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Design and Access Statement

In support of a Planning Application

For

PROPOSED REMOVAL OF EXISTING ROOF AND PROPOSED INCREASE IN ROOF HEIGHT WITH (INSULATED - PANELS)

to

UNIT C, HORTON CLOSE, WEST DRAYTON, UB7 8EB

PREPARED BY: SA ASSOCIATES

ARCHITECTURE & TOWN PLANNING

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1.0 INTRODUCTION

1.1 This Design and Access Statement has been prepared on behalf of Mr Mann, of Sunny Double Glazing Limited in support of a Planning Application for the alteration to the roof by raising the height by 2.1m (approximately) of the existing industrial/warehouse within the Industrial Estate on Horton Close, West Drayton.

1.2 This application is similar to raise the roof is a requirement for the new machines to be installed within the unit and utilise the full unit for manufacturing and distribution activities.

1.3 The proposal is to the modernise the storage and provide a racking system, called the warehouse raise.

1.4 The proposal will meet the new roof standards and increase the sustainability and improve the visuals from the street scene.

1.5 This Design and Access Statement has been prepared in accordance with CABE guidance to accompany an Application for planning Permission, as required by Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

2.0 SITE LOCATION

2.1 The proposed works are located within the existing rear part of Unit C , Horton Close, Industrial estate.

The site is located centrally within the extensive commercial and industrial area of Horton Park Industrial Estate (Horton Road) .

2.2 The position of the site and character of the surrounding buildings are illustrated in Fig 1.

Fig. 1 – site location and surrounding

2.3 The proposed site is surrounded by building higher such as Tesla, Space Station Self Storage and many more.

3.0 PROPOSED DEVELOPMENT

3.1 The proposed development comprises a vertical extension over the existing footprint of a pair of storage warehouse units, effectively turning this unit into taller building. The purpose of this warehouse extension is to provide increased flexibility and safety in the storage of finished product and handling materials during manufacturing.

3.2 The vertical extension to the warehouse will consist of a small increase in the height but no increase to the footprint of the rear of the unit.

3.3 This is to facilitate an over-build arrangement required that will enable production to continue during the construction of the new building. Once the new

4.0 APPRAISING THE CONTEXT

4.1 The primary reason for the vertical extension to the rear of warehouse is to increase flexibility of the manufacturing and handling the goods facilities on the site without compromising health and safety.

4.2 In its present condition, the roof is leaking and is Asbestos. This requires safe removal and the existing portal frames would require new structural strength to take load of the new insulated roof panels. The current warehouse will become crowded making marshalling activities difficult and slow, increasing the waiting times of loading vehicles, and often introducing double and triple handling of material which dramatically reduces efficiency. This also creates safety concerns between pedestrian site staff and forklift movements around the site.

4.3 The second relates to the variety of finished products manufactured and stored within the site. With the increased storage volume proposed it will be possible to produce batches of different products and different sized packages to suit a wider Client base. This variety of products will allow Sunny Double Glazing to become more flexible and economically robust as a business.

5.0 DESIGN AND USE

5.1 The site is used for manufacturing a variety of pet food for domestic and wholesale customers. The site is split into the offices at the front and manufacturing to the rear of the site, and the storage of UPVC materials and office space within a warehouse at the front. There is an external yard outside the rear of the site.

5.2 The site consists of several different processing within the rear warehouse & manufacturing area.

- External area at the front has parking for customers & staff and access to the side leads to the rear loading bay. There is also a loading bay/delivery area with large shutter to the front of the building.
- External areas are generally laid to concrete paving and used for marshalling and loading activities.

5.3 The existing space at the facility would be inadequate for the running of the business and therefore requires lifting the roof by 2.1m which would not be a significant increase.

5.4 Below is a summary of the main reasons for raising the roof height of the building for the rear part of the warehouse;

- There will be no changes to the current usage of the warehouse through theproposed extensions.
- This will allow for increased storage capacity, flexibility, and create a more efficient system of storing stock before its distribution.
- The proposed automated pallet system will result in reduced marshalling and lifting activities carried out by forklifts, making for a safer working environment.
- The increased storage space will dramatically reduce the need for external temporary storage and without compromising health and safety of its employees.
- The proposed works by installing new insulated roof will make the building more energy efficient compared to its current condition.

6.0 AMOUNT

6.1 The proposal intends to construct an extension vertically contained within the curtilage of the site, with no increase in footprint. It will represent an obvious increase in the bulk of the site from certain vantage points but is in keeping with the general massing of the site and the local area.

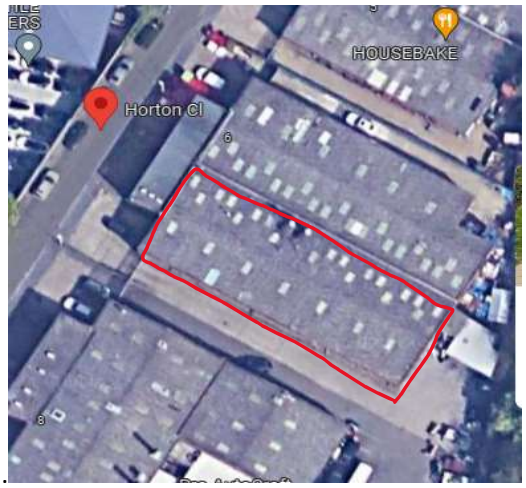

Fig. 2 – Roof Raise Plan (Warehouse Unit area shown in RED)

7.0 LAYOUT

7.1 The proposals intent is to make improved use of the space already occupied by the warehouse building. The change in the footprint of the warehouse building over Unit C will result not increase from raising the roof. There will be no loss of green space or parking facilities due to this increase. The proposal will take advantage of existing structures and tall tree lines to aid its integration into the local landscape.

8.0 SCALE

8.1 This will change the exterior dimensions of the existing building in term of its height from the rear and will not affect the existing footprint.

This small increase in the building footprint is

to accommodate a steel frame required to overbuild the existing warehouse units. In terms

of scale, the warehouse roof will increase from 5m to 7.14m high. There are buildings higher than the application site that set a precedence for tall structures near the site. The addition of the warehouse raise does represent a proportional increase in massing of the roofline, but is in scale with the existing buildings.

8.2 The application site already contains several tall structures which serve the needs of the manufacturing and distribution business. The addition of the proposed structures will increase the scale of the roof line from certain vantage points, but the overall impact will be in proportion to the original development.

9.0 LANDSCAPING

9.1 The proposal will not result in a decrease of the garden spaces, or the removal of any trees.

10.0 APPEARANCE

10.1 It is considered that the proposal will have a moderate impact on the overall landscape of the area, and it is believed it will be in keeping with the character of the surrounding industrial and commercial units. Visual impact will be greatest when seen from the surrounding units,

10.2 The existing buildings on site are comprised of profiled steel sheet cladding, in a light grey with matching flashing. Windows. The proposed extension will match the existing buildings in both colour and material choice.

10.3 A pair of roller shutter doors with be retained from the existing gable end at the front and the rear.

11.0 ACCESS

11.1 The proposal does not intend to change the position, route or general usage of the existing vehicular and pedestrian access routes to the site.

11.2 The main vehicular access will continue to be via Horton Close which is the only access for all traffic types. Traffic volumes are not expected to increase as the development is not increasing production capacity. Through better stock planning and marshalling which the proposed high bay racking system will afford, it is likely that HGV waiting times will be reduced, decreasing congestion on Horton Road.

11.3 Pedestrian access will be from Horton Close, via reception and additional staff entrances as existing.

11.4 Due to the single floor nature of the proposed raising of the roof , additional Wheelchair facilities will not be required.

11.5 Fire exits will be reinstated into the new construction to match the existing. As there are no new floors being created by the development, no high-level fire escape stairs are envisaged.

12.0 CONCLUSIONS

12.1 This statement has demonstrated the key aspects of the development. The proposed development seeks to improve the efficiency and flexibility of the existing manufacturing and storage facilities, and in turn increase economic robustness. It has been illustrated that the proposed vertical roof extension, while increasing the scale of the site, are in keeping with the general roofline of the local area, and the visual impacts should not be adverse in a wider context.

12.2 Due to continuous business growth, the Applicant needs the proposed raising of the roof to the warehouse, and granting permission for this application would support the Applicant, a local employer, with continued development on an established industrial estate.