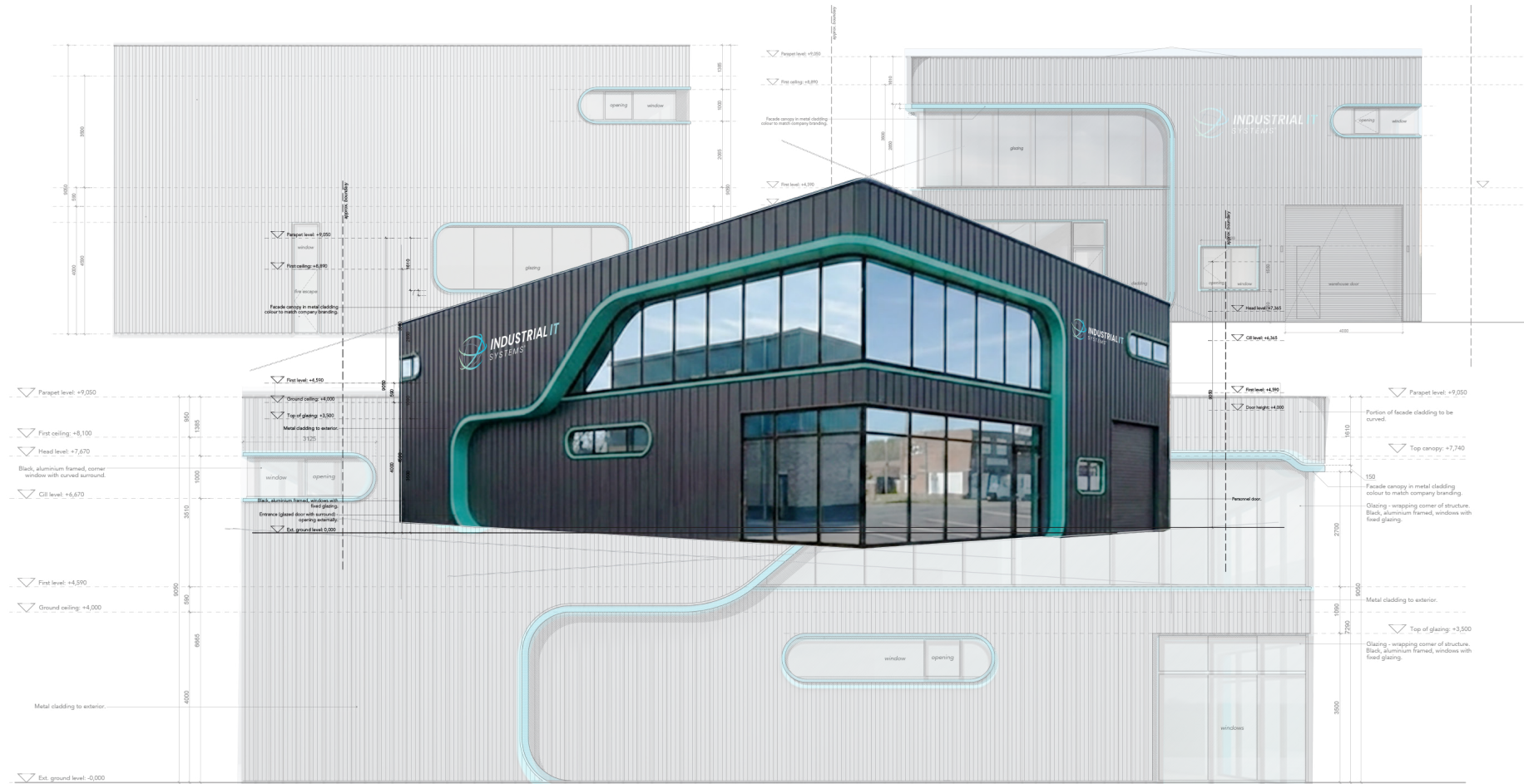


77 Marlborough Road, Lancing, BN15 8UF



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1. Introduction

- 1. Marlborough Road
- 2. Development site
- 3. Application AWD/1247/23
- 4. Domestic properties



Figure 1: An aerial representation identifying the development site (2) in relation to Marlborough Road (1) and the neighbouring properties (3, 4). This figure contextualizes the site's position within the established industrial hub and its proximity to the adjacent approved scheme at 75 Marlborough Road (AWDM/1247/23).

Introduction

1.1. Project Overview and Design Intent

This Design and Access Statement has been prepared by James Patterson Architects on behalf of Industrial IT Systems to support a full planning application for the redevelopment of 77 Marlborough Road, Lancing. The proposal involves the demolition of the existing, dilapidated single-storey unit and the construction of a high-quality, purpose-built dual-storey facility with a ground floor footprint of approximately 430 sqm, providing a total Gross Internal Area of approximately 756 sqm. The primary design objective is to replace the structurally failing building with a modern industrial structure that reflects the evolving professional character of the Lancing Business Improvement District. The design utilises contemporary articulated vertical cladding and a distinctive horizontal architectural band to ensure the site contributes positively to the Marlborough Road street scene.

1.2.

Structural Scale and Contextual Response

The proposed structure consists of a two-storey steel portal frame with a maximum parapet height of 8,650mm above local ground level (site datum 7,600mm AOD). This parapet is a strategic design feature used to conceal the shallow-pitched roof and integrated mechanical plant, thereby minimising the building's visual massing. The design is responsive to its southern residential interface; sectional analysis demonstrates a managed relationship with the adjacent dwellings, which feature established eaves levels of 13,430mm AOD and ridge levels of 16,230mm AOD. This approach ensures the building's vertical scale remains subservient to the surrounding residential context while providing a significant upgrade to the site's industrial capacity.

1.3.

Internal Programming and Environmental Strategy

The internal program is strategically zoned to optimise the 430sqm footprint, with the ground floor dedicated to production and storage operations, administrative offices, and a staff welfare. The first floor provides premium ancillary office suites, technical meeting rooms, and comprehensive staff welfare facilities. To support these operations, the facility is engineered for high environmental performance, utilising integrated Solar PV and Air Source Heat Pump technology to deliver a low-carbon operational model. This statement focuses on the physical design principles, layout, and access arrangements, and should be read in conjunction with the Planning Statement, which provides the detailed justification for the principle of development, site history, and socio-economic benefits.

2. Site context



Figure 2: North-east view of site from Marlborough Road



Figure 3: North-west view documenting the existing street-facing elevations as viewed from Marlborough Road. These figures illustrate the current dilapidated state of the single-storey structure and the aging, sub-standard industrial stock the proposal seeks to replace

Site Context and Analysis

2.1. 2.1 Structural and Functional Appraisal of the Existing Building

The application site is currently occupied by a detached, single-storey industrial unit that is representative of some of the aging, sub-standard stock within the business park. Technical site appraisals have identified structural failings, including advanced degradation of the primary steel frame and a compromised external envelope. Visual inspections confirm widespread water ingress and the presence of degraded asbestos-cement panelling throughout the elevations and roofing. Consequently, the building is incapable of safe or lawful occupation; it fails to meet the Workplace (Health, Safety and Welfare) Regulations 1992 and cannot comply with the Regulatory Reform (Fire Safety) Order 2005. Furthermore, the degraded state of hazardous materials, governed by the Control of Asbestos Regulations 2012, makes internal maintenance and modernisation challenging, rendering the asset functionally obsolete.

2.2. Site History and Environmental Legacy

The site's historical use as part of a railway carriage works and a subsequent manufacturing factory has left a series of physical legacy issues that the proposal seeks to remediate. The site is situated above Lambeth Group bedrock and Raised Beach superficial deposits (Secondary A Aquifers). A Phase 1 Contaminated Land Risk Assessment has identified the existing structure and an above-ground storage tank to the south as potential sources of contamination. Additionally, the eastern boundary sits within a zone with a 3% to 5% probability of Radon gas presence. The proposed development incorporates a fabric-first approach and appropriate technical protective measures to manage these currently unmanaged conditions and ensure an improved operational environment.

2.3. Site Boundaries and Residential Interface

The southern boundary presents the primary design constraint due to its direct interface with residential dwellings. To address this, the scheme has been engineered to provide a substantial physical buffer, maintaining a separation distance of 23.8m between the rear elevations of the southern residential properties and the rear of the proposed development. This generous distance exceeds standard separation requirements and ensures that the two-storey massing is set well back from the residential interface.

The existing ground level sits at 7,600mm AOD. The proposed building's parapet height of 8,650mm has been carefully calculated to respect the 16,230mm AOD ridge levels of the adjacent residential properties. This ensures the new structure remains distinctly subservient to the existing residential skyline, maintaining a balanced and non-intrusive relationship between the industrial and residential settings.

2.4. Logistical Connectivity and Access

The site benefits from established logistical infrastructure, with Marlborough Road operating as a one-way arterial route specifically engineered for Heavy Goods Vehicles (HGVs). This infrastructure permits the safe transit of the heavy plant required for demolition and construction. The site is also highly sustainable in transport terms, situated within a 15-minute walk of Lancing Railway Station and served by high-frequency bus routes. Connectivity is further bolstered by a free public car park located within 75m of the site, providing flexibility for visitor arrivals and supporting the sustainable transport objectives of the Lancing Business Park.

2.5. Existing Hardstanding and Car Parking

The existing hardstanding located to the rear of the site is in a state of significant transition, having reached the end of its functional design life. A preliminary assessment of the current configuration indicates that the usable space allows for the parking of only 4/5 vehicles when measured against contemporary highways and safety standards. The degraded nature of the surface, coupled with this restricted capacity, renders the current external layout unsuitable for the requirements of a modern industrial facility. The proposal provides a vital opportunity to formalise and upgrade this infrastructure, replacing the obsolete hardstanding with a high-specification, logically arranged parking and servicing area that meets current accessibility and operational benchmarks.

3. Design evolution

Design evolution

3.1. Conceptual Approach and Footprint Optimisation

The design evolution was driven by the objective of delivering a high-quality industrial facility with a total Gross Internal Area of approximately 756sqm, optimised for a 400sqm site footprint. A core principle of the design was to create a less dense and more environmentally responsive layout than the existing arrangement. By optimising the building's proportions, the proposal achieves a ground-floor footprint reduction of approximately 61sqm compared to the original unit. This reduction in built-on area decreases the site's massing and provides essential external space for integrated sustainable drainage systems. Furthermore, this optimisation directly facilitates increased off-street parking provision, easing pressure on the wider Lancing Business Park.

3.2. Scale, Massing, and Street Scene Strategy

The structure utilises a robust steel portal frame, reaching a maximum height of 8,650mm AOD to the top of the parapet. This height has been carefully calibrated to be sympathetic and balanced with the existing residential building heights to the south while remaining subservient to the wider industrial skyline. Notably, the proposal sits lower in height than the adjacent Scout Association building (No. 75), ensuring it does not over-dominate the street scene.

The development maintains the established building line along Marlborough Road, with the offset from the highway remaining consistent with the existing structure. This ensures that the building face and roofline follow the natural "stepped" progression of the road. Because the building height is moderated and the site follows the natural fall of the road, the proposal sits in a balanced position between the taller Scout Association building and the naturally lower profile of the Airbrush building, creating a cohesive and professional visual transition for those travelling down the thoroughfare.

3.3. Response to Residential Amenity and Privacy

A primary refinement in the design process was the strategic repositioning of the building footprint to enhance the separation from the southern residential boundary. The rear elevation has been set back by 3,380mm beyond the extent of the original structure, significantly increasing the buffer zone and mitigating the impact on the residential interface.

To further protect neighbour privacy, the internal layout positions service cores and secondary zones along the southern elevation. This facilitates a high-level glazing strategy (1,775mm cill height to the North-West elevation and 2,025mm cill height to the South-East elevation) that provides natural light to the internal floor plate while physically precluding any downward line of sight into the private amenity spaces of the adjacent properties. A critical feature of the massing strategy is the perimeter parapet, which effectively conceals the shallow-pitched roof and localised mechanical plant, creating a sharp, contemporary silhouette that reduces perceived massing from neighbouring plots.

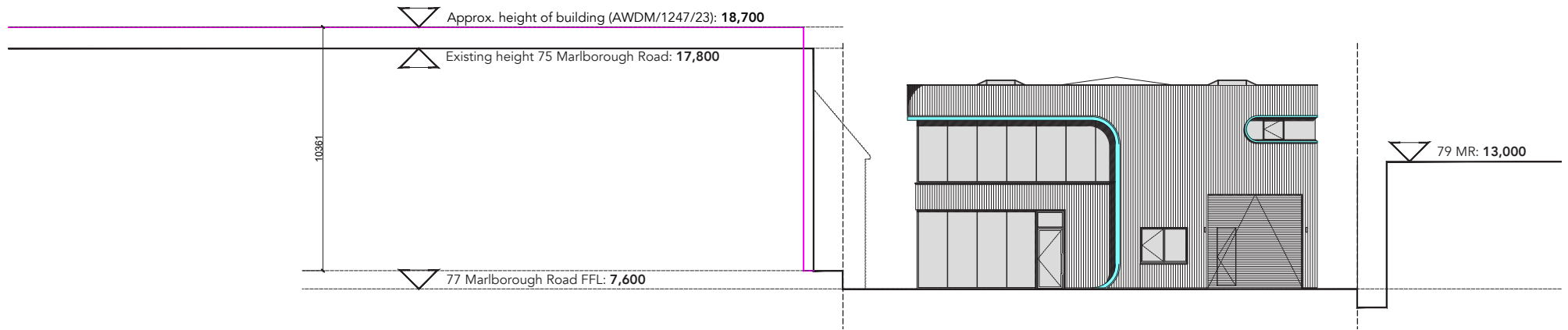


Figure 4: Site section comparing the proposed 8,650mm parapet height with the existing adjacent buildings at 75 and 79 Marlborough Road. The figure demonstrates how the structure remains subservient to the wider skyline of the Lancing Business Park.

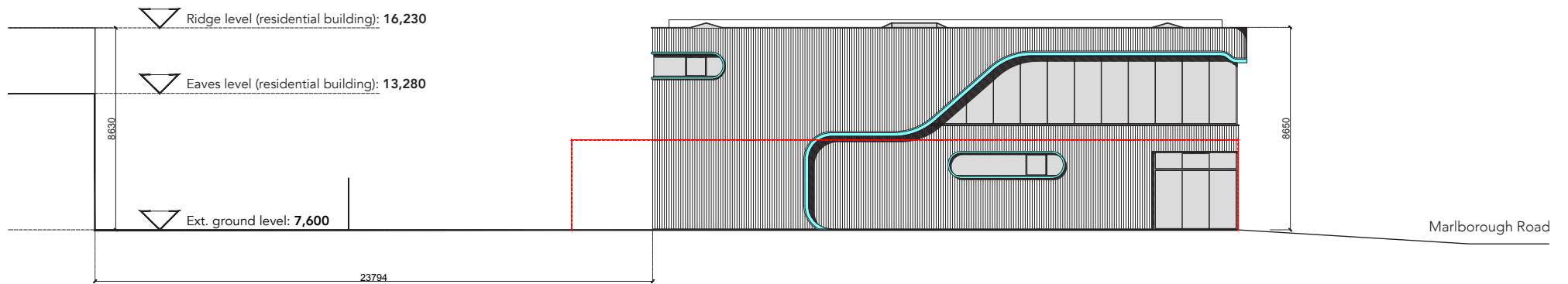


Figure 5: North/South site section showing typical heights of neighbouring residential building to the South of the site. Outline of existing structure shown in red dashed line.

4. Site Strategy and Layout

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1. Vehicular access to site
2. 2no. Parking bays inc. 1no. Disabled.
3. Vehicular access to warehouse.
4. Footprint of proposed development.
5. Heat pump location.
6. Bin store.
7. Cycle parking.
8. 8no. Parking bays (plus 1no. Opposite).
9. Trees T1, T2 and T3.

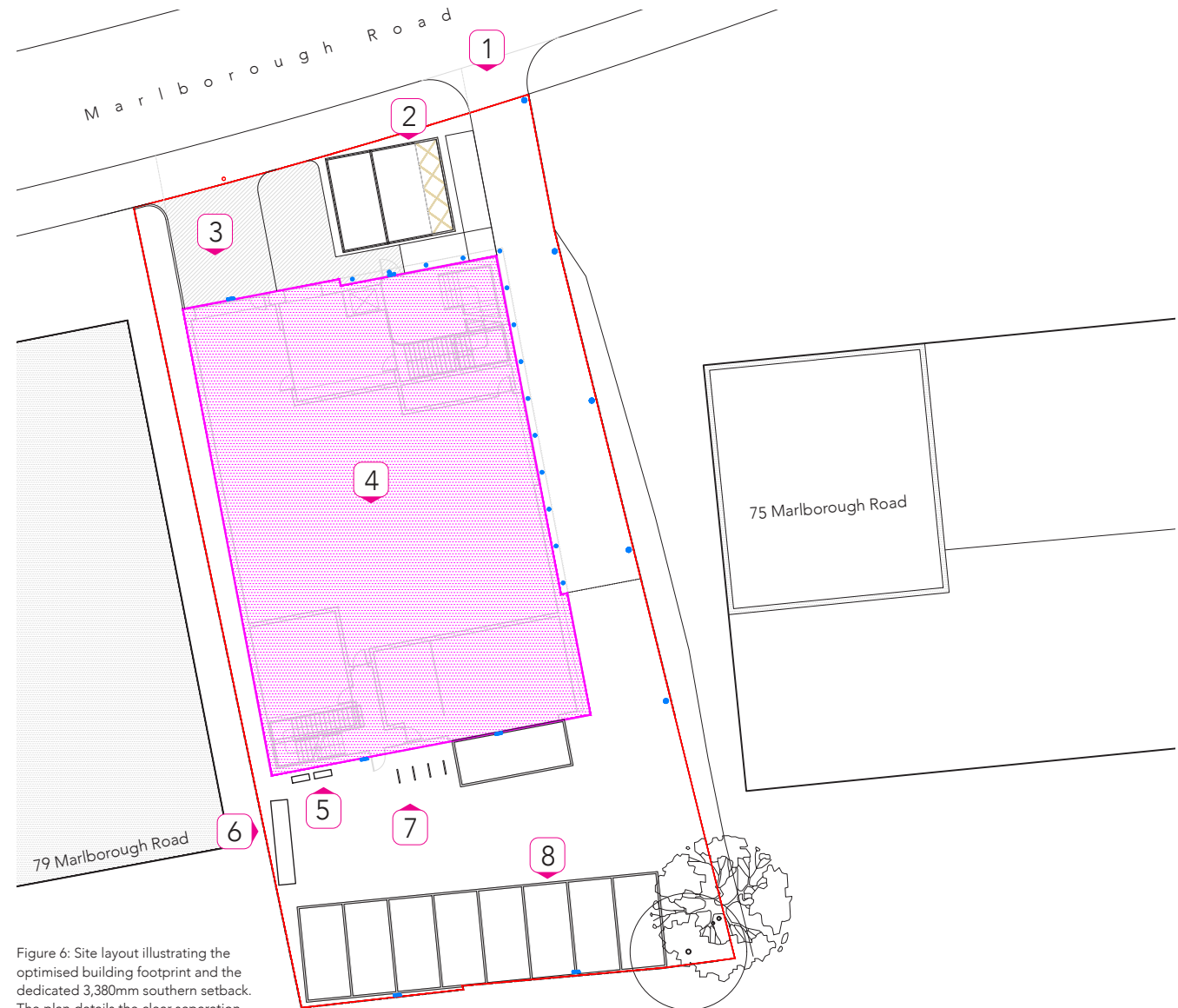


Figure 6: Site layout illustrating the optimised building footprint and the dedicated 3,380mm southern setback. The plan details the clear separation of pedestrian and vehicular access, the distribution of parking spaces and cycle storage.

Site Strategy and Layout

4.1. Site Programming and Massing

The proposed layout has been developed to balance modern operational requirements with the site's topography and surrounding context. The overarching strategy focuses on a sympathetic transition between the Lancing Business Park and the southern residential interface. By strategically reducing the building's footprint and shifting the massing northward, the design establishes an enhanced buffer zone along the most sensitive boundary. While the transition to a dual-storey facility represents a sustainable and efficient use of brownfield land, the building's depth has been purposefully reduced. This calibration of scale ensures that the increased vertical height does not result in an overbearing presence for neighbouring occupants, maintaining an appropriate sense of proportion within the plot.

4.2. Access, Logistics, and Operation

The site strategy prioritises a clear physical separation between pedestrian and vehicular movements at the Marlborough Road frontage to ensure safety and professional functionality. Pedestrian access is focused on the central northern elevation to provide a safe and defined point of arrival. Vehicular flow is managed independently to the west, where an engineered 9m ramp provides a 1:10 fall to the internal production and warehouse floor, allowing for seamless operations. Critically, all loading and unloading activities are contained entirely within the site curtilage. This ensures that the public highway remains unobstructed and prevents stationary traffic or idling on Marlborough Road.

4.3. Parking Provision and Distribution

The proposal provides a total of 11 parking spaces, distributed to minimise the visual impact on the street scene and maintain an uncluttered frontage. Two high-visibility spaces are provided at the front of the building, including a dedicated accessible bay with level access to the main reception. The remaining nine spaces are situated at the rear of the site, utilising the southern buffer zone for low-intensity staff parking. This distribution ensures that the primary architectural frontage remains the focal point of the site while meeting the operational parking requirements of the facility.

4.4. Infrastructure and Sustainability

The masterplan incorporates modern mechanical services and improved drainage infrastructure within a cohesive site design. All essential mechanical plant, such as the Air Source Heat Pump units, is situated in discreet locations at the rear. This placement minimises visual impact on the street scene. Furthermore, the layout respects and retains the existing trees along the southern boundary. These assets are maintained to provide a natural vertical screen, effectively softening the transition between the industrial and domestic zones while contributing to the site's ecological value.

5. Proposed Development

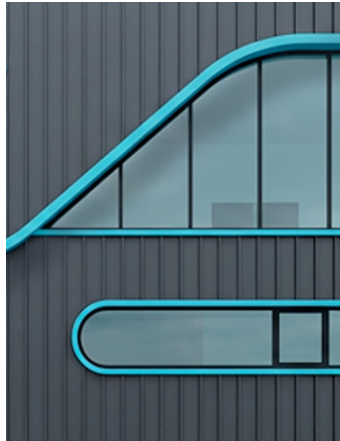


Figure 7: Section of proposed elevation.

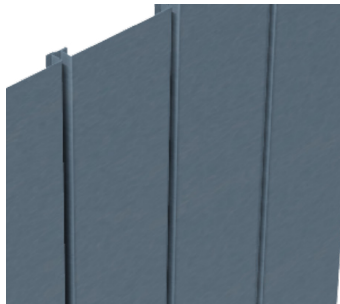


Figure 8: A visual reference for the high-grade metal vertical cladding

The proposed design

5.1. Composition and Architectural Expression

The proposed development is designed to provide a contemporary and professional appearance consistent with the commercial character of the Lancing Business Park. The architectural approach focuses on a clean, unified envelope that utilizes high-quality materials to provide a visual upgrade to the Marlborough Road street scene. To manage the building's massing, the design incorporates integrated architectural articulation. This varied surface treatment ensures the building presents a textured profile from the public highway and neighbouring plots, avoiding a monolithic appearance.

5.2. Appearance and Materiality

The proposed development utilizes a material palette selected specifically for durability and a professional aesthetic. The primary building envelope is finished in high-grade vertical metal cladding, providing a rhythmic texture that assists in managing the building's scale while offering a modern alternative to standard industrial finishes. As shown in the submitted visualisations, this cladding utilizes a blue and grey tonal palette designed to break up the building's elevations and provide sustained visual interest.

To further define the building's identity, a horizontal architectural band is integrated into the facade to provide a visual break between the ground and first-floor levels. This is complemented by a structural canopy over the primary northern entrance, which delineates the pedestrian access point from the vehicular loading zone and provides weather protection. All glazing consists of high-performance units set within slim-profile frames, finished to match the dark tones of the primary cladding.

5.3. Internal Logic and Amenity Protection

The internal floorplate has been organized specifically in response to the southern residential interface. Along the southern elevation, the internal layout positions non-habitable zones—such as circulation, storage, and service cores—along the boundary. This allows for a 1,775mm/2,025mm internal cill height for all south-facing glazing. This high-level glazing strategy is a permanent physical intervention that ensures natural daylight can penetrate the office environment while completely precluding any downward line of sight into the private amenity spaces of the residential properties on First Avenue.

5.4. Technical Performance and Compliance

The building's technical specification is driven by modern energy standards and safety compliance. Primary heating and cooling are provided by Air Source Heat Pump units, situated at the rear of the site. The roof is configured to accommodate a Solar PV array behind a perimeter parapet, providing on-site renewable energy.

Vertical movement is managed through a dual-core strategy, utilising a centrally located passenger lift for full DDA compliance and two independent staircases to provide a multi-directional escape strategy. All fenestration and ventilation systems are designed to meet or exceed Approved Documents B, F, and K, ensuring a safe and high-quality internal working environment.

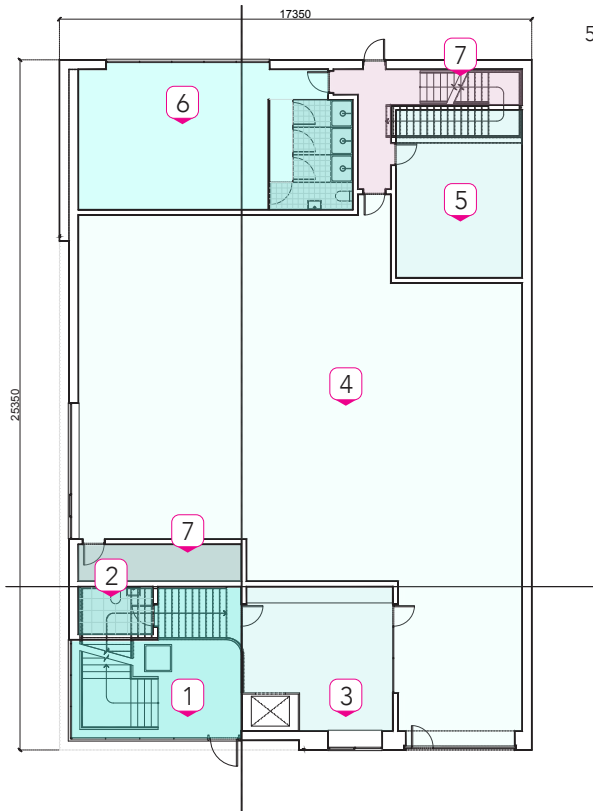


Figure 9: Proposed ground floor plan

5.5. Ground floor layout

The ground floor is programmed to function as the building's primary production/logistical and public interface. The layout follows a "front-to-back" zoning strategy: the northern frontage is dedicated to high-transparency administrative and reception functions; the central core handles production, warehousing and technical innovation; and the southern rear is reserved for low-intensity employee welfare. This arrangement ensures that active, professional elevations face the public highway, while operational noise is contained within the building's core, and quiet wellness zones are buffered against the southern boundary.

1. Entrance Lobby and Vertical Circulation Hub

The primary pedestrian interface is a double-height transition space designed to establish the building's professional credentials. Dominated by high-performance glazing, the lobby serves as a "light and airy" gateway. This space is anchored by a feature Grand Staircase providing access to the first floor, alongside a Part M compliant passenger lift housed in a fire-rated permanent shaft.

2. Inclusive Guest Welfare

Situated immediately off the main lobby for ease of access, a dedicated Guest WC has been designed to full disabled-access standards. By providing this facility at the building's entrance, the design ensures the unit is "inclusive by design," meeting the highest standards of accessibility without requiring visitors to travel through operational or private zones.

3. Administrative and Warehouse Office

The ground floor office serves as an operational bridge between administration and logistics. Critically, this space features a large street-facing window specifically positioned to provide a direct line of sight to the front hard-standing and Marlborough Road. This allows staff to monitor the loading zones and coordinate the arrival and departure of delivery vehicles in real-time, significantly enhancing site security and logistical efficiency through "natural surveillance."

4. Principal Warehouse

The heart of the ground floor is a large-format, high-clearance, and unobstructed Production Space. Designed for maximum functional flexibility, this zone is optimised for production, warehousing and technical innovation requirements. The layout is free of internal columns where possible, allowing for a large flexible production and assembly space as well as efficient racking. To ensure a high-quality working environment, the space is ventilated in accordance with Approved Document F, delivering a minimum fresh air supply of 10 L/s per person.

5. Marketing and Innovation Suite

Located at the building's rear, this multi-functional suite is equipped for digital content creation and product prototyping and testing. It serves as a vital interface for client demonstrations, providing a controlled environment for technology testing and immersive brand experiences separate from the primary industrial floor.

6. Employee Welfare Suite

Dedicated to employee physical and mental wellbeing, the welfare space is located at the quiet southern rear of the plan to offer privacy and a calm outlook toward the boundary vegetation. The suite is supported by a high-specification sanitary block including three individual shower cubicles and a dedicated WC, promoting a healthy work-life balance and supporting active commuting such as cycling to work.

7. Dedicated Plant Room and Secondary Circulation

To maintain a clean architectural aesthetic, all mechanical and electrical services are centralized in a dedicated internal Plant Room accessed directly from the warehouse. Additionally, a Secondary Protected Staircase is located at the rear of the building. This provides efficient internal flow for staff and serves as a robust secondary Means of Escape, ensuring a fire-protected route to a safe exit in full compliance with Approved Document B.

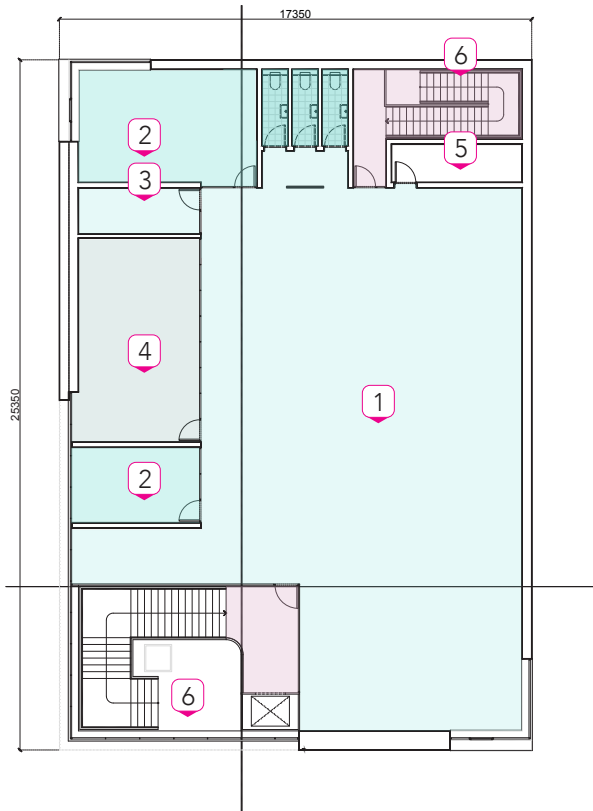


Figure 10: Proposed first floor plan

First floor layout

The first floor transitions from the high-activity production and storage zones of the ground level into a professional suite dedicated to administration, collaboration, and engineering/technical work supporting the production business. The layout is strategically programmed to separate high-traffic collaborative areas from quiet, focused work zones, ensuring a versatile environment that supports the diverse operational needs of a modern business. By elevating the administrative functions, the design takes advantage of consistent natural light and provides a clear separation between the “industrial” and “corporate” aspects of the company’s operations.

1. General Office Area

The administrative heart of the first floor is an expansive, open-plan ancillary Office Area. This workspace is designed to promote fluid communication and agile working among the core team. Its central position allows for intuitive movement between meeting rooms and welfare facilities, while its expansive layout can accommodate various workstation configurations. Large-format windows ensure the space is flooded with natural light, creating an optimal environment for high-concentration tasks.

2. Internal meeting Facilities (Large and Small)

The floor features two distinct meeting environments to suit different operational needs. At the southern end, the large internal Meeting Room provides a generous, private environment for formal board meetings and strategic planning, buffered away from busier circulation zones. Conversely, a small internal Meeting Room is situated at the northern frontage, immediately accessible from the primary staircase and lift. This room is ideally suited for private calls, one-to-one appraisals, or hosting visitors without the need for guests to pass through the main open-plan office.

3. Quiet Working Zone

Positioned between the main office and the rear meeting room, the dedicated Quiet Working Zone acts as a vital “acoustic buffer” within the floor plan. This area provides a distraction-free retreat for staff tasks requiring deep concentration or individual focus. By physically separating this zone from the vibrancy of the open-plan space, the design ensures that different work styles can coexist without compromising productivity.

4. Kitchen and Staff Canteen

To support staff wellbeing, a significant portion of the western elevation is dedicated to a high-specification Employee Kitchen and Canteen. This facility is intentionally separated from the professional desks, offering a dedicated environment for meal preparation, dining, and social interaction. This clear distinction between “work” and “break” areas is essential for maintaining employee health and supporting a positive workplace culture.

5. Technical Support and Store Room

All back-of-house requirements are consolidated into a dedicated Store Room located in the north-eastern corner. This secure space manages the archiving, stationery, and IT infrastructure essential to the floor’s operation. By centralizing these functions, the primary office environment remains organized, professional, and free of visual clutter.

6. Inclusive Connectivity and Safety

Vertical movement is managed through an inclusive, dual-core strategy. A centrally located 400kg passenger lift ensures the entire floor is fully accessible in compliance with DDA standards. Safety is reinforced by dual protected staircases at the North and South ends of the building, providing efficient daily circulation and a robust, multi-directional escape strategy in full accordance with Approved Document B.

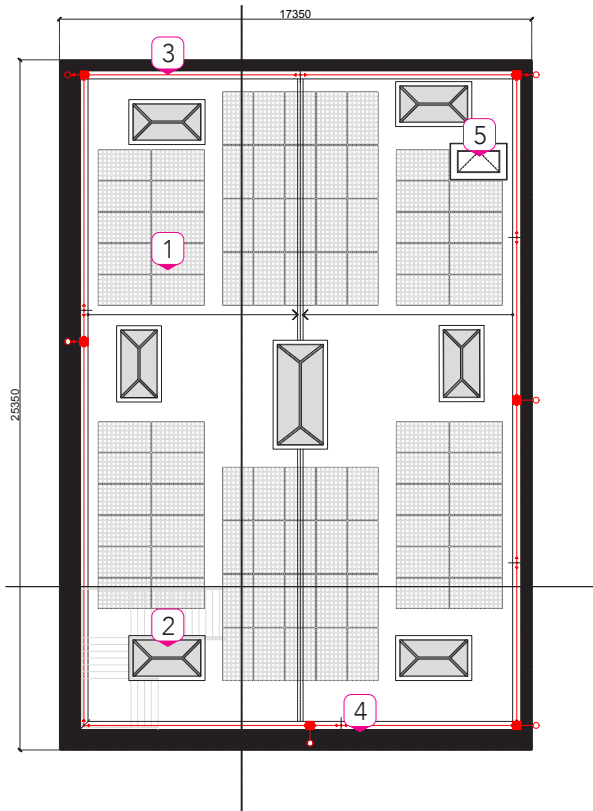


Figure 11: Proposed roof plan

Roof layout

The roof is engineered as a technical platform that drives the building's low-carbon credentials while remaining visually subservient to the primary architectural silhouette. It serves as the site's primary engine for renewable energy generation and sustainable water management. By utilizing a perimeter parapet strategy, the design ensures that all essential mechanical and environmental infrastructure is screened from the public realm, maintaining a clean and professional building profile consistent with the modern character of the Lancing Business Park.

1. Renewable Energy: Integrated Solar PV Array

The primary roof area is dedicated to a high-output Solar Photovoltaic (PV) Array. This system is strategically positioned to capture maximum solar gain, providing a significant portion of the daytime electricity required for the technical production suites on the ground floor and the administrative operations on the first floor. This on-site generation, working in tandem with the Air Source Heat Pump technology, ensures the development meets modern environmental standards for carbon reduction and operational efficiency.

2. Natural Daylighting: High-Performance Roof Lanterns

To enhance the internal environment of the deep-plan first-floor office suites, the roof incorporates a series of high-performance Roof Lanterns. These features are precision-placed to flood the central working zones with natural light, effectively supplementing the perimeter fenestration. By providing deep vertical light penetration, the design reduces the building's reliance on artificial lighting during daylight hours, contributing directly to occupant wellbeing and reduced energy consumption.

3. Sustainable Drainage (SuDS) and Water Management

The building's roof is engineered as the primary collection point for the site's Surface Water Management strategy, directing rainwater via a high-capacity guttering system and concealed downpipes toward the on-site attenuation system located beneath the external hardstanding. This integrated approach ensures that runoff is managed at source and released at a controlled rate to provide a significant "betterment" over current brownfield rates, thereby mitigating impact on the local sewer network in accordance with the national SuDS hierarchy. A comprehensive technical breakdown of the drainage strategy, including attenuation principles and water quality measures, is provided in Section 12 of this statement.

4. Visual Mitigation and Parapet Design

The roof structure is largely concealed behind a perimeter parapet wall with a finished height of 8,650mm (AOD). This architectural choice ensures that the Solar PV panels, roof lanterns, and associated plant remain hidden from street-level view. This maintains the building's sleek, cubic aesthetic and assists in minimizing the perceived massing of the dual-storey form when viewed from the public highway or neighbouring residential properties.

5. Operational Maintenance and Safety

The perimeter parapet is designed to function as a permanent safety balustrade, providing continuous edge protection for maintenance personnel. This ensures safe access for the regular inspection and cleaning of the Solar PV array and roof lanterns without the requirement for temporary external scaffolding or specialized access equipment. This integrated safety strategy ensures that the building's clean architectural integrity is maintained throughout its operational lifespan.

6. Lighting, Security and Signage



Figure 12: Lighting strategy diagram.

key:

Uplighting	Orange line
Perimeter safety	Yellow line
A1 Parking lighting	Pink dot
A2 Parking lighting	Pink dot

Lighting Strategy and Site Security

6.1. External Lighting Strategy

The lighting strategy is designed to provide a safe operational environment while prioritizing the protection of residential amenity to the south. The layout utilizes a series of targeted luminaires to define key functional zones across the site. Operational lighting is focused on the northern elevation, where wall-mounted fittings (Type A1) illuminate the pedestrian entrance and vehicular loading bay. A sequence of column-mounted or bollard-style lights (Type B) follows the eastern boundary to provide consistent illumination along the primary access route, while further wall-mounted units (Type A2) on the southern and western elevations ensure the rear parking area and vehicular ramp are lit for safe evening use. To mitigate the impact on neighbouring properties, all external lighting is specified with downward-pointing optics to prevent light spill. The building's physical massing acts as a natural shield, ensuring that illumination is concentrated strictly within the site curtilage and away from neighbouring domestic windows.

6.2. Security and Surveillance

The site incorporates a multi-layered security strategy to protect physical assets and personnel. A comprehensive network of high-definition CCTV cameras provides 24-hour monitoring of the site's perimeter, parking areas, and primary access points. Complementing the surveillance network, a modern, high-specification intruder alarm system will be installed to provide comprehensive coverage of all ground-floor entry points and internal workspaces, ensuring the facility is monitored against unauthorized access. Security is further reinforced through the building's internal programming; specifically, the ground-floor administrative office is positioned to provide "natural surveillance" and direct visual oversight of the Marlborough Road frontage and loading zones.

6.3. Signage and Visual Identity

Signage is integrated into the architectural design to ensure a professional and uncluttered appearance. The primary signage suite consists of high-quality, individual 3D cut letters and a shaped fret-cut logo tray, finished to match the building's slate-blue and grey cladding. To maintain the clean lines of the northern elevation, the signage is internally illuminated and controlled via a synchronized circuit. This integrated approach provides a clear visual identity while avoiding the requirement for bulky external spotlights, ensuring the building's professional presentation is maintained during all hours of operation.

7. Technical and Environmental

Technical and Environmental Performance

7.1. Sustainable Energy and Carbon Reduction

The development is engineered to exceed standard building regulation requirements for energy efficiency through a “fabric-first” approach and the integration of renewable technologies. The primary heating and cooling for the facility are provided by a high-efficiency Air Source Heat Pump systems. This is complemented by an extensive Solar Photovoltaic (PV) Array situated on the roof, which provides on-site renewable electricity to power the building’s technical production and administrative suites. By combining high-performance thermal insulation with active renewable generation, the building achieves a low-carbon operational profile.

7.2. Thermal Performance and Natural Daylighting

The building envelope is designed for high thermal resistance, utilized to minimize heat loss and solar gain. Fenestration will comprise high-performance double-glazed units designed to support a robust thermal envelope in line with current best practice. To reduce the demand for artificial lighting, the design incorporates strategically placed Roof Lanterns over the deep-plan first-floor office. These lanterns provide vertical light penetration into the heart of the floor plan, improving internal environmental quality and occupant wellbeing, while supporting reduced daytime electrical lighting demand.

7.3. Water Management and SuDS

In accordance with contemporary Sustainable Drainage Systems (SuDS) principles, the site incorporates a comprehensive surface water management strategy. The roof and hardstanding areas serve as the primary collection points, directing rainwater via a controlled drainage network into an on-site attenuation system located beneath the external hardstanding. This infrastructure ensures that surface water is managed and released into the local network at a restricted, pre-development flow rate, actively mitigating localized flood risks and managing the site’s hydrological impact.

7.4. Acoustic and Environmental Mitigation

The building’s design and layout serve as a functional buffer to protect the local environment. Mechanical plant, including the ASHP units, is situated at the rear of the site and is specified with acoustic housing where necessary to minimize noise output. Furthermore, the building’s massing and the use of high-performance safety glazing (compliant with Approved Document K) ensure that internal operational noise is contained within the structure. The southern elevation’s high-level glazing strategy further ensures that the building’s environmental performance does not infringe upon the privacy or amenity of the neighbouring residential properties.

7.5. Refuse and Waste Management

The development incorporates a dedicated on-site refuse and recycling strategy to ensure the building’s operational waste is managed efficiently and discreetly. A secure, screened bin storage area is situated at the rear of the site, easily accessible from the primary warehouse and staff welfare zones. This area is sized to accommodate both general waste and dry mixed recyclables, consistent with the requirements of a modern Class E facility. On designated collection days, bins will be moved to a temporary holding point near the Marlborough Road frontage, ensuring that collection vehicles can service the site without obstructing the public highway or hindering pedestrian access. This managed approach ensures that waste infrastructure remains visually screened from the street scene during the majority of the operational week..

8. Arboricultural

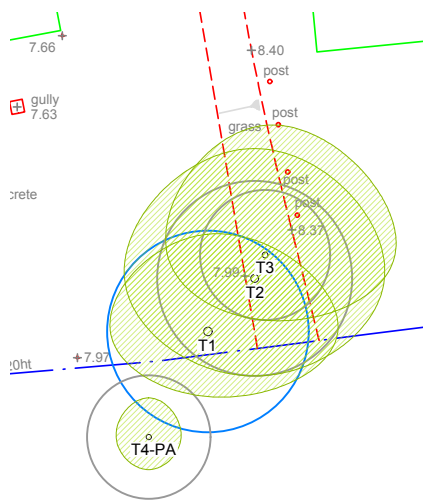


Figure 13: Tree locations diagram.

key:

- T1 Sycamore
- T2 Cherry
- T3 Cherry
- T4 Cabbage palm

Arboricultural Context and Site Assets

8.1. Statutory Status and Survey Results

A comprehensive arboricultural assessment conducted in January 2026 confirms that the site is not subject to any Tree Preservation Orders (TPOs) and is not located within a Conservation Area. The survey identified four specimens on or adjacent to the southern boundary. The most significant asset is a semi-mature, Category B2 Sycamore (T1), while the remaining stock, including two Cherry trees (T2, T3) and an off-site Cabbage Palm (T4), are identified as being of low arboricultural value. The design phase has been informed by these statutory conditions to ensure the proposed facility integrates with the existing green infrastructure without legal or physical conflict.

8.2. Site Remediation and Boundary Strategy

The redevelopment includes the remediation of the site boundaries through the removal of unmanaged and low-quality vegetation, including inactive Cypress, Sycamore, and coppiced Elder stumps along the northern, eastern, and western boundaries. The removal of this neglected growth allows for a more professional and maintained commercial frontage. To the south, the building's footprint and associated hardstanding have been strategically positioned to respect the Root Protection Areas and canopy spreads of third-party assets. This spatial planning ensures the protection of the visual amenity and privacy of neighbouring residential properties while safeguarding the health of off-site trees.

8.3. Environmental Enhancement and Rooting Conditions

The proposal provides a technical opportunity to improve the rooting environment for the semi-mature Sycamore (T1) located at the southern boundary. Under the existing site conditions, impermeable industrial hardstanding extends to the tree's stem base, restricting water infiltration and soil aeration. The proposed scheme rectifies these conditions through the introduction of permeable surfacing and integrated Sustainable Drainage Systems. By improving the soil environment and water availability compared to the existing baseline, the project demonstrates a commitment to the long-term health of the local landscape and sustainable site engineering.

9. Air Quality Assessment

Air Quality and Emissions Mitigation

9.1. Scope and Policy Context

This section addresses air quality and emissions in accordance with the Adur Local Plan, specifically Policies 34 (Pollution and Noise) and 18 (Sustainable Design), alongside the Sussex Air Quality and Emissions Mitigation Guidance. Given the scale, location, and nature of the proposed use, the development does not fall within the categories or thresholds requiring a standalone Air Quality Assessment. The site is located within an established industrial area where air quality is primarily influenced by transport-related emissions from the wider A27 corridor, and it is confirmed that no Air Quality Management Areas affect the site.

9.2. Nature of Use and Operational Emissions

The development comprises a hybrid facility designed for high-tech industrial operations, combining specialist production with contemporary storage and administrative functions. The ground floor includes a dedicated internal clean assembly and configuration area for specialist industrial PCs and equipment racks. This activity involves the integration and testing of pre-manufactured components, requiring a high-specification internal environment. All operations are conducted entirely within the building using electrically powered equipment only. No manufacturing, fabrication, combustion plant, or emissions-producing industrial processes are proposed. Consequently, the operational use is inherently low-impact and compatible with both the surrounding employment character of the Business Park and the residential properties to the south.

9.3. Fossil-Fuel-Free Operation

In accordance with Adur Local Plan Policy 18, the building is designed to operate entirely without fossil fuels. Space heating and cooling are provided via Air Source Heat Pumps, and no gas or combustion-based plant is proposed. This strategy results in zero on-site NOx or particulate emissions at the point of use. This represents a significant environmental improvement over traditional industrial building typologies and directly supports local air quality objectives by eliminating primary sources of urban pollutants.

9.4. Traffic, Servicing, and Sustainable Transport

Access is maintained via Marlborough Road, an established one-way route designed for HGV movements. As detailed in the supporting Transport Statement, the development does not represent a material intensification of traffic. All servicing and loading activities are contained within the site curtilage, reducing the potential for vehicle idling on the public highway. To further mitigate transport-related emissions, the proposal includes secure cycle parking, end-of-trip welfare facilities, and Electric Vehicle (EV) charging infrastructure, leveraging the site's high accessibility to Lancing Railway Station and local bus services.

9.5. Construction Phase Controls

During the demolition and construction phases, including the specialised removal of the existing asbestos-containing structure, best-practice dust and emissions controls will be strictly enforced. Measures will include water damping, covered skips, controlled routing of construction vehicles, and a mandatory no-idling policy. These measures, consistent with Policy 34, ensure that temporary impacts are managed to protect the amenity of neighbouring residents.

9.6. Air Quality Conclusion

Having regard to the nature, scale, and location of the development, the proposal will not result in a material adverse impact on air quality. The combination of clean internal operations, fossil-fuel-free building services, and sustainable transport measures ensures full compliance with Adur Local Plan Policies 18 and 34. On this basis, a standalone Air Quality Assessment is not considered necessary for this application.

10. Land Contamination

Contamination report

10.1. Risk Assessment and Site History

The Phase 1 Contaminated Land Risk Assessment for 77 Marlborough Road identifies a Low-Moderate overall contamination risk for the proposed industrial redevelopment. This assessment is informed by the site's history as a former paper manufacturing factory and the presence of an above-ground tank, which present potential pollutant linkages to future occupiers, groundwater receptors (Secondary A Aquifers), and property structures. While surrounding industrial uses, including the historic Southern Railway Carriage Works, represent potential off-site sources, previous investigations on adjacent plots encountered asbestos in only a single location with no other significant exceedances noted. Consequently, while the risk is manageable, a proactive mitigation strategy is embedded into the development process to ensure the site is rendered safe and fit for purpose for its new two-storey industrial use.

10.2. Mitigation and Discovery Strategy

To ensure the site is suitable for its intended use, a targeted intrusive site investigation and sampling program will be conducted prior to the commencement of construction to determine the exact extent of any legacy contamination. A professional asbestos management and remediation program will be implemented during the demolition of the existing dilapidated structure to safely remove all asbestos-containing materials. Throughout the groundworks phase, a formal watching brief and discovery strategy will be maintained; this protocol ensures that should any unexpected contamination be encountered, it is managed in strict accordance with health and safety standards and environmental regulations, preventing any adverse impact on the surrounding Lancing Business Park.

10.3. Radon Protection and Structural Integrity

Technical due diligence has identified that while the majority of the site carries a low radon risk, the eastern boundary sits within a slightly higher-risk zone with a 3% to 5% probability of exceedance. In response, the building's structural design will incorporate appropriate radon protection measures as a precautionary standard, pending further confirmation from the intrusive site investigation. This comprehensive approach to land quality, combining pre-construction testing, professional remediation during demolition, and engineered structural protection, ensures that the redevelopment of 77 Marlborough Road aligns with modern environmental safety standards and protects both the natural environment and future building occupants.

11. Daylight & Sunlight

Internal Environment and BREEAM Compliance

11.1. Internal Natural Illumination

The development utilises a “fabric-first” approach to natural lighting to ensure the internal environment is energy-efficient. The design targets high levels of visual comfort across the primary office areas by strategically positioning high-occupancy spaces, such as the General Office and Meeting Rooms, to maximise natural light penetration. This is achieved through glazing on the primary elevations and the integration of high-performance Lantern Roof Lights over the deep-plan first-floor areas. These measures reduce the reliance on artificial lighting and contribute to the building’s overall energy efficiency and internal environment quality.

11.2. Impact on Neighbouring Amenity

In accordance with the Adur Local Plan and BRE guidance, the proposal has been carefully designed to avoid any unacceptable impact on neighbouring residential amenity, particularly in relation to daylight, sunlight, and privacy. While the proposed development introduces a second storey, its footprint and massing have been strategically positioned to control the extent of shadowing and overlooking. Site analysis indicates that the rear elevations of the neighbouring residential properties to the south are sited 24.8m from the proposed rear elevation. The existing fence, which shall be retained, restricts views of the proposed development from ground floor level, with the rear-facing bedroom and bathroom windows having views toward the application site. The separation distances achieved, together with the orientation of the existing and proposed buildings, ensure that any change in daylight and sunlight to these windows remains within acceptable limits and does not result in significant loss of amenity. Furthermore, the proposed shallow roof pitch, concealed behind a perimeter parapet, reduces the perceived height and visual prominence of the building when viewed from adjacent properties. As a result, the development is not considered to cause undue overshadowing, loss of outlook, or unacceptable overlooking, and appropriate levels of residential amenity for neighbouring occupiers will be retained, in compliance with local planning policy and relevant guidance.

11.3. Glazing Specification and Solar Control

To balance natural illumination with thermal requirements, the building utilizes high-performance double-glazed units. The glazing incorporates solar-control coatings to manage internal heat gain while maintaining high levels of visual light transmittance. This ensures that the entrance lobby and first-floor suites receive adequate daylight without necessitating excessive internal shading. In compliance with Approved Document M, all controllable window hardware and vents are positioned between 600mm and 1500mm above finished floor level to ensure ease of operation for all occupants.

11.4. Summary of Visual Comfort

By orienting the primary workspaces toward the eastern and northern elevations, the development achieves a balance between natural illumination and thermal stability. This strategy ensures the project aligns with local planning requirements for daylight protection while providing a modern, well-lit internal environment. The combination of perimeter glazing and roof-level lanterns ensures the new facility offers a significant improvement in internal lighting quality compared to the dilapidated structure currently occupying the site.

12. Sustainable Drainage

Surface Water Management and Drainage Hierarchy

12.1. Drainage Hierarchy and Strategy

The development is committed to a sustainable approach to water management in accordance with the national SuDS hierarchy. The strategy focuses on improving the site's existing hydrological profile by replacing the current unmanaged, impermeable brownfield surfacing with a controlled drainage system. The proposal prioritises source control and on-site attenuation to ensure that surface water runoff is managed within the site curtilage before being released into the local network at a controlled rate.

12.2. Attenuation and Discharge Principles

The proposed strategy utilises the site's external areas to provide necessary attenuation. By utilising permeable surfacing or sub-base storage zones beneath the parking and circulation areas, the development can manage peak rainfall events on-site. The technical objective is to provide a significant "betterment" over the current uncontrolled runoff rates, utilising flow-control devices to restrict discharge into the public sewer. This approach manages the impact on the wider Lancing Business Park infrastructure and mitigates localised flood risks, allowing for climate change allowances in line with contemporary requirements.

12.3. Water Quality and Maintenance

Given the logistical nature of the ground-floor operations, the drainage strategy incorporates measures to protect water quality. Runoff from the primary loading and delivery zones will be subject to appropriate filtration or treatment, such as the use of oil interceptors or catch-pit manholes, to ensure that hydrocarbons and silts are captured prior to water entering the wider attenuation system. All on-site drainage infrastructure will be subject to a private maintenance regime, ensuring the long-term operational integrity of the system.

12.4. Foul Water Drainage

The foul water strategy utilises the site's existing connection to the public foul sewer located beneath Marlborough Road. New internal and external pipework will serve the ground-floor welfare facilities and first-floor kitchen area, ensuring all domestic waste is managed through the established Southern Water network.

12.5. Summary and Planning Condition

The applicant is committed to the delivery of a high-performance drainage system that meets the requirements of the Lead Local Flood Authority. While the principles of on-site attenuation and water treatment are established within this proposal, it is anticipated that the final, detailed engineering design, including specific hydraulic calculations and tank sizing, will be secured via a standard pre-commencement planning condition.

13. Flood Risk Assessment

Flood Risk Assessment

13.1. Flood Zone Categorisation and Policy Compliance

The site is situated within Flood Zone 1, defined by the Environment Agency as having a “Low Probability” of flooding from tidal or fluvial sources (less than 1 in 1,000 annual probability). In accordance with the National Planning Policy Framework, the proposed commercial and industrial use is classified as Less Vulnerable, making the redevelopment appropriate for this location without the requirement for a Sequential or Exception Test. Site-specific topographic analysis indicates that the risk from surface water flooding is also low, with potential pooling during extreme events limited to the surrounding road network rather than the site itself.

13.2. Geology and Infiltration Potential

The local geology consists of Raised Beach Deposits (sand and gravel) over Lambeth Group bedrock. While superficial deposits offer some natural drainage potential, the presence of a high water table, typical of the coastal Lancing area, precludes the use of deep soakaways. Consequently, the strategy for the new structure prioritises shallow attenuation and controlled discharge. This approach acknowledges the site's specific geological constraints while ensuring the structural integrity and hydrological balance of the plot are maintained.

13.3. Surface Water Resilience and Floor Levels

To provide enhanced resilience against extreme rainfall events, Finished Floor Levels will be set at appropriate heights relative to the surrounding ground levels. This physical mitigation, combined with the Sustainable Drainage strategy detailed in Section 12.0, ensures that the building remains safe and operational during peak storm events. The use of permeable surfacing and on-site attenuation storage ensures that the redevelopment does not increase flood risk elsewhere and provides an improvement over the current unmanaged brownfield baseline.

13.4. Infrastructure and System Integrity

The development will utilise the existing public foul sewer network located within Marlborough Road to manage waste from the ground-floor welfare facilities and the first-floor kitchen. The use of this established Southern Water infrastructure ensures that all domestic waste is managed through a robust and functional network capable of supporting the building's operational requirements. The combination of secure foul water disposal and on-site surface water management ensures the long-term integrity of the site's water infrastructure.

14. Noise and Residential Amenity

Noise and Residential amenity

14.1. Operational Character and Noise Impact Assessment

The proposed development comprises a high-tech facility utilised for the storage, assembly, and pre-commissioning testing of industrial-grade IT and networking equipment. This technical, bench-based operation involves the configuration of industrial PCs, electrical control cabinets, and networking systems, all of which take place entirely within a fully enclosed, high-specification building envelope. As the use is inherently low-impact and does not involve fabrication, machining, or other noise-generating industrial processes, the proposal is not considered to generate noise levels typically associated with general industrial or manufacturing activities.

14.2. Proximity to Neighbouring Properties

The site is located in proximity to residential properties at the rear. In assessing the potential impact on residential amenity, it is noted that no external working, processing, or storage is proposed. Furthermore, forklift trucks are not required for the operational use. The submitted Transport Assessment confirms that vehicle movements associated with the development will be negligible, and as such, noise associated with deliveries and servicing will be strictly limited and managed.

14.3. Heating and Ventilation

Heating will be provided by Air Source Heat Pumps. While detailed equipment specifications are to be finalised, such systems are a standard sustainable technology commonly used in mixed-use and edge-of-residential contexts. To protect neighbouring amenity, any installed plant will be strategically positioned towards the rear of the building, utilising the structure's own mass as an acoustic buffer. Should the Local Planning Authority consider it necessary, detailed plant noise control can be addressed at the detailed design stage and secured via a standard planning condition.

14.4. Conclusion

Overall, having regard to the technical nature of the use, the enclosed form of the building, the absence of heavy machinery, and the limited volume of vehicle activity, it is not considered that the development would give rise to any significant or material harm to residential amenity. On this basis, a standalone noise assessment is not considered proportionate or necessary to support this application, as the proposal fully aligns with the noise protection requirements of Policy 22 of the Adur Local Plan.

15. Visualisations

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Figure 14: Visualisation of the proposed front elevation fronting Marlborough Road.
Note: Artist's impression. Visuals are indicative only and subject to final planning and site specifications



Figure 15: Visualisation of the proposed development in the context of adjacent buildings.
Note: Artist's impression. Visuals are indicative only and subject to final planning and site specifications

16. Conclusion

Conclusion

15.1. Principle of Development

The proposed redevelopment of 77 Marlborough Road represents a sustainable and efficient use of a brownfield site within the established Lancing Built-Up Area Boundary. By replacing a structurally failing and asbestos-containing unit with a high-specification facility, the project secures the long-term operational future of a local employer and addresses the regional demand for modern industrial employment space. The proposal is consistent with the strategic objectives of the Lancing Business Park and the wider Adur Local Plan.

15.2. Design and Amenity Balance

The architectural solution successfully balances the requirement for increased internal floor space with the need to protect the residential amenity of the properties to the south. Through a strategic 3,380mm building setback, a 8,650mm parapet height, and a permanent high-level glazing strategy (1,775mm/2,025mm internal sill height), the design ensures that the increased scale does not result in an adverse impact on the privacy, daylight, or outlook of neighbouring occupants. The use of a professional palette of blue and grey vertical cladding provides a contemporary visual identity that is compatible with the industrial character of the area.

15.3. Environmental and Technical Performance

The development adopts a comprehensive fossil-fuel-free energy strategy, utilising Air Source Heat Pumps and an integrated Solar PV Array to achieve a low-carbon operational profile. This approach, combined with a high-performance building envelope and natural daylighting through roof-level lanterns, ensures the facility meets modern energy-efficiency standards. Furthermore, the site's hydrological impact is improved through a sustainable drainage strategy focused on-site attenuation and controlled discharge, providing a significant betterment over the existing unmanaged brownfield baseline.

15.4. Technical Compliance and Safety

Every technical aspect of the site's operation has been considered, from the specialised removal of hazardous materials during demolition to the implementation of inclusive access (Part M) and multi-directional fire escape routes (Part B). The internal layout has been optimised to concentrate clean assembly and administrative functions within the building, minimising external noise and emissions. Strategic site security, including an integrated intruder alarm and CCTV network, further ensures that the development is a safe and well-managed addition to the Business Park.

15.5. Final Summary

In summary, the proposal constitutes sustainable development in accordance with the National Planning Policy Framework. It delivers essential economic investment while resolving existing environmental liabilities and providing a professional, energy-efficient workspace. The scheme is fully aligned with Adur Local Plan Policies 18 and 34, representing a well-considered and appropriate solution for the site. On this basis, it is respectfully requested that the Local Planning Authority supports the application.