Job ref: 0104578-BC-0000
February 2016

DESIGN AND ACCESS STATEMENT

Building 3, Trident Place, Mosquito Way, Hatfield, AL10 9BW

Introduction

This Design and Access Statement relates to an application for full planning permission for the installation of a back-up power generator to be located within a screened enclosure to the rear of Building 3, Trident Place, Hatfield.

In conjunction with the installation of the generator, an existing bin store will be relocated.

The building comprises one of six properties forming the Trident Place campus, the freehold of the buildings is in common ownership but the individual properties are subject to separate leasehold tenants.

Use

Building 3, (and all buildings on the Trident Place campus) comprise of office accommodation.

Unlike many of the other buildings within the campus, there is currently no back-up power generator serving Building 3. Previous operations completed within the building have not necessitated the provision of a back-up power supply however, following a re-organisation of staff and associated activity, functions proposed to be completed within Building 3 now require an emergency power supply to maintain services in the event of a power failure.

The generator will only be used in the event of a power failure or during testing. Testing will be anticipated to be a monthly run of fifteen minutes.

The noise emitted from the generator will be 65 dBA at 1M. It is important to highlight that should operation of the generator be required due to a power failure, all of the other back-up generators on campus are likely to be active. Noise emissions from this generator are not therefore, considered to be material.

Amount of Development

The proposed works comprise the relocation of an existing bin store, moving such approximately ten meters from where currently located in order to accommodate the installation of a new back-up power generator.

The back-up power generator is proposed to be located in this position as it will be situated immediately above existing power cabling requiring the least possible disturbance to the existing hard and soft landscaping to the rear of the building.

The rear of the building is not visible from Mosquito Way and is largely screened from Comet Way by mature trees.

Layout

The proposed new back-up generator will be located in an area of current hardstanding occupied by a bin store and adjacent soft landscaping. The bin store will be relocated to an area of existing soft landscaping.

No impingement or adjustment of existing footpaths or roadways is proposed.

Scale

The proposed back-up power generator will be design to match the existing bin store and generator installations on campus. The screening to the back-up power generator me measure in plan 15M x 9M and will extend to 3M in height.

Landscaping

An area of soft landscaping containing lawn, shrubbery and hedging will be removed to facilitate the installation of the new generator enclosure and the relocation of the bin store**.**

Appearance

The generator will be delivered to site as a pre-fabricated installation comprising a steel shipping container style enclosure containing the generator plant. An exhaust will be mounted and discharge through the roof of the container.

The container and exhaust will not however, be visible externally as they will be screened by a timber hit and miss panel enclosure, constructed to match the enclosures to existing generators on campus.

Access

Pedestrian and vehicular access throughout the site will remain unaffected by the proposed.

Access to the relocated bin store will be via an existing footpath.

Access to the generator enclosure will be via an existing footpath.

Access to the bin store will be level.

Statement prepared by

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