

**PROPOSED CONVERSION AND EXTENSION OF
EXISTING STABLES TO CLASS E BUSINESS/OFFICE
UNITS**

**BLACKSTONE GATE FARMHOUSE
HENFIELD ROAD
ALBOURNE
WEST SUSSEX
BN6 9JJ**

Design and Access Statements

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DESIGN AND ACCESS STATEMENTS:

BLACKSTONE GATE FARMHOUSE
HENFIELD ROAD
ALBOURNE
WEST SUSSEX
BN6 9JJ

Amount/Proposal:

The proposed development is for the conversion and extension of existing stables to Class E business units.

Layout:

The proposed internal layout of the building will comprise two business units with one of the units having a mezzanine first floor.

Each unit will have two small offices formed with glazed partitioning together with a conference room that could also be used as a large open plan office.

The business units will each have their own ladies and gents toilets together with a kitchenette area.

Large, glazed areas have been introduced to allow natural daylight into all areas of the building.

Scale:

The existing building is 29.4m long with the west elevation 9.55m wide and the east elevation 5m wide.

The remaining existing centre section has been extended on the north elevation by 900mm below an existing roof overhang.

The height of the existing building on the west elevation is 4.6m with the remaining building being 4m high.

Landscaping:

The surface of the proposed site is to be hard-standing construction with permeable surfacing. This would allow for vehicle movement to and from the parking spaces.

A total of eight vehicle parking spaces are to be set out with four on the east elevation and four on the west elevation of the building.

The existing 2m high close boarded timber fence on the southern boundary is to remain.

The northern boundary is to have a mixture of existing and proposed 2m high close boarded timber fence, hedgerow and masonry wall.

Appearance:

The existing and proposed external walls to the building are to be finished with timber feather-edged boarding with the roof having slate tiles.

The only visual change to the building is the addition of the full height glazed panels on the north and west elevations.

Three new roof windows are to be installed in the existing roof on the west elevation.

Assessment:

An appraisal of the site and surrounding properties was carried out.

A survey of the existing building was also carried out to ensure the conversion could be carried out with minimal disruption.

A review of council planning policies was carried out to assess the viability of the proposed development with the following results:

Opportunities for small and medium size businesses and business start-ups need to be provided in settlements across the district.

There is a need to provide suitable high-quality space for business that wish to move into the district.

There is a shortage of business floorspace in terms of both the types and sizes needed.

Involvement:

The following policies have been referred to as follows:

Horsham District Planning Framework 2015 (Excluding South Downs National Park):

Policy 7 – Economic Growth.

Policy 9 – Employment Development.

Policy 10 – Economic Development.

Chapter 5 – Economic Development.

Evaluation:

With reference to the above assessment and involvement, this shows there is a requirement for business floorspace.

There is a requirement for the provision of small start-up and move-on business units.

There is a need to provide suitable high-quality space for business that wish to move to the district.

Opportunities for small and medium businesses and business start-ups need to be provided in settlements across the district.

Identifying additional employment areas to meet the need for appropriate new business activity.

The need for and benefits arising from visibility of business premises to provide essential profile for commercial viability and economic importance.

Many small medium enterprise businesses are in rural areas providing the only employment in villages and hamlets.

Access and Sustainability:

On the east of the site is an existing vehicle access to Henfield Road. This access is owned by the applicant with the neighbouring property 'The Old Dairy' having right of way.

Within the site are eight vehicle parking spaces with adequate area for vehicle movement and turning.

On the east elevation of the proposed building there is an existing covered area (previously a log store) for cycle parking/storage.

Adjacent to the cycle storage, is an area for refuse and recycling bins.

Foul waste drainage for the proposed building will connect direct to an existing private system currently serving Blackstone Gate Farmhouse.

Within cycling distance to the east is the villages of Hurstpierpoint and Hassocks with its main-line railway station.

Also, within cycling distance to the west, is the village of Henfield.