

# **12 Contemporary Office Pods**

## **At Gatehouse Hub**

**Design and Access Statement**

**Gatehouse Hub, Neaves Park, Goddards  
Green, West Sussex, BN6 9ZN**

# Introduction

This Design & Access Statement accompanies a planning application for the installation of No.12 office pods within Gatehouse Hub, Neaves Park, a contemporary mixed-use business park in Goddards Green, West Sussex.

The proposal seeks to make effective use of an underutilised part of the site, introducing high-quality, flexible work space without impacting the operation or amenity of existing units across the estate.



# Application Site & Context

The site is located on the southern side of Gatehouse Lane in Goddards Green, to the west of Burgess Hill. Goddards Green lies just south of the A2300, which connects the A23 London–Brighton route with the A273 Burgess Hill ring road.

The application site forms part of Gatehouse Hub at Neaves Park and is set within an established business and leisure environment. Its location within a business park makes it a suitable and accessible location for the proposed office pods, benefiting from strong vehicular, pedestrian and cycle connectivity.

## Population of nearby towns

### Burgess Hill

1 mile - 33,000

### Haywards Heath

5 miles – 39,000

### Brighton

10 miles - 278,000

### Crawley

12 miles – 118,000

### Horsham

14 miles - 50,934

### Lewes

17 miles - 20,000

### Worthing

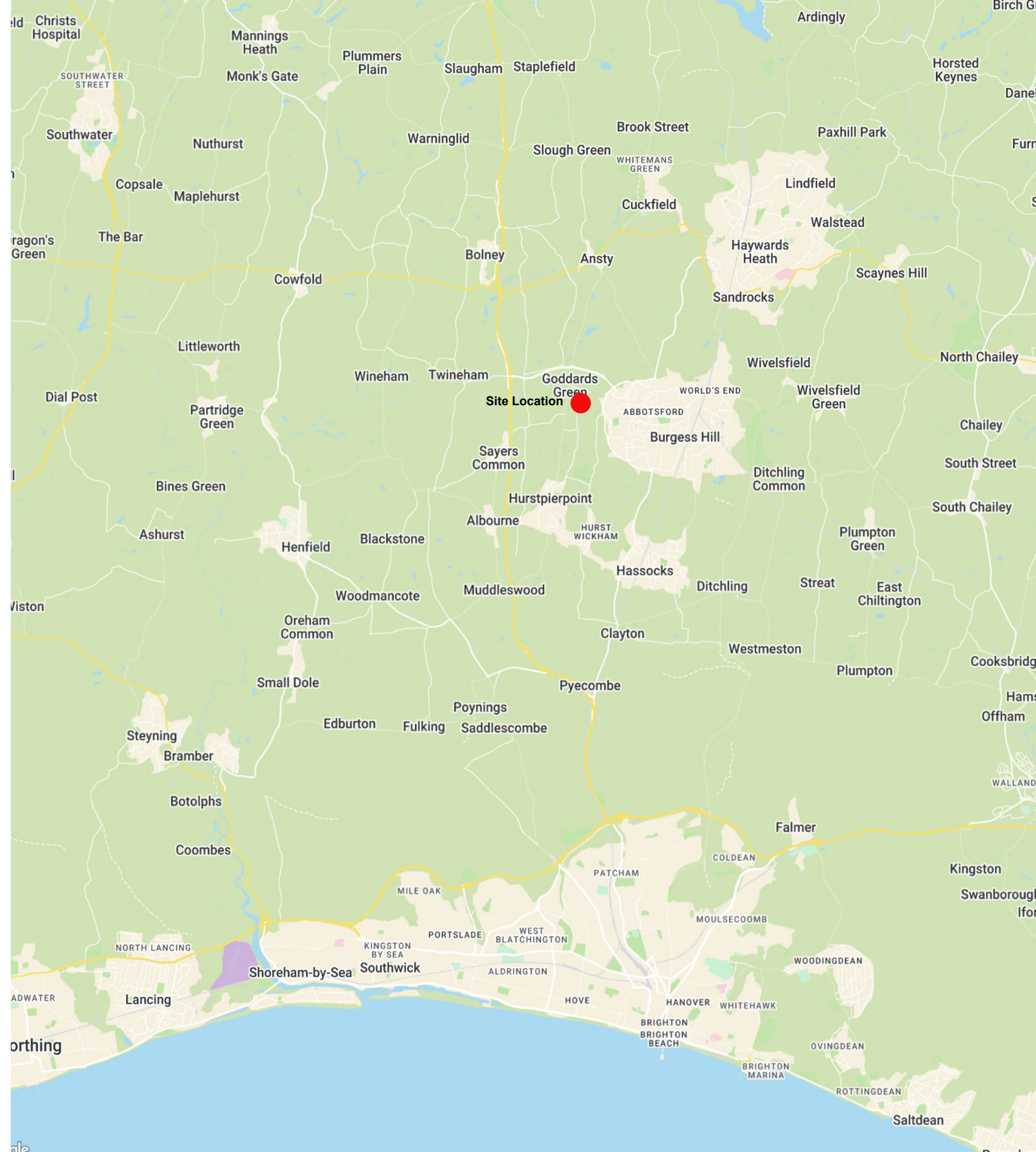
18 miles - 111,000

### East Grinstead

20 miles - 26,000



Google Earth Image of site



# Design Proposal

The proposal delivers contemporary office accommodation through the reuse of modular shipping containers, providing flexible work spaces that are highly insulated and equipped with modern utilities suitable for a modern office environment.

The pods are designed a high-quality, clean, modern aesthetic. Their minimal footprints support efficient land use while maintaining a low visual and environmental impact, their aesthetics are in keeping with the sleek appearance of Gatehouse Hub.

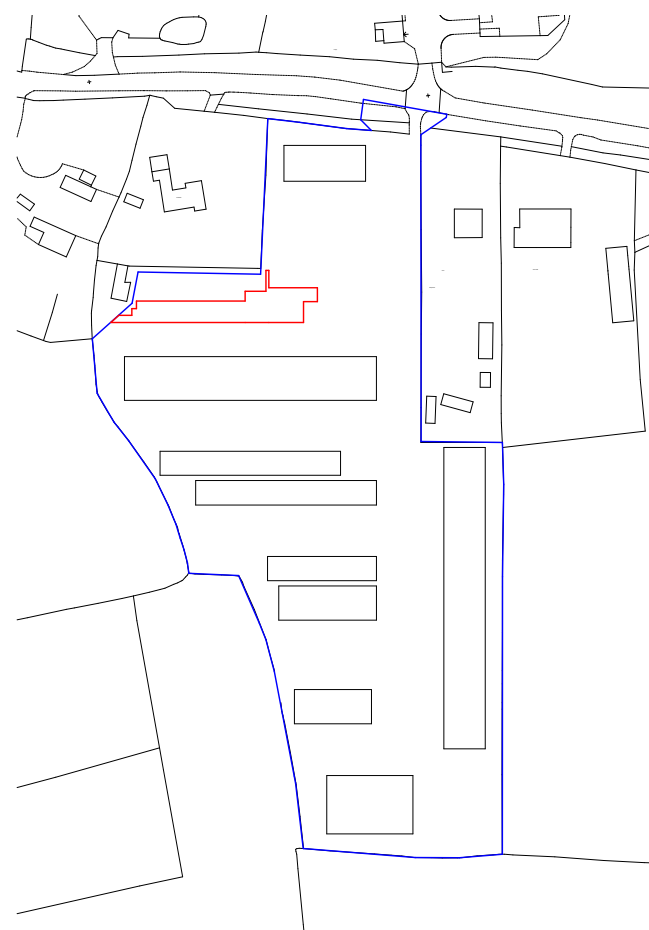


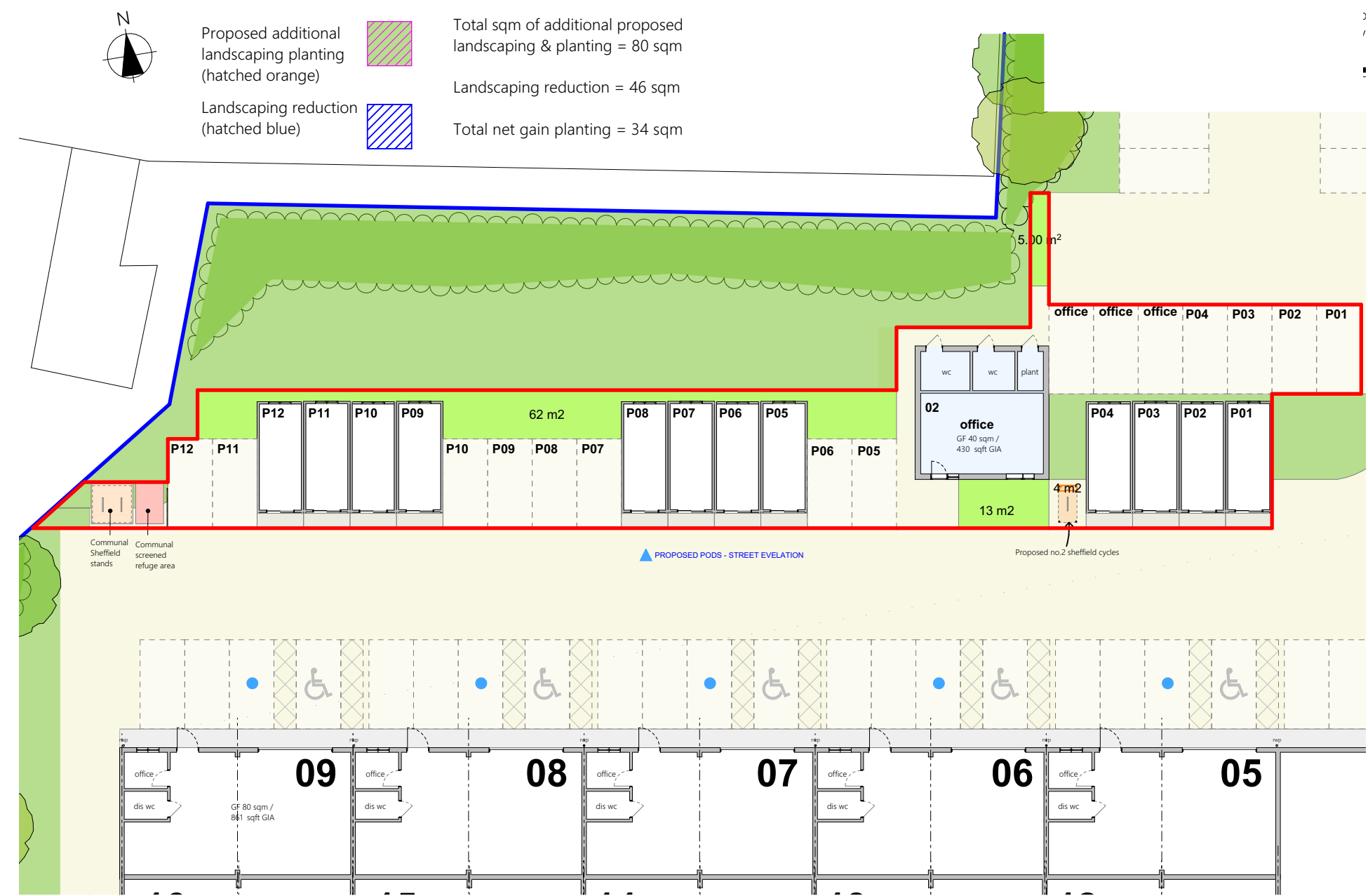
**Note:** Not to scale in presentation, please refer to architectural drawings package for scaled drawings.

Proposed site plan



Proposed block plan





# Design Proposal

## Access

The site benefits from existing access arrangements within Gatehouse Hub, with no changes required to the established road network. The pods are easily accessible by foot and bicycle, supported by existing pedestrian routes across the site, and benefit from the wider transport connections available to the business park. The proposal maintains inclusive access for users and visitors.

Each Pods has an allocated parking space.



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# Materials

The office pods are created from a combination of up-cycled shipping containers, as well as timber frame with black cladding to match the rest of Gatehouse Hub aesthetics and design. Reinforcing sustainable design principles through reuse. Externally, the units will be finished in a contemporary black, with black-framed openings and white graphic numbering.

**Example images of existing pods.**

**Note:** Not to scale in presentation, please refer to architectural drawings package for scaled drawings.



# Layout & Scale



Proposed street elevation



Example interior layout

Each office pod is based on a standard 20ft by 8ft modular unit. The layout has been carefully arranged to ensure appropriate spacing, ease of access and clear pedestrian routes between units.

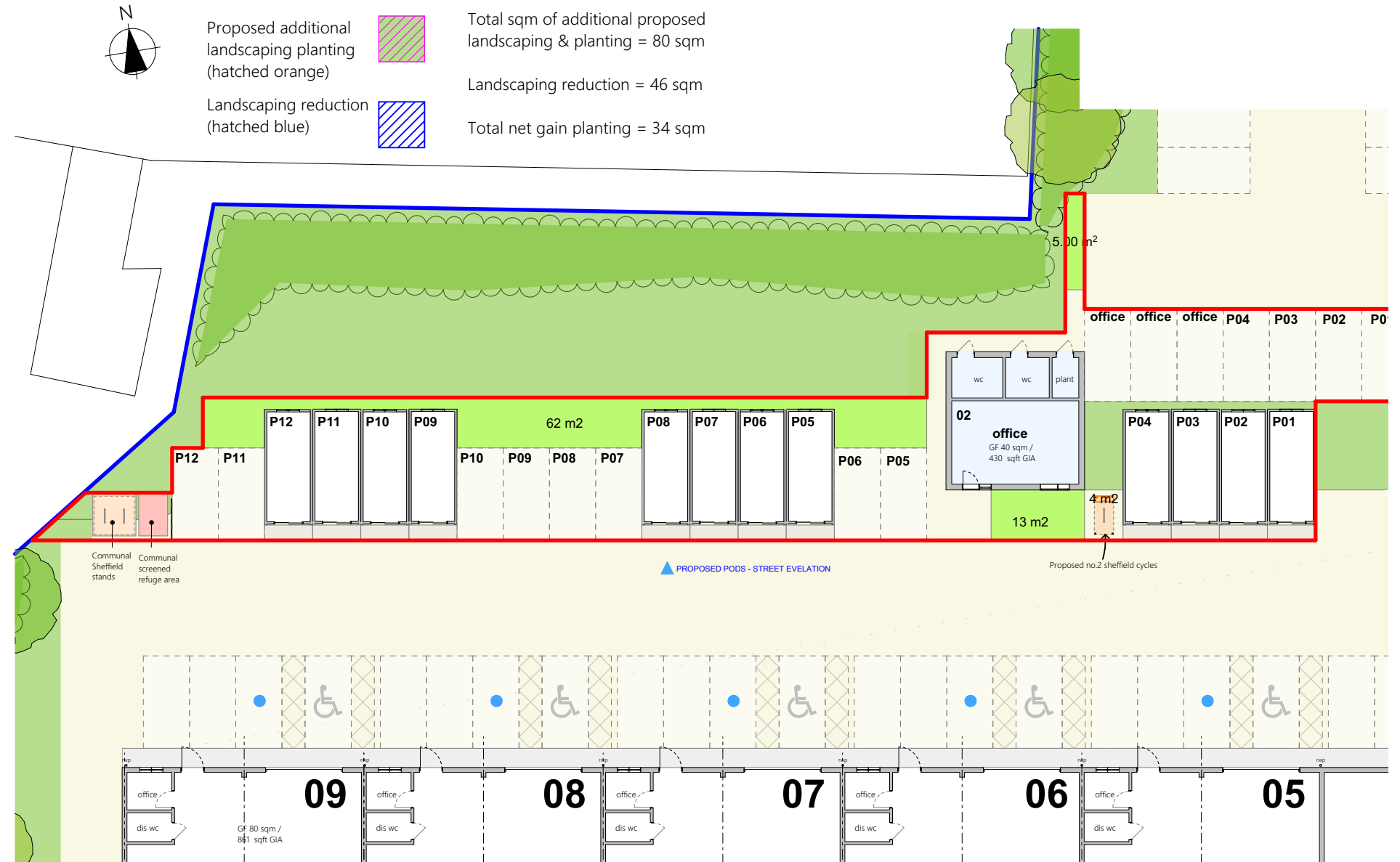
The scale of the pods is modest and appropriate for the site, ensuring they integrate comfortably within the existing built environment without appearing dominant or overbearing. There will be the potential to combine units to create greater flexibility for tenants.

**Note:** Not to scale in presentation, please refer to architectural drawings package for scaled drawings.

# Landscape

The pods will be located in an open area that is currently underutilised land of low landscape value, with no notable features and limited contribution to the wider site character.

The proposal seeks to compensate fully for the minor loss of open space by introducing additional planting both within the immediate vicinity of the pods and across the wider site.



Example Silver Birch



Example natural grass 01



Example natural grass 02



Example natural grass 03



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# Landscape

Additional planters and planting are proposed in other underutilised areas across the site, including locations near Units 34 and 46, and along the western boundary of the forecourts of Units 30-32 and Unit 34, as part of a wider landscape strategy.

The wider site already benefits from additional planting beyond the consented scheme. The proposed landscape plan shows additional existing planting and proposed additional planting.

This approach ensures the overall level of landscaping across the site is enhanced.



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# Conclusion

The proposed No.12 office pods at Gatehouse Hub represent a low-impact, sustainable and well-designed development that makes efficient use of underutilised land.

The contemporary appearance, use of up-cycled shipping containers and modest scale ensure the pods integrate successfully within the business park setting.

The proposal delivers flexible, modern work space in an ideal location and aligns with the character of Neaves Park as a high-quality business facility.



*Illustrative image.*