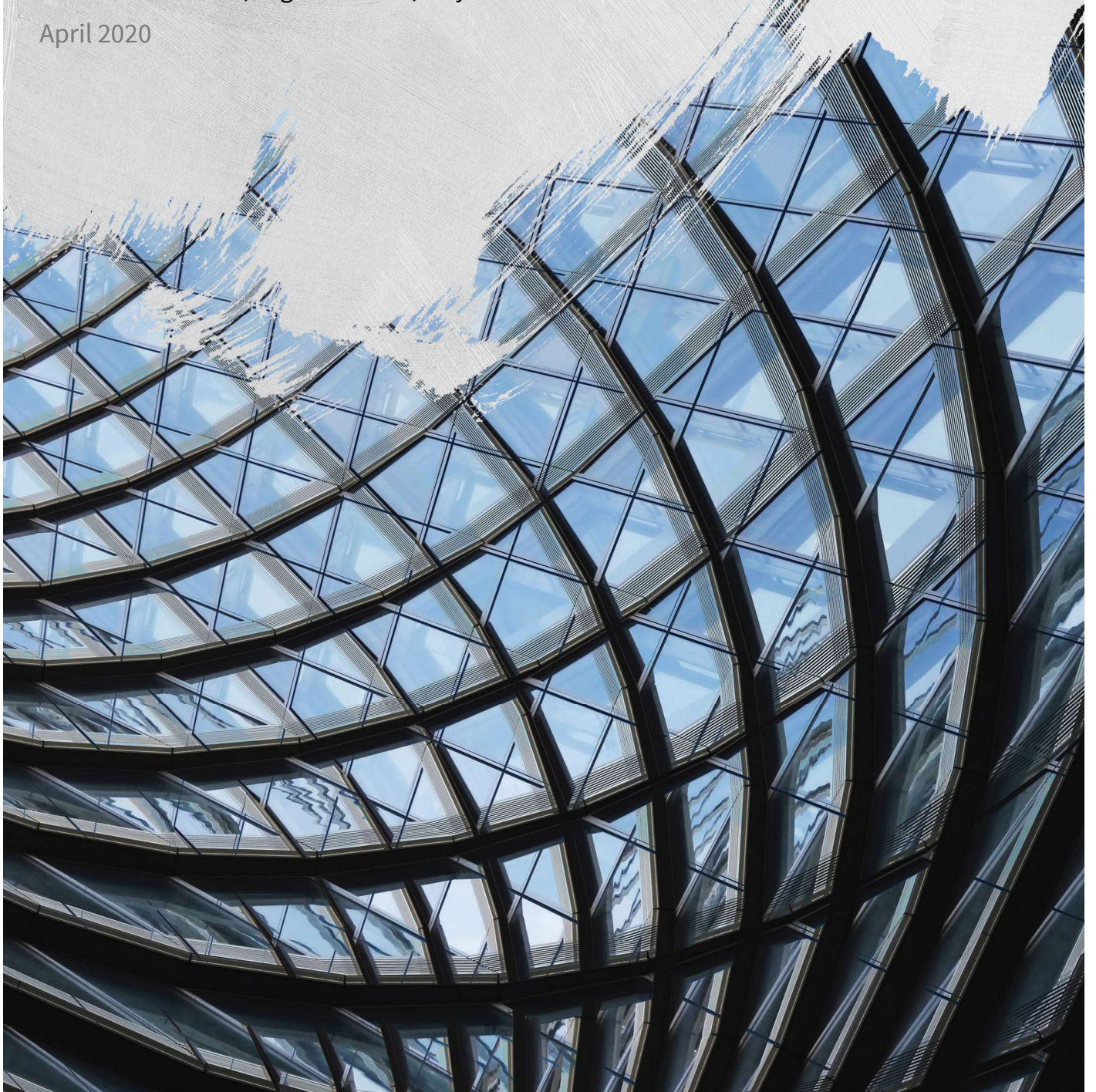


Design & Access Statement

Proposed Security Fencing Installation

Overflow Car Park, Argent Centre, Hayes

April 2020



Contents

1 Introduction 2

2 Proposed Works 3

1 Introduction

1.1 Background

The proposed works are to supply and install a new metal security fence around the overflow car park to prevent unauthorised access. In the recent past there have been problems with unauthorised access which not only impacts on the car parking facilities for the Argent Centre but also on the local area. At present large concrete blocks are temporarily located around the car park to prevent further unauthorised access.

The proposed security fence will be installed to the perimeter of the car park and include both a new vehicle access gate with height barrier similar to the existing as well as a new pedestrian gate.

1.2 Site Location

The car park provides overflow car parking for the retail and industrial units at the Argent Centre, Hayes. The car park is located to the north of Pump Lane on the opposite side of the road to the main Argent Centre buildings and car parking facilities.

The car park is situated on the perimeter of the existing industrial area between the A312 The Parkway, Pump Lane / Silverdale Road and Hayes Town Centre. Adjacent to the car park is the Hayes Working Club and a local Trade Centre. To the north of the overflow car park is the Silverdale Gardens residential area. In addition to the overflow car park there are two further car parks located along Pump Lane.

2 Proposed Works

2.1. Scope of Works

The scope of the proposed works will include the following:

- New 1.5m high metal security fence to the open perimeter of the site;
- Fence posts will be installed at 1.5m centres to prevent vehicle access through sections of the fence;
- The proposed fence is a proprietary security system designed to maximise security of the area enclosed;
- A new manual vehicle barrier will be installed and be similar in design to the existing vehicle and associated height barrier;
- A pedestrian gate will be installed adjacent to the vehicle gate and will match the design of the proposed fence.

In addition to the above a short section of palisade fencing, coloured black, and matching the adjacent property's fence has recently been installed to the rear corner of the car park to secure the boundary between the neighbouring properties and the car park.

2.2. Design Objectives

The proposed fencing has been designed to meet the following objectives:

- to prevent unauthorised commercial or industrial vehicles using the car park;
- to make sure safe access and egress is available for both cars and pedestrians;
- to minimize the extent of the works by reusing the existing vehicle access;
- the appearance of the proposed fencing is to be similar to other fencing in the area;
- although the fence is a security fence the intention is to 'soften' the appearance in line with the neighbouring properties.

Based on the above criteria a proprietary security fence, by a well established manufacturer, has been selected. The fencing style has been proposed based on a similar car park fence inbetween the overflow car park and Hayes Town Centre. To reduce the visual impact on the surrounding are the fence height will be 1.5m above the car park surface. This will be lower than both the adjacent trade centre's 2.4m high palisade fencing and the neighbouring residential property's timber close boarded fence at the rear of the car park. The colour black has also been selected to match the adjacent trade centre fence.

2.3. Access Requirements

The car park will be used by the existing building users at the Argent Centre. This will mainly include existing staff that hold a required car parking pass. Access into the car park will be via the existing vehicle access from Copperdale Road. The visibility from the car park into Copperdale Road will not be affected by the proposed fencing as pedestrians and other vehicles will be clearly visible on the other side of the fencing. The vehicle access from Copperdale Road to Pump Lane will not be impacted by the works. A separate level pedestrian

access from the car park will also be provided. This has been located behind the vehicle barrier to provide additional protection to pedestrians when this is locked open during the car park opening hours.

2.4. Associated Documents

In addition to this document the following drawings have been submitted to the planning authority showing the extent of the fencing:

1. Existing Plan – Pump LA 01;
2. Existing Elevations – Pump LA 02;
3. Proposed Plan – Pump LA 03;
4. Proposed Elevations – Pump LA 04;
5. Location Plan – Pump LA 05.

2.5. Contractor Selection

The proposed works are currently being tendered to local building contractors that have a significant amount of experience of this type of work and have a proven record for completing works with minimum disruption to the surrounding area.



JLL offices

London – Stockley Park
4 Longwalk
Stockley Park
Uxbridge
UB11 1FE
Phone number +44 (0)20 8759 4141

James Watchman

Senior Surveyor
P&DS Building Consultancy
London – Stockley Park

+44 (0)208 8283 2561
james.watchman@eu.jll.com

www.jll.com

Jones Lang LaSalle

© 2017 Jones Lang LaSalle IP, Inc. All rights reserved. The information contained in this document is proprietary to Jones Lang LaSalle and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Jones Lang LaSalle and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of Jones Lang LaSalle. All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.