

Design and Access Statement

For

Union Wharf,
Bentinck Road
Hillingdon
West Drayton
UB7 7RP

Property Address:

Union Wharf, Bentinck Road, West Drayton, UB7 7RP

1. Proposal:

As part of the necessary fire safety works at 1-38 Union Wharf, the existing spandrel panels are required to be replaced with a non combustibile alternative that will best match the colour of the existing spandrel panels. The proposed aluminium spandrel panels comprise of 3mm thick pre-finished aluminium facings mechanically bonded to a non-combustible mineral core, achieving a reaction to fire classification of A2-s1,d0 in accordance with BS EN 13501-1. The panel is designed for use within external wall systems where compliance with Approved Document B is required, offering a durable, weather-resistant and fire-safe solution for spandrel zones. The chosen colour for the new panel is RAL 5020 which is a universally available colour across suppliers.

There are two timber soffits on the rear elevation which are inset from the building and sit lower than the remaining timber soffits to the underside of the roof. Due to this, these locations form part of the external wall system and so are required to be removed and replaced with a non-combustible material which is compliant and satisfies fire safety requirements. The existing timber shiplap cladding to the walls below the soffit has already been replaced with a new compliant system, colour dark grey. Our intention was to use the same replacement cladding for the walls (already approved by planning) on the soffits. However, this system was not designed to be hung horizontally and therefore we would not receive the required warranties if used. Therefore, the contractor has proposed an alternative compliant material to replace the timber soffits in these locations with a non-combustible Rockpanel system which meets the fire safety rating required for the building. The intention is for the colour of the Rockpanel system to best match that of the replacement cladding material that has already been installed to the walls below the soffits (replacement timber shiplap cladding).

Permission for the replacement of the timber panelling to walls not soffits has been received, and those works have already begun.

No further alterations to the balconies are proposed.

2. Existing features on site

1-38 Union Wharf is a 5-story residential block. Flats are located on all floors. The external façade is a combination of brickwork, timber cladding that has been replaced with Benx Supertech Timber Effect Cladding and glazed terracotta blocks.

The property features a fenced garden area to the front of the property where the welfare is already located for the cladding remediation works that are ongoing.

2. Existing features on site

Scaffolding has already been erected on the front and rear elevation as part of the wider necessary fire safety works and provides access to all of the balconies without any alterations required to the scaffolding.

3. Access to the site

Property 1-38 Union Wharf is accessed along Bentinck Road, located just off the West Drayton High St. Union Wharf is approximately 0.1 mile away from the closest station, West Drayton.

The flats 1-19 Union Wharf are accessed through a common entrance door on the front elevation and flats 20-38 are accessed via a separate communal entrance door on the front elevation.

There is an basement level car park located at 1-38 Union Wharf where parking bays have been made available for the secure storage of materials and parking for contractors.

The residents have been provided with alternative parking in the area for the duration of the project.

The scaffolding has been erected entirely on the land belonging to A2Dominion and does not obstruct any public highways or walkways.

4. Layout

There are no changes to the internal or external layout of 1-38 Union Wharf, West Drayton within this proposal.

5. Scale and appearance of the proposed development

As outlined in Section 1, the planned changes include the replacement of the existing spandrel panels with a non-combustible alternative that will match the colour of the existing panels. The chosen colour match is Ral 5020. This forms part of the necessary fire safety works at 1-38 Union wharf.

There are no listed buildings in close proximity to the development, nor are any located within key sightlines or viewing corridors. This ensures that the proposed works will have no impact on historically or architecturally significant structures in the area.

6. Landscaping

Landscaping at 1-38 Union Wharf, will not be affected by the works/proposal other than on a temporary basis for scaffolding to be erected for works access.

PHOTOGRAPHIC REFERENCE SHEET



