

Design & Access Statement

Application for the construction of a new factory building for

West Middlesex Surface Treatments



at

Unit 5B, Eskdale Road, Uxbridge. UB8 2RT.

Context

The site is located on the south side of Eskdale Road within the Uxbridge Industrial Estate. The site area is approximately 0.05 hectares.

The site is surrounded on three sides by industrial buildings and fronts on to the highway. This amounts to a cul-de-sac extending from the western limit of Eskdale Road.

West Middlesex Surface Treatments currently have premises 5 & 5A Chartridge Developments, Eskdale Road adjacent to the site.

The company provides a specialist process of the surface treatment of metals. This operation is expanding rapidly providing the need for additional accommodation.

Whilst the company is part of a multi-national corporation, the expansion of the Uxbridge operation is to be welcomed with the additional employment opportunities thus created.

Proposal

There is a detached factory unit standing adjacent to Unit 5A separated by an access passageway 1.9m in width. This building formerly known as Unit 2 is semi-derelict and is to be demolished and the site cleared.

The new unit 5B would be of similar dimensions to the former Unit 2, but with a single-storey link designed to provide an expansion of the workshop floorspace commensurate with the need for the increasing size for the current operation.

Design

A modern industrial unit is proposed, externally clad in colour-coated corrugated metal sheet, above a brick lower storey at the front elevation.

Cladding will be full height ground to eaves to the remaining three elevations.

The steel portal frame structure is to support an intermediate mezzanine floor, and insulated corrugated roof between front and rear gables.

Cladding colour is to be two tone light grey to match with the style of the adjacent building. Facing brickwork is to match that of the entrance area of the adjacent Unit 5A using panels of a buff brick with red brick surrounds to windows and door, having soldier coursing at head and cill.

Car Parking & Transport

The proposed building frontage is recessed to allow nose-on parking for six cars, these spaces being supplementary to the existing arrangements which allow for six spaces in front of Unit 5 and an area in front of Unit 5A which provides the flexibility of use for deliveries and additional car parking.

There is adequate space for deliveries by van or heavier vehicles. Turning movements are easily accomplished being at the bend of Eskdale Road where the carriageway is significantly wider.

Access

Access will be provided at the building frontage by means of a gradual ramp from the workshop floor level to meet road level. The ground floor workshop area will provide a level floor continuously from Unit 5A via the link building into the new Unit 5.

Refuse

Collection by private contractor is provided for a 10 cubic metre general bin and a 2 cubic metre recycling bin.

**Dale Venn Architects Ltd
Chartered Architects, Planners & Surveyors
High House, Harlington Road,
Hillingdon, Middlesex. UB8 3HX.**

Tel: 01895 237345 Fax: 01895 237346

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