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BOROUGH OF WORTHING
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GlaxoSmithKline, WORTHING

Installation of Gates to entrance to rear Yard,
Unit E/F,
Dominion Way.
Worthing,
West Sussex

NB
The lease documents refer to the unit as the above address but the entrance to the front of the unit and the entrance to the rear of the unit are both from Decoy Road.

November 2008 Revision 0

DESIGN AND ACCESS STATEMENT

To accompany the Application for Planning Permission for the installation of new gates to the entrance to the rear yard of Unit E/F. a Design and Access Statement is required. Certain criteria, in the standard format, are not relevant to this application and will be noted as not applicable.

USE

The gates are to be sited in the existing opening in the brick wall fronting onto Decoy Road. At present the opening has a single horizontal bar barrier which rises to allow vehicular access.

The single bar barrier does not provide the level of security required and fails to prevent pedestrian access.

AMOUNT

There will be one pair of gates across the existing opening and they will match the height of the existing brick wall to either side. 2000mm

LAYOUT

The gates will be supported on new steel gate posts set into the ground with a concrete foundation. The gates will line in with the back face of the brickwork and swing to open inwards to the site.

SCALE

The gates will fit within the existing opening. 7.55m wide x 2m high

LANDSCAPING

The access road is to remain unchanged as a concrete road. Existing pavements are tarmac.

APPEARANCE

During telephone conversations with the local authority planning officer the replacement of existing fences was discussed and whilst this is not currently under consideration the colour and type of fence proposed has influenced the design for the new gates. The design of the gates will match a palisade fence and the colour will be green.

ACCESS

The road layout will remain as existing.

Reference to public transport is not applicable.

Flood Risk Assessment.

Using PPS25, the location of the proposal 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 gates to the entrance of the rear yard will not have any affect on the existing ground conditions of the 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 the roadway and will not be restricted by the installation of the new gates.

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