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TP. REF. No.
WB/ 08/0922/FUL

DESIGN AND ACCESS STATEMENT

Project Name:	Baler Shed, Rear of LBS warehouse , Faraday Close, Durrington
Project Location:	Durrington, Worthing, BN13 3RB
Client:	Littlehampton Book Services Ltd

Prepared by:	ns	**File Ref:**	5241/C01
Date of Issue:	August 2008	**Issue:**	1

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Introduction

A Full Planning Application is being submitted in respect of providing a new baler plant enclosure shed, within the existing service yard of LBS Ltd's warehouse facility. The baler shed is required to enclose equipment and machinery to allow LBS to compact and bale waste paper and cardboard for recycling processes. An enclosure to the machinery is necessary to prevent the effects of dust, escape of litter and reduction of noise during the operation of the machinery.

Assessment

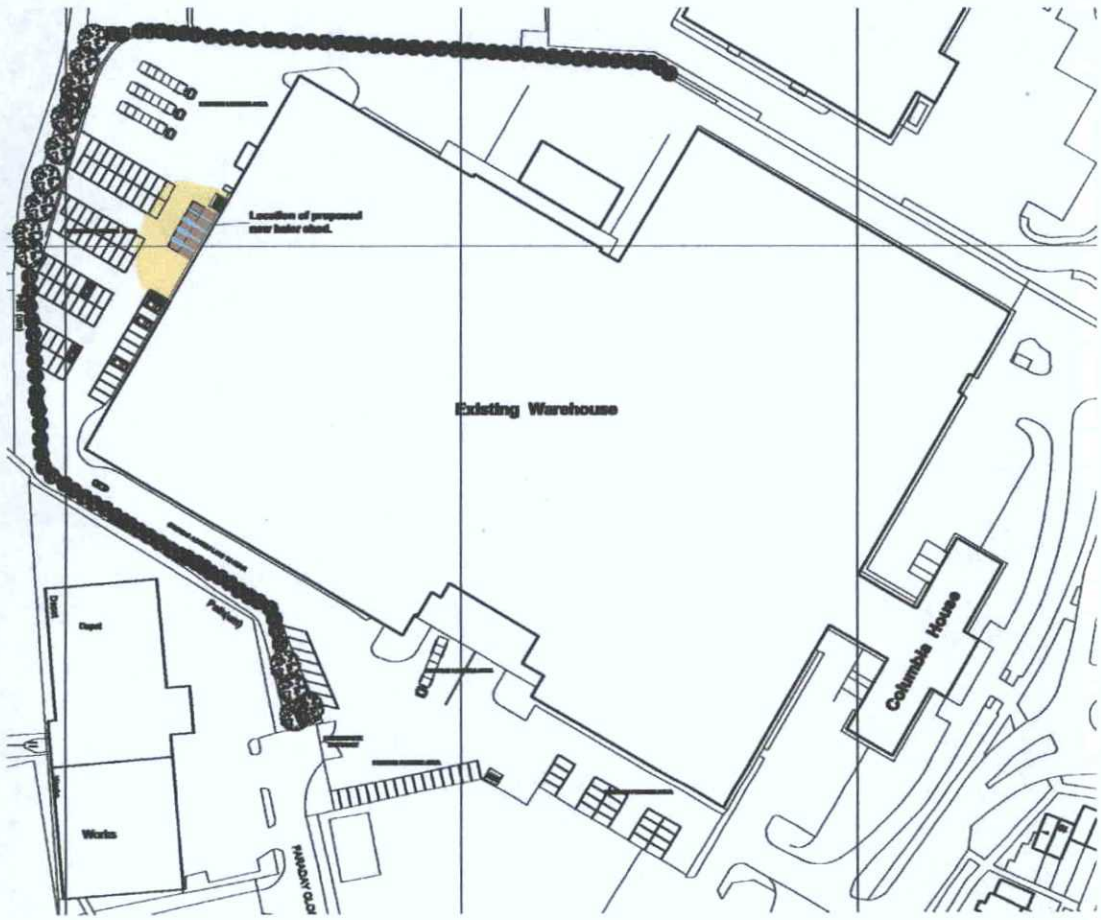
Site Location

The existing LBS Ltd warehouse site is located at the northern end of Faraday Close in Durrington, with Faraday Close providing access to various other industrial units located adjacent to and around the LBS Ltd site. The prominent visual frontage of the site area is Columbia House facing Romany Road directly in front of the junction with Columbia Drive. LBS Ltd are one of the leading book distributor's, within the UK, with the LBS media distribution facility handling service orders worldwide.

Detailed description of the site

The LBS Ltd warehouse site is accessed from Faraday Close with access to the site via existing gates into a large service area with parking provisions. The existing warehouse structure is formed with brickwork at the lower level up to 2.1 meters and with the remaining elevation up to a height of 10 meters plus finished with brown profiled metal cladding. The site provides extensive and underused areas of car parking to the South West and to the North East of the building, which are accessed via a service lane running in front of the South West elevation of the building. The external areas provide free manoeuvring space and parking for freight vehicles with access to loading and unloading bays. Existing cycle stores are also provided at various points on the site to encourage staff to cycle to and from work. There is existing boundary screening by mature planting and trees, limiting the visual impact of the existing warehouse to adjoining units.

The site for this application is at the North East of the existing warehouse within an existing parking area and service yard with access via the service lane at the South West corner of the building. The proposed baler shed is to be located directly in front of the North East elevation of the existing warehouse, adjacent to an existing bike store and within a single row of existing parking bays. This location also provides close proximity to the LBS returns and waste facility of their operation within the existing warehouse.



Design objectives

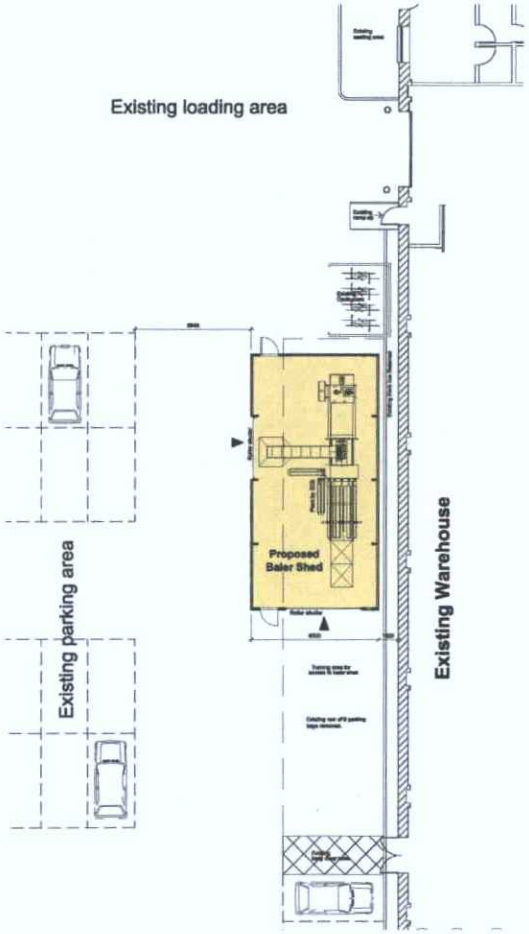
The design objective has been to provide an enclosure for required baler plant machinery keeping the size of the shed to a minimum, whilst ensuring practical use of machinery and access of lifting plant.

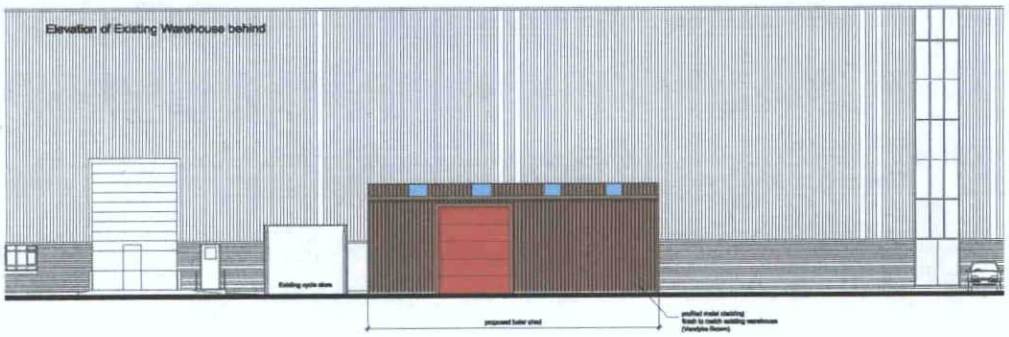
Design Response

- The proposed new baler shed is to be 6.5 meters in width and 13 meters in length with a low eaves height and shallow roof pitch of 10 degrees. It has been designed as an independent structure from the existing warehouse but is retained in close proximity to the existing building nearby to existing LBS operations that require use of the baler equipment.

The visible elevations are designed in a similar industrial style to the existing warehouse and are broken with roller shutters or access doors. The roof is to incorporate roof light panels to provide natural daylight to enter the unit.

- The proposed baler shed location will require the removal of 9 existing car parking bays for the building footprint and allowance for access of vehicles. However it should be noted that this car park area is currently under used.





ELEVATION TO SERVICE YARD

Appearance

The appearance of the baler enclosure is intended to blend with the existing warehouse and to incorporate the same cladding materials.

Materials

The proposed materials are as follows:

Profiled metal cladding finished brown to match existing warehouse profile and colour.
Roller shutter doors and pedestrian access doors finished red to match existing warehouse.

Access

The proposed unit is accessed from the North East parking and service yard area via the service lane back to the site entrance off Faraday Close. Access is also available from the existing warehouse via pedestrian exits and vehicle exit roller shutters directly to the service yard.

Access into the new baler shed is provided by two independent roller shutter doors for fork lifts and other vehicle access. Provision for pedestrian access is provided via two access doors, one to the front of the unit and one to the rear. It is proposed to build the baler shed off of the existing parking surface providing level thresholds without the need for steps or ramps.

Conclusion

We believe the enclosed proposal provides a simple building enclosure to machinery required for waste recycling. The proposed structure is small in relation to the existing structure on the site and will be constructed in very similar materials. With the close proximity of the elevation expanse of the existing warehouse and the existing site boundary screening the visual impact of the proposed baler shed is reduced.

Existing site photo's

View of North East Elevation (Proposed location of the new baler shed)



View of existing cycle store

