

Planning Statement and Design and Access Statement

for

26 Victoria Way, Burgess Hill, West Sussex RH15 9NF

External rendering and decoration of Existing Office Building



1.0 Introduction

26 Victoria Way is a two-storey commercial office building located within an established mixed-use industrial and business area. The building is of traditional brick construction with a flat roof arrangement and is currently finished with painted blue external render to the front elevation. The site includes a small forecourt providing limited on-site parking and soft landscaping.

The surrounding area is characterised by a variety of commercial and light industrial buildings of differing ages, scale and appearance.

Our client is seeking planning consent for the external rendering and visual enhancement of the existing office building. The proposal focuses solely on improving the external appearance of the building through the application of a new high-quality render finish and associated minor façade upgrades. No change of use or increase in floorspace is proposed.

The works are intended to modernise the appearance of the building and increase protection from weathering and deterioration.

2.0 Design

The proposed scheme seeks to significantly enhance the visual quality of the existing building while retaining its established form, scale, and function as an office premises. The design approach is deliberately restrained and respectful of the existing structure.

- The existing scale and massing of the building will remain entirely unchanged
- No extensions, additional storeys, or structural alterations are proposed
- The proposal focuses exclusively on external visual enhancement
- The building will retain its established footprint and relationship with neighbouring plots
- The existing window and door openings will remain unaltered
- The improvements will elevate the visual quality of the building without creating visual dominance within the street scene

The intention of the scheme is to replace the existing tired and weathered external finish with a clean, contemporary rendered façade that presents a professional and modern appearance appropriate for office use.

The revised appearance will contribute positively to:

- The overall street frontage
- The perception of the business environment
- The continued attractiveness of the building for commercial occupation

The proposal will not result in any harmful impact on neighbouring properties in terms of daylight, privacy, outlook, or amenity.

3.0 Appearance

The existing building currently presents a utilitarian appearance with ageing painted render to the front elevation and standard commercial glazing. While functional, the building now appears visually dated and tired.

There is no consistent architectural style across the wider estate; however, there is a clear trend toward modernised façades using contemporary materials such as render, metal cladding, and enhanced glazing systems.

As part of the proposed works, the front and side elevations of the building will be refinished using a high-quality external render system to provide:

- A cleaner, more contemporary visual appearance
- Improved durability and weather protection
- A unified, cohesive façade treatment

The proposed render is to cover all elevations and to be painted RAL 1013 – Oyster White to ensure compatibility with surrounding buildings and to avoid visual intrusion within the wider street scene.

No alterations are proposed to the height, roof form, or structural arrangement of the building.

4.0 Materials Proposed:

- High-quality external render finish to principal elevations

5.0 Parking and Transport

No changes to the existing car parking arrangements are proposed. The off-road parking to the front driveway will be retained

6.0 Waste minimisation

All materials will be sourced from local builders' merchants and stored onsite at the appropriate stage within the construction of the project.

Timber – sourced from local timber merchant and from certified renewable forests. Off cuts to be sorted off site and recycled as described below. Waste will be kept to a minimum.

Materials will be sorted on site prior to removal.

Licensed waste handling companies such as Skip It, Waste Recycling Ltd and Sussex Skips have individual arrangements for recycling and will be used for waste removal.

7.0 Noise Impact Assessment

Not applicable to this scheme as works are general maintenance and improvement, with no change of use.

8.0 Community Infrastructure Levy

Not applicable to this existing building and no change of use is proposed.