

Design and Access Statement

New Storage Building

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1. Purpose of This Statement

This Design and Access Statement (DAS) outlines the design principles and access issues that have been applied in the selection, scaling and sizing of the proposed storage building at Beeding Close, Bognor Regis (see Figure 1 Site Location).

The DAS is prepared to accompany a planning application for the storage building to Arun District Council in order to fulfil the requirements of The Town & Country Planning (Development Management Procedure) Order 2010 (As amended).

The construction of the proposed facility is not complex by nature and this simple Design and Access Statement reflects this.

2. Development Details

The proposal is for a new storage building, on land adjacent to 6 Beeding Close, Southern Cross Trading Estate, Bognor Regis. See *Figure 1: Site Location* for an indication of the proposal site.

The purpose of the building is for the storage of vaccine refrigerators, which will enable the existing buildings to be utilised for increased production capacity at the site. The occupier of the premises has recently received increased orders for solar vaccine fridges as a result of the expansion of the global immunisation strategy. The new building will be used in conjunction with Units 4-7 Beeding Close, which Polestar Cooling utilise for the production of specialist refrigeration equipment.

3. Design

Context of the Development - Purpose of the Development

The purpose of the building is to provide storage in the area local to Units 4-7 Beeding Close, to allow the current occupier, Polestar Cooling, to increase production capacity.

Siting

The siting of the new facility will be in an area currently used for outdoor storage. Construction of a new building will provide weather-tight storage which will support the expansion of the business.

The location is adjacent to the existing buildings used for manufacturing the fridges, allowing current storage areas to be shifted to the new facility in close proximity to existing premises without the need for transporting finished products to other facilities. The siting of the facility will therefore significantly improve the efficiency of the existing business as demand for solar refrigerators increases.

Description, including Scale

The building will be 12m wide x 20m length.

The sides of the building will be approximately 3.8m in height, with the top to the gable up to 5.185m (internal height). The proposed facility will be a single story building located upon concrete pads.

There will be an internal galvanised steel frame supporting the structure, and the roof and walls will comprise composite materials, goosewing grey in colour. Roof lights will be incorporated in to the design of the facility, with one roof light per bay.

There will be one industrial roller door, galvanised finish, and one single PA steel security door, powder coated, in both the front and rear elevations of the building.

The facility will benefit from an electricity supply, but no others utilities to the unit will be required.

Security

As the building will be utilised in combination with Units 4-7 Beeding Close, existing security measures will be extended to cover the new building.

The steel security door will have a multi point lock system, 5 Pin Anti-Drill Euro Profile Cylinder, anti-Jemmy Studs, stainless Steel Anti-Knockout Hinges and Stainless-Steel Threshold.

Environmental Sustainability

The purpose of the building is for the storage of solar powered vaccine refrigerators, which will contribute towards immunisation programmes and improved health services in the developing world. The proposal will therefore make a contribution to global health initiatives that will provide for improve social and economic welfare.

In terms of materials, the use of galvanised steel will ensure the longevity of the facility and reduce the need for replacement parts. The existing concrete base will be used thereby reducing the need for further reinforcement in the form of concrete pads under each of the main structural supports.

The site is outside of any flood risk area and would not impact upon any known cultural heritage features. There are no ecological or biodiversity features that would be

affected, and the presence of the facility within an existing business park will not appreciably have any additional visual impact. Accordingly, there will be no loss or deterioration to environmental features in the vicinity of the proposal and no net loss to environmental sustainability overall.

By building the storage facility adjacent to the existing units, this substantially reduces vehicle movements associated with an alternative for an off-site storage space, thereby avoiding transport and emissions impacts. The proposed facility will increase the volume of brought in component parts and refrigerators requiring transport to their eventual destination, but such numbers will not be appreciable in the context of vehicle movements into and out of the business park.

4. Installation Procedure

The first stage will be to install reinforced concrete pads, onto which the steel frame will be bolted. It is expected that 12 of these pads will need to be installed on the existing concrete surface. It is expected that at the same time, some minor works to the existing concrete surface may be carried out to ensure it is level. The pads will require a 2 week curing period before any further building work can commence.

Following this 2 week period, the steel frame would be constructed and the cladding and roof installed. It is expected that this work will be carried out in a four week period, depending on the weather.

5. Transport and Access Statement

Vehicle and Personnel Access

Access to the site will be gained via Beeding Close. The area in and around the new building location is hardstand, therefore vehicles will easily be able to access the proposal site.

No new tracks, temporary or permanent, are required for the construction of the building.

It is expected that one delivery of concrete will be required, and that the components for the building will be delivered in one delivery. A telehandler and all terrain scissor lift will also be delivered to site, and may require a further 2 deliveries (plus collection of the plant following completion of construction).

There are no public rights of way on the site, and this business premises is not open to the public.

Community Safety

The proposal site is private land and there are no access permissions or rights of way in proximity to the site. Community safety during construction and operation is not in threat.