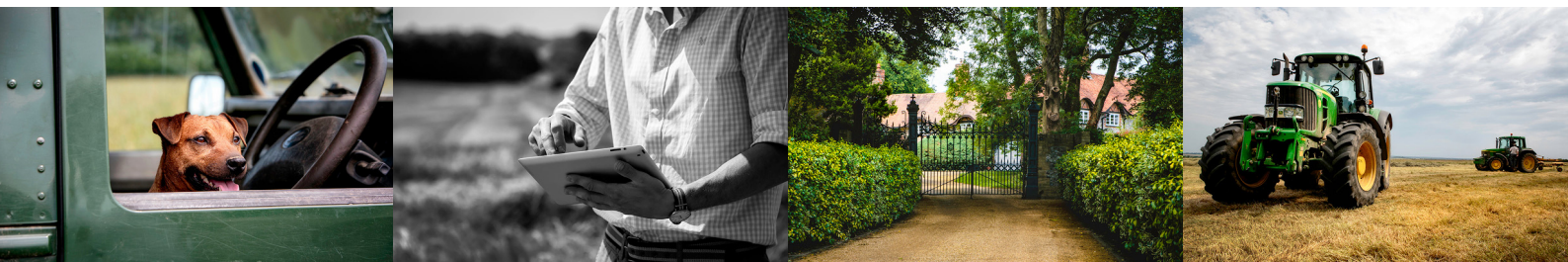


DESIGN AND ACCESS STATEMENT

**Rebuilding of existing garden centre with associated parking
and new community building
at
Sipson Village Garden Centre
Sipson Road
Sipson
West Drayton
UB7 0HP**

Ref: 7290

April 2019



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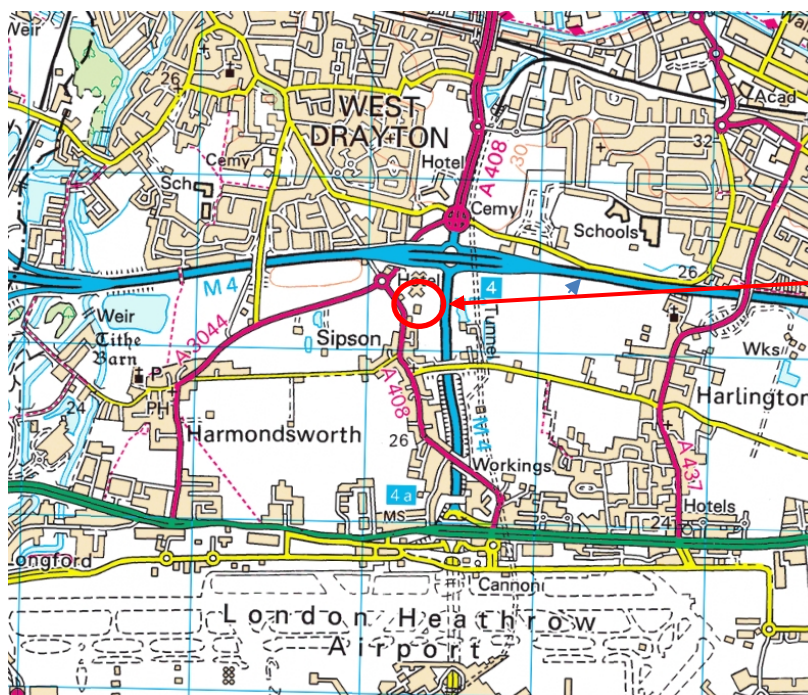
APPENDIX A - Photographs of site and access as existing

1.0 Introduction

- 1.1 This statement has been prepared to accompany a formal planning application for the replacement of existing garden centre buildings, extension of car park and formation of new community building at the existing Sipson Garden Centre.
- 1.2 This statement provides full details of the proposed works and brings together the various other technical reports required by this application.

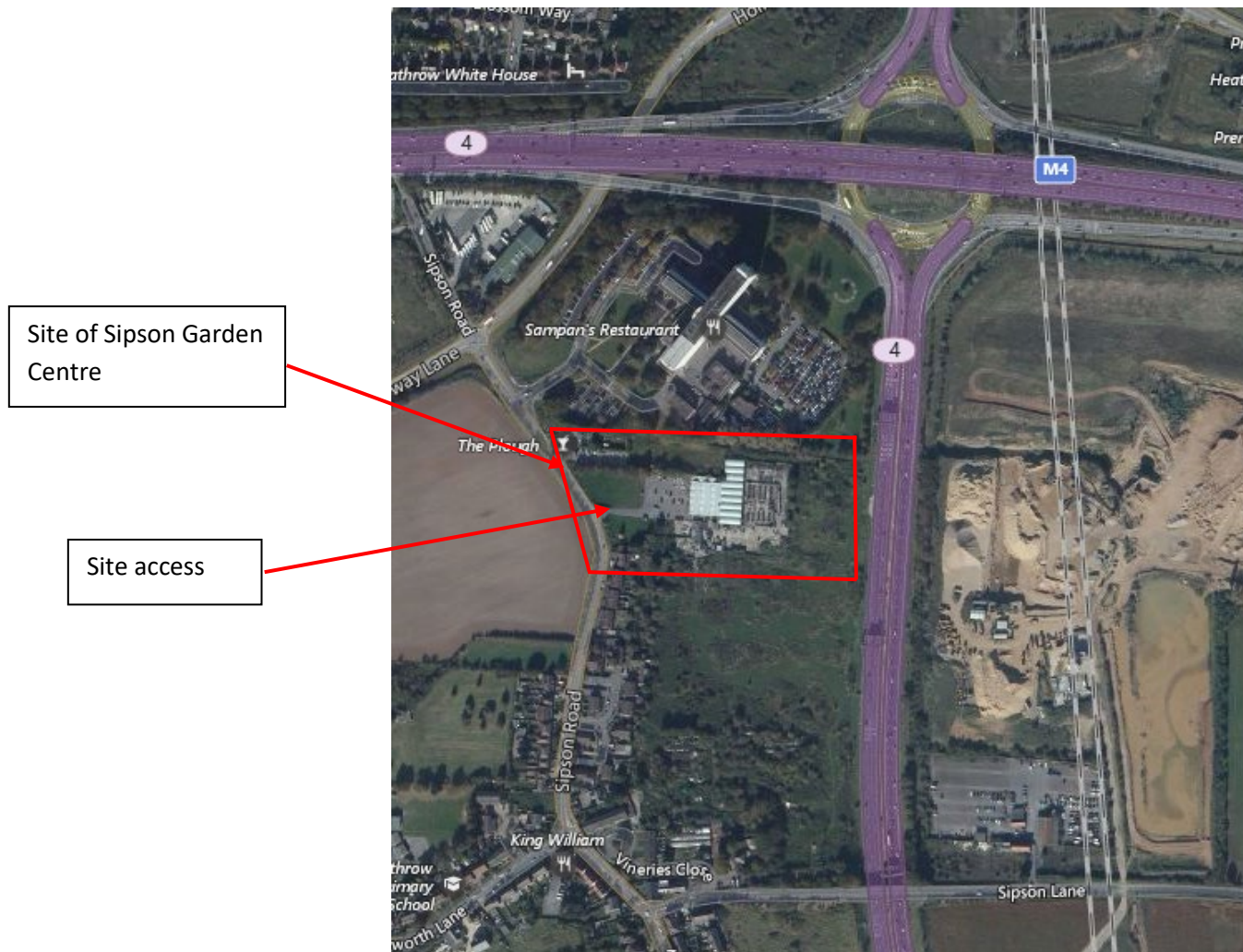
2.0 Site and Surroundings

- 2.1 The site is located on the northern side of Sipson village between the northern edge of the village and the southern side of the Holiday Inn at Junction 4 of the M4 as shown on the map below



Map of Site

- 2.2 The site is accessed from Sipson Road on the western side of the site with the existing garden centre access.
- 2.3 The site is located within Green Belt in an area of archaeological priority and within an air quality management area, therefore policies and issues relating to these will need to be considered as part of the application.



Aerial view of site and surroundings

- 2.4 The garden centre element is located at the northern end of the open space between the rear of the houses along Sipson Road and the M4 spur road to Heathrow as shown on the above aerial view.

3.0 Planning Policy and Assessment of Planning Policy

- 3.1 The proposal covered by this application has been assessed in relation to national and local planning policy. This is covered in a separate planning statement prepared by DP9 Ltd Planning Consultants and is submitted with this application.
- 3.2 The assessment of planning policy has informed the development of the proposal to ensure compliance with both national and local planning policies.
- 3.3 As part of the application the following supporting reports/assessments have been undertaken and these have also informed the development of the proposed scheme.
- Transport Statement
 - Landscape and Green Belt Assessment
 - Ecological Assessment

- Heritage Statement
- Air quality Assessment

4.0 Design Principles

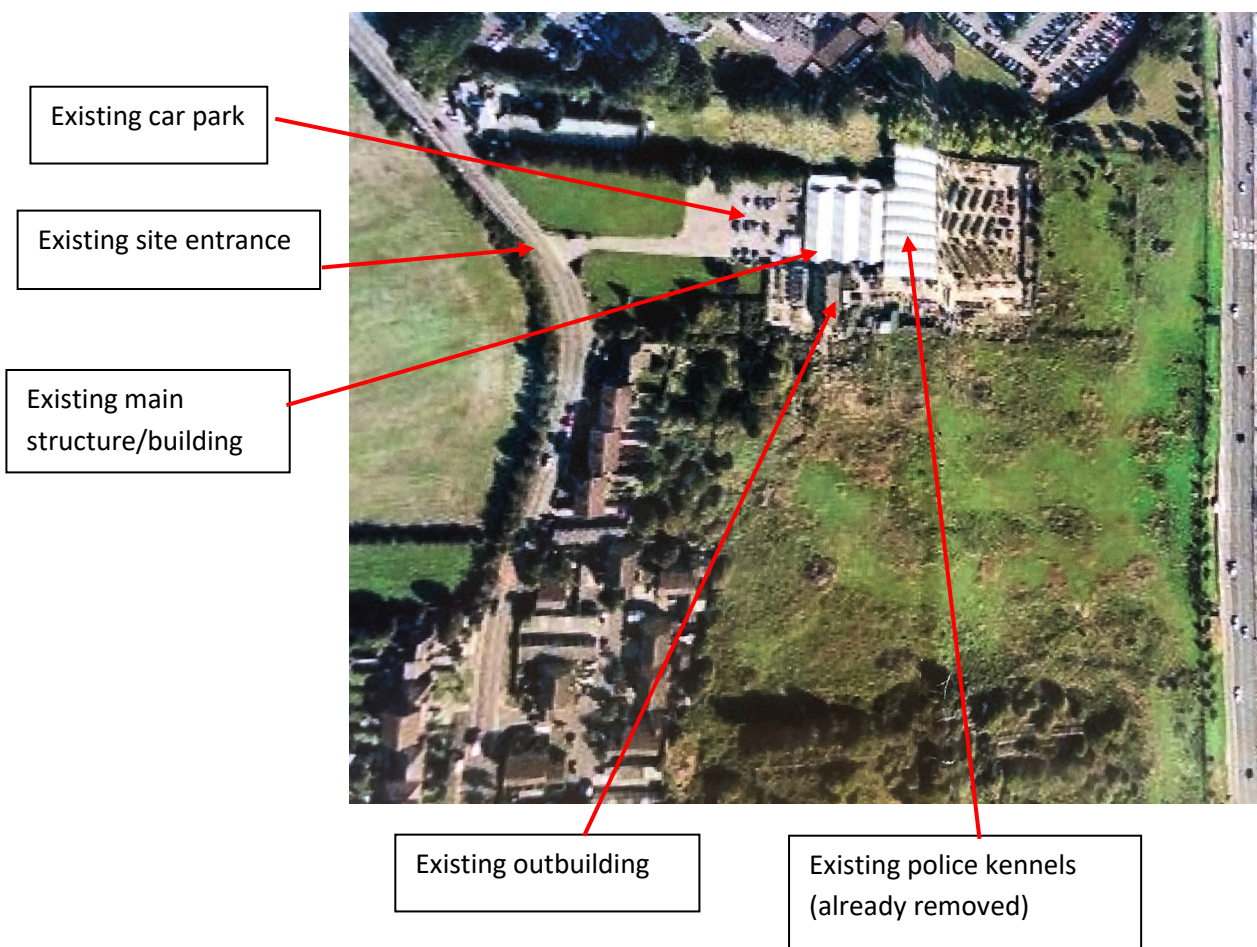
4.1 As previously stated, the scheme covered by this application is the replacement of existing garden centre buildings, extension to existing car park and formation of the community building.

4.2 Objectives of the Proposal

4.2.1 The detail of the scheme has been set out below and is shown on the various application drawings.

- Reconfiguration and extension of existing car parking area on the western side of the site
- Replacement of existing main garden centre buildings and police kennels with new garden centre buildings
- Replacement and adoption of existing outbuilding on the southern side of the site to provide a new community building on the western side of the site next to the main access
- Removal of existing hardstanding to the south of the main area and returning the area to a natural surface
- Addition of suitable landscape improvements

Aerial view of operating garden centre



- 4.2.2 While the site is currently unoccupied it has a lawful use as a garden centre and it is this use which will be retained under these proposals.
- 4.2.3 To enable the site to operate as a garden centre the current facilities need to be improved to compete with other garden centres and expectation for improved facilities. The current facilities are in a poor condition and require replacement.



View of existing buildings/site looking to the west

4.3 Location, Siting and Layout

- 4.3.1 The location and siting of the proposed scheme has used the current arrangement of existing buildings and car park area as the basis for the new scheme with the new buildings located on the site of the existing, and the car park using the area of the existing car park.
- 4.3.2 The layout of the site has continued the existing arrangement of car park at the front of the site linking into the building with outside sales space beyond, the interaction of these spaces has been adjusted to ensure the various areas link together with the required amounts of parking, sales space and facilities required by this type of development.
- 4.3.3 The addition of a community facility/building has resulted in the existing small outbuilding on the site being relocated to the front (western side) of the site to improve this facility link/interaction with the main road through Sipson.

4.4 Scale and Size

- 4.4.1 The proposal uses the current scale of the development as the basis for the new scheme as set out below:

	Existing (sq m)	Proposed (sq m)
Car Park area	2,183	3,981
Main building (inc polytunnels)	1,966 (823 + 1,138)	2,186
Outbuilding	197	197 (community use)
External hardstanding/sales space	4,786	4,347

4.4.2 The changes in area of the various elements have been made to provide the following requirements of a modern garden centre facility.

- To provide required car parking, disabled parking, managing space for cars and delivery vehicles
- Required toilets, staff welfare and management facilities for the site
- Additional parking for community building

4.5 Appearance and Design

4.5.1 The proposed scheme draws on the form of the existing development on site (ie areas of open hardstanding and low level clear open building).

4.5.2 The replacement scheme retains the areas of open hardstanding and structures in their current locations with the buildings of a similar design to the existing (ie low level, clear open structures)

4.5.3 Details of all materials used on the proposed scheme are provided on the various drawings and outlined below:

Main Centre Building

External Walls	Vertical timber boarding set on a facing brickwork plinth
Roof	Profiled metal sheeting
Windows/Doors/Glazed Screen	Patent Aluminium (powder coated)

New Community Building

External Walls	Vertical timber boarding set on a facing brickwork plinth
Roof	Profiled metal sheeting
Windows/Doors	Patent Aluminium (powder coated)

4.6 Landscaping

4.6.1 With the site surrounded with well developed planning and boundaries and within the Green Belt a detailed landscape assessment has been carried out to inform and assist the development of the scheme

4.6.2 This assessment has been carried out by WH Landscaping Consultancy Ltd and is submitted with this application.

4.6.3 This assessment has confirmed that the site is well contained within the existing land form/vegetation and the proposal has minimal effect on the landscape

4.6.4 The landscape improvements which form part of the scheme have been developed in conjunction with the landscape assessment, details of these provisions are shown on the site plan drawing 7290.005 and the landscape assessment, these ensure the scheme is sufficiently anchored into the landscape of the surrounding area and provide suitable landscape improvements as part of the overall scheme.

5.0 Highways, Access and Parking

- 5.1 While the scheme is for the continued use of the site as a garden centre a transport statement has been prepared to assess the existing and proposed transport and traffic issues relating to the centre and site.
- 5.2 This statement has been prepared by Paul Basham Associates and is included with this application.
- 5.3 The statement sets out the requirement for access and parking provision on the site to accommodate the use and size of the development and these requirements have been followed as shown on the application drawings.

6.0 Sustainability

- 6.1 In line with modern building practices the proposed scheme will be built in the most sustainable way possible, compliant with all current regulations and good practice guidelines.
- 6.2 The construction of the various elements will use sustainable materials as much as possible with some of the more general approaches to sustainable construction set out below.

- Construction elements to be built to current standards to reduce the amount of heat loss (ie Building Regulations)
- Suitable forms of alternative energy generation will be incorporated into the scheme (ie solar panels, ground source heat pumps etc).
- Low energy and sustainability materials to be used in the construction of the building elements.
- Use of recycled materials to form sub-bases, hardstanding etc.

6.2 Flood Risk

- 6.2.1 The Environment Agency flood risk maps have been reviewed and the site and surrounding area has no risk of flooding.

6.3 Land Contamination

- 6.3.1 Having reviewed the Environment Agency's website, there are no issues highlighted on their interactive mapping system with regards to land contamination. In addition, having visited the site there are no physical or other signs of land contamination.

6.4 Biodiversity

- 6.4.1 Due to the nature of the application and current condition of the site an ecology assessment of the site has been carried out by John Wenman Ecological Consultant and is included with this application.
- 6.4.2 The assessment sets out that the proposals will not result in adverse impact on the biodiversity of the site and has set out issues and recommendations to be followed to ensure this remains the case.
- 6.4.3 In addition to the recommendations the report also sets out ecological enhancements which the proposed scheme can provide as part of the development, these are to be followed as part of the scheme.

7.0 Conclusion

- 7.1 With these proposals being for the replacement and enhancement of an existing lawful garden centre it is felt these proposals are of a suitable scale to be acceptable.
- 7.2 The supporting statements confirm the acceptability of the scheme and that the scheme will not result in any adverse impact to the surrounding area. In addition, the scheme provides suitable enhancement in terms of landscaping and bio-diversity ensuring the development proposed is a positive contribution to the surrounding area.

APPENDIX A

EXISTING PHOTOGRAPHS OF SIPSON GARDEN CENTRE



View of existing entrance to site



View of existing car park looking back towards the site entrance



View of front (western side) of main building from car park



View of front (western side) of outbuilding from car park



View of site looking from the east to the west (ie rear of site and buildings)



Southern view of existing buildings looking towards the north



Close up view of eastern side of main building



Close up view of eastern side of main building



Close up view of northern side of main building



Close up view of western side of outbuilding



Close up view of eastern side of outbuilding



Close up view of the southern end of outbuilding

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