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BOROUGH OF WORTHING
DEPOSITED 08/01/09
TP. REF. No.
WB/ 08/1213/FUL

GlaxoSmithKline, WORTHING

Application for Temporary Office & Refrigeration Units

DESIGN & ACCESS STATEMENT

AMOUNT.

It is proposed to install a temporary office space for up to 15 people, in a Portakabin on a redundant area within the GSK site , refer to location plan B.W.0205 location B. Also proposed are three refrigeration units to store temperature sensitive products, these will be located at location A on the location plan B.W.0205.
Office space approx. 105 Sq.Metres, Refrigeration Units 144 Sq.Metres.

LAYOUT.

The location of the temporary Office and Refrigeration Unite are within the GSK site and are positioned for the efficient running of the site.

SCALE.

Both the temporary Office and Refrigeration Units are single storey and are not visible from outside the GSK site.

LANDSCAPING

Not applicable as both Office and Refrigeration Units are within the GSK site.

APPEARANCE

The temporary Office will be three Portakabins joined to form one Office with windows and two access doors. The Refrigeration Units will have access to the interior at one end and the refrigeration unit at the other.

USE.

The temporary Office will accommodate up to 15 people with workstations and a small conference room. The Refrigeration Units will hold temperature sensitive batch samples. These units are new and will not add to the noise levels at the site boundary.

ACCESS

These projects will have no impact on additional traffic or personnel.

FLOOD RISK ASSESSMENT

Using PPS25, the location of the proposals falls into Zone 2 – Medium Probability. The proposal is considered to be 'Less Vulnerable' in Table d.2 and as such would be considered appropriate within this zone.

Environmental Agency – FRA Guidance Note 2 – minor non domestic work advises that the risk assessment can take the form of a statement.

FRA in the form of a statement

The installation of the Temporary Office and Refrigeration units will not have any affect on the existing ground conditions of the GSK site. The existing gullies serving the site will remain unaltered. In the event of a flood the excess water that cannot be accommodated by the existing drains will flow into roadways and will not be restricted by the installation of the Temporary Office or Refrigeration Units, both will be 400mm above average road levels.

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