DESIGN & ACCESS STATEMENT

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Proposed Combined Heat & Power Plant @
Tesco Bognor Superstore, Shripney Road,
Bognor Regis, West Sussex, PO22 9ND

The following Design & Access Statement for minor works has been prepared in relation to the installation of a CHP (combined heat and power) Plantroom at Tesco Superstore, Shripney Road, Bognor Regis.

The CHP unit is to be located in the store yard, as per the plans. The CHP unit will be of a functional appearance and is considered to be in keeping with the purpose of such a usage. The noise emissions from the units are in line with the level required by Environmental Health, and, as such, considered acceptable.

Tesco have increased their commitment to environmental issues and greater emphasis has been placed on the prominence of renewable energy technologies. The proposed development is part of Tesco's national carbon reduction policy seeking to reduce carbon emissions through innovative design solutions. As such, the application proposes to incorporate an onsite generated combined heat, power and cooling (tri-generation) system intended to reduce the store's carbon emissions.

The system is powered by a gas fired CHP from which the waste heat in the engine's cooling water system is transferred into a heating water system from where the high grade heat is fed into an Absorption Chiller and/or the LTHW heating system. The chiller produces low temperature chilled water which is used for water condensing a selection of refrigeration pack units.

Installation of the proposed CHP unit is estimated to reduce carbon emissions at the store by some 6-15% (depending on site conditions). In addition the installation will be able to provide the store with 60-70% of locally generated electricity consequently reducing the network demand.

Use
The application site is within the curtilage of the existing Tesco store. The CHP unit will seek to complement the continued operation of the Tesco store through the sustainable production of energy at the premises that will in turn power the heating at the store, amongst other processes. As such, the unit will enhance the sustainable methods by which the store operates, lessening the impact on the local and wider environment. Accordingly, the development relates to an established use.

Amount
The application proposes the development of a single CHP system that comprises of a Plantroom (3.00m x 6.80m x 2.50m height), positioned as shown on the drawings. This will mean the unit is obscured from the views of residents adjacent to the site.

Layout
The layout of the proposal will involve external works at the store. The visible layout will include a single plant room on top of the roof of Tesco, positioned as shown on the drawings.

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Scale
The scale of the proposal will be minimal in comparison to the scale of the existing development on site. The scale of the unit (20.4m sq) will generally be commensurate with the size of the store it seeks to serve. Accordingly, the scale will be largely in keeping with what is an established commercial premises and will not form a dominant feature.

Landscaping
The proposed amendments will not affect any of the existing landscaping features at the store, because the construction concerns the service yard.

Appearance
The appearance of the CHP system will be functional and basic. However, this will be in keeping with both the proposed purpose of the system, as well as the general character of its specific location; namely the rear of a large retail store, characterised by general servicing arrangements. The CHP unit itself will be appropriately screened by the wall surrounding the perimeter.

Access
The application does not propose any alterations to site access.

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