

Planning Statement

In Support of

New Over Roof

at

Edwards Limited
Innovation Drive
Burgess Hill
West Sussex
RH15 9TW

for



1. Introduction

Edwards Vacuum have occupied the site since 1995 when the original building was constructed. The building was extended in 2002 to provide additional accommodation and furthermore in 2018 to provide an enhanced entrance area.

The building has a roof comprising of insulated composite panels with some translucent panels providing sky lights. The roof fabric is tired and is leaking in places due to age, it's in need of replacement.

The roof drainage comprises of a siphonic system which is with its problems. This is to be replaced with a gravity fed system comprising of external gutters and downpipes all connected to existing surface water sewer.

The proposal is to carry out the following:

- Over roof the entire main building with new 0.7mm thick steel sheeting - plastisol (Leathergrain) coated to 32/1000. The external finish would have a grey alkyd paint coating to match existing.
- The over roof sheeting to be laid over sub frame with 240mm glass fibre insulation between
- New translucent sheeting in 32/1000 profile to replace existing (please note some of the existing translucent panels are no longer required and will be replaced with solid Leathergrain sheeting.
- Replace the siphonic drainage system with new gravity fed system comprising of external gutters and downpipes. Both Gutters and downpipes to be finished black.

Edwards occupy both Innovation Drive (the building to have the over roof) and Unit 5, York Road. They are a large employer in the area and have long term plans to remain in their premises.

Along with the planning drawings the planning statement has been produced to demonstrate that full consideration has been given to the needs of Edwards, as well as ensuring that that the proposed over roof to Innovation Drive is carried out in such a way that little difference will be noticeable from the existing in need of replacement due to age and deterioration.

The planning statement is to be read in conjunction with the following accompanying application drawings:

Archtech drawings:

- 2085/P/01 – Site Plan 1:500
- 2085/P/02 – Existing Elevations 1:200
- 2085/P/03 – Proposed Elevations 1:200
- 2085/P/04 – Existing & Proposed Roof Plans 1:200

Supporting documentation

1. Site Location

The site is located on York Road in the Victoria Business Park Estate, the vast majority of surrounding properties are being used for commercial activities, other than the neighbour opposite which is a children's day care centre



*Site Location denoted by blue circle. Other Edwards Vacuum site denoted in red circle.

2. Transport

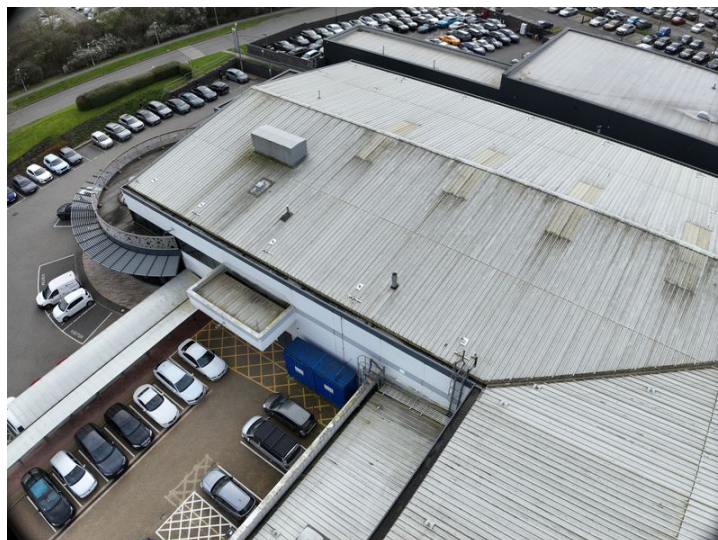
There are good transport links in and around the area of this location. Predominately staff will travel by car and park onsite parking provisions, however the area is served by good main line rail and bus stop in close proximity of the site.

3. Proposal

The proposal is to over roof the existing main roof to the building were generally tired and in need of replacement. The proposed new roof is to be laid over the existing and is to comprise of the following:

- Over roof the entire main building with new 0.7mm thick steel sheeting - plastisol (Leathergrain) coated to 32/1000. The external finish would have a grey alkyd paint coating to match existing.
- The over roof sheeting to be laid over sub frame with 240mm glass fibre insulation between
- New translucent sheeting in 32/1000 profile to replace existing (please note some of the existing translucent panels are no longer required and will be replaced with solid Leathergrain sheeting.
- Replace the siphonic drainage system with new gravity fed system comprising of external gutters and downpipes. Both Gutters and downpipes to be finished black.

Noite: The finish to the new roof is to match the existing. The existing wire harness safety system will be replaced with new which again will match the existing.



Existing roof which is to be over roofed as described above.

4. Noise Impact Assessment

The proposal has no impact on additional noise being created. In fact, with the removal of the large redundant extract duct from the roof the noise from the building will be less. The additional insulation being added to the roof will also improve sound leakage from the building.

5. Air Quality Assessment

No Air Quality Assessment is required to be carried out due to the site not being located within or near an Air Quality Assessment area. It is not classed as a major development due to the scale of the application. The site does not come under a B8 storage and distribution use class.

6. Sustainability and Energy Assessment

The proposed application does not have any requirements for drainage or water.

The energy use will be reduced as improved insulation is proposed to the roof reducing the buildings future running costs / energy use.

7. Ventilation and Extraction

Ventilation and extraction to the building remains as is.

The proposed removal of large extract ductwork from the roof relates to redundant extraction that has been decommissioned internally several years ago. There are no proposals to add and additional ventilation or extraction to the building.

8. Flood Risk Assessment

The site is situated within Flood Zone 1, designated by the Environment Agency. No assessment is required for this application.

9. Conclusion

Edwards Vacuum is a large employer in the area and had recently expanded its real estate portfolio within Burgess Hill to include Unit 5, York Road.

Planning is being sought for the over roof to the existing building (Innovation Way) as the existing structure is tired, dated and leaking in places. The main existing section of roof was constructed some 31 years ago.

Removing and replacing the roof comes with many complications. Over roofing the existing roof adds improved insulation and retains the existing which commercially from an operational perspective makes the much-needed improvements viable.