



ARRI RENTALS

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PROJECT/
ARRI RENTALS
HIGHBRIDGE
UB8 1LX

SUBJECT/
DESIGN AND
ACCESS
STATEMENT

DATE/
JULY
2022

1.0

LOCATION & SITE

1.1

ARRI BRAND

ARRI is a designer and manufacturer of camera and lighting systems for the film and broadcast industry, with a worldwide distribution and service network. It is also an integrated media service provider in the fields of post production and equipment rental, supplying camera, lighting and grip packages to professional productions. ARRI Medical focuses on the use of core imaging technologies for surgical applications.

ARRI's existing brand and industry leading technical products and services should play a key role in the development the design and scheme aesthetics. The new facility will provide a hub for ARRI rental and a platform for showcasing the full range of ARRI products.



1.2

INTRODUCTION

Ackroyd Lowrie have been appointed by ARRI GB to develop the ARRI Rentals space to accommodate 4 new test rooms, a new viewing room, staff coffee and rest area and meeting room to meet the expanding needs of the growing business.

1.2

SITE AND CONTEXT

The application site is a part of the Highbridge Industrial Estate located in the North-West of Uxbridge. The site is framed by the Grand Union Canal to the West, and Fassnige Park to the East. It can be accessed via an internal street from Oxford Road.

Freehold of the site is owned by ARRI, who use it to house their offices, equipment, and storage.

The ARRI complex consists of two industrial buildings with a car parking area in-between, and an internal street flanking the buildings from the West.

Key:

Application site



1.3 SITE PHOTOGRAPHS



View of existing ARRI Rentals from entrance to car park



View of existing ARRI Rentals from the Grand Union Canal



View of ARRI Studio building opposite **and outdoor breakout areas**



View looking South down Grand Union Canal



View of Grand Union Canal from access route



View looking North up Grand Union Canal

1.4

SITE ANALYSIS

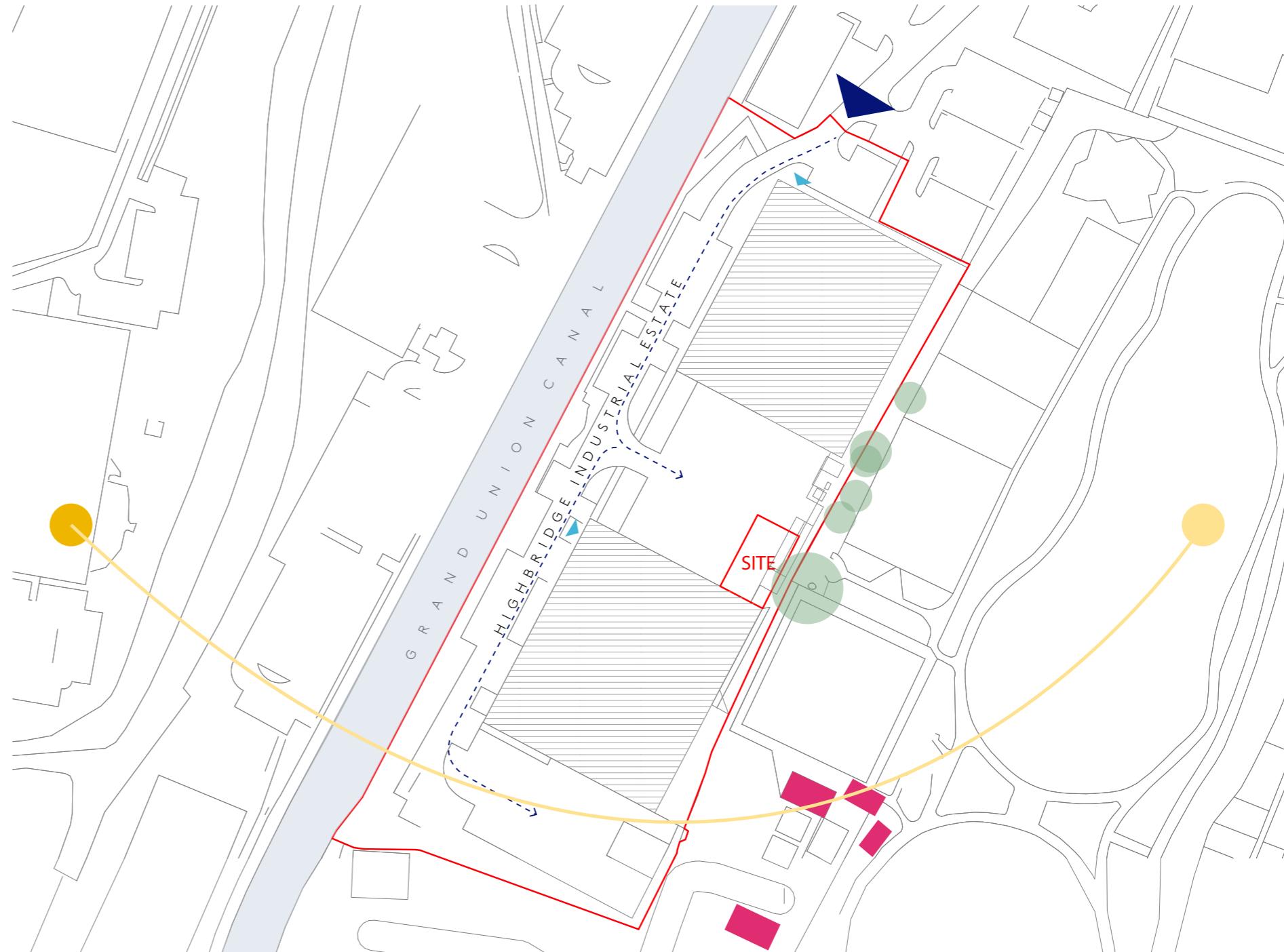
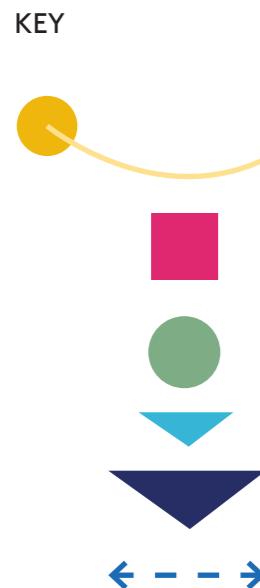
The site is located to the north of main rentals building, meaning that natural light is somewhat obscured; early morning light exposure is good but rooflights may be required for afternoon light.

Both of the existing buildings are double height spaces, meaning the proposal could comfortably sit at 2 storeys but would look out of place any higher.

Some houses sit close to the boundary but most likely far enough to not cause overlooking or sunlight issues.

One mature tree sits within close proximity to the site and may cause root protection problems.

Main access to the site sits to the north of the site where all vehicles come from, which then circulate in both the central parking and unloading area as well as the one to the south. Vehicle tracking would need to be checked.



1.5

OPPORTUNITIES AND CONSTRAINTS

OPPORTUNITIES

There are clear views out over the site and canal to be captured, especially from an elevated position.

The site is subject to lots of morning sunlight.

A roof that matched the existing could utilize roof lights to capture afternoon and evening light.

The location of the proposal allows it to maintain the existing urban grain created by the two existing buildings.

CONSTRAINTS

The existing building blocks most afternoon and evening sun, especially during winter months.

Existing entry points for lorry deliveries must be maintained and therefore constraint the potential footprint.

The mature tree adjacent to the site could pose a problem with its root zone.

Both existing buildings are double height which constrains the proposal in order to keep it subservient.

KEY



DIRECT SUNLIGHT - OBSCURED OR NOT



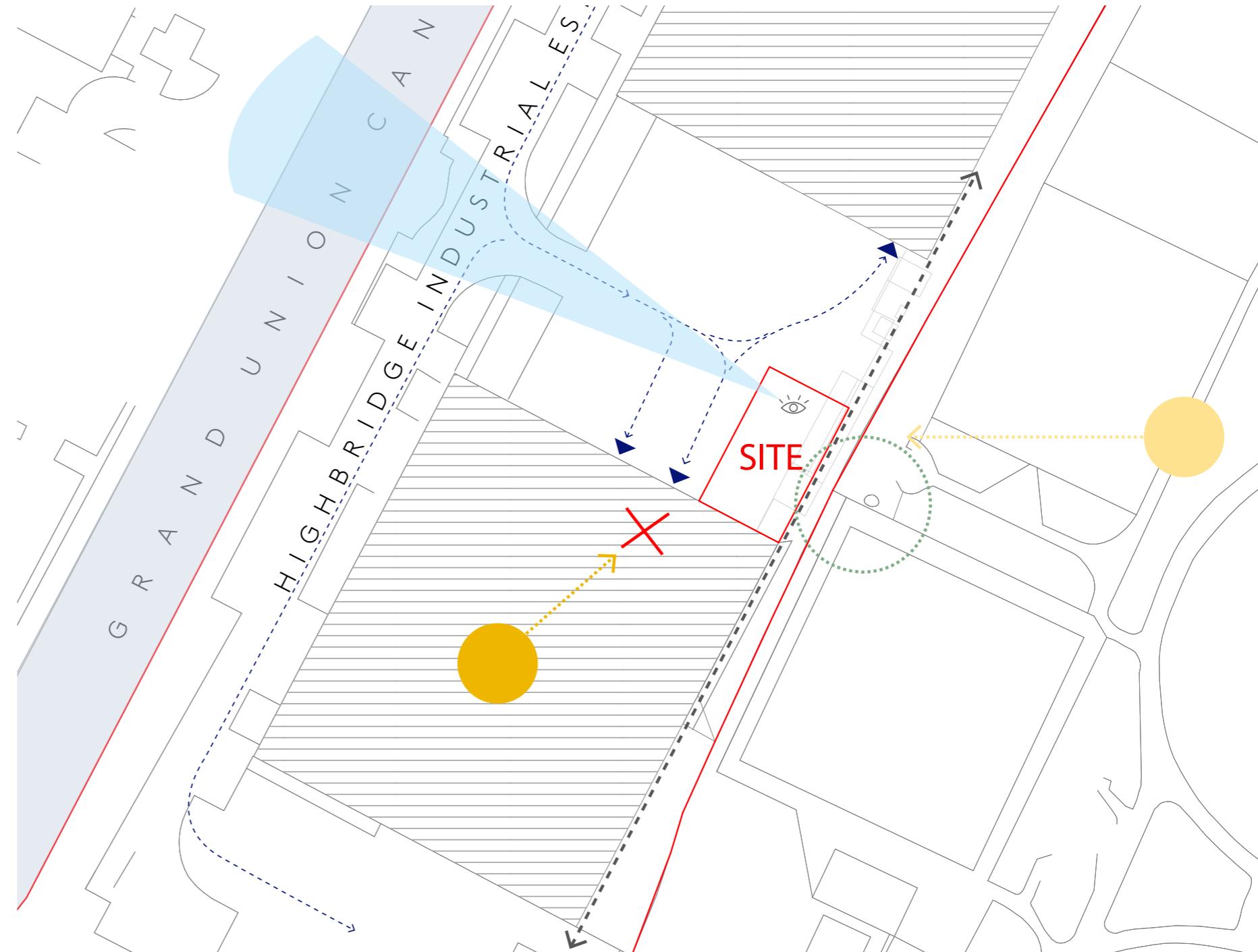
DOUBLE HEIGHT BUILDINGS



TREES CLOSE TO SITE



VEHICLE ACCESS



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2.0

DESIGN

2.1

SCHEME SUMMARY

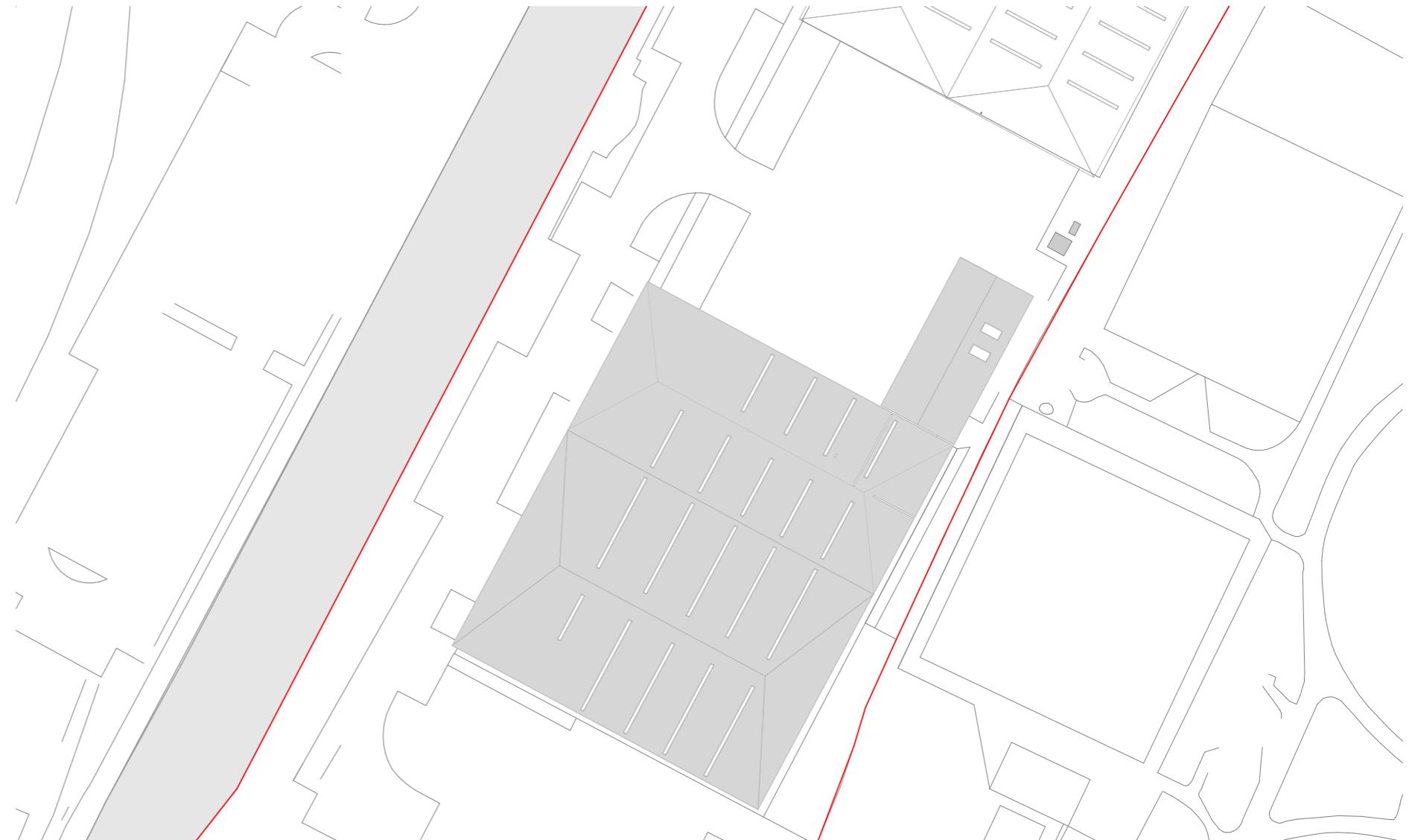
This proposal is for a side extension to the existing Arri Rentals building.

On the Ground Floor, the proposed extension will provide additional testing rooms and a staff crew support. On the First Floor a new purpose built viewing room is provided which relocates it from the existing space, as well as a meeting room and kitchenette with adjoining breakout space.

This will allow the facility to further test rent-able equipment before it leaves the site for client use as well as provide a place for staff to relax.

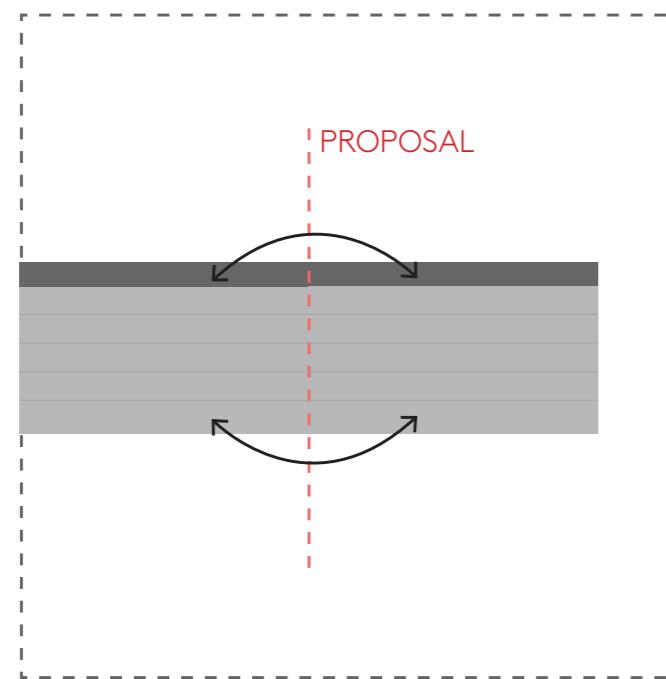
The overall development will contribute positively to the local economy by increasing employment opportunities, and provide first-class facilities for the film industry.

Employees of ARRI and film crews often work with inadequate access to daylight, and will benefit from the proposed glazed spaces with elevated views over the site.



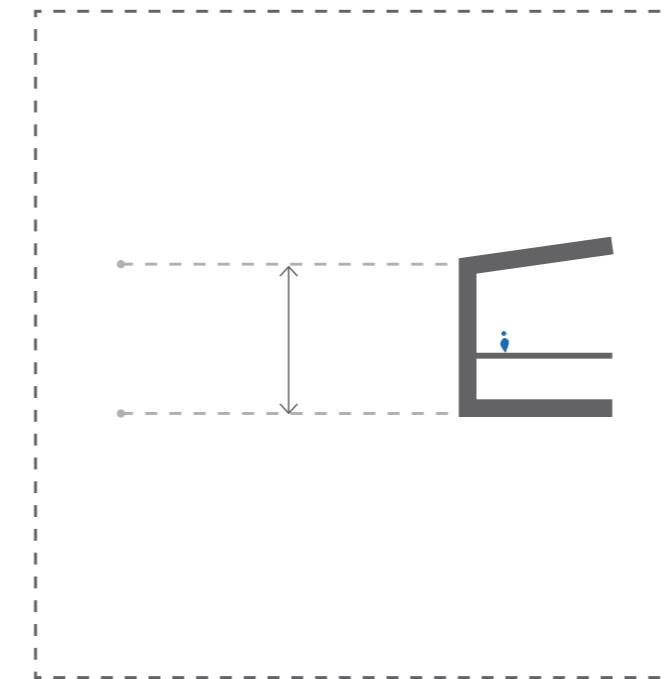
2.2

DESIGN CONCEPTS

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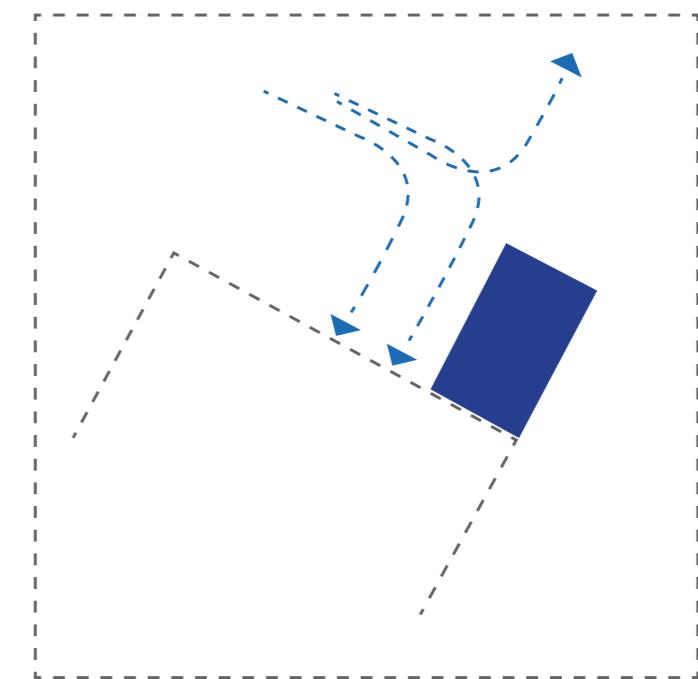
MATCH MATERIALS

The proposal will match the texture and colour of the existing building, with both the lighter and darker grey cladding.



APPROPRIATE HEIGHT

The existing building's height constraints the proposal to double height as the extension being taller with such a smaller footprint would look out of place.



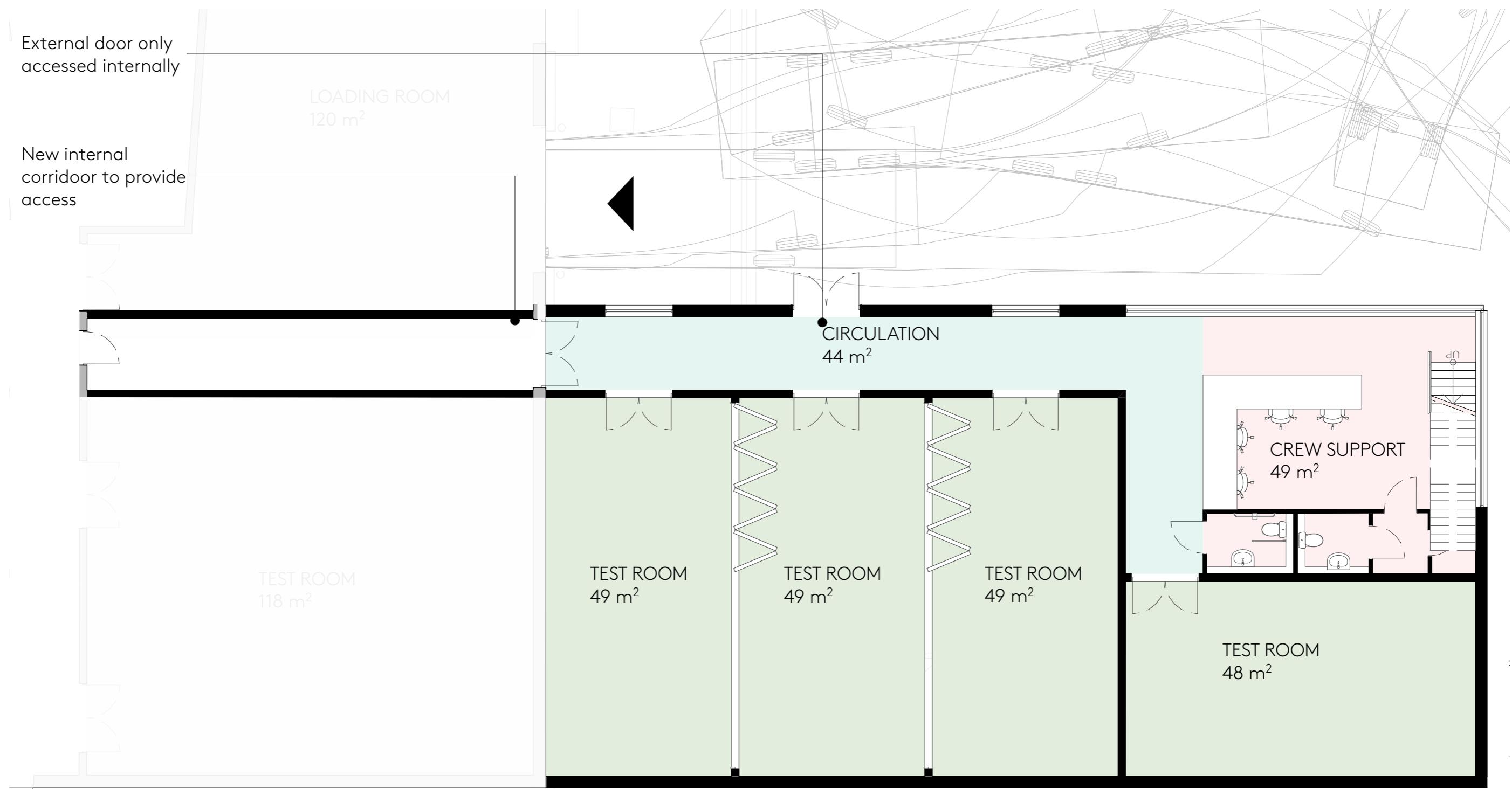
FOOTPRINT CONSTRAINTS

Lorry access to the side of the existing building needs to be maintained which constraints the extent the proposal can extend into the existing yard.

2.3

PROPOSED PLANS

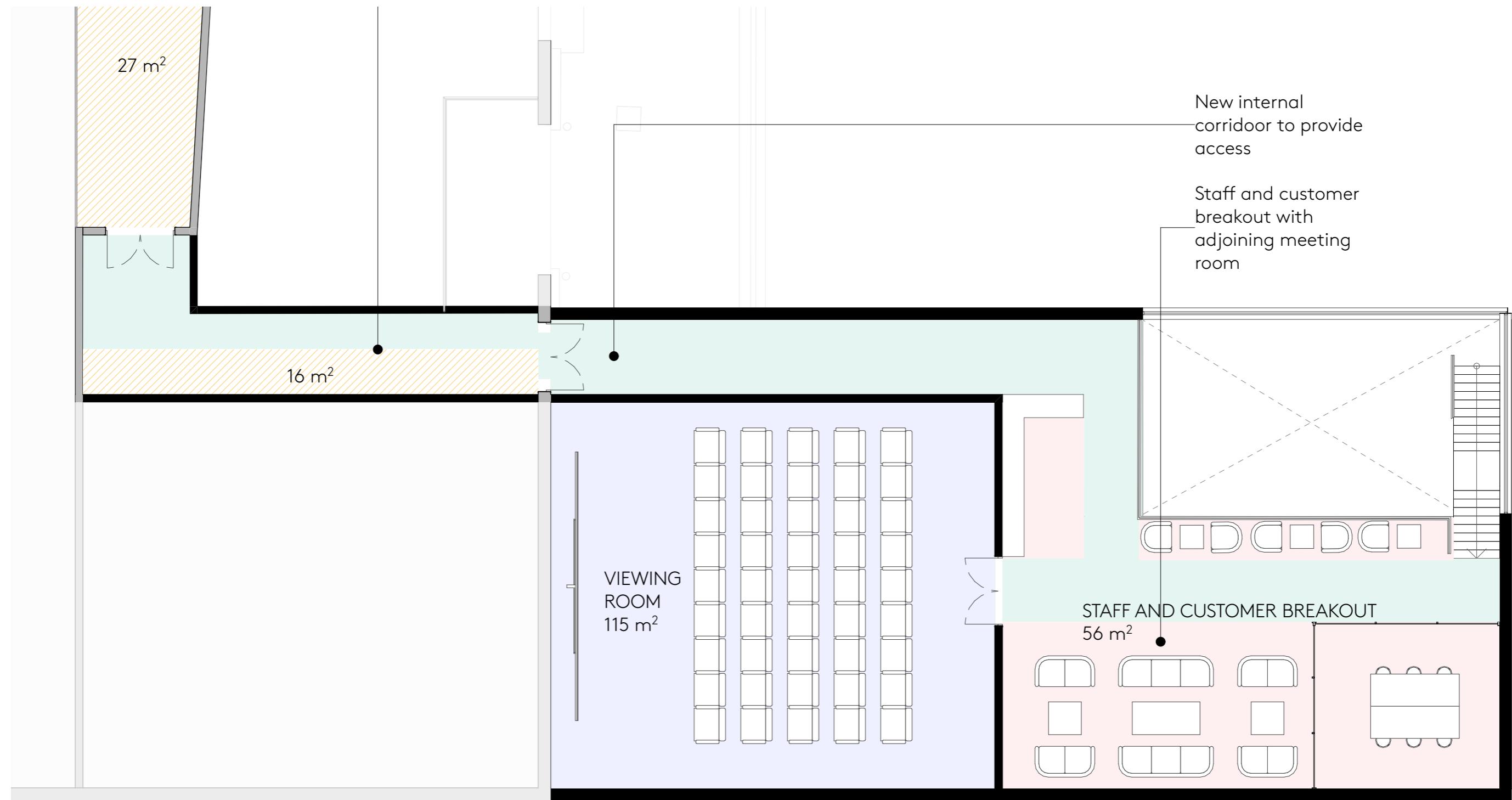
GROUND FLOOR PLAN



2.3

PROPOSED PLANS

FIRST FLOOR PLAN

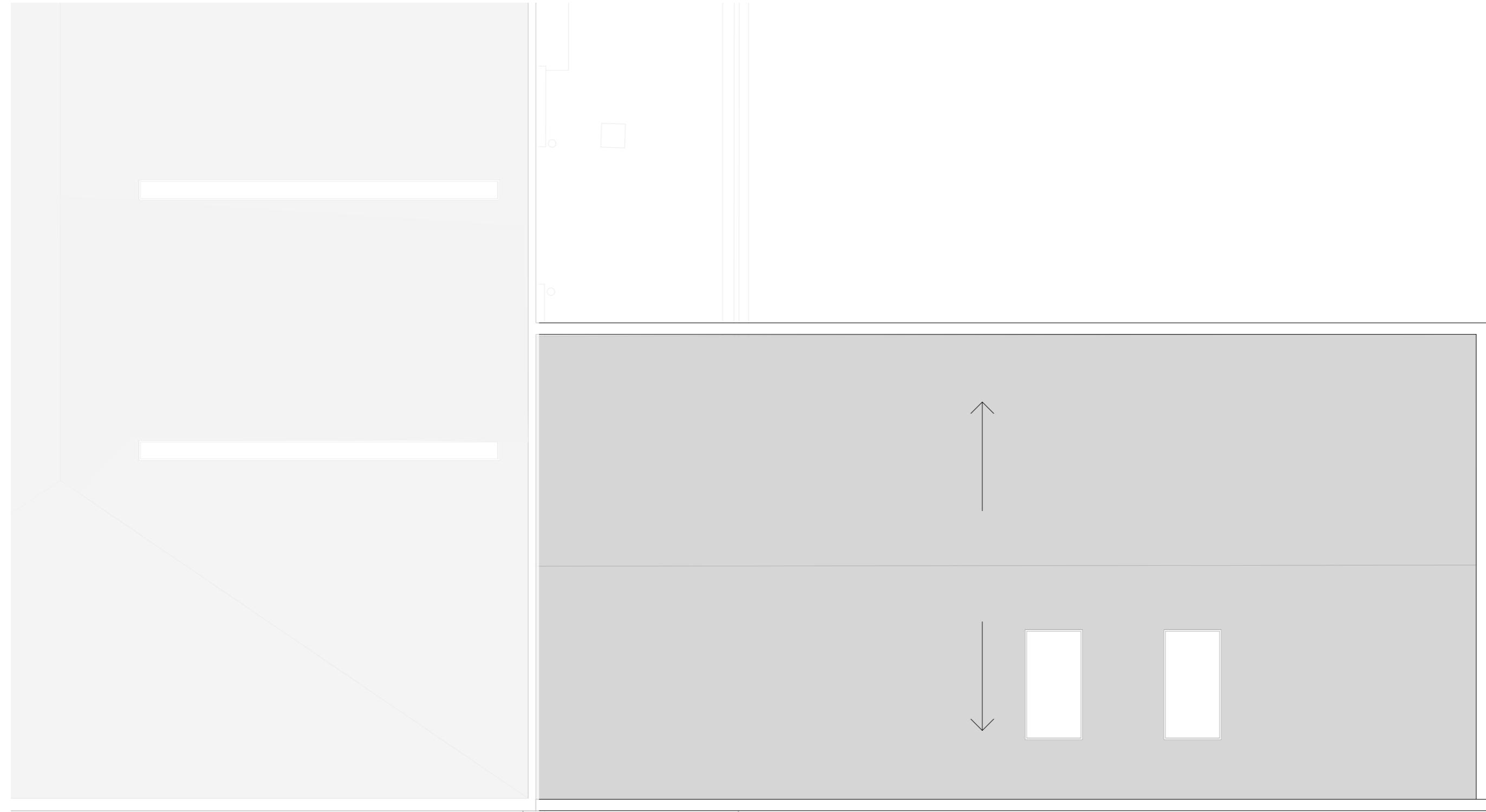


2.3

PROPOSED PLANS

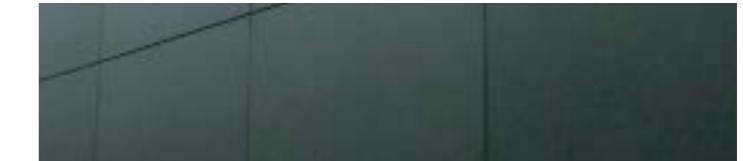
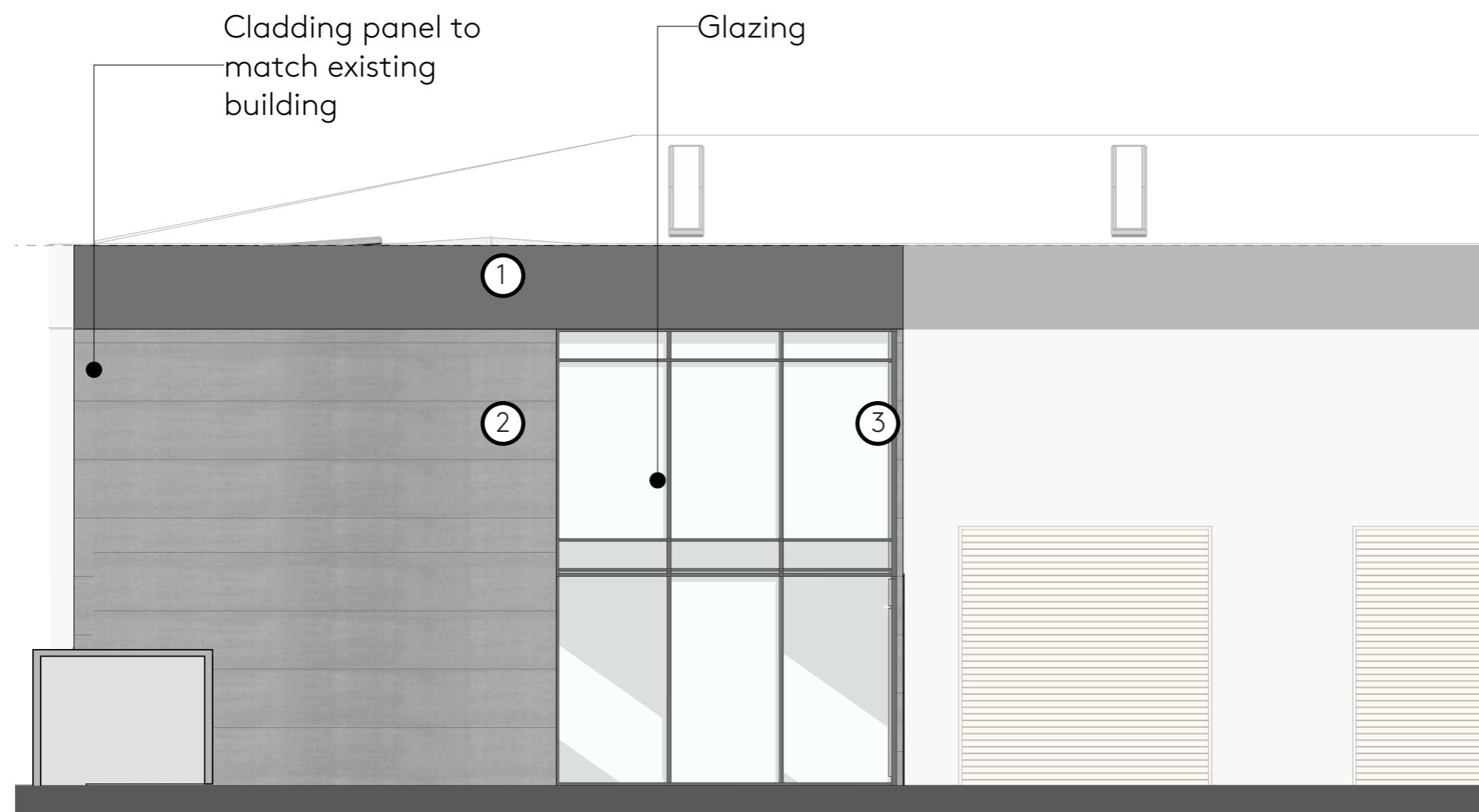
ROOF PLAN

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2.4

MATERIALITY

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1. Dark grey cladding panels to top of walls



2. Light grey cladding panels to match existing

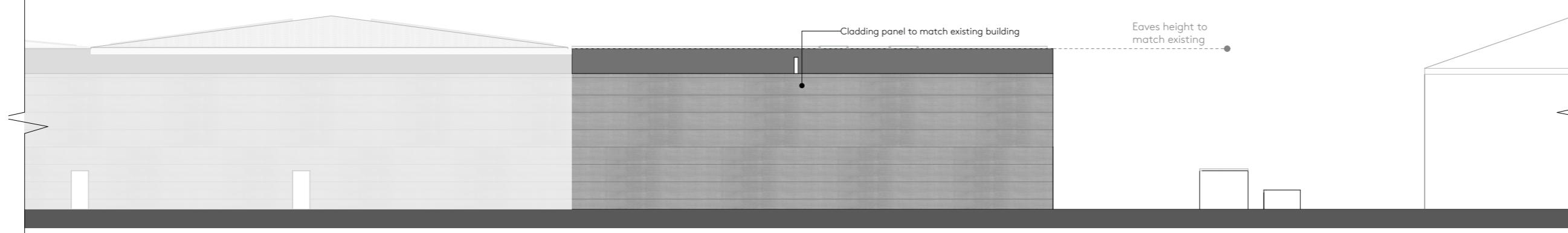
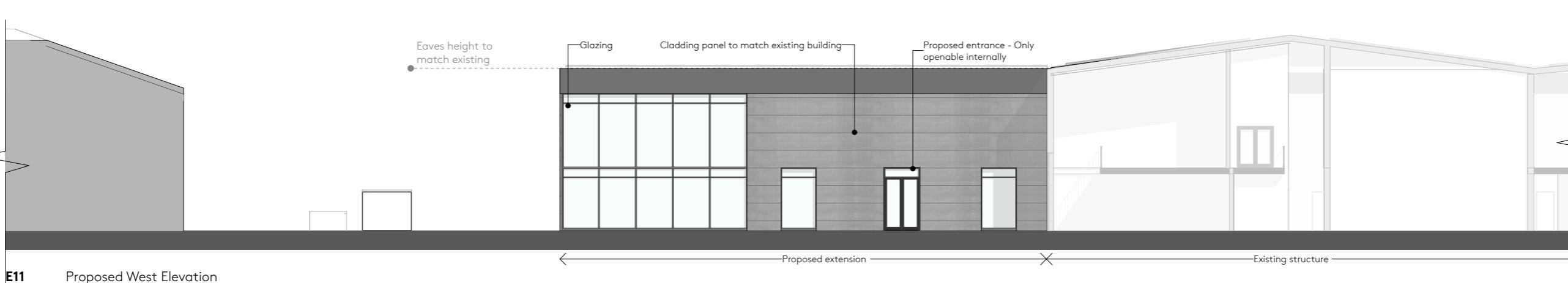
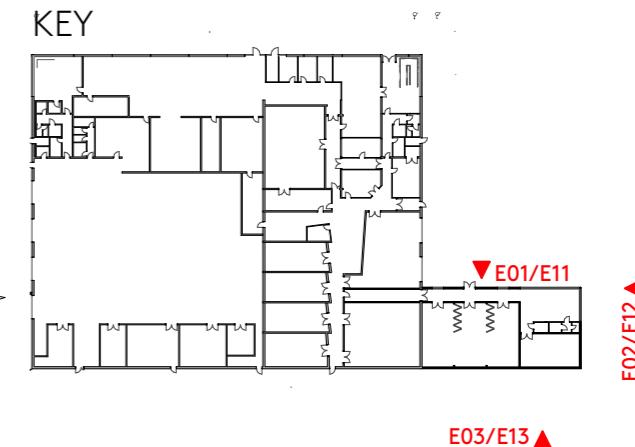
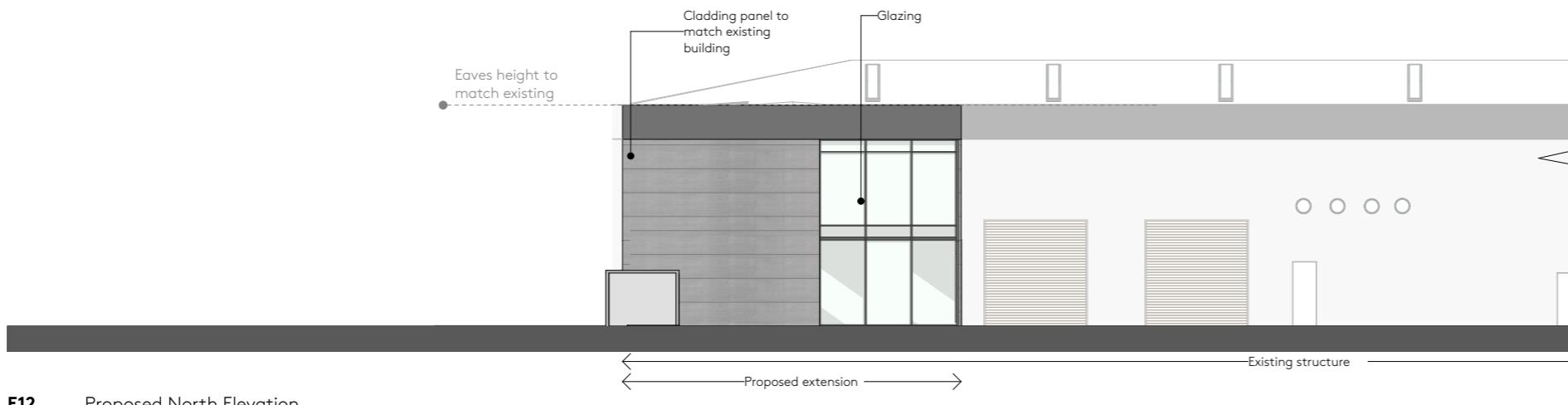


3. Curtain walling with dark grey aluminium framing

2.5

PROPOSED ELEVATIONS

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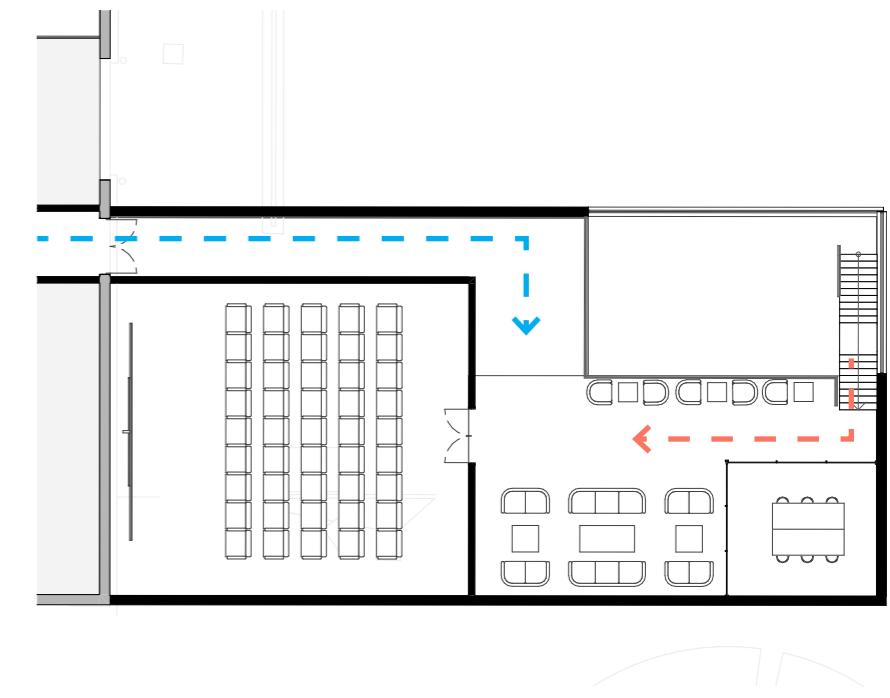
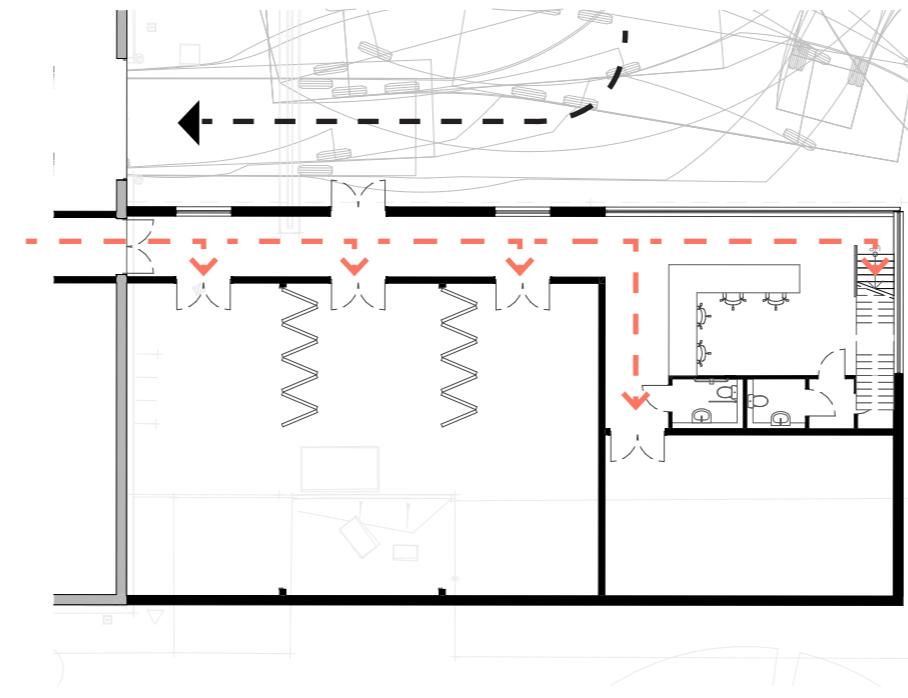
2.6

ACCESS

The new extension will be mainly accessed from the new internal connection at both Ground and First Floor. For those requiring a lift to first floor, a new link into existing building has been created which connects back into an existing access lift.

A double door allows access directly from the external yard into the proposal but this will only be able to be opened internally and is for deliveries requiring access into the new test rooms to bring equipment directly in. Level access at first floor is provided by an existing lift within the existing building that links into the extension.

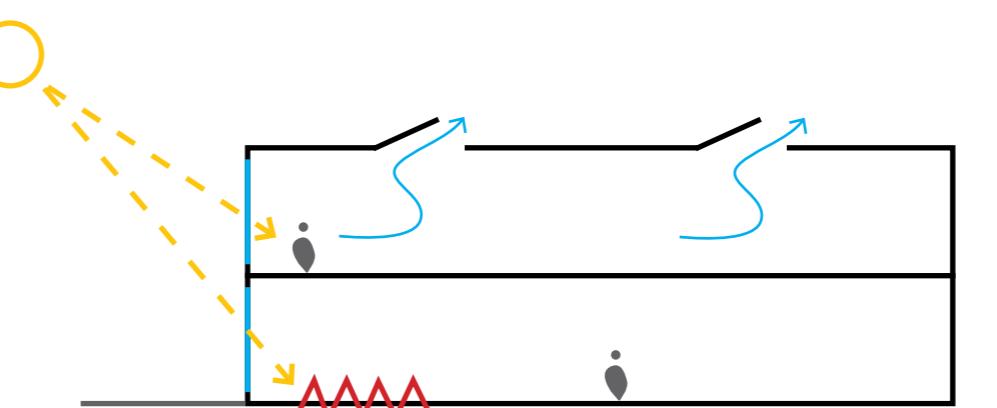
- Test Rooms and crew support accessed from link into existing building
- Viewing room and staff breakout accessed from internal stair or level access from link into existing building via existing lift.
- Vehicular delivery drop off into existing maintained and a new internally accessed entrance created within the extension



2.7

SUSTAINABILITY STATEMENT

The proposal will look to utilise natural light and heat from the sun in order to lower the dependency on artificial lighting, heating and cooling by adding exposed thermal mass to the buildings structure, creating roof lights and good amounts of glazing to the facade as well as highly insulated walls and floors and openable roof lights for natural ventilation to all minimise the carbon footprint.



Natural light, thermal mass and natural ventilation all minimise the need for energy and therefore carbon

2.8

TRANSPORT

The new extension's footprint is designed to maintain the lorry access of both the adjoining and neighbouring building. The site welcomes 26 tonne lorries on a frequent basis to drop off equipment, the access for which sits close to the proposed external walls; two in the adjoining Rentals building and two opposite at the GB building.

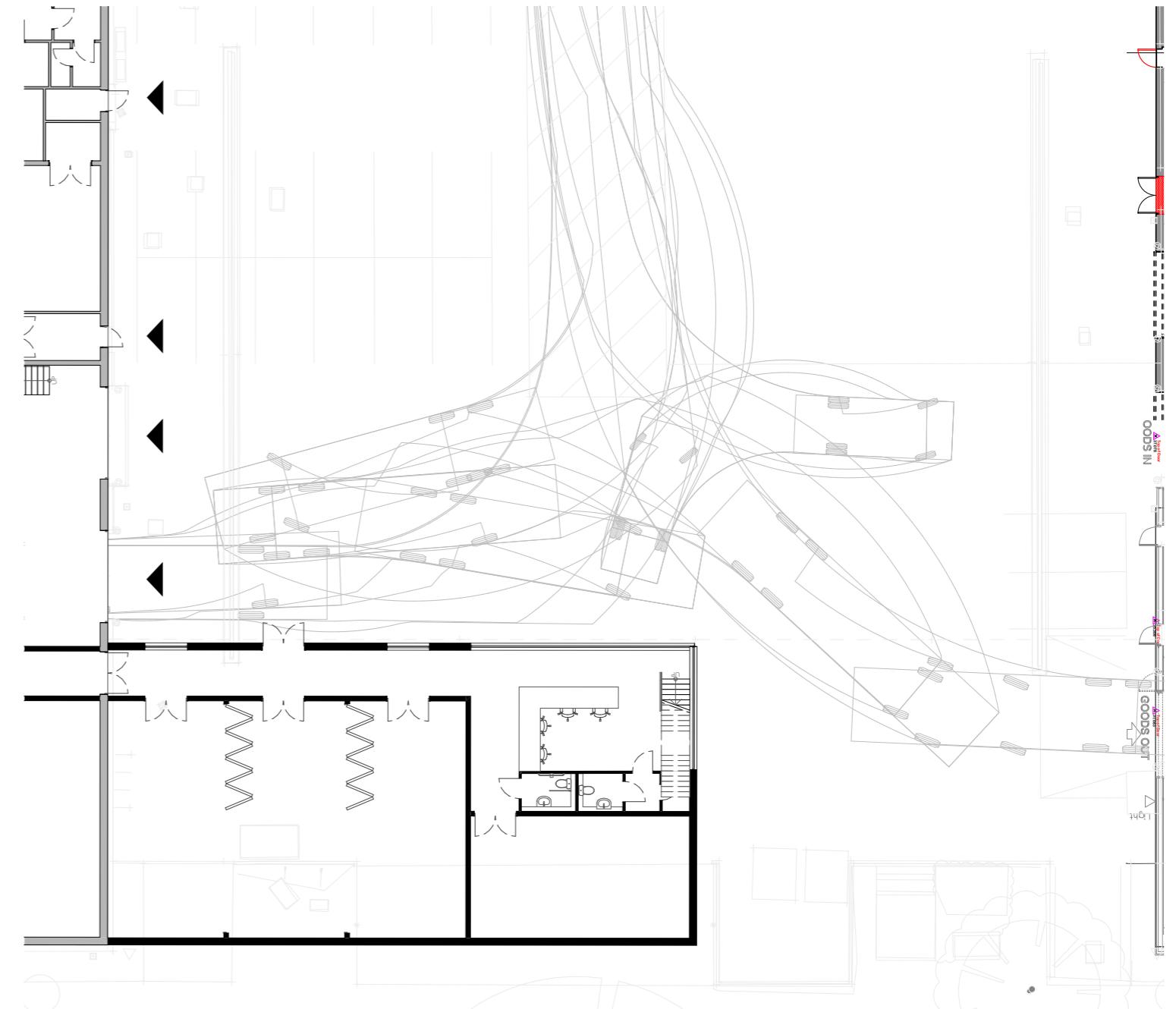
Tracking has been commissioned, shown here on the plan, to ensure this access can be maintained as well as successful three point turns for the lorries to exit without the need for reversing out.

2.9

WASTE & PARKING

Waste management including pick up and quantity will remain the same as the existing state after the construction of the extension, as will staff and visitor parking.

No changes are foreseen to either due to the construction of the proposal.



26Tonne Lorry tracking has been commissioned to ensure the retention of existing delivery drop off

 Lorry Tracking line work provided by transport consultant

2.10

VISUALISATION



2.10

VISUALISATION



