



RECONFIGURATION OF EXTERNAL AREAS

Unit 4 Crown Road Hillingdon HA4 0AF

Design and Access Statement

May 2020
Prepared on behalf of
Maizelands Limited and Arringford Limited
PRC Ref: 11240



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1.0 INTRODUCTION

This Design and Access Statement has been prepared on behalf of Maizelands Limited and Arringford Limited to support a planning application for the reconfiguration of external areas associated with Unit 4 at Victoria Retail Park, Crown Road, Ruislip, HA4 0AJ. The site lies within the administrative boundary of the London Borough of Hillingdon (LBH).

This application proposes the construction of a dock pit and alterations to the elevations together with the alteration of the parking layout adjacent to an existing building (the subject of a separate change of use planning application).

As this application relates only to reconfiguration of external areas this Design and Access Statement will not discuss the use, amount, scale, access and sustainability of the development as this is not relevant.

2.0 LOCATION

LOCATION

The site forms part of the wider Strategic Industrial Location in South Ruislip to the south of Victoria Road. Victoria Retail Park is off Victoria Road and Unit 4 lies to the southern boundary of the SIL off Crown Road, the service road to this part of the estate. The site lies to the east of RAF Northolt some 1km distance from the site.



3.0 THE SITE AND PROPOSED DEVELOPMENT

SITE

The application site is triangular in shape and is bounded to the south by a Waste transfer station, to the west by the railway line, to the north by the Victoria Retail Park, and to the east by the remainder of the SIL. The site is 1.49ha in size.

The plot incorporates an existing single industrial building which comprises 10,859sqm GEA. The original scheme dates from 1999 as planning application 53137/98/1289 for the Erection of a warehouse with ancillary offices, trade counter and parking area. A separate planning application has been submitted for the Change of Use from B8 use to B1c, B2 and B8 use (Planning Portal ref. PP-08733277).

The existing unit has a service yard with 7 loading bays and 55 car parking spaces, including 5 accessible spaces. Cycle parking spaces are not currently provided on site.

The existing building is composed of vertical profile built-up cladding and feature elements of brickwork pilasters and composite cladding mainly to the yard (north) and office (west) elevations. Blue colour feature is repeated throughout the doors and windows, access canopy, loading doors, trims, gutters and flashings.



PROPOSED DEVELOPMENT

The proposal is for the alteration of the parking layout adjacent to the existing building along with the construction of a dock pit and changes to the elevations.

LAYOUT

The proposal redesigns the parking layout to the west of the site in order to facilitate extra flexibility to the existing unit and to concentrate the car spaces in the same area, providing 65 car parking spaces, including 5 accessible spaces, and introducing 44 cycle parking spaces.

The service area functionality is improved by the potential addition of five dock levellers, located in the centre of the yard for manoeuvrability of service vehicles. The existing 2.4m palisade perimeter fencing and access gates will potentially be replaced with new 2.4m black weldmesh fence and sliding gates. A new sub-station will potentially be required to serve the upgraded unit, which has been positioned adjacent to the parking access near the office area.

LANDSCAPE

The soft landscape provided as part of the altered parking layout will compliment the existing.

APPEARANCE

The existing building is in a poor state of repair, with built-up cladding been damaged mostly to the north and south elevations. The proposal includes the replacement of damaged sections of cladding to enhance the overall appearance of the building, update of external lighting layout and the removal of signage and cameras. A new canopy to the main entrance is proposed to help enhance the appearance and legibility of the building.

It is proposed that all feature blue colour elements will be redecorated in Anthracite grey colour. The potential additional dock levellers area is designed to match the palette of external materials elsewhere.

4.0 CONCLUSIONS

This Design and Access Statement has demonstrated that the proposed scheme has been considered and assessed against the criteria above.

The refurbishment of the building facades and associated external alterations for potential new incoming tenants will enhance the appearance and legibility of the site whilst contributing to the economy of the area. The proposed scheme will not result in a detrimental impact to the surrounding area and it will be in accordance with the required standards.