

JTA
Jonathan Talley
Architects Limited



Design and Access Statement, Sustainability Statement, Planning and Flood Risk Assessment

Creation of Commercial Ancillary Units at
The Land to the Rear 94, 94a, 96 and 98 London Road
East Grinstead, RH19 1EP

Originator: JT
Date: 28.10.2024
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Design and Access & Sustainability & Planning Statement with Flood Risk Assessment

Land to the Rear of 94, 94a, 96 and 98 London Road, East Grinstead

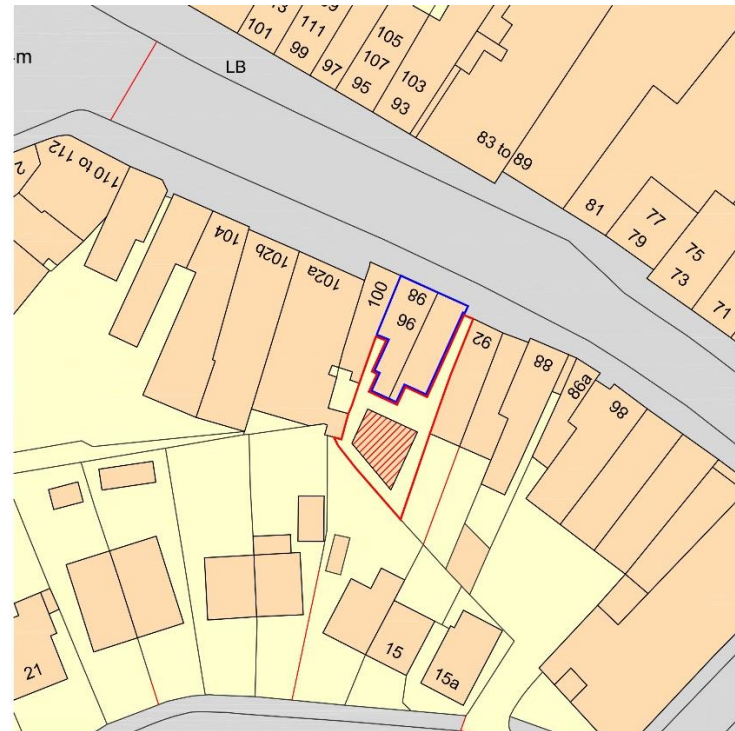
Introduction

This Statement has been created to provide supporting information in support of the Planning Application for the creation of three ancillary units to serve the commercial units fronting London Road in one building. Comprising two units on the ground floor and one unit in the roof space.

The purpose of this document is to highlight the constraints and importantly the opportunities at the property, as a whole, and propose some options as to how the opportunities could be realised. This will then provide some information and options for consideration.



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Existing Plan

The existing property is the rear yard area serving the properties at 94-98 London Road. This area has recently been purchased and cleared of rubbish etc. with the aim of bringing the area back into a purposeful usage.

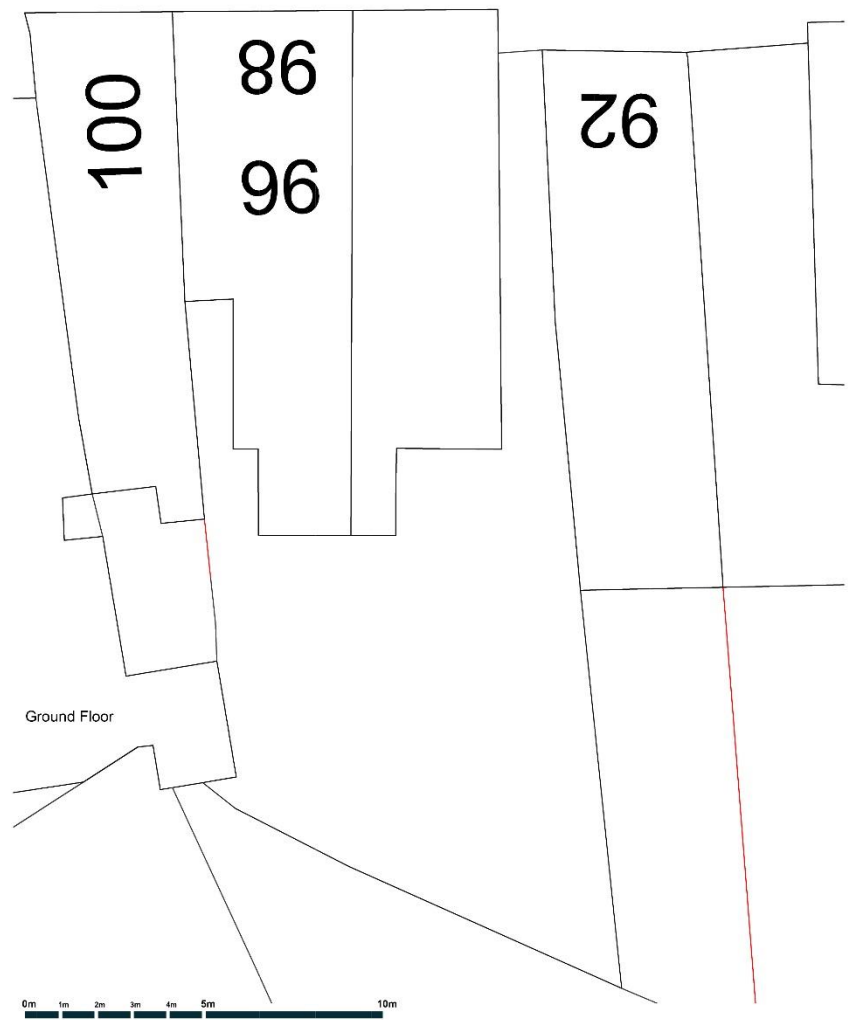
It is accessed either via the commercial units or via a side passage directly onto London Road.

The commercial units have indicated a need for additional ancillary space in order to continue maintaining the levels of their business, be it for storage or for office use. This area to the rear would give good access and be a sustainable use of the space with a negligible negative impact to the surrounding area and actually ensure that the yard is kept clear and used in an appropriate way.

The area is currently made up of paving slabs, concrete or overgrown vegetation.

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Existing Ground Floor Plan



Client
Mr. Timon Bath
Project
TFR of 94, 94a, 96 and 98 London Road
East Grinstead
Drawing
Existing Plan

PRELIMINARY	
Drawing Number	Date
054-000-200 Rev 1	October 2024
Scale	Paper Size
1:100	A3
Drawn JT	Checked JT
Client	0100 873 010
London	www.jtalley.com

Rev	Date/By	Revision Note



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Proposal

It is proposed that a single building is constructed to house three ancillary commercial units. Each of these units will have its own entrance and windows to allow natural light while also providing a suitable ceiling height for racking etc.

It is proposed that the building contains two units to the ground floor and a third unit within the roof space. This will provide much needed space for the commercial units fronting London Road but also designed to reduce the height of the building to reduce any potential visual impact. It is also proposed that the rear-most element of the proposal is only single storey with a 'flat' roof, therefore further reducing the height to the neighbouring properties.

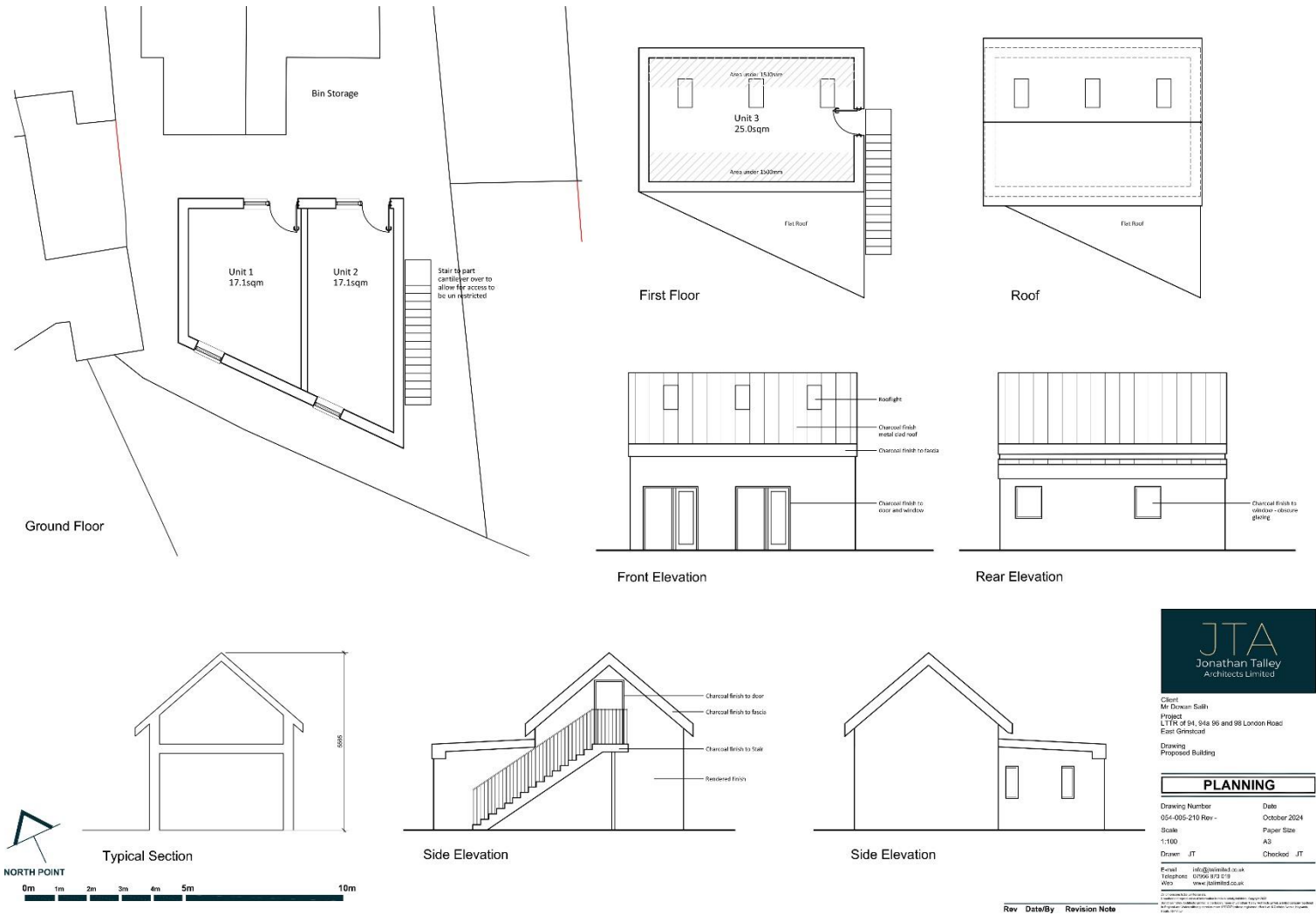
It is proposed that the building has a rendered finish with charcoal grey windows and doors. In regards to the roof it is proposed that a profiled sheet metal roof is used to provide a contemporary finish while reducing the need for maintenance and ease of construction. The Roof space will be access via an external stair to the side elevation.

The windows to the rear will be obscured so as not to allow for any overlooking to the residential units behind. It is proposed to include rooflights within the roof finish to ensure the roof void level also has natural light.

The applicant is keen to provide a space for the retail units that can be adaptable and used for storage space, officing or another use for their needs. The majority of the property is on the ground floor and therefore access in terms of Part M can be easily maintained albeit the nature of the use will dictate how the unit's area accessed.

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Proposal



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Parking

The properties at 94-98 do not have parking and neither will the proposed ancillary spaces. There is no possible access for vehicles so parking is not considered to be a factor in this application.

There is pedestrian access to the rear via either the commercial units or the side passage which is secured via a gate. – this arrangement is proposed to be maintained

Landscaping

It is proposed that there is a limited amount of landscaping implemented within the scheme. The surfaces around the proposal will be provided to ensure a safe access to the proposed building.

It is proposed that the existing boundary treatments will be maintained and repaired where required.

Trees

It is not proposed to remove any trees on site and nor is it expected to impact any neighbouring trees. It is proposed that the existing trees are maintained and pruned to ensure that they can be retained while

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Materials

In regard to external finishes, it is proposed that the building is finished in a render. The windows and doors will be charcoal grey and the roof will be a profiled sheet metal to compliment the grey windows.

It is proposed that samples are not submitted as part of the application due to the ongoing difficulties with this being accepted by the vast majority of Local Authorities.

Sustainability

Sustainability is very important to the applicant, not only in reducing energy usage and therefore reducing bills, but also for the environment. It is proposed that the conversion starts with a 'Fabric First' outlook. High levels of insulation will be initially very important and provide a starting point to build from.

It is proposed to utilise natural light as much as possible and reduce the need for lighting during the day. Any lighting will be proposed to be low energy fittings such as LED bulbs.

The use of solar PV has been considered, however with the intended use being predominantly storage or minimal 'constant proximity' activities that the use of solar PV is not thought as being of significant or sufficient value and the initial capital expense would be better used to concentrate on the fabric first type of construction.

Documents Submitted

Design and Access Statement
CIL Form
054-005-100 Site Location Plan
054-005-200 Existing Ground Floor
054-005-210 Proposed Ground Floor

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Planning Policy

POLICY DP1 THE MID SUSSEX DISTRICT PLAN

The Council will continue to support the Mid Sussex economy and wider economic subregion in collaboration with other local authorities and alongside the work of the Coast to Capital Local Enterprise Partnership over the Plan period.

Strategic Objectives: 7) To promote a place which is attractive to a full range of businesses, and where local enterprise thrives; and 8) To provide opportunities for people to live and work within their communities, reducing the need for commuting.

The proposal's primary objective is to facilitate to ongoing activities in the commercial units on London Road by facilitating activities, such as storage and other ancillary processes. It is hoped that the facility will aid growth and stability and resilience of the local businesses. The location is ideal for the access to the commercial units that need this facility.

POLICY DP2 THE MID SUSSEX DISTRICT PLAN:

Strategic Objectives: 9) To create and maintain town and village centres that are vibrant, attractive and successful and that meet the needs of the community.

The development is in a defined built-up area and we believe the aesthetic proposed will provide a sympathetic and suitable solution ensuring that as well as being functional it has minimal impact on neighbouring properties. The current area has been neglected and there is no sense of ownership. The proposed buildings will hopefully provide a sense of investment and therefore increased ownership and responsibility to ensure the area remains clear and aesthetically pleasing.

POLICY DP6 THE MID SUSSEX DISTRICT PLAN:

“ Development will be permitted within towns and villages with defined built-up area boundaries. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale (with particular regard to DP26: Character and Design), and not cause harm to the character and function of the settlement. The growth of settlements will be supported where this meets identified local housing, employment and community needs..”

The development is in a defined built-up area and we believe the redevelopment and use of this under-utilised commercial yard is appropriate in nature because of the presence of other nearby commercial properties. In terms of scale the building although the building is counted as two storey, the second floor is not any taller than the host building, with it actually being significantly shorter and acts to serve as an accompaniment to the area. The building is set back from the building boundary and also is positioned away from the 'host' building to the East.

The current area has been neglected and there is no sense of ownership. The applicant wants to invest and make changes to the area to make it a more pleasant space where people can feel safe and can be used to assist the commercial businesses backing onto the site and local area.

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POLICY EG3: NEIGHBOURHOOD PLAN:

Planning permission will normally be granted where development proposals meet the following criteria:

The form of the proposed development is proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area;

The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity;

The proposal does not result in the loss of buildings or spaces that would have an unacceptable impact on the character of the area;

The proposal ensures satisfactory means of access for vehicles and pedestrians and provides adequate parking, cycle storage and refuse facilities on site;

The design of new buildings and the layout of spaces, including footways, car and cycle parking areas, should be permeable and provide connectivity with neighbouring areas;

New development must be inclusive and where appropriate make satisfactory provision for the safe and easy access for those with mobility impairment; and

The design of new developments must result in the creation of a safe and secure environment and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti-social behaviour; and adequate security measures and features to deter crime, fear of crime, disorder and anti-social behaviour; and

Proposals make provision for green infrastructure and biodiversity enhancement. Due to infrastructure constraints within the town, all new development proposals, which generate a net increase in traffic (excluding householder applications), will be required to contribute towards improving the walking and cycle network related to the development and be of a recognised acceptable standard.'

The proposed development has been sympathetic in terms of height ensuring that the roof level is kept as low as possible while still providing a suitable level of floor space. It is proposed that the internal spaces are well proportioned and make good use of the spaces within the units,

The proposed extension looks to direct windows away from other buildings rather than creating the potential for overlooking, therefore maintaining privacy for the existing properties

Access from the high street is via the existing side passage which will be maintained and provide an adequate level of security and ensure the development is not subject to anti-social behaviour. There is no current vehicular access and none is proposed, but this is not seen as a detrimental issue as the proximity to the main commercial units is so minimal

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Flood Risk Assessment

This is a flood risk assessment prepared to accompany the Planning Application.

The Environment Agency Flood Risk Checker for the property highlights the following;

Rivers and Sea Risk

Very low risk Very low risk means that this area has a chance of flooding of less than 0.1% each year.

Surface Water Risk

This flood risk summary reports a low risk from surface water

Reservoir Risk

Flooding from reservoirs is unlikely in this area.

Ground Water Risk

Flooding from groundwater is unlikely in this area.

Mitigation

The property is not highlighted as being within a surface water flooding risk area although mitigation measures could be provided to minimise impact on the existing system.

The mitigation measures proposed do not extend beyond those usually provided and would include:

Retention of existing surface water drainage around the house.

Use of permeable block paving into a suitable base or the use of drainage channels into the existing surface water drainage provision

The provision of a soakaway, has been reviewed and there is no location that would be possible for the inclusion of a soakaway. It is therefore proposed to make use of the existing surface water drainage system that the main commercial properties currently utilise.

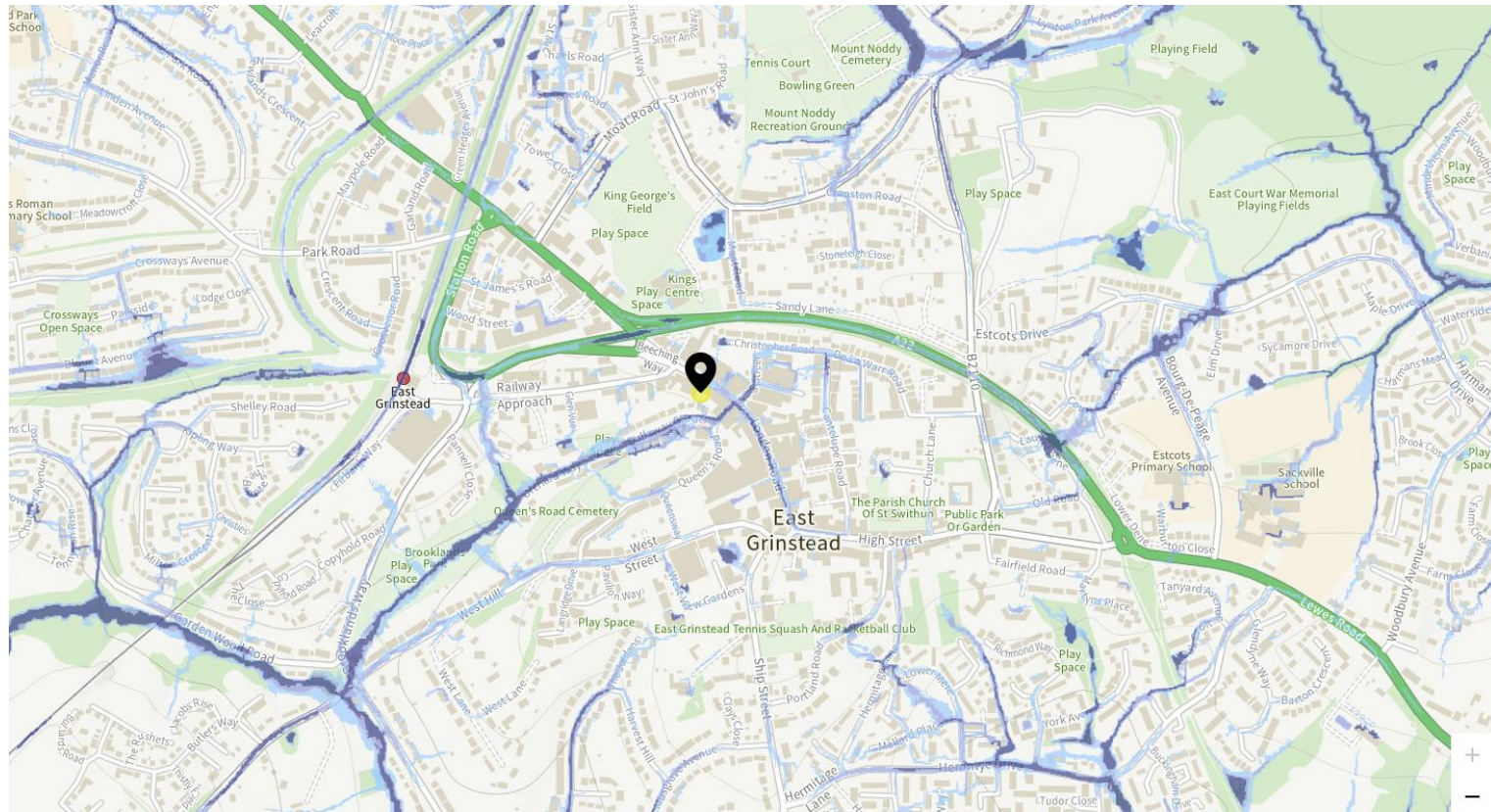
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- Surface water**
- Extent
 - High
 - More than 3.3% chance each year
 - Medium
 - Between 1% and 3.3% chance each year
 - Low
 - Between 0.1% and 1% chance each year

Depth

Map details

- ☒ Show flooding
- ☒ Selected address
- 15m boundary

Pause to updates of flood risk data
 We have [paused updates to information about flood risk](#) from rivers and the sea and surface water while we get ready for new data.

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Photos



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Conclusion

The application is being made to facilitate and improve the day-to-day running of the commercial businesses at the 'host' properties. Every effort has been made to ensure that the proposal has a minimal impact on the neighbouring properties and make use of space that is currently left unused and un-maintained.

As this is proposed to facilitate growth of the commercial activities of the units and thus help to support the high street, it is hoped that the Local Authority supports the application as there is no impact on the neighbouring properties and minimal the streetscape. The owner wants to invest and make efforts that their property makes an ongoing valuable contribution to the area and the growth of East Grinstead's commercial area.

Should a site visit be required please contact Jonathan Talley Architects directly. We look forward to your comments and subsequent approval, however please do not hesitate to contact us to discuss any part of the application at your earliest convenience.

On behalf of Jonathan Talley Architects Limited

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