

Design and Access Statement

Elevational changes to add new windows.

Bedfont Cross

Stanwell Road

Feltham

TW14 8NX

19.03.2021

Introduction

The site is located south of Heathrow Airport and is adjacent to the junction of Stanwell Road and Great South-West Road (A30). Access to the site is obtained from Bedfont Cross, which connects onto Stanwell Road.

The site comprises a three-storey office building (Class B1a) of approximately 1,819m² (19,569sqft NIA) floorspace which was previously occupied by Merck Serono. Ancillary parking is provided in front of the building, with a two-storey decked car park located immediately north-west of the office block, in total there are 79 car parking spaces.

This statement has been prepared in support of a planning application to implement alterations to one elevation of Bedfont Cross to add additional windows to areas shown below to maximise the use of the internal areas in the current climate.

Location of blank walls where windows are to be introduced shown in red outline below.



Materials



High quality aluminium windows with acoustic glazing will be used based on the Accon UK Noise impact assessment dated 01.05.218 showing recommendations taken from their report based on facade 6.

Bedfont Cross, Stanwell Road, Feltham
Noise Impact Assessment
Status: Final

ACCON UK
ENVIRONMENTAL CONSULTANTS

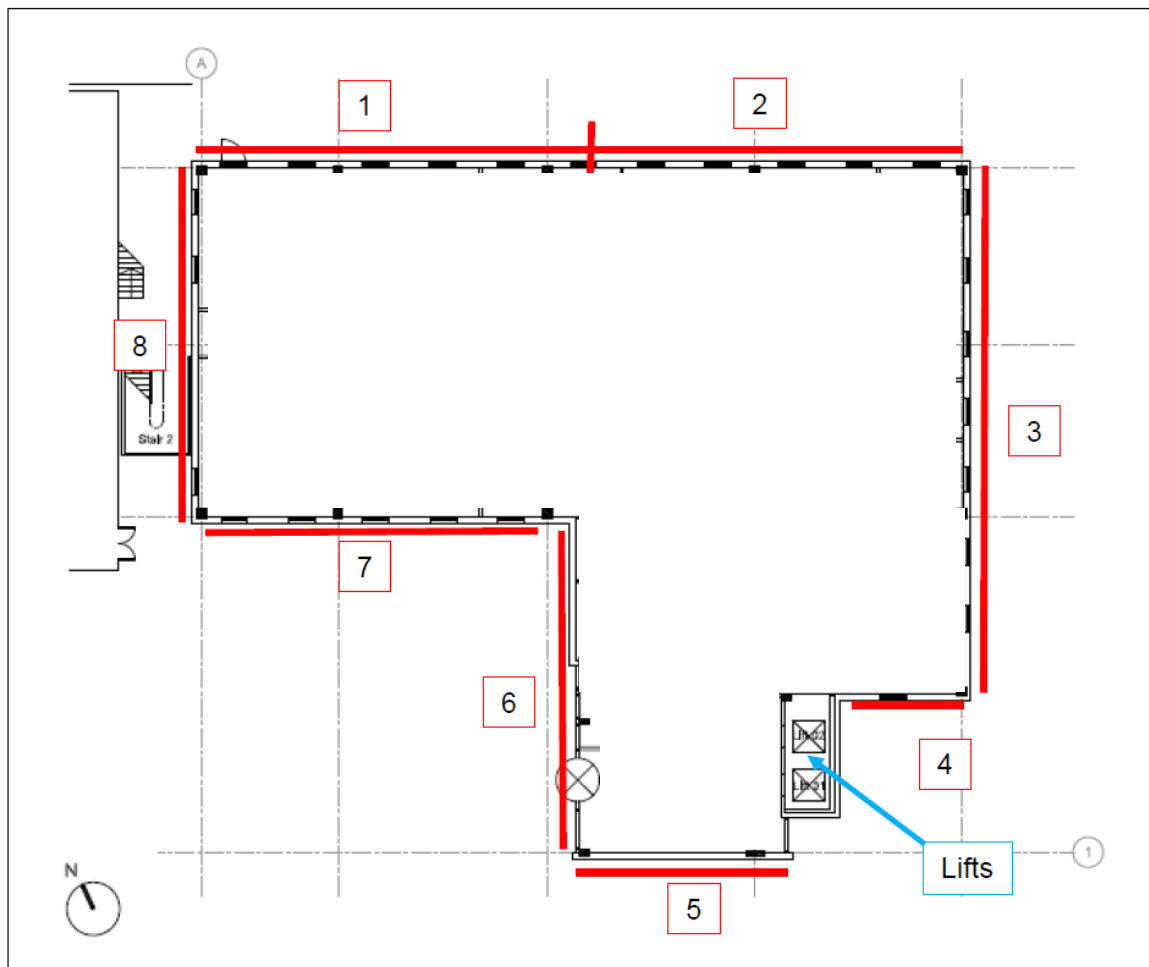
Table 1: Assessment of Road Traffic and Aircraft Noise Levels

Façade Reference No.	External Noise Levels (dB)			Assumed Combined Façade Sound Reduction (dBA)	Internal Noise Levels (dB)			Target Internal Noise Criteria Achieved?	
	Daytime L _{Aeq,16hr}	Night-time L _{Aeq,8hr}	Night-time L _{AFmax}		Daytime L _{Aeq,16hr}	Night-time L _{Aeq,8hr}	Night-time L _{AFmax}	Daytime and Night-time L _{Aeq,T}	Night-time L _{AFmax}
1	66	58	67	28	38	30	39	✓ (See Note)	✓
2	68	60	72	28	40	32	44	✓ (See Note)	✓
3	71	63	76	28	43	35	48	X	X
4	67	58	77	28	39	30	49	✓ (See Note)	X
5	67	59	78	28	39	31	50	✓ (See Note)	X
6	63	54	70	28	35	26	42	✓	✓
7	62	53	67	28	34	25	39	✓	✓
8	61	52	64	28	33	24	36	✓	✓

Note: The predicted internal noise levels exceed the target internal noise levels by less than 5 dB. With reference to ProPG Note 7 of Figure 2 (reproduced in this report as **Figure 3.2**) reasonable internal conditions should still be achieved.

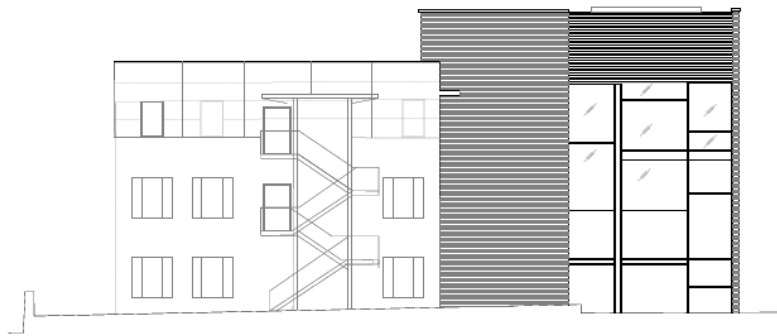
(extract taken from report showing table with assumed combined façade sound reduction required)

Figure F.4: Building Façade Assessment References

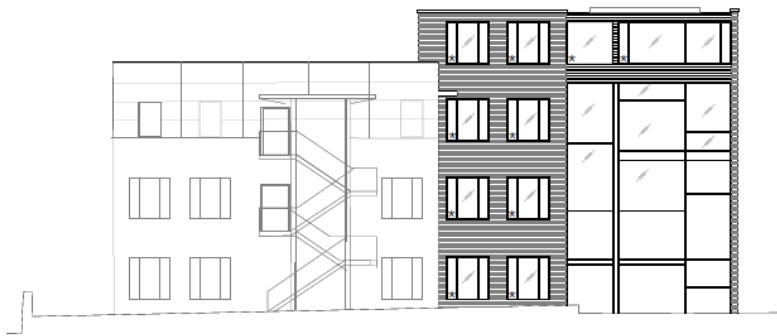


(extract taken from report showing plan with locations of references)

Elevations showing existing and proposed



Existing West elevation



Proposed West elevation

SCALE: 1/8" = 1'-0"

Access

The building is existing with a level threshold from the public footway to the main entrance and will not be changed as part of this application.

Conclusion

We believe the changes would have a positive impact on the building making it more sustainable in a climate when more empty offices are becoming more apparent and more is required to entice people to occupy this space.