

Planning Statement

Project:

Roche Diagnostics Limited

Ground Floor

Address:

Charles Ave, Burgess Hill RH15 9RY

Prepared by:

Generation Edge

Date:

30/05/2025

1. Introduction

This planning statement is submitted in support of an application to replace the existing front entrance sliding door with a revolving door and adjacent single hinged door at Charles Ave, Burgess Hill RH15 9RY. The proposed alteration is intended to improve thermal efficiency, access management, and the building's overall appearance.

2. Site and Context

The site is located at Charles Ave, Burgess Hill RH15 9RY within a commercial office premises. The surrounding area is a mix of commercial buildings, and the existing building is a three storey office block built in the 1980s]. The current entrance comprises an automatic sliding door framed in aluminium and glass.

3. Proposed Development

The proposal involves removing the existing sliding door and installing a glazed revolving door in its place with an adjacent single hinged door. The new doors will be of modern construction, using clear glazing and aluminium framing, to match the overall style of the building.

The revolving door will be of similar dimensions to the current opening and located in the same position, with the single hinged door immediately adjacent. The design will comply

with accessibility regulations and enhance energy efficiency by reducing drafts and heat loss at the entrance.

4. Planning Policy Context

The nature of the proposed modification to the entrance doors is minor in scale and enhances the function and sustainability of the entrance, with no adverse impact on the character of the building or streetscape. As such, the modification is in keeping with planning policies.

5. Impact on Appearance and Streetscape

The Existing sliding entrance doors are located in a portion of the front façade recessed approximately 7m from the line of the main façade and are not visible from the boundary of the property. Please refer to the photographic studies of the existing building and front entrance submitted as part of this application. The proposed revolving door will project half its diameter, approximately 1.2m beyond the line of the existing entrance doors but will remain out of sight from the main site boundary. The proposed revolving door and hinged single door maintain the contemporary appearance of the frontage. They are consistent in materials and style with the existing façade and as such, there will be no harm to the visual amenity of the site or the wider area.

6. Access and Functionality

The revolving door and adjacent single hinged door will be compliant with relevant access standards, including Part M of the Building Regulations. The revolving door is designed to accommodate a consistent pedestrian flow while also improving thermal performance compared to the current sliding mechanism. The single hinged door will provide compliant access for wheelchair users.

7. Conclusion

The proposed replacement of the sliding door with a revolving door is a minor external alteration that enhances the building's appearance, sustainability, and functionality. It is in line with local and national planning policies, and we respectfully request that planning permission is granted.