

MAY 2021

Wyevale Uxbridge - 2720/02/01

DESIGN AND ACCESS STATEMENT

This Design and Access Statement has been prepared by TP Architects, on behalf of The Structure Group (TSG) and Locate Studios, for the "Change of use of existing buildings to commercial filming and erection of 5no. temporary workshops".

TPARCHITECTS

33a St Lukes Road, Maidenhead, Berkshire, SL6 7DN
TEL: +44 (0)1628 412388 EMAIL: enquiries@tparch.co.uk

1 PURPOSE OF THE DESIGN & ACCESS STATEMENT

A Design and Access Statement is a 'short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain the proposal in a structured way', providing a framework to explain how the proposed development is a suitable response to the site and its setting, and to demonstrate that it can be adequately accessed by prospective users.

The level of detail in a Design and Access Statement (DAS) should be proportionate to the complexity of the application, but should not be long.

In this regard, the DAS has been prepared in accordance with the Department for Communities and Local Government (DCLG) publication 'Guidance on Information Requirements and Validation' (March 2010), which accompanies government policy on information requirements for planning applications.

The purpose of the DAS is to explain the rationale behind the design and access proposals for the Site. This DAS forms part of a comprehensive package of information comprising the planning application.

In accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013, the DAS is provided for development on the Site and includes:

- The steps taken to appraise the context and how the design of

the development takes that into account;

- What consultation has been undertaken, and what account has been taken of the outcome of the consultation;
- The design principles and concepts that have been applied to the development; and
- How the proposed development realises the design principles and satisfies local and national planning policy requirements

2 THE APPLICATION

This Design and Access Statement has been prepared by TP Architects, on behalf of The Structure Group (TSG) and Locate Studios, for the "Change of use of existing buildings to commercial filming and erection of 5no. temporary workshops".

Planning permission is sought for a temporary period of 12 months.



3 INTRODUCTION

The film and TV industry has been one of the fastest growing sectors of the UK economy for a number of years, but the shortage of film studios and their ancillary accommodation is still recognised as a major issue within the UK Industry.

Locate Studios and its affiliate company, Locate Productions, has supported the film industry since 2005. Since 2010, Locate Studios has managed the Gillete's 10-acre former European brand headquarters in Brentford. The site has been utilised as an 'alternative' build space for when purpose-built studios, such as Pinewood and Warner Brothers, have

been at full capacity. The industrial and warehouse type buildings are used as spaces to construct and shoot sets for both feature films and high-end TV (HETV). Locate Studios tenants include; Paramount Pictures, FOX, CBS, NBC Universal, Sony, MGM and most recently, Amazon Studios. TSG specialise in temporary, demountable structures and flooring. TSG built the 27,000 seater stadium at Greenwich, for the 2012 Olympic equestrian events. They are current creating a conversion kit to enable baseball to be played at the London Stadium (West Ham United's football ground). Within the industry, TSG

are the 'go-to' specialist when productions require temporary structures for filming or acoustic treatment of pre-existing buildings. Their portfolio includes Bray Studios, The Titan Building (now used by HBO) and RAF Cardington (a favourite build space for director Christopher Nolan). Locate Studios and TSG have an exciting opportunity to support the needs of a global film production company who require the Site to support the production of a feature film at Pinewood Studios. The proposal will utilise the derelict Garden Centre, converting three of the existing buildings and the

erection of five temporary workshop structures. Access and parking arrangements will remain unchanged. The temporary proposal would offer an opportunity to provide significant economic benefits to Uxbridge in the short term utilising, supporting and collaborating with local businesses. As the site is owned by Brunel University, the partnership will provide hands on opportunities for students to gain experience and open doors into the film industry.

4 TEMPORARY APPLICATION DRAWINGS

The temporary planning application is submitted by Nexus Planning on behalf of the Applicant. The Design and Access Statement is prepared by TP Architects along with the following drawings:

- 2720-PL-101- Existing Block Plan and Location Plan 1:500 / 1:1250
- 2720-PL-102- Proposed Site Plan 1:500
- 2720-PL-103- Workshop 1 Proposed Plan, Elevations and Roof Plan 1:100
- 2720-PL-104- Workshop 2 Proposed Plan, Elevations and Roof Plan 1:100
- 2720-PL-105- Workshop 3 and 6 Proposed Plan, Elevations and Roof Plan 1:100
- 2720-PL-106- Workshop 7 Proposed Plan, Elevations and Roof Plan 1:100
- The following Design and Access statement should be read in conjunction with Nexus Planning statement and the accompanying consultant reports.

5 THE SITE

The Site comprises the former Wyevale Garden Centre, which closed in January 2017. The site is located on the northern side of Pield Heath Road, set back in excess of 50m, with an area of woodland which screens the site from public view.

The site has an area of 1.72ha and is rectangular in shape. It is accessed off Pield Heath Road with a gated entrance in the south east corner of the site.

The Site is mostly covered with hard surfacing, with a large car park area in the south-east corner with elements of soft landscaping,

the northern end of the site is fully covered with hard surfacing and some ancillary buildings to the garden centre. The area would have been used for deliveries and storage when operating. The structures comprise of brick gable ended structures with profile sheet roofing.

The former garden centre occupies the south-western corner of the site. The single storey structure comprises a series of gables, which have ridges running east-west, and a ridge height of circa 5.7m. The façade is made up of a mixture of glass, brick and timber cladding. With polycarbonate roof sheeting.



6 SURROUNDING AREA

To the north of the site is a large area of wooded scrubland which comprises self-seeded trees and commercial growing structures, from the former use of the site as a garden centre. Beyond the woodland / scrubland is Brunel University London campus.

To the east is Pield Heath House School and Sisters of the Sacred Hearts of Jesus & Mary.

To the west and north-west is a large area of woodland. To the south-west there is a cluster of dwellings accessed off of Church Road. The woodland provides good screening of the proposed development area.

In the wider context, the proposed studio workshops will be situated amongst a number of established film studios in the South of England, including Pinewood, Bray and Warner Bros. Studios. The temporary location provides excellent links to the M4, M25, M40 into London and Heathrow Airport.

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Surrounding Properties

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Surrounding Properties



7 PROPOSED TEMPORARY WORKSHOPS

It is proposed to erect five temporary workshop buildings on the northern part of the site. The structures are constructed from lightweight aluminium portal frames, with powder coated insulated cladding panels and stretched fabric roofing. The buildings are completely demountable.

Due to the lightweight nature of the workshops, they will sit directly on the existing macadam and require no intrusive groundworks. Once removed, the structures will leave no evidence of their existence.

The modular buildings are built in 5m grids and can be adapted to suit requirements. The proposed workshops will be 20x25m, 20x30m and 20x35m in plan.

Workshop 1 will have an eaves height of 6.2m and a ridge of 8.2m.

Workshops 2 — 7 have eaves heights of 4.2m and a ridge of 6.2m.



Illustrative Perspective Workshop 1



Illustrative Perspective Workshop 2-7

8 RETAINED EXISTING BUILDINGS

The existing garden centre structure will be retained and used for wardrobe and storage. All works to the building will be internal subdivisions and not require planning consent. The building fabric is in a good state of repair. There are cosmetic repairs required for the fabric, but these will be to match existing and again not material to the planning application.

Workshops 4 & 5 will be formed in the existing brick structure. All works to the building will either be internal or cosmetic enhancement to the fabric.

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Retained Existing Buildings



9 SITE ACCESS & SECURITY

The site is accessed off Field Heath Road. The existing macadam surfaced road had been designed to serve the original Wyevale Garden Centre, and subsequently, is capable of two-way traffic and HGVs. Good vision splays can be achieved in both directions.

The access road is shared with Field Heath House School, providing secondary access.

The access road is set back circa 60m from the main road and will ensure the studio workshop traffic will not create tail backs.

The existing access gates will be retained.

10 OTHER MATTERS

Please refer to the supporting consultant reports as part of this application.

11 TREES

There are no significant trees within the site.

No intrusive ground works are proposed and the existing roadways will be retained.

12 SERVICES, ENERGY & SUSTAINABILITY

The development will use existing services where possible and where new energy requirements are sought, these will be incorporated within the proposed development to minimise their impact.

The structures by their demountable and re-usable nature are highly sustainable. Once there is no longer an on-site need for the structures they will be taken away and re-used elsewhere.

13 WASTE & RECYCLING

Waste will be dealt with and managed internally. A third party waste management company will collect waste regularly as appropriate.

14 ECOLOGY

The site has minimal ecological potential due to its large area of hard surfacing and buildings, and general lack of flora and fauna.

15 SUMMARY

Locate Studios and TSG require this temporary planning consent to facilitate an exciting opportunity with a Global Film Production company and Pinewood Studios.

The buildings have been positioned in considered locations across the

site, with innovative stage designs by TSG to provide quick and temporary structures to meet the immediate needs.

The proposal utilises temporary structures and conversion of the existing redundant garden centre

structures to support this short term need, which will in turn, provide socio-economic benefits to Hillingdon London Borough Council and the wider area.