DESIGN & ACCESS STATEMENT

SITE	**4 ELM BUSINESS UNITS, CHARTWELL ROAD, LANCING, BN15 8FD**
PROJECT	**NEW WINDOW AND DOOR OPENINGS**

1. Description of proposal

The applicant has recently purchased this newly completed business unit. A mezzanine floor (see section 2 below) will be fitted within the unit to provide additional floor space to meet the accommodation needs of the applicant's business. The units were designed with windows at high level, presumably to serve future mezzanine floors. However, in unit 4 (shown on photograph below), the windows are set to one side, leaving over half of the potential mezzanine floor space without natural daylight.



Unit 4 – showing windows in east elevation

This application therefore seeks planning permission to install three new windows in the first floor east elevation as well as a new fire exit door on the ground floor south elevation.

2. Relevant planning history

Planning permission for the construction of this unit was granted on 25th April 2008, ref. ADC/0038/08.

Planning permission for the insertion of a mezzanine floor to the unit was granted in May 2010, ref ADC/0126/09.

3. Design - Use

There will be no change to the approved class B1 business use.

4. Design - Amount

Not applicable

5. Design - Layout

No change

6. Design - Scale

Not applicable

7. Design - Landscaping

Not applicable

8. Design - Appearance

The existing window frames are blue powder coated aluminium, in a triple square module set in a feature panel. It is proposed to fit three matching windows – one pair and one single - to line through with the existing. The new windows will be custom made and RAL-colour matched to the existing to ensure a consistent appearance.

Unit 4 is a stand-alone building and although it is mirrored by unit 1 to the north, it is not possible to view all three as a "designed" group. It is therefore considered that the proposed new windows will not appear out of place or incongruous in the streetscape.

Consideration must also be given to the functioning of the building and its capacity to provide a flexible, viable and sustainable working environment.

The new door in the south elevation will be ply-faced, steel core security fire door, RAL-colour matched to other doors in the building. The purpose of the door is to provide a secondary fire escape.

9. Access – Vehicular & transport links

Not applicable

10. Access – inclusive access

Disabled parking spaces are allocated to each unit. There is a disabled w.c. within the unit.