
79689/APP/2025/2438 - Orbital Industrial Estate, Horton Road - Design Comments

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To Haydon Richardson <HRichardson@hillingdon.gov.uk>

Hi Haydon,

Please find below design comments for your consideration.

Please note, I will shortly submit these on Ocella also.

Summary

Broadly acceptable, subject to the following few comments

1. Proposed Boundary Treatments

The submitted information does not outline a clear boundary treatment strategy. Please note that we **recommend against** the use of traditional palisade fencing along the Horton Road frontage and Grand Union Canal. In modern light industrial development, palisade is increasingly viewed as an outdated relic, which is particularly inappropriate here given the two contexts adjacent to the site.

Furthermore, we advise that the proposed greening and tree planting should sit forward of the main security line - this seems to be suggested in some of the drawings, but is not entirely clear yet. The building line of unit 1 itself should serve as the primary security boundary, with vehicular gates recessed to allow for safe vehicle access, and security fencing set deeper within the industrial estate and at flanks as follows.

To clarify the strategy, we require a **colour-coded Boundary Treatment Plan** that details the following:

I. Horton Road Gate Access

- **Design:** We recommend a high-quality powder-coated mesh (e.g., 868 Twin Wire) to maintain a professional "handshake" with the street.
- **Height:** Our understanding is that a standard height is typically **2.4m**; however, **1.8m to 2.0m** may be considered if this area can be identified as "low-risk" (e.g. via a security audit), to further soften the residential interface.
- **Colour:** **Anthracite Grey (RAL 7016)** or **Moss Green (RAL 6005)** is preferred.

II. Canal-Side (Rear Boundary)

- **Design:** Given the public access and sensitive nature of the Grand Union Canal, we recommend an anti-climb / anti-finger aperture "Category A" tools (e.g. pliers, bolt cutters, and screwdrivers) fence (e.g. LPS 1175 rated 358 "Prison Mesh" or similar) at rear. This provides superior anti-climb properties without the aggressive visual profile of palisade. Toppings should be "cranked" inward (toward the site/the "secure" side) rather than barbed for public safety.

- **Colour: Moss Green (RAL 6005)** is recommended here to blend with the canal-side vegetation and soften the impact on the waterway.

III. Side and Flank Boundaries

- **Design:** Traditional palisade fencing may still be utilised where the site interfaces with neighbouring industrial estates or along "blind" side flanks where it is not visible from the public realm.
- **Finish:** These should still be powder-coated to match the overall site palette (e.g., Anthracite Grey) rather than left as unfinished galvanised steel.

2. Further Greening Opportunities / Concerns

- I. This application is an opportunity to enhance the canal green edge.
- II. Concern is raised that T004, T005 and T006 will be damaged due to the demolition of the existing building. There is also concern the proposed hard surfacing well within the root protection zones will negatively impact these trees. If remains, should be mitigated via construction management (?)

kind regards,

Todor Kuznetsov

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