

PROPOSED ROOF PLANT
WAITROSE RUSTINGTON
DESIGN & ACCESS STATEMENT

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1.00 INTRODUCTION

- 1.01 This Design & Access Statement has been prepared in support of a Full Planning Application for a new roof top plant area to be sited on the existing ground floor roof to this new Waitrose in Rustington.
- 1.02 The purpose of the plant is to contain new dry air coolers and an air handling unit to service the ground floor Sales area and this occupies a space historically used for plant for previous commercial tenants.

2.00 DESIGN PRINCIPLES & ASPECTS OF SECURITY

- 2.10 The plant is located on top of a new steel support structure over a flat roof area and the only access route is via the internal store layout and therefore this area is generally secure and non-accessible to the public.

3.00 SCALE

- 3.10.1 The plant consists of 3 no. dry air coolers each with a size of 5105mm long x 1210mm wide x 1410mm high. There is also a single air handling unit which is generally 3000mm long x 1100mm wide x 1300mm high with other pieces of ducting and cowlings. The plant structure will sit approximately 550mm above the highest point of the new roof covering to allow maintenance access below to movement joints etc.

4.00 LAYOUT

- 4.10 The plant area is generally situated towards the eastern end of the flat roof so as to be near the internal access route but also to make it less visible from the public high street end of the store.
- 4.11 A freestanding counterweighted balustrading system will be installed around the plant to provide safe access for maintenance.

5.00 LANDSCAPING

- 5.10 There is currently no landscaping to the roof area as it is unseen by the public and this will be continued with this new proposal.

6.00 APPEARANCE

- 6.10 As shown in the photo on the next page showing this store when occupied by the previous tenant this area has historically been used for this type of plant. Due to this and the fact that it will be very difficult to see from street level we are not proposing any surrounding plant screening.
- 6.11 Also attached is an Acoustic Report carried out by ECC. The assessment has shown that the noise impact from the proposed new plant will be below the no observed adverse effect level (NOEL) at all times and during the night time will be well below the level at which adverse effects occur, the LOAEL for occupants of the nearest residential properties to the store. Therefore no acoustic screening is proposed.



7.0 ACCESS

- 7.10 Access is provided from a route internally within the store and onto the existing flat roof area.
- 7.11 Maintenance access is provided to the fans on top of the coolers by means of two open grill access walkways above the steelwork support located between the coolers.

8.0 SECONDARY ACCESS

- 8.10 Due to the difficulties in accessing roof spaces it not seen as likely that wheelchair access will be required for maintenance.

9.0 CONCLUSION

Following extensive investigations it was not possible to locate this plant elsewhere due to the restricted size of this existing site. The roof top plant installation allows the proposed store to operate efficiently and should not cause a nuisance either visually or acoustically to any members of the public or surrounding occupants.