DESIGN & ACCESS STATEMENT

Cliffdale Drive DG5

Proposed control kiosk, vent pipe and hardstanding area

1. Design

Physical, Social, Economic and Policy context

The development will deliver substantial environmental benefits by removing several properties from the flood risk register. The development has been designed to minimise aesthetic impact within the constraints of providing sufficient security to the proposed asset. The development is not expected to change the existing social and economic viability of the area.

Amount of Development

The area of development is 508m^2 which is the total floor space of the proposed control kiosk, access track and vent stack. The rest of the development is made up of underground plant.

Layout

The proposals have been located to provide easy access to operatives whilst minimising the area of land take. The kiosk has been positioned to enable ease of access by operatives whilst being as inconspicuous as practicable.

Scale

The development has been designed to treat the current population equivalent, with a limited amount of excess capacity. The kiosk has been sized to be the smallest possible to accommodate the required control panels.

Landscaping

No additional landscaping is proposed beyond site reinstatement.

Appearance

The kiosk and vent stack will be steel in dark green (BS 4800 14.C.39). The fencing will be 2.4m high grey/silver galvanised Palisade fencing. The hardstanding area will be surfaced with black bitumen macadam. The underground structures will have manhole covers at ground level.

2. Access

Due to the nature of the development, vehicular access is only required by UU operatives when visiting for general maintenance and inspection. In these circumstances, there are no specific separate access arrangements proposed.

The pumping station is located off the highway and it is proposed that UU operatives will park on the proposed access track without causing conflict with other road users.

Access to public transport is not considered applicable to this proposed development.