

Design and Access Statement

Project:

Roche Diagnostics Limited

Ground Floor

Address:

Charles Ave, Burgess Hill RH15 9RY

Prepared by:

Generation Edge

Date:

08/01/2026

1. Introduction

This Design & Access Statement has been prepared in support of an application for Full Planning Permission for additional mechanical extraction works associated with the ongoing Ground Floor CAT B refurbishment at Roche, Burgess Hill, RH15 9RY.

During the course of the refurbishment and associated site investigations, it was identified that the existing fire-rated (FR) extraction installation is no longer compliant with current operational, building services and fire safety standards. In particular, the existing system serving the kitchen and associated ancillary areas does not meet current regulatory requirements and cannot be retained to achieve compliance.

As a result, the provision of additional mechanical extraction is necessary to ensure the development accords with current fire safety, ventilation and compliance standards. The proposal includes the formation of an internal fire rated plant enclosure to house the new extract fan, with associated external fire rated ductwork routed to a compliant discharge point.

The proposed works are necessary and purely functional in nature and will not result in any material harm to the character or appearance of the host building or the wider surrounding area.

2. Assessment

2.1 Existing Context and Use

The site is currently in use as an office & lab space, located within a non-conservation area. The relevant elevation is facing a service road to light industrial units.

3. Scale, Massing & Design

3.1 Scale & Massing

The internal fire rated plant enclosure and associated external fire rated ductwork have been designed to remain subordinate in scale to the host building.

- The proposal does not extend beyond the existing building height.
- The massing is modest and proportionate to its functional purpose.
- The installation does not compete with or detract from the overall architectural design of the building.

As such, the development respects the established form, scale, and appearance of the building and remains visually recessive.

3.2 Material & Appearance

All external elements are being carefully specified to integrate with the existing building:

- External ductwork and window blanking panel will be spray-finished to match the existing external cladding and façade colour.
- Materials are selected to minimise visual contrast and maintain architectural consistency.
- Any required screening will be provided where necessary to further reduce visual impact.

All wall penetrations required for the ductwork will be neatly formed, properly sealed, and fully made good, ensuring no deterioration to the building fabric or appearance.

3.3 Lighting and Services

No external illumination is proposed as part of the development. The extraction system, ductwork, and blanking panel will not incorporate lighting, ensuring no additional light pollution or visual disturbance.

4. Access

4.1 Inclusive Access

The siting of the external ductwork has been carefully considered to minimise prominence:

- The installation is positioned on the rear/side of the building (south elevation)
- The building's principal entrances are located on the east and west elevations, and the proposal does not relate to or affect directly these key elevations.
- The extraction discharge does not directly link to main entrances, pedestrian routes, or areas typically accessed by the general public.
- The chosen location ensures the proposal remains discreet and visually unobtrusive.
- It does not affect any requirement of Part M regulations.

4.2 Fire Safety

The existing system [around kitchen and ancillary areas] has been assessed and determined to be non-compliant with current fire safety standards. The proposed extraction will be designed and installed to fully comply with applicable fire regulations, with all required fire-rated measures incorporated.

5. Conclusion

The proposed additional kitchen [fire rated] extract and associated internal [fire rated] plant enclosure are required to address the identified non-compliance of the existing extraction installation, as confirmed during the ongoing refurbishment works. The current system does not meet building services and fire regulations and cannot be retained in its existing form. The proposed works are therefore necessary to ensure safety and compliance.

The proposal is entirely ancillary to the existing office use and is functional in nature. Through its subordinate scale, discreet siting on a non-prominent elevation, use of matching materials and absence of illumination, the development would not result in any material harm to the character or appearance of the building or the surrounding area.

The proposal represents a proportionate, well-designed and compliant solution to an identified technical deficiency and is considered acceptable in planning terms. Accordingly, the development is considered to comply with relevant planning policy and is suitable for approval.