

Client

JB Associates for VMO2

Project

**VMO2 Lancing
Proposed External Plant Installation**

Document

Design and Access Statement

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Introduction

SITE DESCRIPTION

The application site comprises Unit 17 within Winston Business Centre, accessed directly from Chartwell Road, Lancing.

The small, single storey unit is at the end of a terrace of commercial units and has a parking area to the front suitable for two cars.

The site remains an established commercial unit within a business park environment, characterised by functional industrial buildings and associated parking and servicing areas.

SUMMARY OF PROPOSALS

This application seeks consent for the installation of 4No condenser units which are arranged in double-staked pairs with 2No galvanised steel security cages. To accommodate these changes, the parking layout will be amended with a reduction from two spaces to one and the relocation of traffic barriers.

Previously approved planning consent, reference AWDM/1583/16, for a new secure plant compound and relocation of 5No existing condenser units was not implemented.

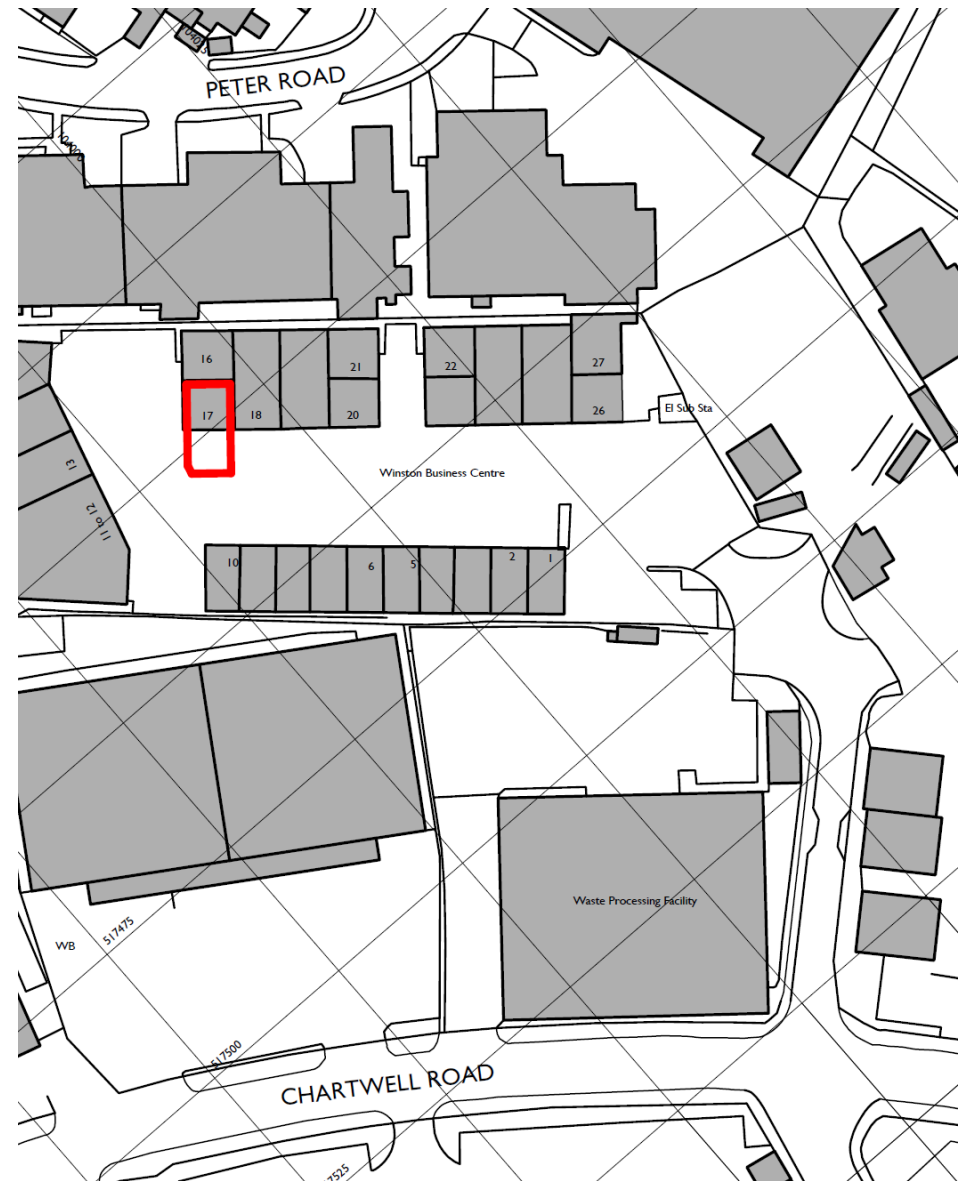


Figure 1 Site Location

Design

USE AND AMOUNT

The site is a technical network hub for VMO2 and the plant upgrade supports its ongoing use as such by providing cooling for internal equipment.

The scheme consists of 2No. secure cages of approximate footprint of 1.3sqm each, within which are a double stacked pair of external condenser units.

LAYOUT

The limited external space leased to the applicant limits the available space in which to locate the new plant, and locating close to the building benefits the efficient operation of the equipment and limits service runs.

One parking space is maintained with sufficient access space for servicing, and the existing traffic barriers are relocated in order to protect the plant from accidental damage.

SCALE AND MASSING

The security cages are approximately 1470 x 870 x 2100mm, the condenser units within are 970 x 370 x 845mm.

APPEARANCE

The security cages will be galvanised steel to provide longevity in the external environment, and the units have a factory supplied casing which is RAL 7044 (silk grey).

The officer report for the previous approval confirmed that such plant structures are not visually harmful in such a setting.

LANDSCAPING

The surface of the service yard will be made good where the traffic barriers are relocated, and the bay marking paint will be white to match existing.

Access

TRAVEL AND TRANSPORT

The site is located within Winston Business Centre accessed directly from Chartwell Road which connects to the wider local highway network.

The unit is accessible by private vehicle, with limited on-site parking provision, and is also served by local bus routes within the surrounding industrial estate, with wider rail connections available at nearby Lancing station which is around 15 minutes' walk away.

ACCESS INTO THE SITE

Access for maintenance is retained via the existing forecourt. The plant requires only periodic servicing, with no increase in traffic generation.

The proposal reduces parking provision from two spaces to one, however the site is not permanently staffed, requiring only occasional maintenance visits, and which was concluded as adequate for the previous approval.

The new layout ensures no obstruction to the operation of the shared service road with adequate manoeuvring space.

No change to the building accessibility is proposed.

No change to the refuse and recycling strategy is proposed.