

Design and Access Statement



Aerial Photograph of Actual Site

August 2014

**ACR Associates Ltd
Hardshaw Street
St Helens
WA10 1QU**

Contents

Section 1.0 Introduction

- 1.1** Introduction
- 1.2** Design Team

Section 2.0 Site Analysis and Design

- 2.1** Context Analysis

Section 3.0 Appearance and Character

- 3.1** Layout & Use
- 3.2** Scale
- 3.3** Community Safety
- 3.4** Movement to and from the Development
- 3.5** Landscaping
- 3.6** Environmental Sustainability
- 3.7** Community Involvement

Section 4.0 Access

Section 5.0 Conclusion

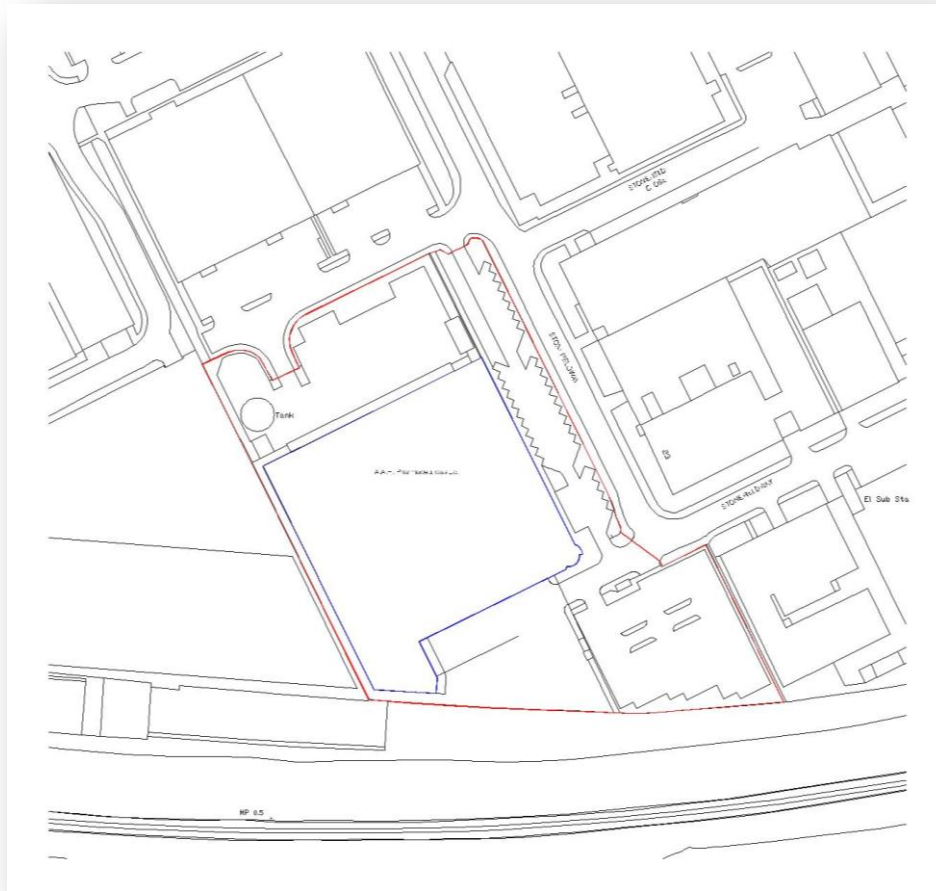
1.0 Introduction

This Design and Access Statement has been prepared by ACR in support of a Full Planning Application for the installation of an Adblue tank. The report has been prepared in conjunction and recommendation of the London Borough of Hillingdon Council which sets out the key advice and objectives for Ruislip. The intention therefore of this document is to show that the design principles and guidance set out have been adhered to from the outset of the design and development process.



Site Photo

AAH Pharmaceuticals Ruislip Existing Site Plan



1.2 Design Team

Client:

AAH Pharmaceuticals Ltd
Sapphire Court
Walsgrave Triangle
Coventry
Warwickshire
CV2 2TX

Applicant:

AAH Pharmaceuticals Ltd
Stonefield Way
Ruislip
Middlesex
HA4 0JP

Architect & Engineers:

ACR Associates
Century House
Hardshaw Street
St. Helens
WA10 1QU

2.0 Site Analysis and Design

The design proposal consists of the installation of an Adblue tank. The Adblue tank is to be 2.99m long x 2.02m wide x 1.88m high and have a capacity of 2500 litres

2.1 Context Analysis

The application site is located on Stonefield Way in Ruislip. The area is situated within Ruislip and is known as AAH Pharmaceuticals which is a Pharmaceutical Warehouse/Distribution Depot.

3.0 Appearance and Character

3.1 Layout and Use

This site is used to distribute pharmaceutical goods. The orientation of the building is not to change.

3.2 Scale

There is only one building to this site. The area where the proposed installation of the Adblue tank is to be located is highlighted in blue. The overall site area is approximately 1.77 ha. There will be no reduction in the site area.

3.3 Community Safety

The development does not have any adverse effect on the safety of the community. The location of the site is on an industrial park/estate and is situated away from any residential properties. The site will be monitored by 24 hour surveillance cameras.

3.4 Movement to, and from the Development

The existing site has two points of entry and exit from Stonefield Way and Crown Road. Entry and exit to the site will not be changed nor will it be affected by the proposal.

3.5 Landscaping

The existing landscape around the site will remain the same.

3.6 Environmental Sustainability

It is considered that due to the nature of the proposed alteration and modifications to the site, that there will be no direct environmental impact on the surrounding areas as there are no changes to the existing landscape features. The proposed alterations will be in keeping with the other local industries. Adblue helps the environment by reducing the number of harmful emissions created by diesel engines and by also reducing overall fuel costs. It also breaks down the harmful Nitrous Oxide down to mostly Nitrogen and Oxygen.

3.7 Community Involvement

There has been no formal pre-application or any community involvement at this stage.

4.0 Access

The object in respect to access is to ensure the ease of access for all. Access will not change to and from the site. Access to the site is via Stonefield Way and Crown Road. It is proposed that the road and the access points will stay the same.

5.0 Conclusion

AAH Pharmaceuticals operate a successful and established Business from their site in Ruislip and the following modifications will have positive impacts on the site.