

Planning statement and Design & Access Statement

25 Victoria Gardens, Burgess Hill, West Sussex



Prepared by

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INTRODUCTION

1. This statement has been prepared by Ward Hill Walker in support of a planning application on behalf of Capital Hair and Beauty at 25 Victoria Gardens, Burgess Hill.

SITE AND SURROUNDINGS

2. The application site comprises a warehouse surrounded by areas of hardstanding. The warehouse was constructed with brick and metal cladding and is designed with a dual pitch roof. The building also includes a flat roof section sited to the rear.
3. The site is arranged with a parking area to the front, loading bays to the west, and an enclosed external storage area to the east. The site benefits from two vehicle access onto Victoria Gardens.
4. The site is located within a defined employment area, within Burgess Hill. Accordingly, the site is bordered by similar light industrial and commercial units to the west, east and north. The site boundary to the south is marked by an area of mature trees, which provide a buffer to residential properties further south.

THE PROPOSED DEVELOPMENT

5. The current tenant's have recently relocated to the application site following a fire at their previous site. The building is used for the storage and distribution of products. The roof is currently in a poor condition, resulting in water damage to products stored in the building. Works to the existing roof are therefore required urgently.
6. The proposed work involves over cladding the roof on the property and installing new gutters connecting into existing internal downpipes.
7. The property is slightly higher at the apex of the roof and closer to the boundary than the requirements set out in Part 7 of Class H or the General Permitted Development Order otherwise the works would not require planning permission.
8. On completion of the work the roof will be c200mm higher than it is currently but will otherwise look the same as at present.
9. In addition to making the roof watertight, the proposed works will significantly improve the insulation in the roof (180mm additional insulation to be installed) and thus will improve the energy efficiency of the property.
10. The new roof will be goosewing grey profile metal cladding and so will be broadly similar in colour to the existing roof.
11. No other work is proposed within this application and no trees will be affected.
12. There are no changes proposed to the access to the property from the highway.
13. Trees located on or near the site will not be affected by the proposed development, nor by the carrying out of the works. The works will not have any

impacts on the root protection areas of the trees, or any overhanging branches. The trees are regularly maintained to ensure that they do not cause damage to the building. The photos below are included to illustrate the point.



CONCLUSION

14. The proposed works are necessary to allow the continued viable use of the unit.
15. The works will not have any impacts