

Prologis Park West London, New Proposed GatehouseIntroduction

This Design and Access Statement has been prepared to support an application for the installation of a new gatehouse in the southwest corner of Unit 1 of the employment GSK site redevelopment, Ironbridge Road North, West Drayton.

The gatehouse is required to provide accommodation for a manager at the site to meet the client's management requirements. The location in the southwest corner of Unit 1 is needed to ensure that servicing of the new unit can take place without disruption to the ongoing operations at the site.

This Design and Access Statement provides information on the proposed building including matters relating to appearance, scale and layout of the proposed building as well as access considerations.

This Design and Assess Statement should be read in conjunction with the following submitted drawings:

- 30928-PL-217 – Gatehouse Location Plan & Site Plan
- 30928-PL-218 – Gatehouse Plans, Elevations & Sections

Layout

The location of the works is shown by the red outline on the submitted Location Plan, drawing 30928-PL-217. The gatehouse will be located in the southwest corner of Unit 1 in a location that allows this building to be accessed without impeding access for other vehicles to Unit 1's service yard.

Appearance

The proposed gatehouse is illustrated in drawing 30928-PL-218. It will be clad in dark grey metallic rainscreen panels and the entrance door and windows will be powder-coated aluminium dark grey colour to match the specification of the new units of the GSK site redevelopment. The gatehouse will be tucked in the corner of the site redevelopment, the majority of which will benefit from privacy screening by landscaping and fencing around the south, so it will not be visible from the Grand Union Canal.

Scale

The scale of the development is consistent with the proposed operational requirements of the occupier. The size of the building is 30m² GEA and has been minimised where possible to ensure the effective use of materials. The size of the gatehouse is appropriate for its use and consistent with the main office accommodation associated with the new units on the redevelopment site.

Site Access

Access is from the Unit 1 yard entrance along the gatehouse's north. The access points into the site and the service yards for the respective units will not change from the existing arrangement and will not interfere with vehicle movements around the site or within the service yard or parking areas.

Site Photo

