

THE GATEHOUSE

Local Business Hub



DESIGN & ACCESS STATEMENT

Contemporary mixed use commercial park.

Gatehouse Lane, Goddards Green, West Sussex.

Bedford Park III

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1.01 Introduction

This Design & Access Statement supports a planning application for the redevelopment of an existing, industrial site with a proposal for a flexible, sustainable and design focused local business hub that include a wellness centre and a number of contemporary mixed use commercial units.

The scheme will provide appropriate infrastructure for articulated lorries and other servicing vehicles, whilst also offering appropriate staff, visitor and customer car/ cycling parking provision.

The proposal also includes a landscape strategy and a sustainable drainage system.

A sustainable approach to design will be adopted throughout.

1.02 Project Aims

The project's aim is to comprehensively develop the site using the principles of circular economy, to enhance the area into a local asset.

The key objectives that are sought within this project are as follows:

- Provide development of a high architectural quality that is in keeping with and responding to the surrounding context whilst ensuring functionality.
- Provide a development that responds to the existing site characteristics, constraints, and opportunities;
- Provide high quality working environment spaces in an area well connected to Burgess Hill and surrounding area;
- Encourage sustainable transport methods as well as a cohesive design response integrating pedestrian and cyclist flow;
- Enhance biodiversity on site and improve the natural buffer zones surrounding the site.
- Introduce sustainable design elements which do not currently exist on the site.
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The site

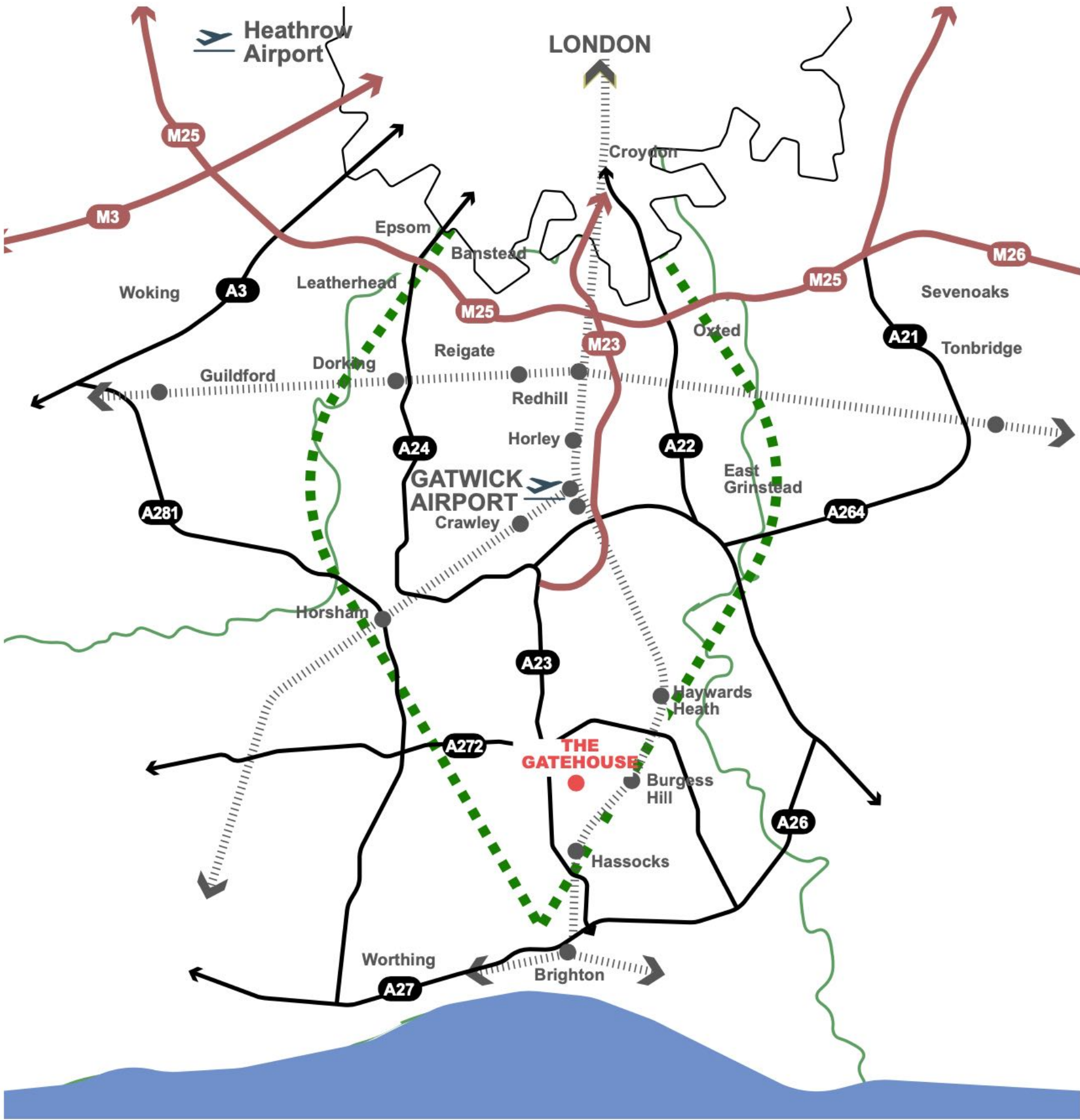


Aerial View of the Proposed Development

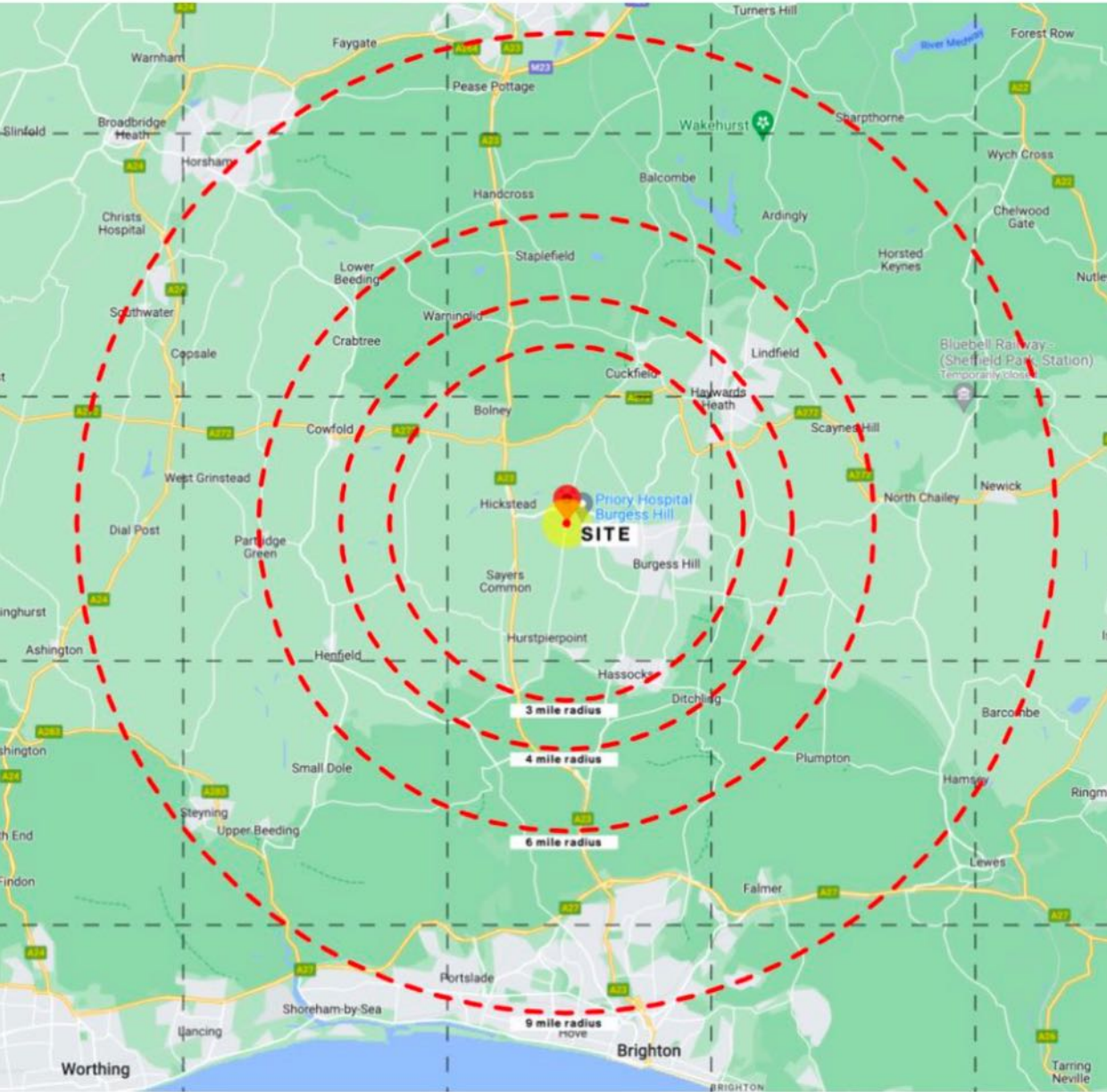
2.01 Site Location

The application site is located on the southern side of Gatehouse Lane in the village of Goddards Green which lies to the west of Burgess Hill in West Sussex.

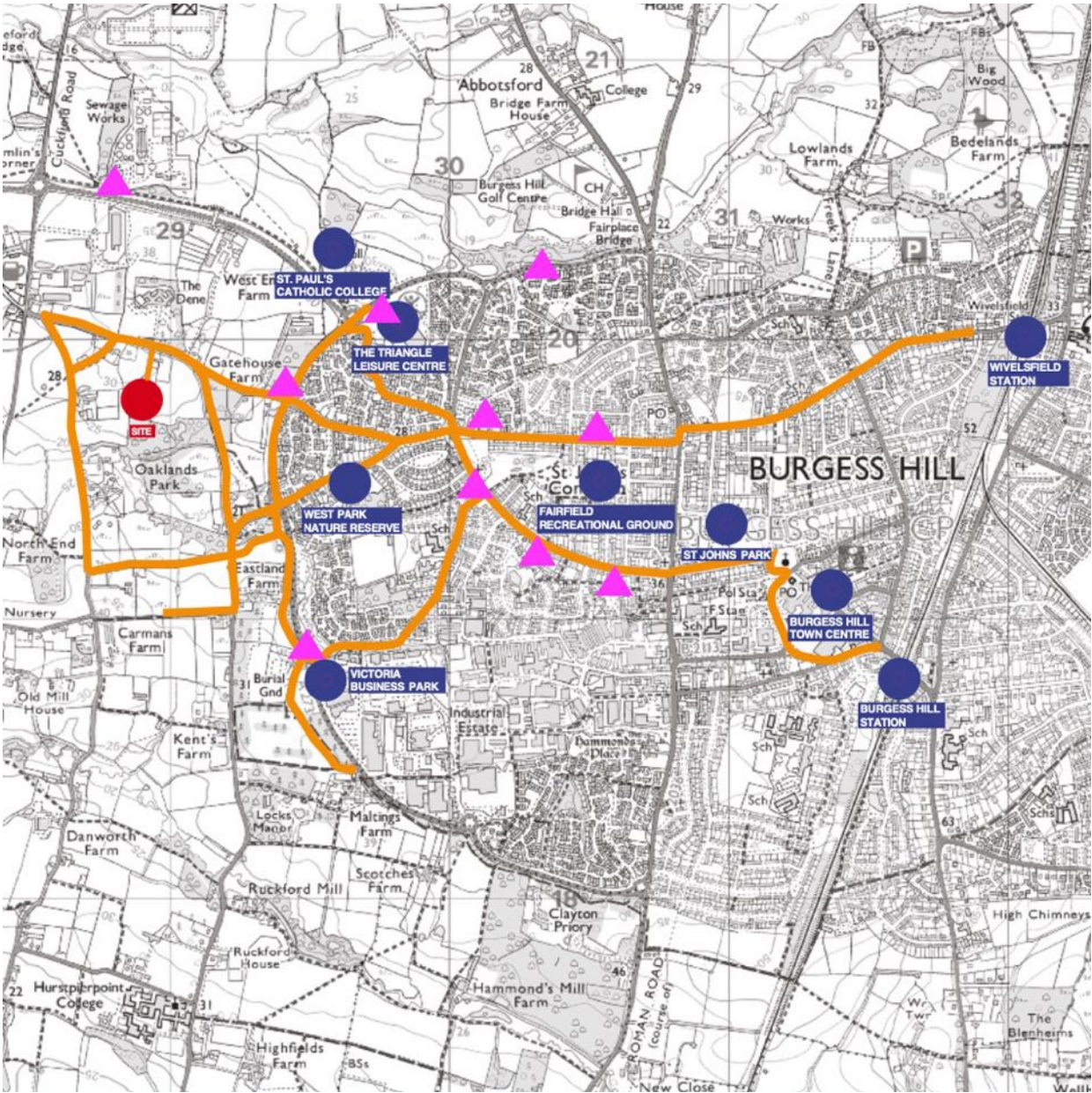
The site itself is a parcel of land that that is occupied by a number of barns and sheds that have been used as an industrial/storage facility since the middle of the 20th century.



Wider context map showing transport links around the application site.



Wider context map showing location of the application site



Context map showing location of the application site

2.02 Site Context & Character

Goddards Green lies to the south of the A2300 which links the A23 (the main London to Brighton Road) to the A273 ring road around Burgess Hill.

The surrounding area comprises of The Sportsman Pub, a few dispersed residential properties, a number of large industrial units occupied by companies such as Jewsons (a building materials supplier), Geo. E. Richardson & Sons (a scrap metal dealer), Roche Diagnostics (a pharmaceutical company) and The Priory Hospital (a mental health facility).

The application site itself is located immediately to the south of The Priory Hospital and is accessed directly off Gatehouse Lane which is located to the north and links to the A273 ring road at Burgess Hill.

The A273 ring road is a major transport route for the town and there have recently been a number of significant new developments along this corridor.

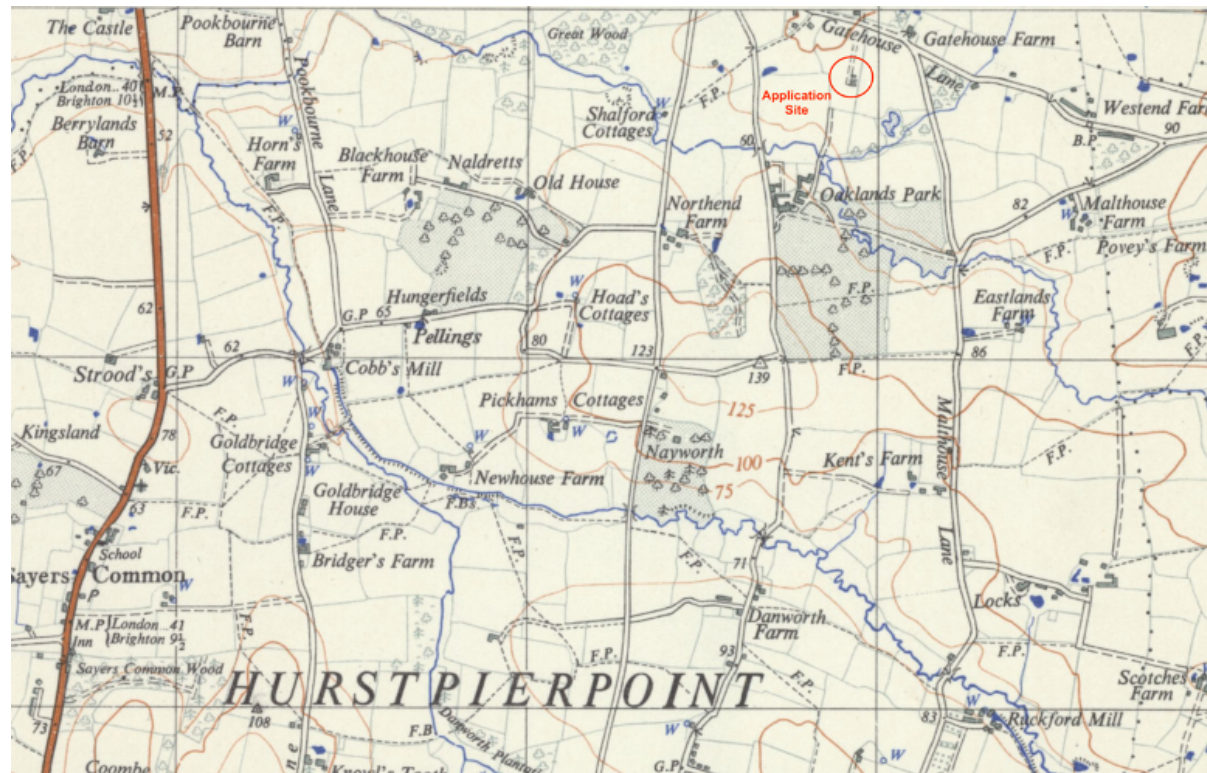
The character of the application site itself is one of an untidy site that has developed historically in piecemeal manner from a farmyard to a haphazard light industrial estate with businesses accommodated in a random collection buildings.

Topographic Survey of the existing site

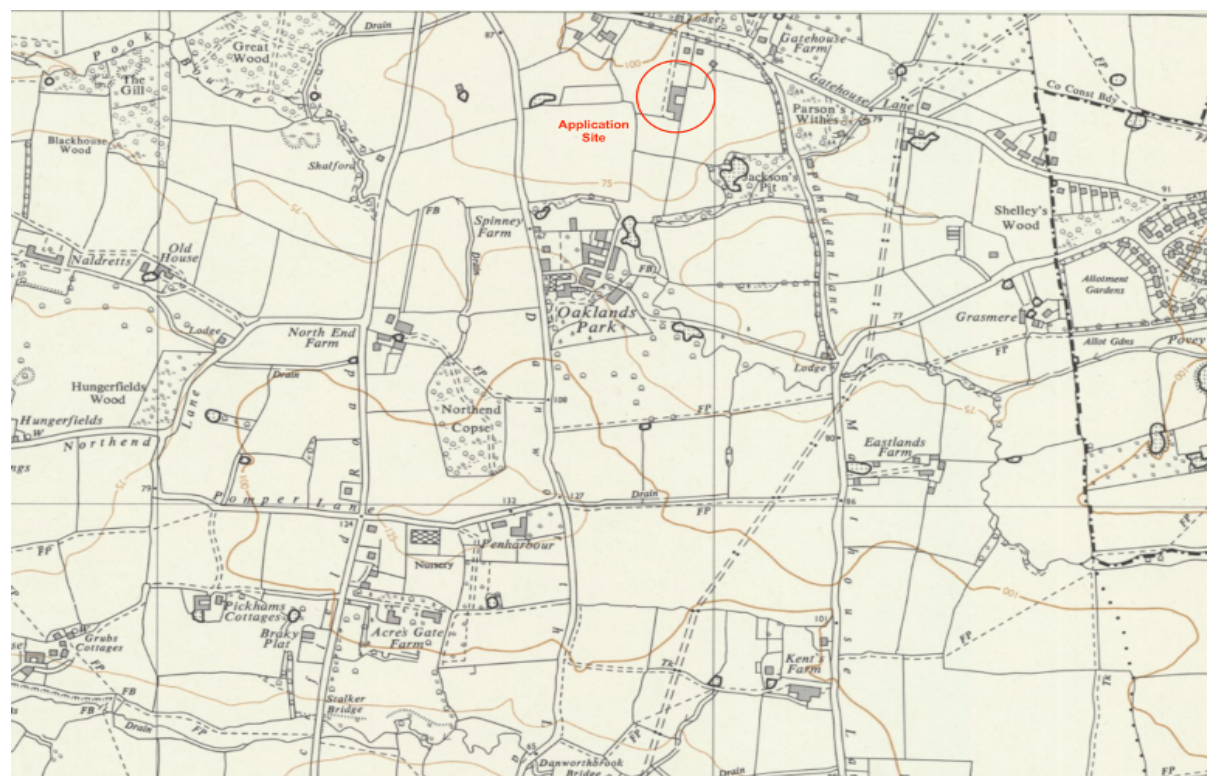


3.01 -Site History

A study of the historic maps of the area show that there has been development on the site since Victorian times and evidence of the existing buildings on the site since 1947.



Historic map 1947



Historic map 1963



Historic map 1970

3.02 Planning History

Records on the Planning Portal indicate that the site has been the subject of a number of planning applications in the past which are mostly for continued use of the site for various commercial purposes including light industrial uses and storage since 1991.

The most significant planning application is the following:

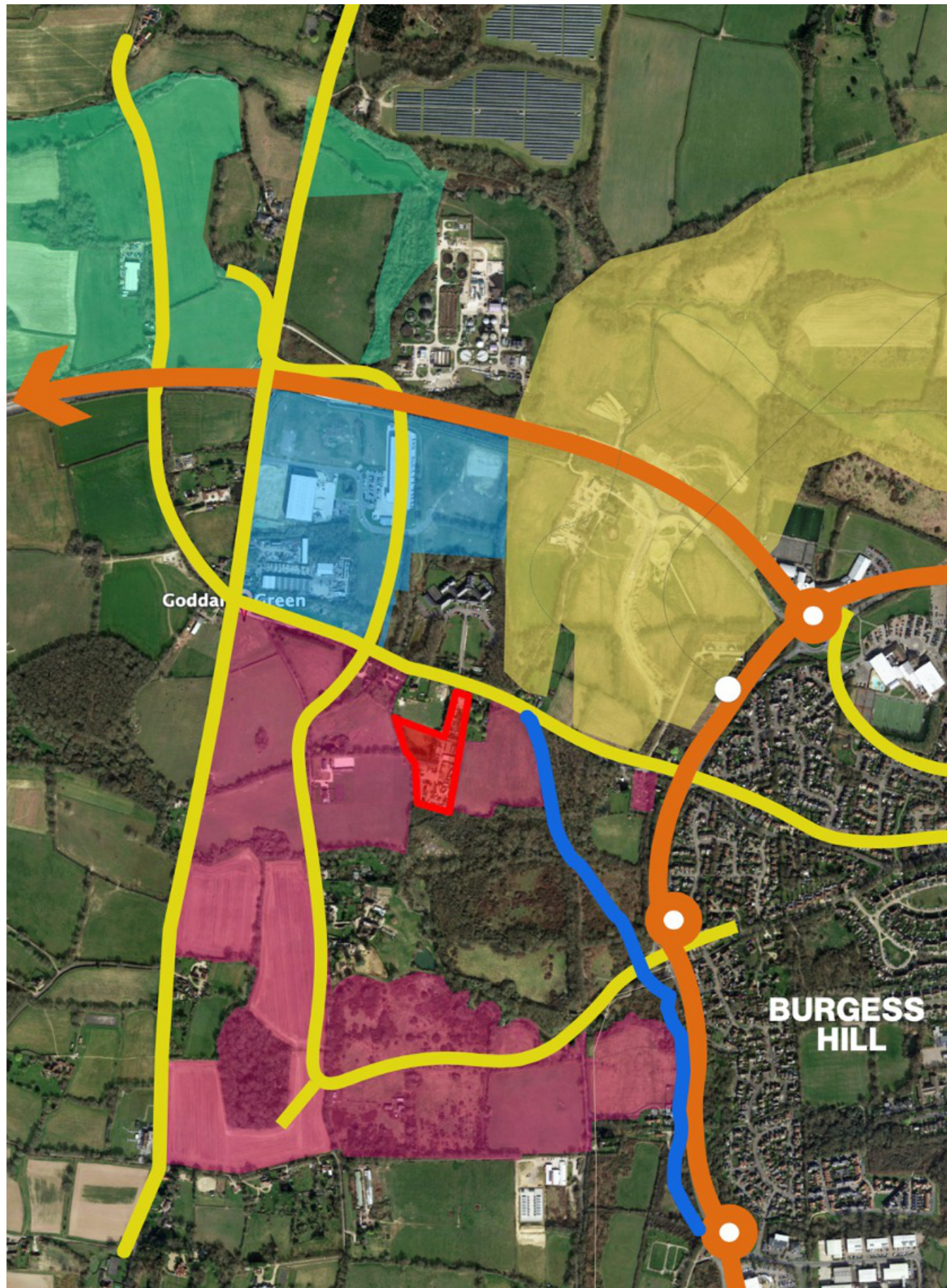
Application no:	HP/003/96
Description:	Continued Used of all existing premises for commercial purposes on a permanent basis
Status:	APPROVED

This demonstrates that the application site has been used for commercial purposes for over 20 years and is clearly acknowledged as an employment site in the Local Plan and in the Strategic Housing and Economic Land Availability Assessment (SHELAA).

3.03 Future Planning Development is the surrounding context:

The application site sits in an area that forms part of a wider arc of future development around Burgess Hill and is a logical extension to the Northern Arc developments that have been approved and are currently under construction. The most significant of these are the following:

Application No:	DM/18/5114
Description:	Comprehensive, phased, mixed-use development comprising approximately 3,040 dwellings including 60 units of extra care accommodation (Use Class C3) and 13 permanent gypsy and traveller pitches, including a Centre for Community Sport with ancillary facilities (Use Class D2), three local centres (comprising Use Classes A1-A5 and B1, and stand-alone community facilities within Use Class D1), healthcare facilities (Use Class D1), and employment development comprising a 4 hectare dedicated business park (Use Classes B1 and B2), two primary school campuses and a secondary school campus (Use Class D1), public open space, recreation areas, play areas, associated infrastructure including pedestrian and cycle routes, means of access, roads, car parking, bridges, landscaping, surface water attenuation, recycling centre and waste collection infrastructure with associated demolition of existing buildings and structures, earthworks, temporary and permanent utility infrastructure and associated works.
Status:	APPROVED
Application No:	DM/21/3870
Description:	Reserved matters application access, appearance, landscaping, layout and scale for the erection of 247 dwellings, alterations to Lowlands Farm and its conversion to form 2 dwellings, associated car parking, open space and infrastructure, including an extension to Bedelands Nature Reserve and provision of the Green Circle (pedestrian/cycle/equestrian route) and pedestrian/cycle route for Sub-Phases P1.3, P1.5, P1.6, OS1.5, OS1.6 and part of OS1.1a, OS1.1b and OS1.2N to the east of Isaacs Lane and Lowlands Farm at the Northern Arc development on land north and north-west of Burgess Hill (Amended description following the receipt of amendments) Burgess Hill Northern Arc, Land North And North West Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The West
Status:	APPROVED



The site also sits in the centre of the proposed site allocation DPSC1: Land to the west of Burgess Hill

-  **The Gatehouse**
-  Proposed Site Allocations - DPSC1: Land to the west of Burgess Hill
-  Reserved Matters Approval DM/20/0254
-  Existing and ongoing employment development
-  Proposed Burgess Hill 'Vision Document' - Science and Technology Park
-  Primary vehicular & public transport routes (towards A23)
-  Public roads & footpaths
-  Public Bridle path

Design Analysis

4.01 Site Analysis

The site is currently used for industrial/commercial development which is very unsightly due to its historic piecemeal development and the uncoordinated appearance of the existing buildings.

There is plenty of potential to improve the site presentation and appearance of the site by developing the site in a manner that will enhance the setting and delivery modern and efficient employment site.

The site is roughly rectangular in shape with a long access road that runs north to connect to Gatehouse Lane.

The natural contours of the site are a gentle slope from north to south with ground levels at the site entrance being approximately 3 metres higher than the ground levels at the southern boundary of the site. This provides a natural gradient in respect of both the existing and proposed drainage solution.

The eastern and western boundaries of the main body of the site are formed by existing vegetation and tree screens while the southern edge is bounded by an area of woodland.

There are a number of existing drainage ditches that run along the eastern, western and southern boundaries of the site.



Images of the existing site

5.01 Site Layout

The response to the site analysis and design development process has arrived at a rational and efficient site layout based around a central, tree lined spine access road with a series of short fingers to the west that give access to a number of small courtyards.

The new access road has enabled the development of the units to be arranged as a parallel range on the east side of the access road and a series of shorter ranges of units served by the short fingers that run in an east/west direction.

Due to its calmer, quieter nature, the proposed wellness centre has been positioned at the northern end of the site, closest to the entrance as it will be a more compatible neighbour to the existing residential units.

The individual ranges of units have been located further to the south and designed as simple terraces with easy access, potential for mezzanine accommodation and dedicated parking to the front of each unit.

Simple building forms arranged along access routes and to form courtyards to reflect an attractive and functional layout.



Site Plan of the Proposed Development

5.02 Access Strategy

Overview:

Working alongside transport consultants, Exigo Project Solutions, an analysis of the site conditions has been carried out to develop a comprehensive site access strategy that has ensured that the site has been developed to maximise serviceability to each block.

Vehicular/pedestrian/cyclist access:

Due to the narrow nature of the existing access road this application proposes a number of significant improvements to the existing situation at the junction with Gatehouse Lane.

These include a completely new access road located on land immediately to the west of the existing access road which will require the realignment of the bell mouth onto Gatehouse Lane. The new access road will be wide enough (6,5 metres) to serve the proposed development with two way access as well as a new pavement (2 metres) and verge. The new entrance arrangements will also include a new cross over to serve the Little Shepherds site which will use the new access road.

Refuse Strategy:

All refuse and recycling will be collected on-site via the internal access road. Bin stores have been strategically located close to the kerbside to achieve compliant bin drag distances.

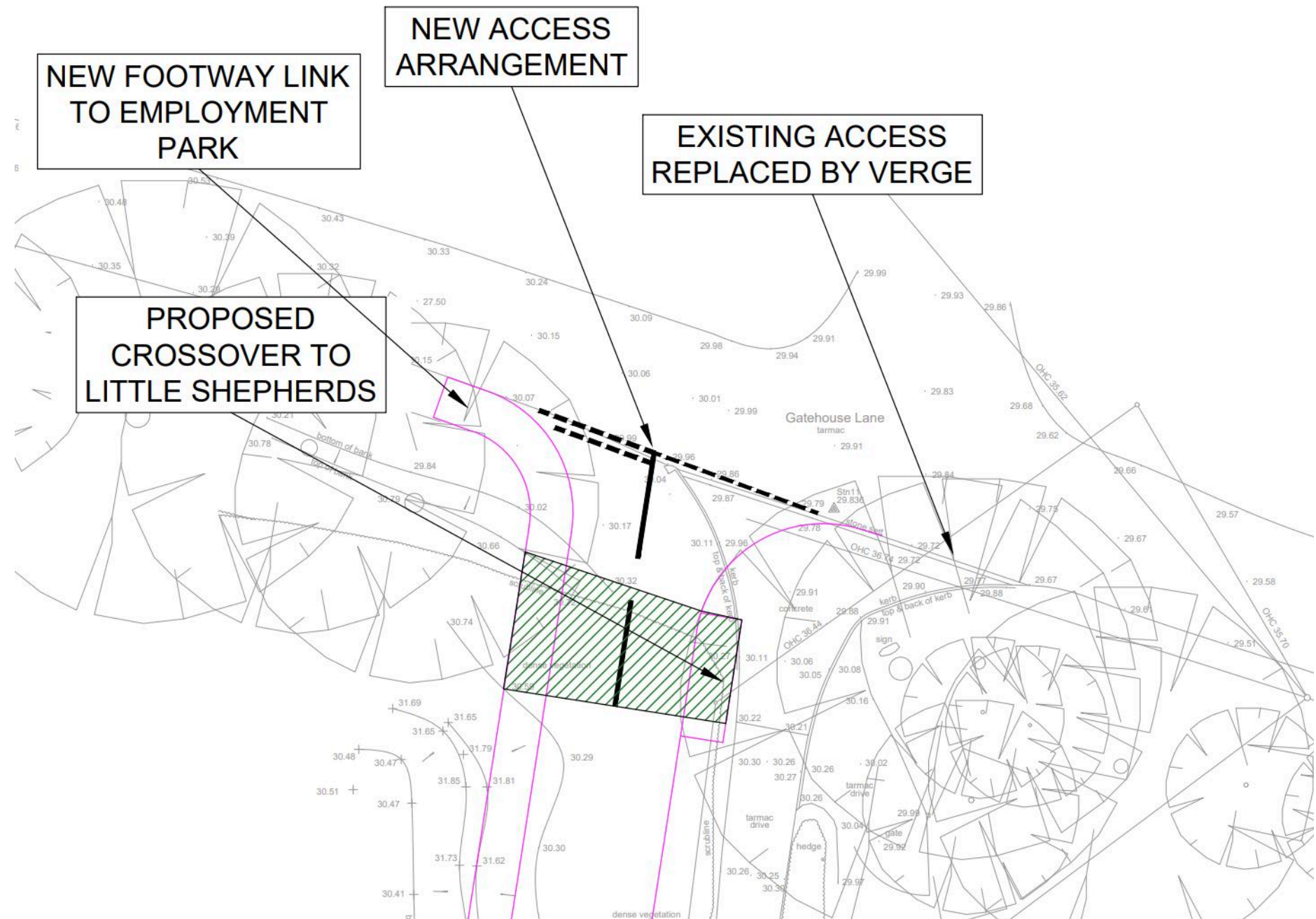
Delivery and Servicing Strategy:

The internal road layout has been developed to accommodate up to a 16.5m articulated vehicle. The swept path analysis demonstrates that a goods vehicle can wait at points along the access road whilst an articulated vehicle passes. Goods vehicles can turn around at various points throughout the development, primarily within the proposed car parking areas.

Car Parking and Cycle Parking:

The proposals will provide 136 no. car parking spaces, including 22 no. disabled spaces and 22 no. electric vehicle charging points.

In addition, there is a provision of 40 no. total cycle parking spaces, 30 of which are allocated for users and 10 visitor spaces spread throughout the site.



Plan of Proposed New Site Entrance

5.03 Proposed Use:

The use of the proposed development is to be Class E(d), E(g)(i, ii & iii), B2 & B8

5.04 The Amount of Development:

The proposed development entails the following works:

Demolition of the existing buildings on the site and the construction of a new commercial development comprising modern commercial units and a wellness centre with associated infrastructure landscaping.

The proposed development comprises the following accommodation:

Wellness Centre - 600 sq m (6,456 sq ft)

Area A

- Unit 1 – 90 sq m (968 sq ft)
- Unit 2 – 90 sq m (968 sq ft)
- Unit 3 – 90 sq m (968 sq ft)
- Unit 4 – 90 sq m (968 sq ft)
- Unit 5 – 90 sq m (968 sq ft)
- Unit 6 – 90 sq m (968 sq ft)
- Unit 7 – 90 sq m (968 sq ft)
- Unit 8 – 90 sq m (968 sq ft)

Area B

- Unit 9 – 240 sq m(2,580 sq ft)
- Unit 10 – 240 sq m(2,580 sq ft)
- Unit 11 – 240 sq m(2,580 sq ft)
- Unit 12 – 240 sq m(2,580 sq ft)

Area C

- Unit 13 – 286 sq m(3,077 sq ft)
- Unit 14 – 286 sq m(3,077 sq ft)
- Unit 15 – 312 sq m(3,357 sq ft)
- Unit 16 – 312 sq m(3,357 sq ft)
- Unit 17 – 312 sq m(3,357 sq ft)
- Unit 18 – 312 sq m(3,357 sq ft)
- Unit 19 - 600 sq m (6,456 sq ft)

TOTAL - 4,640 sq m (49,926 sq ft)



Diagram Showing Overlay of Existing & Proposed Development.

5.05 Sustainable Approach

Sustainable design is integral to the proposed scheme, with various techniques being employed to limit both construction and operational CO2 emission while improving the site drainage and buildings energy performance.

Sustainable site drainage techniques will be used to attenuate and then fully disperse surface water. On-site storage for surface water runoff will be provided whilst permeable paving will be utilised within the access road and car parking. In addition, green roof system will be used to further attenuate roof water runoff so that the roof drainage will be controlled while adding further ecological and environmental value to the site.

The fabric of the proposed buildings has been designed to meet the requirements of the new 2022 Part L2 of the Building Regulations with enhanced U-Values that will contribute to the overall building's

energy performance. The potential use of air source heat pumps for several units will form part of the sustainable strategy to heat the proposed spaces which will greatly improve the building's carbon footprint compared to gas heating systems. Domestic hot water will be provided by instantaneous electric water heating further avoiding the need for gas. The efficiency of plant and lighting will either be greater or equal to that required by the 2022 Part L2 Approved Document. Artificial lighting will have automatic controls to ensure it is not in operation during unoccupied periods. The proposed scheme will also use PV panels to improve the overall energy performance of the proposed buildings and assist in charging electric vehicles during the summer months.

Some of the parking spaces for each unit will be provided with electric vehicle charging points to enhance the sustainability of the development.

5.06 Biodiversity

The biodiversity of the site will be enhanced and reinforced via vegetation and tree screens around the boundaries of the site as well as introducing new trees and planting areas within the development such as along the new spine access road and in the courtyards.

The biodiversity of the site will also be further enhanced by the incorporation of green roofs in the construction of the proposed buildings in order to create new wildlife habitats. This will include wildlife corridors along the eastern and southern boundaries.

These measures will ensure that the proposed development will deliver a biodiversity net gain.

