DESIGN AND ACCESS STATEMENT

LPG Installation
Emsworth East Service Station
A27 Emsworth By-Pass
Emsworth PO10 7RB

Location

The site is on the Eastbound carriageway of the A27 Emsworth By-Pass to North of Emsworth. The location is in a rural setting but providing a much needed service to the transient motorist.

The site is part of a motorist service area including restaurant and hotel all served from common access and egress crossings.

Use

Whilst the current site offers the usual and expected facilities of a modern Petrol Filling station there is now a need to offer retail LPG as demand increases. Geographically this site is ideally located to provide the area with an easy accessible LPG facility.
The site in its current format is adequate and therefore the additional facility needs to be incorporated into the current layout.

LPG Facility and Design

The LPG installation as a whole is designed in accordance with both the APEA Blue Book – Petrol Filling Station Design Guide and LPGA Code of Practise 1 (particularly Parts 1 and 20)
The proposal is designed therefore to include and take account of the following :-

- Flammable liquid or vapour safety zones
- Electrical hazards to comply with BS 5345 and BSEN 60079-10
- Complete protection and safe siting of vessels dispensers and tanker during delivery.
- Below ground pipework design and protection – continuous pipework and encasement medium.
- Prevention of vapour release and prevention of building contamination.
- Adequate emergency and fire fighting precautions in accordance with UKLPG Cop 20
- Dispensers location and controlled visibility.

Other documentation considered for compliance are

- Pressure Safety Systems (PSSR)
- Dangerous Substances and Explosive Atmosphere Regulations (DSEAR)
- Regulatory Reform (Fire Safety) Order 2005 (RRFSO)

Amount

The proposed above ground structure will be sited to the rear of the existing sales building structure sited in a securely contained compound.
It is considered that 3No 1 tonne vessels is an adequate storage which can be accommodated without becoming too prominent or imposing.
The location of the proposal ensures minimal alterations are required to the overall site to allow servicing and installation of the facility.

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Scale
Given that the proposal is sited on an existing Petrol Station, the proposed features will sit well below existing buildings, features and forecourt canopy heights.

Landscape
Given its rural location the perimeter of the site has a soft landscaped buffer with open areas to all sides.
The proposal cuts into current soft areas however given the minimal nature and scale together with the site setting the effect is minimal.

Appearance
The proposals appearance is reflective of legislation and operation therefore the open appearance of the installation is unavoidable. However through choice of light and natural colours the installation as a whole blends into the existing development.

Access
The proposal will not effect the current site operation or any access or egress to the site or current facilities.

Access to the actual storage tanks will be across an existing surfaced area with a pull-in created to site the delivery vehicle for off-loading as a protection measure to all users.

Conclusion
Given the scale and location of the scheme it is considered that the proposal will have no detrimental impact on the surrounding areas, whilst offering the public an alternative fuel, therefore in our opinion we feel the application should be granted.

The proposal is mainly constructed above ground and no deep excavation is proposed therefore it is not envisaged any contamination issues will be relevant to the proposal.

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