

Planning 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 Planning Statement is submitted in support of a planning application for additional mechanical extraction required as part of the ongoing Ground Floor CAT B refurbishment at Roche, Burgess Hill, RH15 9RY.

The existing installation has been found to be non-compliant with current fire safety standards. The proposal includes an internal fire rated plant enclosure housing the extract fan, with external fire rated ductwork routed to a compliant discharge point. The proposed alteration is intended to reroute the kitchen extract ductwork to a new location that provides easier access, fewer physical installation constraints, and the minimum required fire rating. It will not result in any material harm to the character or appearance of the building or the wider area.

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.

3. Proposed Development

To facilitate this proposal, an existing window opening will be partially removed and altered. Internally, this area will be converted to form a small, fire rated plant room/enclosure to house the extract fan and associated equipment.

Two of the existing, external architectural shading fins will be removed (refer to the photographic study dwg 00.003) and at the upper portion of the existing window opening, external ductwork will be connected to allow air to be discharged externally. The remaining part of the window opening will be infilled and made good, with finishes carefully matched to the existing façade in terms of colour and appearance.

4. Planning Policy Context

The proposal represents a minor, necessary, and well-integrated alteration that would have no adverse impact on the character or appearance of the building or streetscape and is fully compliant with relevant planning policy.

5. Impact on Appearance and Streetscape

The siting of the external ductwork has been carefully considered to minimise prominence and visual impact. The ductwork penetrating the South elevation in the proposed location minimises visual impact from visitors and employees and this side of the building exterior is not utilised as a primary or secondary circulation space, with the path being primarily used for access and maintenance. The adjacent road is a service road to light industrial units. The ductwork will be located approx. 8.5m way from the line of the South fence and is not significantly prominent from the boundary of the property. Please refer to the photographs of the existing building studies (dwg. 00.004) submitted as part of this application. The ductwork will project by approx. 780-800mm of the main line façade of the building and it will be consistent in 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 & Functionality

The proposal will not affect any access regulations or access to the building. The proposed extraction system is entirely functional and serves only the internal kitchen area and associated spaces. It does not introduce any alternative use and does not intensify or change the established office use of the building.

7. Conclusion

The proposed alteration, involving additional mechanical extraction, is being brought forward in response to the identified non-compliance of the existing system. The work is necessary to ensure the development meets current fire safety standards and support the ongoing refurbishment.

The changes are minor, functional in nature, and have a minimal external impact.

The development is being carefully designed to integrate with the existing façade, ensuring no material harm to the character or appearance of the building or the wider streetscape. The proposal is considered to be in accordance with relevant local and national planning policies, and we respectfully request that planning permission is granted.

In case, more information or details are required, please do not hesitate to get in touch.