

DESIGN AND ACCESS STATEMENT

APRIL 2025

PRC



UNIT 15 & 16
BIRCHES INDUSTRIAL ESTATE
EAST GRINSTEAD
RH19 1XZ

 **ROYAL LONDON**
ASSET MANAGEMENT

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SUMMARY

1.0

INTRODUCTION

This Design and Access Statement has been prepared on behalf of Royal London Asset Management to support a planning application for the refurbishment of former Units 15 and 16, occupied by Precision Technology Supplies, in Birches Industrial Estate building, East Grinstead.

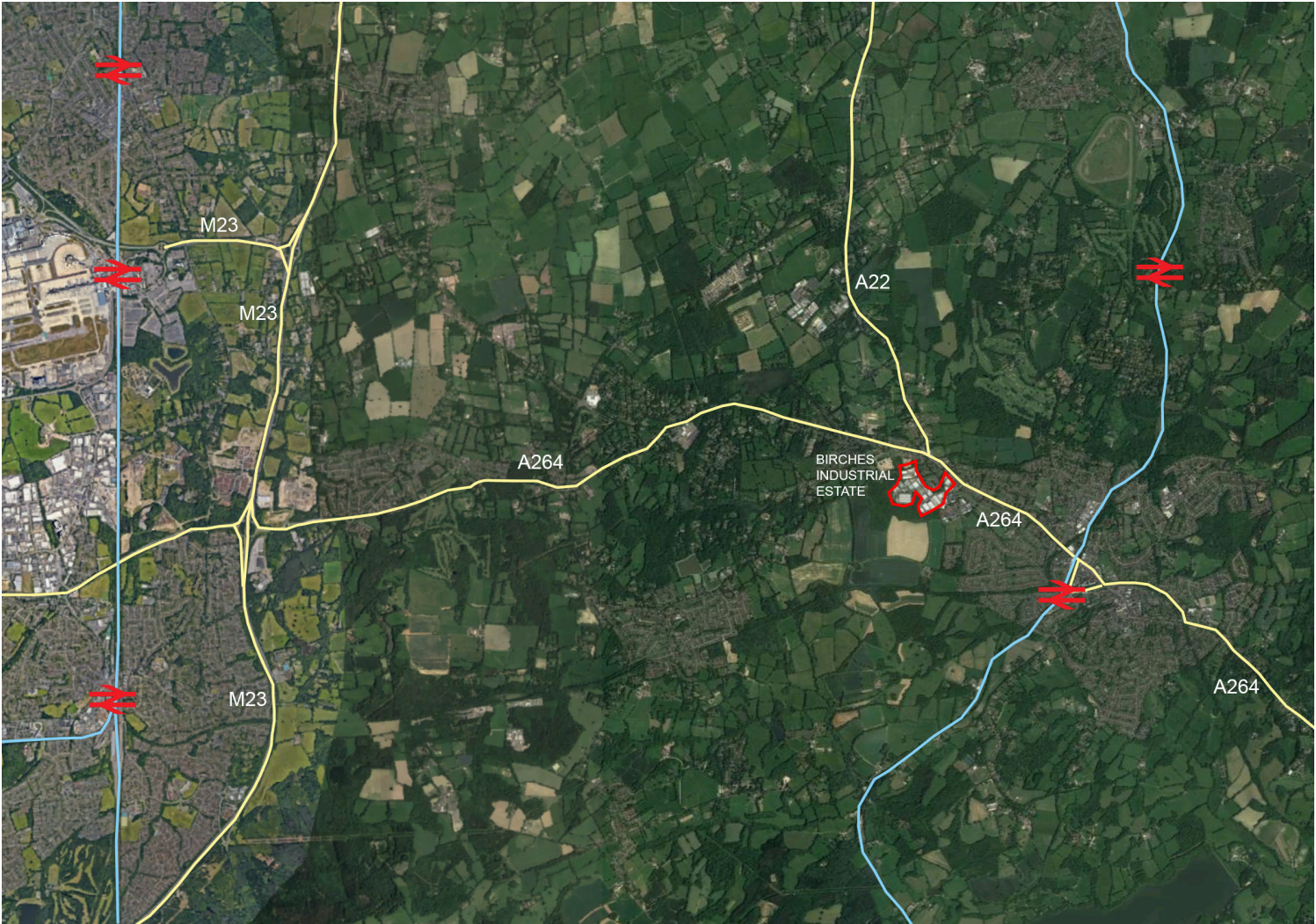
The site, located at Willard Way/Hills Road in East Grinstead, totals approximately 1.23 acres of employment land and sits within an existing employment area. The site consists of two existing buildings of an industrial typology accommodating approximately 32,193ft² GEA of employment floor space. This application relates only to minor external facade refurbishment works.

The proposal is for minor external refurbishment works to enhance the appearance of the buildings, consisting of new timber cladding, decorative paint finish, 10 doors, 27 windows and entrance canopy. All with the intent to bring the building back to the employment market at the earliest opportunity following the existing tenants vacating the building.

The design has undergone a continuous evaluation process identifying where constraints exist and to what extent the impact can be minimised or even turned into a positive attribute within the overall scheme design to develop a scheme that will fit comfortably within its surroundings.

The process of design is discussed throughout this document following the headings identified in CABE guidance for assessing proposals in terms of design and the integration of access. These headings are as follows:

- APPEARANCE**
Explanation of what the development will look like and why it is appropriate for the setting.
- ACCESS**
Proposals for pedestrian, vehicular and transport links and inclusive access.



LOCATION DIAGRAM
Google Earth, 2025

2.0

LOCATION & SETTING

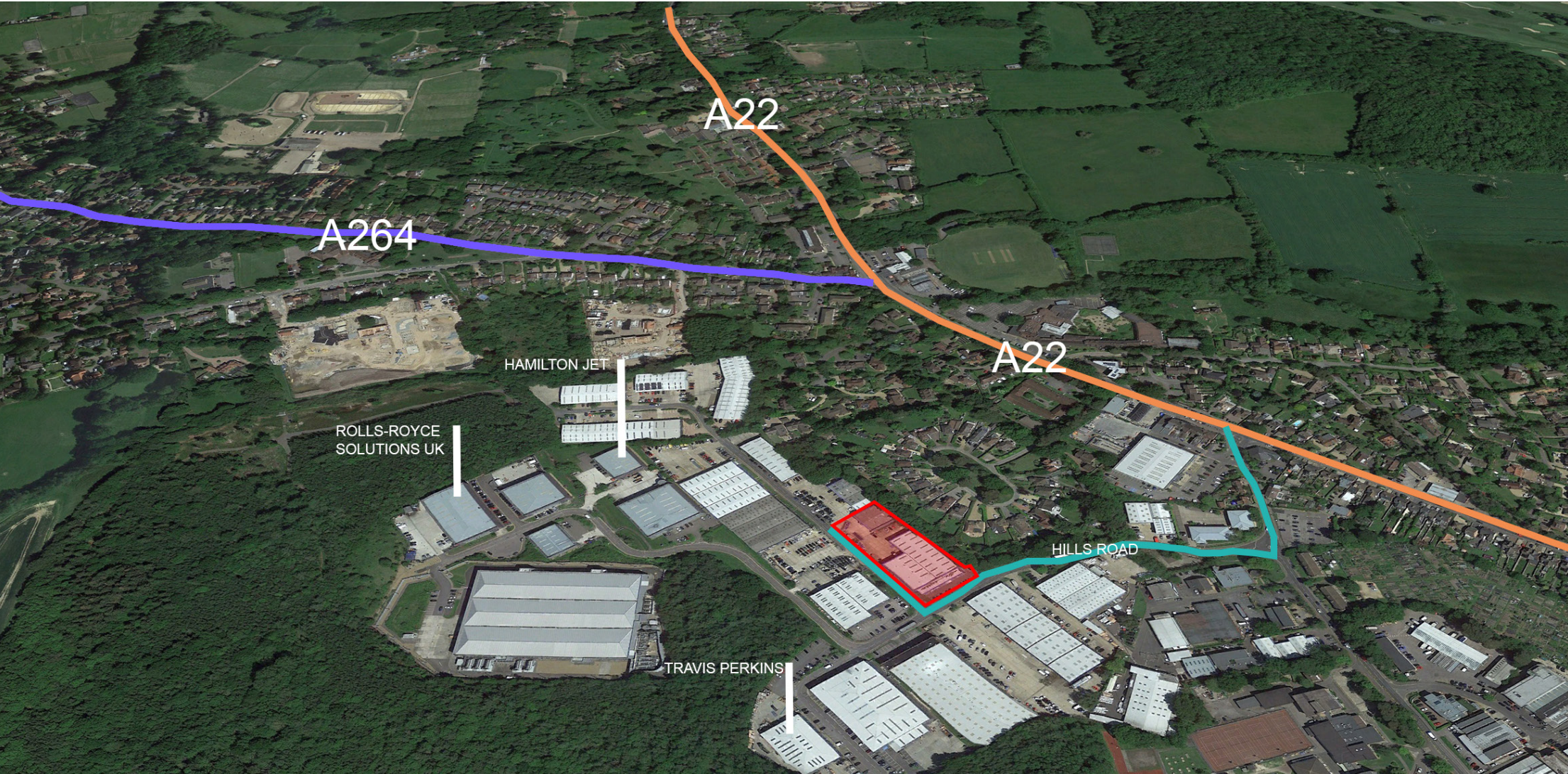
The application site is located in Birches Industrial Estate, East Grinstead – only 5 miles from J10 of the M23, with access to Heathrow airport within 8 miles, and the M25 within 22 miles which allows for direct access to London. The site also provides access to M25, via the A22 London Road.

The setting is characterised by modern industrial facilities, warehouses and logistical hubs, contributing to a dynamic and vibrant business environment. Additionally, the area boasts a range of supporting services such as logistics providers, suppliers, and other businesses essential to industrial operations. The infrastructure is designed to meet the needs of industrial enterprises, with adequate provisions for utilities, access roads, and parking facilities.

The site’s immediate context consists of Hamilton Jet site to the northwest, Rolls Royce Solutions UK building to the west, Travis Perkins to the south and Rexel East Grinstead directly along party wall to north of Unit 15.

The boundaries are defined by an existing fence line along the southeast and southwest, with a strip of dense landscape to the northeast. The other boundary is to maintain connected along the party wall.

The proposed scheme is for the refurbishment of the existing industrial buildings Unit 15 and 16, which is strategically located on Willard Way/Hills Road.



CONTEXT DIAGRAM
Google Earth, 2025

3.0

APPEARANCE

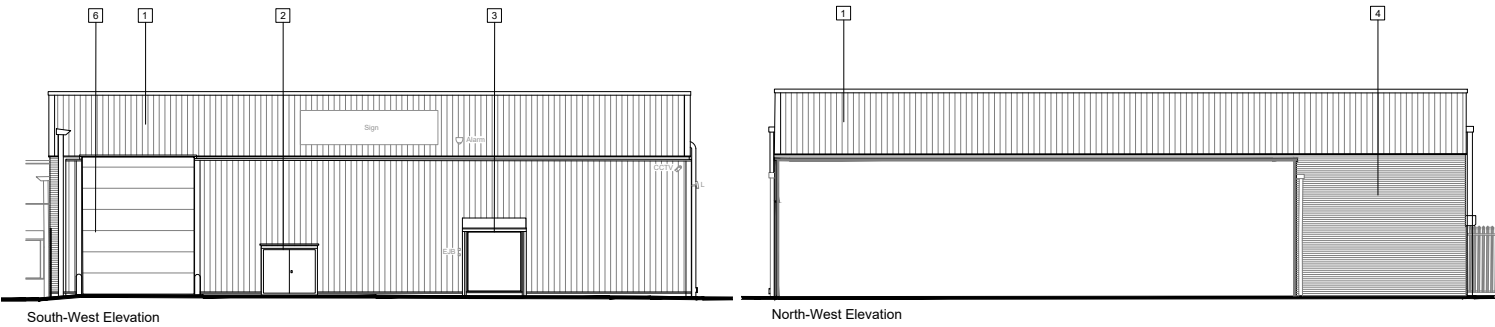
The existing building is over 40 years old and is in reasonable condition, but appears dated, requiring only minimal maintenance works and minor alterations to refresh the units for a return to the letting market as the existing tenant is vacating.

The existing façades features light greys, blues and silvers that blend subtly but are no longer contemporary in their aesthetics. These colours have dated the facade, affecting its long-term visual appeal. Thus, the proposal intends to change the current palette of materials on the elevations and minor alterations.

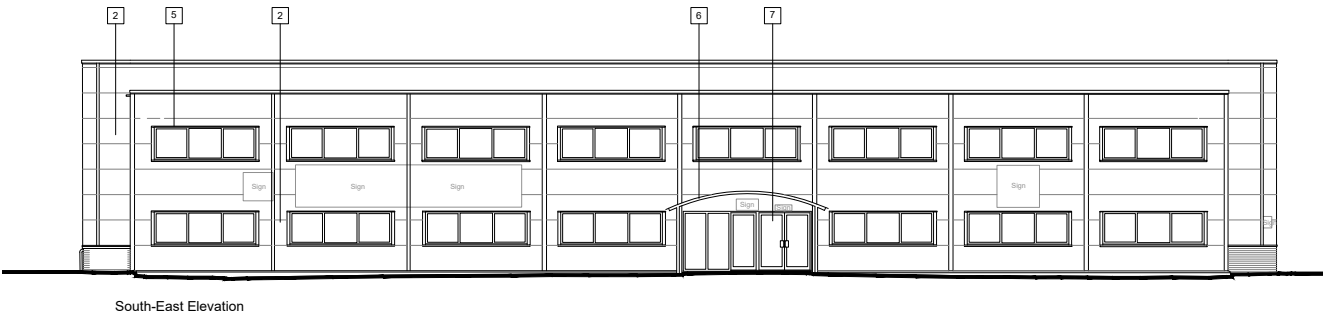
EXISTING EXTERNAL MATERIALS AND APPEARANCE



EXISTING UNIT 15 ELEVATIONS



EXISTING UNIT 16 SOUTHEASTERN ELEVATION



3.0

APPEARANCE CONT.

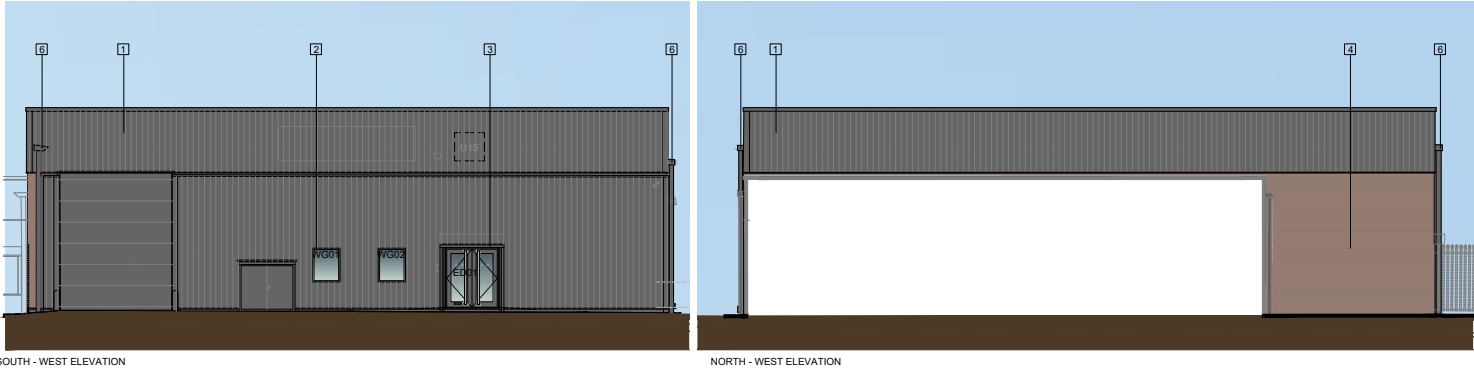
It is proposed to over clad the southeastern elevation, which houses the ancillary office accommodation, with cedar cladding to enhance aesthetics and create a modern visual that is likely to assist attraction to tenants through contrast of colour and texture. Repainting elements in anthracite also increases the proposals longevity, removing the redundant colourscheme and replacing with neutrality. The windows, doors and loading area will also be painted anthracite to match proposed cladding.

The proposal includes the cleaning and servicing of areas on site, to be made good following the demolition of elements such as a previous canopy at the front of Unit 16. Overall, the appearance of the building will be enhanced and in keeping with the adjacent employment uses, and it will be attractive to prospective tenants and passers-by.

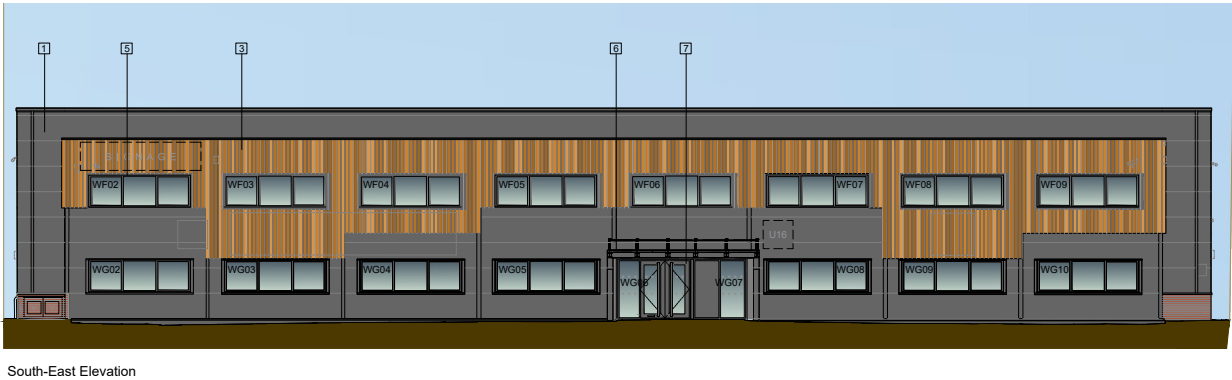
PROPOSED EXTERNAL MATERIALS AND APPEARANCE



PROPOSED UNIT 15 ELEVATIONS



PROPOSED UNIT 16 SOUTHEASTERN ELEVATION



4.0

SUMMARY

This Design Statement has demonstrated that the scheme has been carefully designed taking into consideration the varied requirements of this site, the proposed use, context and planning policy to enhance floor space. The proposals have been thoroughly assessed against the following criteria:

APPEARANCE:
The design is to enhance the facade of an existing building to modernise its appearance following the departure of the existing tenants. The proposal is to be sympathetic to the industrial building typology, creating an aesthetially pleasing and distinctive facade in a prominent location in the existing business park.

As a result of a thorough process of assessment, evaluation and design the scheme will deliver a high-quality project which will be practical for its intended industrial use as well as being memorable and distinctive, positively contributing to the economy of the local area by securing the occupation of a significant local businesses.



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