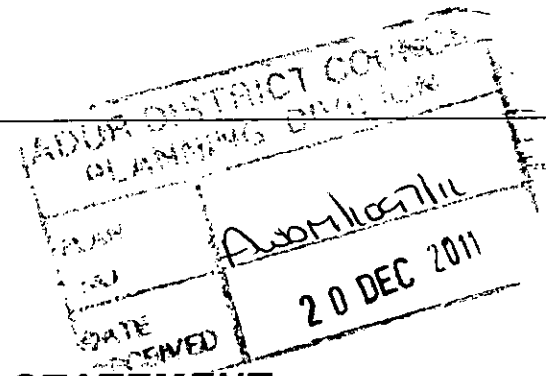


SUPPORTING STATEMENT

INCLUDING

DESIGN AND ACCESS STATEMENT

PROPOSED ADDITION

TO

NEWNHAM ENGINEERING LTD
LANCING BUSINESS PARK
6 MARLBOROUGH ROAD
LANCING
BN15 8UF

DECEMBER 2011

7837

Prepared by
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1. INTRODUCTION

The Proposal for which Consent is being sought is an Addition to the existing Factory and Office Building.

The Proposals are as indicated on Coster Associates drawing nos.

7837/1	*Site Location & Block Plan*
7837/6	*General Arrangement Drawing – As Proposed*
7837/7	*Plan and Elevations as existing*

2. THE APPLICATION SITE

Access to the site is from Marlborough Road, which is on the one-way system serving part of the Lancing Business Park.

The Business Park is located between South Street, the commercial High Street for South Lancing, the Railway to the North and the Lake and Pleasure Park to the West. The Business Park is of various ages, principally post Second World War, but with more recent commercial/industrial development and infill.

The site is effectively level and has 2 vehicular road crossings to Marlborough Road, the road itself having pedestrian footways on both North and South frontages.

The Application Site lies on the Southern edge of the Park which is bordered to the South by residential development, mainly 2-storey housing, between the Park and the frontage development on the Brighton Road (A259) on the seafront where there is a larger building footprint, mainly residential flats.

The Application Site area extends to 0.22 of a hectare (0.54 of an acre), with an initial plot ratio of 41%.

3. BACKGROUND TO THE APPLICATION

The existing building has historically been used for engineering/industrial purposes and the Applicant took over the premises approximately 10 years ago.

The Applicants are precision Mechanical Engineers, principally making high value small unit components.

The business has been located in the Lancing Area for over 40 years and has expanded to serve a high value specialist market.

This market has grown and this growth has been sustained, even in periods of recession. The business currently employs a total of22 people including Engineers and support staff.

The need for the Addition is as follows:-

1. *The business is expanding and requires more workshop and support area floor space.*

2. *The Applicant wishes to stay in the Lancing area and within the Business Park.*

3. *Additional space is required for new and equipment upgrades which today progressively requires more floor space, together with additional work stations.*

4. *Work in progress*

5. *Staff welfare and support areas*

The extension would allow engagement of additional staff for which there is now a demand and sustain the business in this location in the medium/longer term.

4. ***DESIGN APPROACH***

The design approach is to utilise the vacant aprons to the South and West of the existing building and relocate the car parking on the road frontage to a similar configuration to properties to the East.

Vehicular access to the West of the site will be maintained with a service yard and that to the East would be unchanged, other than moving the existing loading bay to the Southern end of the new Addition.

The design intention is to produce a flexible increase in floor space.

The form of the building would echo the existing factory. External materials would match, being principally colour-coated profiled metal.

No openings are envisaged on the new Southern elevations other than doors for means of escape. The extent of the addition would have a similar relationship to the boundary as for the more recently built Units to the West along Marlborough Road.

To the North, East and West are commercial/industrial buildings, being part of the business park.

To the South is 2-storey housing in a South-East/South-West orientation. Although being closer to the residential boundary, the proposed Addition being effectively due North of the immediate housing would not create overshadowing.

An imperforate South elevation of modern construction would assist acoustic enclosure and eliminate any possible disturbance of activities, which currently or could potentially occur in this zone of the existing factory site.

The Application site is set slightly below the level of the residential area and the boundary is currently defined by a high, robust, close-boarded timber fence.

With regard to the proposed frontage parking, roadside parking is currently restricted for this section on Marlborough Road. The road itself is one way, thus easing safety of maneavour and the closest property access in Marlborough Road is 20 Metres to the West. The curve of the road also marginally improves visibility of oncoming traffic.

5. ***IMPACT ON THE CHARACTER AND APPEARANCE OF THE SURROUNDING AREA***

See comments under Design Approach.

No adverse effects are anticipated concerning adjoining commercial/industrial properties.

Although the proposed Addition is closer to the Southern boundary with the residential properties, again no significant diminution of enjoyment is anticipated as this is the Northern boundary to the houses which are orientated away from the Application Site.

6. ***ACCESS AND PARKING***

Location of parking earlier referred.

There are on average 3 vehicle movements for goods inwards/goods outwards per day.

The largest commercial vehicle accessing the site is currently a flat bed lorry delivering metal stock which is physically relatively small but heavy.

Goods outwards is principally small components in individual consignments, mostly in smaller vehicles.

Pedestrian access will be unaffected.

The reconfigured parking would have a capacity of 18 spaces, 2 of which are potential disabled persons spaces.

This is an increase of 5 spaces from that currently in use.

The Company encourage a programme of lift sharing which is sympathetic to the current working patterns.

The Business Park is well served by bus, and as earlier referred, is within ¾ of a Kilometre of South Lancing Railway Station which is close to the main shopping area and bus routes on the A259 (Brighton Road) and A2025.

7. TREES AND SOFT LANDSCAPE

The site of the extension is low grade space with no trees.

No trees/planting is affected by these proposals.

8. ACCESS FOR THE DISABLED

The site is effectively level and well below the gradients easily accessible by wheelchairs.

There is the potential for 2 No. dedicated disabled persons if required.

The proposed Addition falls within the requirements of Part M of the Building Regulations.

9. IN CONCLUSION

The proposed extension would allow the existing business, historically located in the neighbourhood to develop in the medium/long term with the potential of increased employment.

The adjoining commercial/industrial units would be unaffected and there would be no significant diminution of enjoyment to the housing to the South of the site.

For these reasons we ask that the Application receives favourable consideration.

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