

DIGITAL REALTY, LHR-17
FLOOD RISK & DESIGN AND ACCESS STATEMENT

Location: 1 Airport Gate, Bath Road, Sipson, Middlesex, UB7 0NA

Date: 04.03.19

Project Number: 19-018-DAS-001

Proposed security fence and gates installed to property

The Proposal includes the installation of a new 3.0 metre high security fencing including 2no. vehicle gates and 1no. pedestrian gate. The fence and gates will replace the existing fence and gates.

Use:

The main purpose of the new security fence is to provide a more structured and robust means of security and safety to the property

Amount:

All the existing 1m high fencing will be replaced with a 3m high fence. The existing gates will be replaced with hi speed vehicular bi-fold gates and a new pedestrian gate will be added.

Layout:

We have considered alternative locations for the proposed fencing and gates; we feel from an operational and visual point of view, using the existing locations is the most suitable.

Scale:

The current proposal is directly proportional to the existing components in the same location on the property.

Landscaping:

No open space will be affected by this proposal.

Appearance:

The fence, gates and anti-climb roller are to be painted in RAL 6005 Moss Green.

Access:

The proposed security measures will not affect the path of public or vehicular or transport links outside of the property.

Please note that this Design Statement should be read in conjunction with the following drawings which have been issued as part of the Planning Application submission:

19-018-AZ (P)-010	Site Location Plan	Scale 1:1250 @A4
19-018-AZ (P)-011	Site Block Plan	Scale 1:500 @A3
19-018-AZ(P)-100	Proposed Site Plan	Scale 1:200 @A1
19-018-AE(P)-100	Proposed External Elevations	Scale 1:100 @A0
19-018-YZ(P)-100	Existing Site Plan	Scale 1:200 @A1
19-018-YE(P)-100	Existing External Elevations	Scale 1:100 @A0
19-018-AS(P)-001	Manufacturer's Specifications	Scale 1:50 @A1

Flood Risk:

The application site has been identified on the Environment Agency Flood Map as low risk; the chance of flooding in any year is 0.1% (1 in 1000) or less.

As the site is not identified at increased risk of flooding and the proposals have no net impact on site hydrology, it is not considered necessary to complete a flood risk assessment.