

DESIGN AND ACCESS STATEMENT

Installation of an uninterrupted power supply, including 2no. containers, reinforced plinth, cable chamber and the relocation of 6no. lightning protection rods at Ocado Customer Fulfilment Centre, Gypsy Moth Ave, Hatfield, AL10 9BD

07 July 2017

Introduction

This Design and Access Statement relates to an application for full planning permission for the installation of an uninterrupted power supply (UPS), to be located within the grounds of the Ocado Customer Fulfilment Centre (CFC) Hatfield, Gypsy Moth Ave, Hatfield, AL10 9BD.

The proposed site for the UPS is within the grounds of the CFC, located near the north-eastern corner of the CFC building in an area of the grounds currently used as informal management parking. The UPS will be sited on a reinforced concrete plinth. The UPS containers will be made of profiled steel (coloured goose wing grey). One will measure 10.22m x 3.53m x 3.34m and the other 10.22m x 2.77m x 3.34m. A 10m x 1.325m x 1.450m cable chamber will run from the UPS containers to the switch room. The chamber will be constructed of reinforced concrete, topped with the original block paving in order to create a uniform finish. Six lightning protection rods will be relocated 4m closer to the building, each requiring an area of 0.28m x 0.28m x 0.76m to be excavated.

Use

The wider CFC site is currently in B8 (storage and distribution) use. The proposed development will support this use by ensuring the CFC can continue to run uninterrupted during power depressions. The UPS is supportive of the current warehouse function and is an effective solution to an issue that would otherwise be outside the control of our client, bringing efficiency and sustainability benefits. The proposed development site is currently used informally as staff car parking. This function will cease on development, with the loss of four no. car parking spaces. The loss is justified by the efficiency and sustainability benefits of the UPS, and the overall decrease in demand for on-site parking due to the recent relocation of staff to the offices on Mosquito Way.

The UPS will only be used in the event of a power failure or during testing. The noise emitted from the power supply will be negligible in the context of the busy distribution centre, which is screened from nearby residences by the CFC building. The site is also located below the air conditioning units on the north-east corner of the CFC roof. The installation of these units was not considered to have amenity impacts on neighbouring uses when considered by the Borough Council, due to their location in the context of the larger site. It is therefore considered that the UPS will also have negligible impact in terms of noise.

Layout

The proposed UPS will be located in an area of existing hardstanding. The site is between the CFC and the existing fencing, and will largely be obscured by this. The site is within the CFC building lines and will not be prominent when viewed within the context of the site.

Scale

The proposed UPS is of a much smaller scale than the CFC. The height is only 3.34m which is considerably smaller than the warehouse. The visual profile of the site is contained by the CFC building lines and will be entirely contained within the outline of the CFC.

Boundary Treatments

The containers will be located between the CFC and the existing fencing, effectively screening it from the nearby public road (Gypsy Moth Avenue) and ensuring a neat and tidy appearance from passing vehicles and pedestrians.

Appearance

The development will comprise of 2no. steel containers containing the UPS plant. The containers will be coloured goose wing grey, in keeping with the CFC building. The design is entirely in keeping with the neighbouring uses and is appropriate to the context.

Access

Pedestrian and vehicular access throughout the site will remain unaffected by the development. Access to the UPS containers will be via the existing roads and walkways on the site.