

DMA BUILDING DESIGNS

PLANNING STATEMENT

PROPOSED 12M x 15M TEMPORARY CLEAR SPAN STRUCTURE TO THE SIDE OF EXISTING
BUILDING AND NEW 3M PALADIN FENCE WITH GATE

Birch Sussex Ltd
Unit 1, Marylands
Bolney
Haywards Heath
RH17 5RA



REV P3



DMA Building Designs Ltd, Unit 4B, Rudgwick Brickworks, Lynwick
Street, Rudgwick, West Sussex, RH12 3DH
01403 822220
admin@dmabuildingdesigns.co.uk

1. Site background / Use

This statement has been prepared to support the submission of a proposed 12m x 15m temporary clear span structure to the side of existing building and a new 3m paladin fence with gate.

The statement should be read in conjunction with all the supporting paperwork.

2. Site history

The site was previously a nursery with numerous planning, appeals and enforcement notices. There have also been applications for use of the site as a petrol station, services and erection of a hotel, all of which were refused.

More recently the following applications have been made:

DM/22/3890 – Discharge of condition 12 in relation to application DM/22/2865 – Approved

DM/22/3492 – Variation to condition 20 relating to application DM/22/2865 – Approved

DM/22/2865 – Variation to condition 2 relating to application DM/22/2865 – Approved

There are numerous other discharge and variations of conditions relating to applications made over 3 years ago.

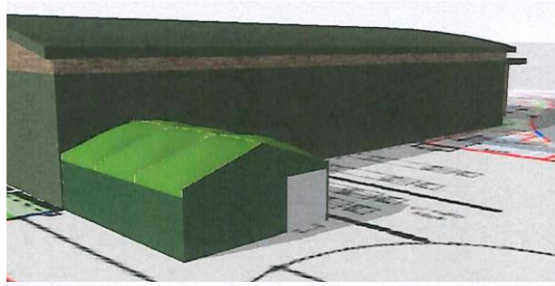
3. Birch Sussex

Birch Sussex are a high-end car storage company situated to the south of Bolney Village. They have capacity for 5-600 cars. They offer a high security, discretionary storage solution.

4. Proposal and Design

Due to the nature of the business and the value of goods the company store, they are looking to install a temporary aluminium structure, 12x15m in size. This is required as a temporary weather proofing canopy, it allows the unloading of vehicles going into the storage facility without opening the shutter doors and allowing visibility into the unit. Cars will be cleaned and valeted in this area to be able to go into the clean / sterile environment of storage. This is a requirement by the insurance company.

As can be seen in the drawings most of the canopy will not be seen outside of the site boundary and is only proposed to be temporary, in place till the lease expires. A 3d visual of the unit is provided below together with details of the structure:



Structure 1

12m x 15m Clearspan Aluminium Structure

5m Leg Height

220mm x 100mm x 4mm in anodised 4 groove aluminium extrusion

Thermo insulated, twin skin insulated roof in Dickson 650 lac material including air pump & fittings

Insulated steel sandwich panel wall cladding in 40mm trapezoidal finish

30m uPVC gutters and downpipes

Doors

1 off Single Door Steel 995mm (w) x 2020mm (h) Push bar, external handle, lock, labels Inc False legs, flashings

2 off 4m x 4m Electrical Operation Roller Shutter Door

It has been agreed that the new paladin fence will run to the end of the building only and not continue around the parking area. Please see the amended submitted plan.

5. Parking

Parking will not be affected by the change.

6. Flood Risk Assessment

The site has been assessed as being low risk when it comes to flooding as can be seen on the attached Flood Map for Planning document. The changes implemented will not increase flood risk in the area.

7. At the end of lease / termination of lease contract

It is understood and agreed that on Birch Sussex leaving the site, the temporary structure will be removed in its entirety with the concrete hardstanding only to remain. All other adaptations on site will also be removed at this time.

8. Conclusion

The temporary structure will allow for the company to work more efficiently, securely and protect their clients' vehicles from the elements as they are unloaded in a more protective atmosphere whilst providing additional security for the existing vehicles stored.

The structure will comply with the insurance requirements set by the company's insurers.

We trust this application can therefore be supported.