

Design and Access Statement

This Design and Access Statement has been prepared in accordance with the National Planning Policy Guidance. This document provides detail proportionate to the minor nature of the proposed development.

Use

Apex Plaza is a commercial building in office (Class E) use. The proposal is to remove obsolete equipment from an existing designated plant deck at roof level of the building, towards its south western corner, and to install new heat pumps on to it to serve the office floors below. No internal floorspace or change of use is proposed as part of this application.

Amount and Scale

The proposed new plant equipment will not materially alter the scale of the building and will be solely located on the roof of the building, on an area that has always been intended to be for plant.

Layout

The proposed heat pumps will be located similarly to the plant that will be removed and adjacent to other retained elements of equipment.

Landscaping

No landscaping is proposed as part of this application.

Appearance

The positioning of the new equipment has been carefully considered to ensure that there will continue to be minimal, if any, impact on views of the building from the public highway, the grade II listed Walter Parsons Corn Stores and from the Conservation Area to the south. Indeed, the proposed units will generally be of lesser height than the units being removed, will continue to be set back from the building's edges and will be screened by various other existing roof structures including a plantroom wall which is 4 metres in height.

Access

The existing access arrangements will remain as part of the proposed development and no changes are proposed. A single door and double door lead out on to the roof area and will be retained to ensure the proposed plant equipment can be appropriately managed and maintained, when required.