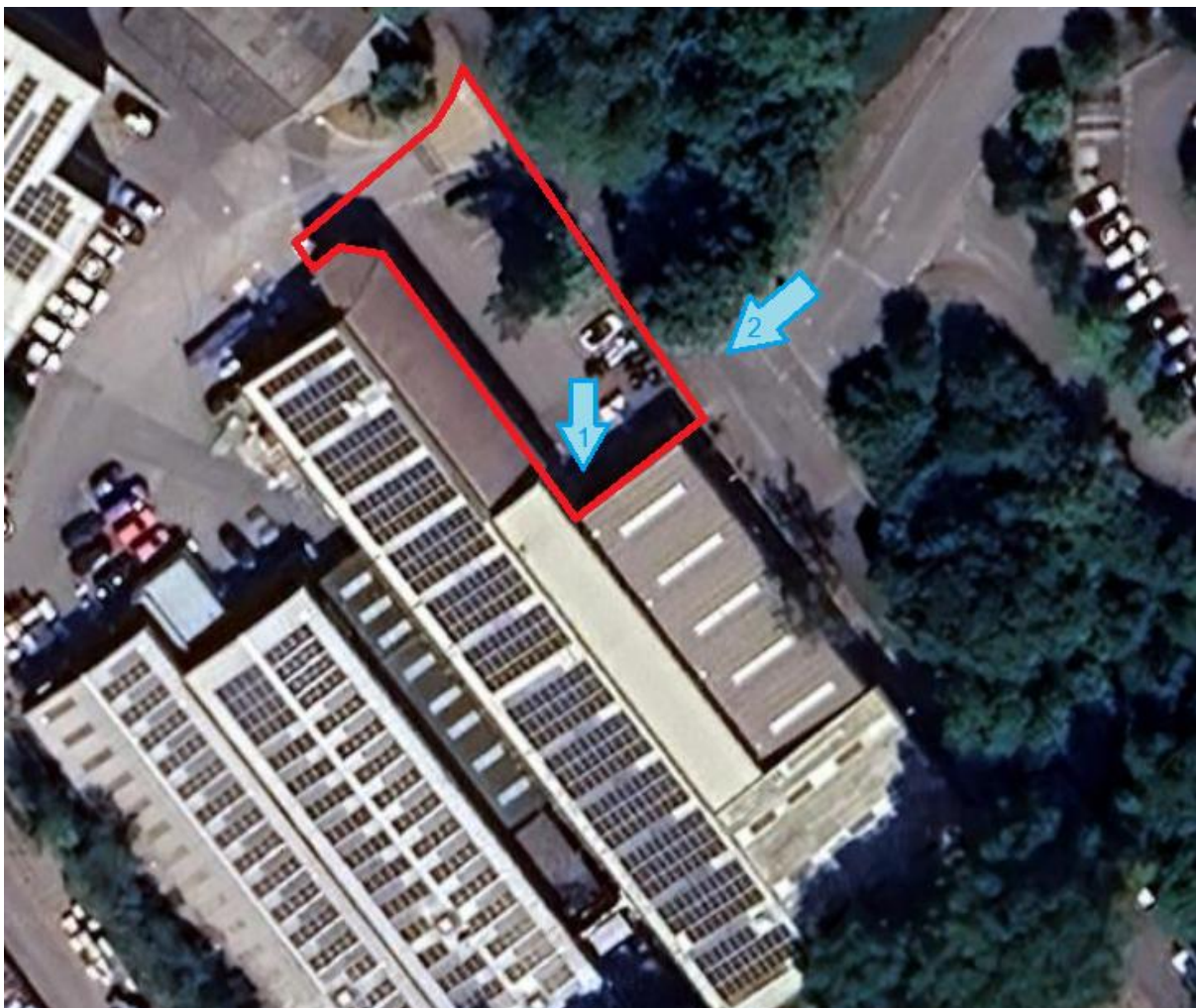
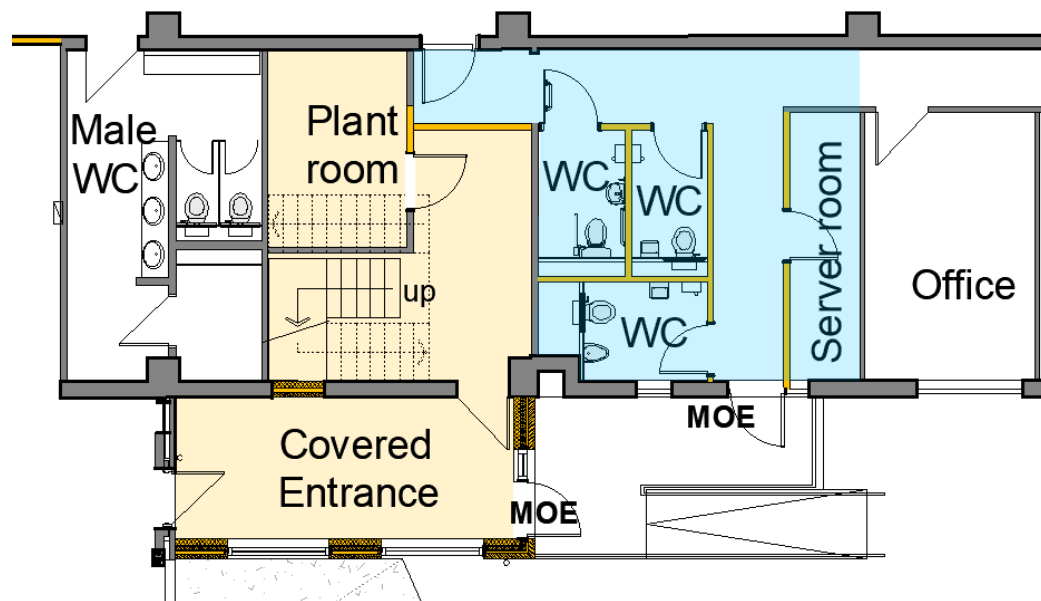


Figure 2.1 Aerial overview of application site (Google Earth)

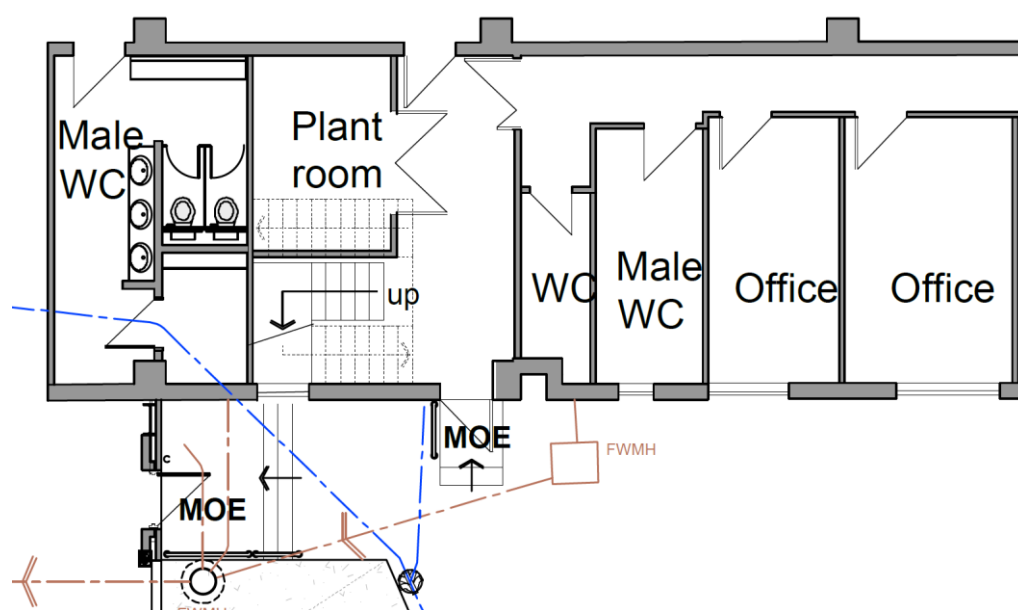
3. Design & Access

3.1 Use & Amount

- 3.1.1 The proposal is for the construction of a single storey extension to the Machine Shop (Unit 4) covering an area of 17m² (183sq. ft.) on land currently used as material storage and hardstanding at Tesla Engineering's existing facility at Water Lane, Storrington. The purpose of which is to link the existing two external doors to create an internal corridor from ground floor factory to first floor offices and have a single external door for improve security, access control and served by new prosed ramped access to enhance the accessible access to the building.



Extract of proposed floor plan (extract of drawing 04)



Extract of existing floor plan (extract of drawing 04)

3.2 Access & Layout

- 3.2.1 The proposed extension can be accessed through the existing vehicle entrance from Water Lane. The 6N°. parking spaces are to remain unaffected by the proposal.

3.3 Appearance & Scale

- 3.3.1 The building will be sited within the L-shaped area enclosed by Unit 4 & 4a, which at present comprises an open area of hardstanding.
- 3.3.2 The new extension won't provide any additional factory / commercial space will provide an additional 17sqm of useable circulation floorspace and has been carefully scaled in form and height to sit within the visual envelope of the two adjacent units, minimising the perceptibility of the proposed extension from the site perimeters. In terms of building design, the extension utilises the same materials as the existing Unit 4 and would be of similar architectural appearance.
- 3.3.3 Proposed materials will match Unit 4 and 4a, including mute colour brick and Vandyke brown powder coated windows and doors, and mid-grey single ply sheeting for the roof material, concealed behind the parapet wall with PPC coping and rainwater goods.



Existing face brick



Existing window frame colour

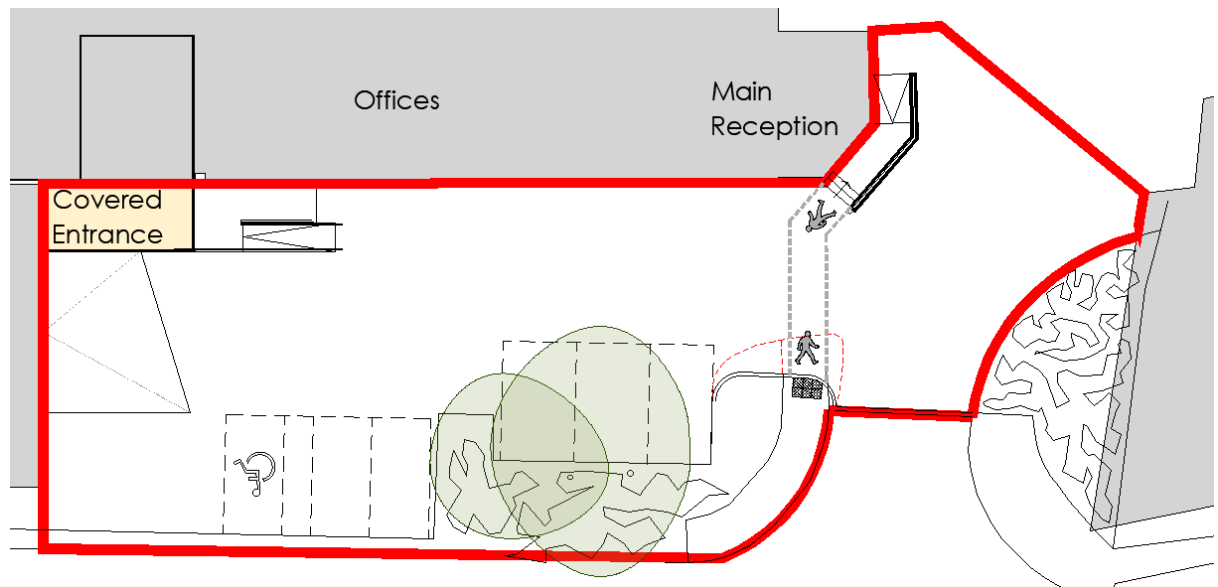
3.4 Landscaping

- 3.3.1 The existing planting will be retained and protected. Replacement species will be planted if any damages occur during construction.



3.5 Conclusion

- 3.5.1 This Design and Access Statement has been prepared on behalf of our client Tesla Engineering Ltd, to support the erection of a new covered entrance into the existing industrial building with ancillary works on land adjacent to Water Lane, Storrington to accommodate the continued growth and development of the business.
- 3.5.2 The proposed extension to Unit 4 aims to provide space for an internal corridor to accommodate staff movements from the offices to factory within the need to exit the building.
- 3.5.3 Access to the extension will be via the existing Water Lane access, with improved pedestrian access ramps to both entrance doors.
- 3.5.4 In light of the above, and reasons set out within this statement, the proposal is considered to be fully appropriate in design and access terms.



Extract of Proposed Site Plan (Drawing 03)