

No.	BE	15	11
SUBSTITUTION			
Received	17. 2. 11		

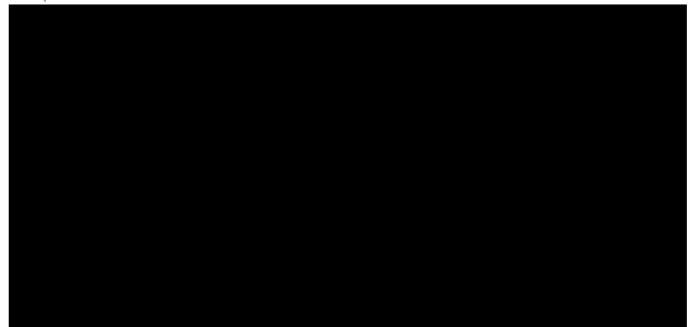
WIDDOWSON HOUSE, SHRIPNEY ROAD, BOGNOR REGIS PO22 9NG

PROPOSED ELECTRICAL TRANSFORMER STATION

DESIGN AND ACCESS STATEMENT

REVISION A

Head Roberts & Associates
1 Station Terrace
Shawford
Hants SO21 2BN



1. Introduction

The requirement for a new electrical transformer station to serve Widdowson House and the Polestar Cooling Ltd factory is part of the enabling works in connection with the demolition and remediation of the Former LEC factory to make way for the Sainsbury's supermarket development. Widdowson House and the adjoining factory building is currently served by an electrical sub station located on the land to be occupied by Sainsbury and must therefore be decommissioned prior to the start of demolition of the old factory.

This statement is prepared in support of planning permission to erect a new transformer station to be located within a fenced compound to the north east of the factory building in what is to become the service yard for the Polestar Cooling operation under the part of the Retained Land Scheme (BE/121/08) approved at outline on 7th October 2009.

2. Use

The current use of the premises (Use Class B1(c) Light Industrial is unaffected by the application

3. Amount

The application involves the creation of no additional floor space. The area covered by the sub station and its enclosure is 16m²

4 Layout

The sub station is located adjacent to the northern (Clock Park Industrial Estate) boundary of the Retained Land site approximately 30m to the east of the east elevation of the Widdowson factory building.. The siting is designed so as not to compromise any possible future expansion of the factory, whilst having minimum impact on the space available for manoeuvring of service and delivery vehicles within the area that is to become the service yard for the factory under the consented scheme (BE/121/08).

5. Scale

In relation to the Widdowson Factory building the proposed transformer station is of modest scale being only 2.4m in height and only 2.5m wide x 2.8m long. The submitted drawings show the relative scales of the transformer station in relation to adjacent boundary fencing.

6. Landscaping

There is no landscape planting proposed in connection with this application.

7. Appearance

The transformer housing is of a very utilitarian design being a standard product offered by the electrical supply company but is located in discrete position in the respect of visibility from existing and future public and semi public areas.

In relation to the broader industrial context within which the application site sits and in relation to the existing Widdowson factory building and adjacent Clock Park Industrial Estate the proposed housing and palisade fence enclosure will have minimal visual impact.

8. Access

Access to and within the site is unaffected by this application.

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