

JRS/2088-DOC-01

Cooper Vision, Speedwell Close, Chandler's Ford, Eastleigh SO53 4BT

Design and Access Statement – Nitrogen Generation Plant Room

Revision	Description	Prepared By	Date
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1.0 Introduction

This Design and Access Statement has been prepared to accompany the application made on behalf of CooperVision, for full planning consent for a new plant room to house a nitrogen generation plant.

2.0 Planning History

The site is a detached industrial building with hard surfacing surrounding the building

Previous planning applications/ permissions include:

F/19/86202 Single-storey rear extension to facilitate plant room and associated equipment

F/19/86201 Erection of new entrance lobby. Permit 27/09/19

F/19/86194 Alterations to existing roller shutter door, including personnel door on north east elevation. Permit 27/09/19

F/13/72366 Change of Use from warehouse with ancillary offices (Use Class B8) to light industrial with ancillary offices (Use Class B1) for CooperVision Manufacturing Ltd. only, together with external sprinkler tank, external plant and pumping station and re cladding of external walls. Permit 27/06/2013

Z/13464/007/00 Erection of timber slated acoustic fence with 3 no. pairs of gates (2.7m High) at front. Permit 20/03/2000

3.0 Location

The site is located within Chandlers Ford Industrial Estate

There are no Listed Buildings or scheduled ancient monuments within the site or nearby. The industrial estate is bordered by roads; Eagle Close, which runs around the south and part way to the east of the industrial site, School Lane which runs through the industrial estate North to South. The site is located at Speedwell close which is towards the south of the industrial estate. A copse of trees to the South, East and West separate the industrial estate from residential areas.



Figure 1 – satellite view with red dot for site



Figure 2 – location plan

.0 Proposed Development

4.1 General Description

The current site is owned by CooperVision and is a manufacturing site for contact lenses. Part of their process requires the use of nitrogen. Their current facility has nitrogen delivered from external sources and stored in tanks. This is a costly operation and large quantities of nitrogen are required.

CooperVision would like to generate nitrogen on their site and use it directly for their process. The existing tanks will then remain in situ.

4.2 Existing Site

The existing site houses a large industrial building, set in mainly hard standing surrounded by other industrial buildings. There are 2 parking facilities to the front and to the rear of the site. There is no soft landscaping within the site boundary, with a boundary of hedge and tree line at the East boundary. The site has had the addition of external sprinkler tank, external plant room and pumping station in previously permitted planning applications.

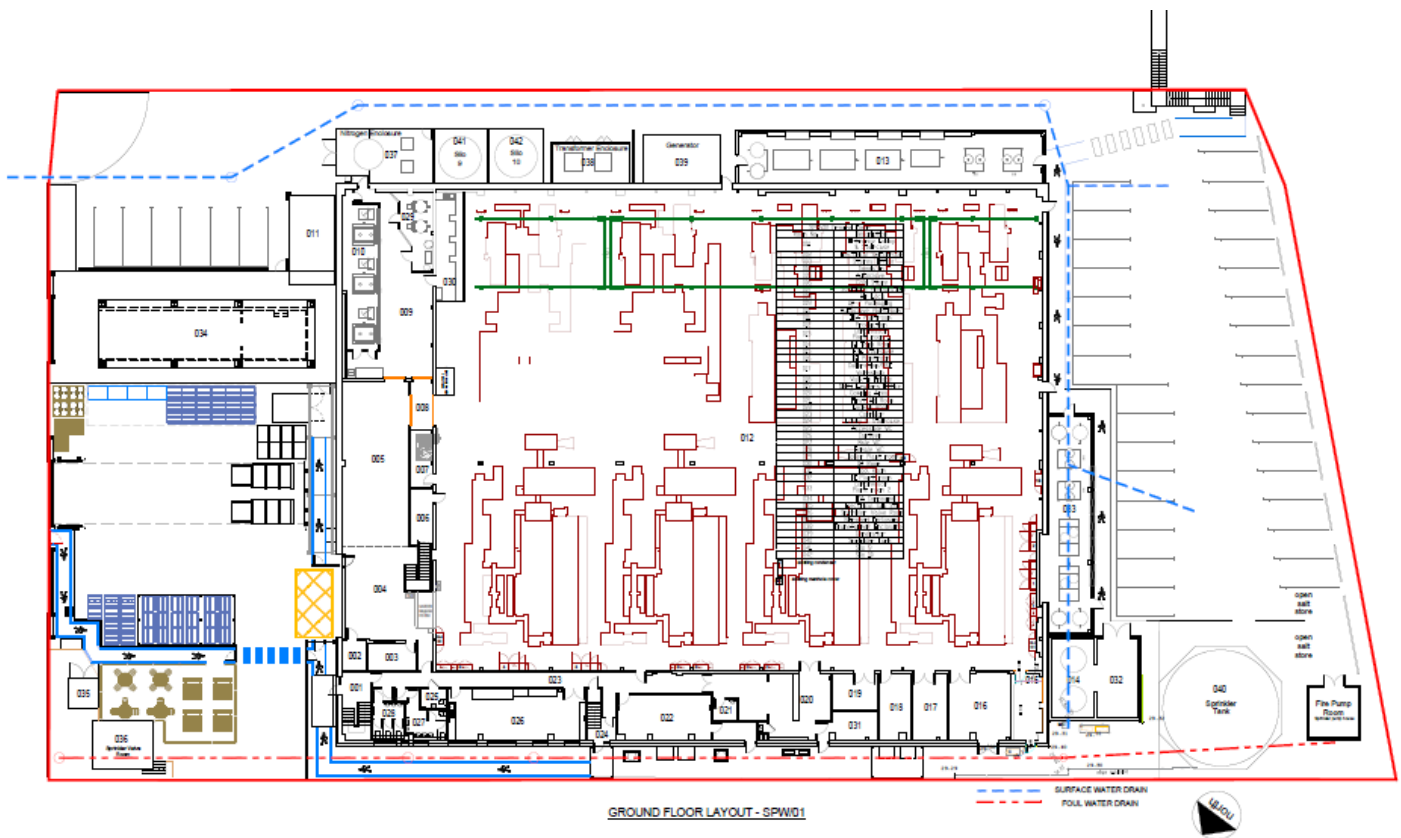


Figure 3- Existing site plan

4.3 Proposed Site

It is proposed to provide a standalone nitrogen generation plant room external to the existing main building.

The location of the plant room will be adjacent to the existing sprinkler tank and pump house at the rear of the main factory building. This part of the site is currently occupied by an open yard external salt store which will be relocated near the stairs.



Figure 2 - Proposed Site Plan and Roof Plan

4.4 Appearance

The external materials for the plant room will be profiles coloured steel cladding to match the existing building.

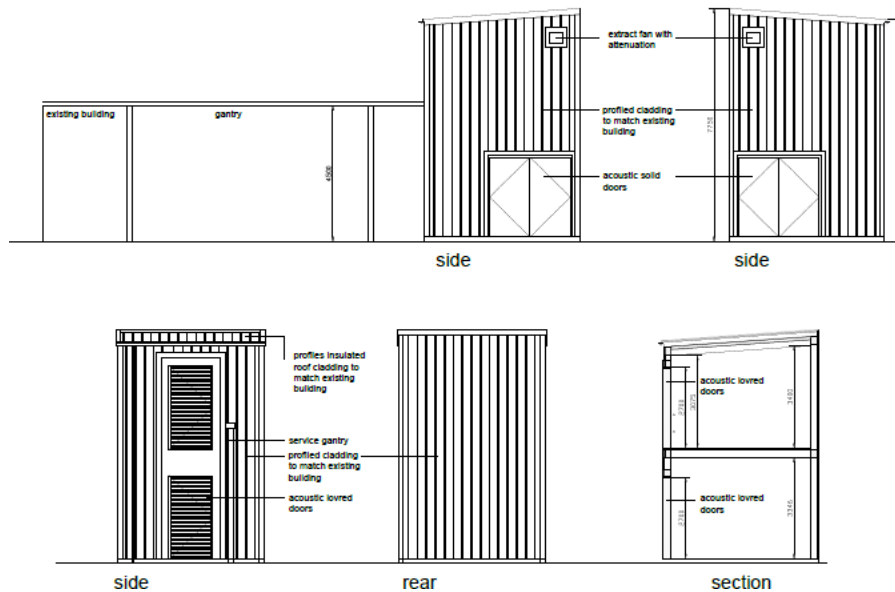


Figure 5 - Proposed Elevations

4.5 Scale

The external measurements of the proposed plant will be 5.150m x 4.850m.
With an gross external footage of 24.98m².
The elevation of the plant room will be a maximum height of 7.750m

4.6 Acoustic Report

There will be noise generated by the proposed nitrogen generation plant which will be housed inside the 2 storey plant building. The acoustic report will address this in detail and the specifications/recommendations in their report for the plant fabric, will be implemented in the construction.

4.7 Access/ Boundary

Commercial/trade vehicles and HGVs currently enter and exit the site at the existing access entrance. There are no changes required to the existing access. The boundary will not be affected in this proposal.

4.8 Landscape/ Ecology

The building is under the threshold (25sqm) size and is located on a concrete hard standing and is therefore exempt. An ecology survey and BNG report is therefore not required. The proposal is for an additional building to an existing industrial building, where an overall ecology strategy is in place. This application does not detract from the existing landscape.

5.0 Flood Risk Assessment

The site is in Flood Zone 1. As shown on the Environment Agency Map. As the existing hard standing is currently drained to a surface water drain the amount of additional surface water and consequential flood for a building of this size is regarded as negligible. The proposals are to install a new drain to the existing surface water.

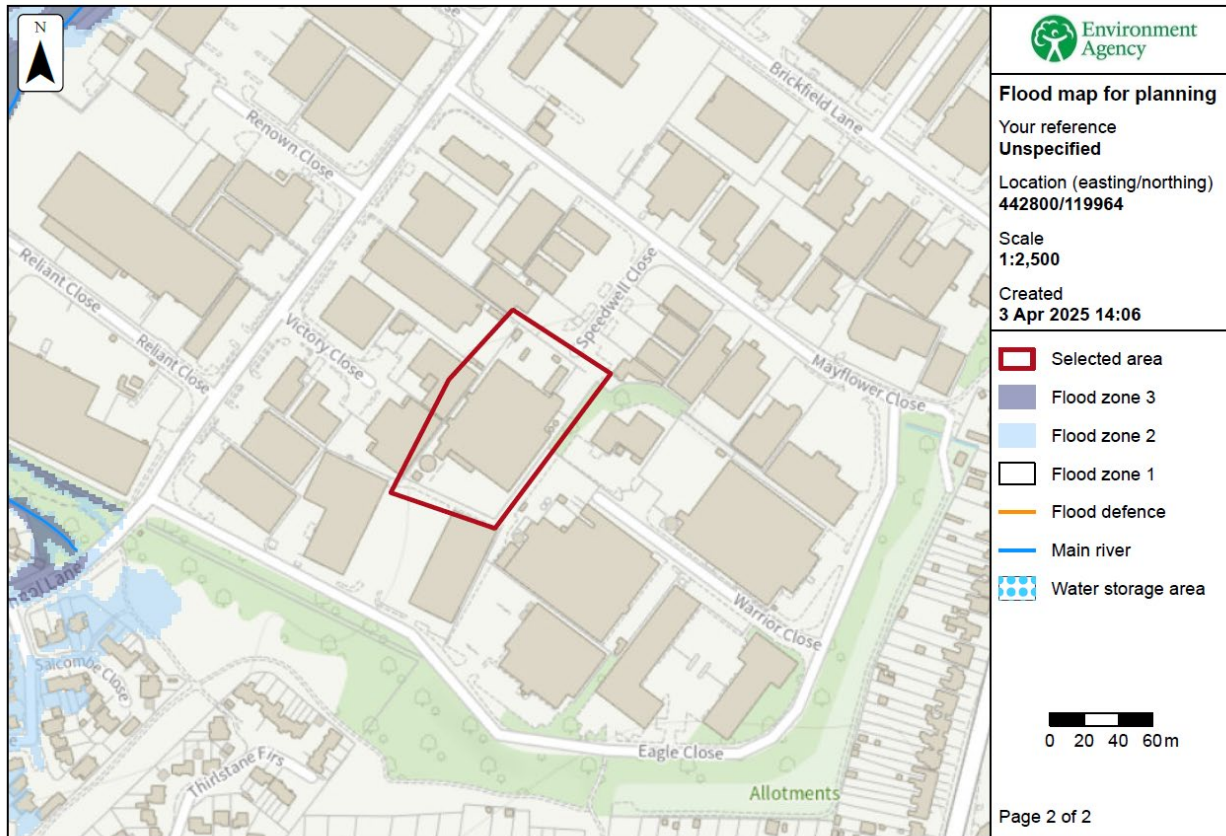


Figure 6 – Flood zonemap from EA

6.0 Conclusion

The Nitrogen generating plant room is located adjacent the sprinkler tank of a similar height. An acoustic report accompanying this application shows the measure that will be taken to mitigate the noise from the plant which will all be housed in this two storey building. The appearance of the building will match the other buildings and extension on the site.

We therefore conclude the planning application for this building should be approved.