

Design & Access Statement

for

Proposed Canopy to Natco Cash & Carry Warehouse,
Silverdale Industrial Estate, Hayes, Middlesex UB3 3BL

on behalf of

Natco Foods Ltd

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DESIGN STATEMENT

1. Introduction

This Design and Access Statement concerns the proposed replacement and extension of the entrance canopy to the Natco Cash and Carry Warehouse at Silverdale Industrial Estate in Silverdale Road, Hayes.

This is a long established business that supplies Asian foods to the retail and catering trade but is not open to the general public.

Natco Cash and Carry Warehouse sits on a plot of approximately 5,630 m² and is accessed from Pump Lane.

2. Site context

Silverdale Industrial Estate is located on Silverdale Road and is accessed from Pump Lane, which links the A312 (The Parkway) and Hayes Town Centre. The A312 also connects the site to the national motorway network, the M4 to the south and the A40/M40 to the north. The Estate is located approximately 0.6 miles (1 km) to the south east of Hayes Town Centre. The area surrounding Pump Lane is a well-established industrial location housing several industrial estates.

Vehicular access to the site is via Silverdale Road for deliveries and via Pump Lane for customers.



Aerial view of the site

3. Proposed development

The proposal is to remove the existing canopy over the warehouse entrance, which is old and in a poor state of repair, and install a new canopy that will extend further along the east elevation providing enhanced protection for those customers parking further away from the entrance.



Existing entrance canopy to east elevation to be demolished and replaced with new extended canopy.

4. Public access to and around the site

4.1. Road

Customer access to the site is via Pump Lane which is a two-way adopted road running south-east to north-west with pedestrian pavement to both sides. Pump Lane connects to Bilton Way that links the site to the A312 and the M40 to the south and the A40/M40 to the north and the national motorway network.

4.2. Pedestrian

The site access for pedestrians is solely from the Pump Lane which has footpaths to both sides of the road.

4.3. Cycle

There is a cycle route along the A312 east of the site. Not far from the site is the Grand Union Canal where there is a 'traffic-free' east/west route on the Canal tow path.

4.4. Bus

Bus routes along the Coldharbour Lane, 500m to the west of the site, provide public transport links to the rest of the area throughout the day.

4.5. Rail

Hayes and Harlington station is approximately 1km walking distance from the site.

5. Local architectural & design quality

The increasing trade of the warehouse over the years has created a need for improved access and facilities for customers. The existing canopy materials have deteriorated and now look in need of replacement. The owners wish to replace the canopy and at the same time take the opportunity to extend it further along the eastern side of the building to cover more of the customer parking spaces and provide greater protection from the weather for more customers.

The proposed canopy will be of good design quality and will use similar materials to the recently completed western extension to the building. The canopy will be steel framed and clad with neutral coloured profiled metal cladding.

It is believed that these proposals will have little visual impact on the surrounding area as the warehouse is in an industrial estate in which several buildings are clad in metal cladding.

6. Sustainability

The proposed canopy materials will comply where possible with Building Regulation requirements and Planning Policy to achieve required sustainability criteria.

7. Traffic & parking

There are currently 20 on-site car parking spaces for use by customers and 13 staff car parking spaces at the side and rear of the building which will be retained. It is not anticipated that there will be any significant increase in the number of cars visiting the site and therefore no additional spaces are included in the scheme. Cycle parking spaces will be provided in line with the Council's policy.

The extended canopy will provide cover to approximately twice as many parking spaces as the existing canopy and will therefore greatly improve the customer facilities.

8. Summary

The applicant seeks to enhance a well-established and popular cash and carry unit, within an established Employment Area, to improve the business and the facilities for its customers.

ACCESS STATEMENT

1. Applicant's policy and approach to access

Whilst the proposed new canopy will not materially affect the current accessibility to the building it should be noted that following previous works to the warehouse the building has already been improved as far as possible to provide Part M compliance for disabled access. These improvements include;

- Customer entrance and exit doors with level thresholds.
- New disabled toilet facility at ground floor level.
- New office doors to be wheelchair accessible.
- New staircase in staff entrance up to offices to be Part M compliant with contrast nosings, suitable for ambulant disabled.
- Provision of 2 disabled parking spaces

2. Advice on accessibility

Design references used:

- Building Regulations approved Document Part M (2004) – sets the mandatory requirements
- British Standards BS8300, Access for Disabled People – advises on building design detail
- Building Sight RNIB 1999 – Advises on colours/textures for partial/ blind persons
- Equality Act 2010
- The Disability Rights Commission – Advice on Access Statements

3. Specific access issues

Issue	Legislation
Car parking 20 customer car spaces are provided, including 2 disabled spaces. 13 staff parking spaces. Cycles 16 cycle spaces are to be provided.	Planning, Building Regulations & Equality Act 2010
Public transport Cycle There is a cycle route along the A312 east of the site. Not far from the site is the Grand Union Canal where there is a 'traffic-free' east/west route on the Canal tow path. Cycle parking will be provided in line with the Council's policy.	Planning & Highways Local Transport Plan

<p>Bus Bus routes along the Coldharbour Lane, 500m to the west of the site, provide public transport links to the rest of the area throughout the day.</p> <p>Rail Hayes and Harlington station is approximately 1km walking distance from the site.</p>	
<p>Pedestrian approach</p> <p>The site access is solely from the Pump Lane via a gated entrance. Pump Lane has footpaths to both sides of the road.</p>	Planning & Building Regulations
<p>Routes to entrances</p> <p>Externally, dropped kerbs are provided to maintain wheelchair access. Entrance door is minimum 1000mm clear width. The threshold of the entry door is flush. Floor finishes are selected to be non-slip. External lighting will be provided and maintained throughout the development and the level access to the main entrances will be illuminated and designed to Part 3 BS5489.</p>	Planning & Building Regulations
<p>External materials</p> <p>External paving and hard landscaping will comply with Department for Transport Guidance on Inclusive Mobility</p>	Planning /Highways