

Project Waterloo - Covid Compliance Structures
Planning Portal Ref: PP-09362244
UX1, Ashley Road, Uxbridge, UB8 2GA

Project Information

Design & Access Statement

D-PW-CCS-005

ESP

North Warehouse, Gloucester Docks, GL1 2EP

applications@eventsafetyplan.com

t: 03333 440844

Project SAF264

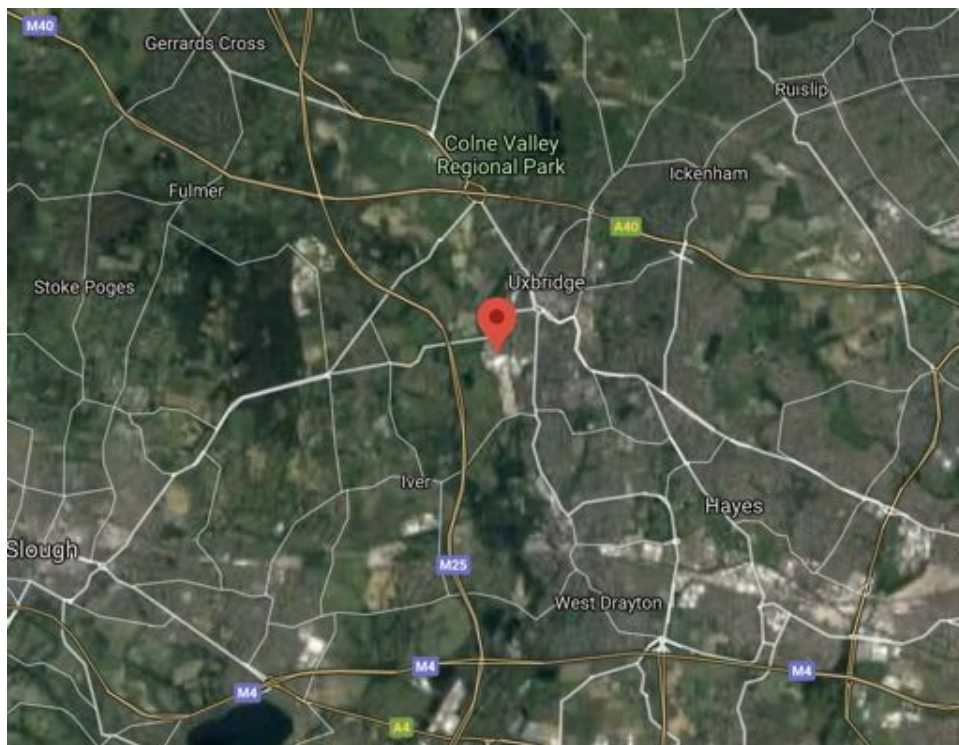
Overview

Application for temporary planning permission (five years) for temporary storage, office accommodation, welfare provision and Covid compliance at UX1, Ashley Road, Uxbridge, UB8 2GA.

- 1x two storey temporary structure (SA Centre) - 35m x 15m footprint with associated staircases and temporary plant equipment
- 2 x two storey portable office buildings to include associated access staircase

Introduction

This document has been prepared on behalf of Household Pictures Limited for their proposed temporary development, located within the existing UX1 development at Ashley Road, Uxbridge, UB8 2GA. The purpose of this document is to explain the primary design principles of the installation for which permission is sought for a period of five years, commencing in the first part of 2021.



Wider Location



UX1 - Location in relation to major road network



UX1 - Close Location

	Length (m)	Width (m)	Storeys	Gross (sqm)	External Height (m)
SA Centre	35	15	2	1,050	9.5
Production Offices 1*	6.71	2.44	2	32.75	5.5
Production Offices 2*	6.71	2.44	2	32.75	5.5

* Joined by landing and single staircase

Building UX1 is currently in use as a film/tv production studio (sitting under the existing use classes of B1, B2 and B8 (distribution warehouse, which also allows for film/tv production)). The building was granted planning permission in 2017 under application number 9117/APP/2016/278.

Whilst the use of the building has been successful, the Covid-19 pandemic has created the need for additional facility spaces which are proposed to be located within the freight loading and parking areas outside the main building. These proposed facilities are an 'overspill' as the requirements of the production (to keep the cast, crew and staff safe, allow for segregation of teams and allow for social distancing) have expanded beyond the floorspace which is currently available. This document aims to:

- Discuss planning policies applicable to this application
- Discuss the details of the proposal
- Cover the requirements of the 'Design and Access Statement'

Location

The proposed site is located within the freight loading area and car park to the south of the UX1 building, which is currently in use by Household Pictures Limited for the production of film/television programming.

Careful consideration has been given to the proposal to make use of the existing landscape environment whilst minimising the impact on the surrounding businesses. Day-to-day activities within the site will be largely unaffected by the installation of the temporary structures - especially given the sporadic nature of film/television production which means that not all elements of the proposal are in use at all times.

The Site



Site Location

The proposal is to make use of the loading bays and car parking to the south of the UX1 building. A site location plan can be found at P-PW-CCS-001. To the north of the application site is the UX1 building; to the south is the boundary of the site with Salisbury Road; to the east and west of the site is further freight loading areas and commercial properties.

Access



Access routes to proposed site

Access to the property is from the public highway at Ashley Road, between the junctions of Eskdale Road and Cowley Mill Road. All vehicular traffic will access the site via the internal service road to the east of the UX1 building. Installation of the temporary structures will not lead to additional vehicular activity than would otherwise be expected under the current use classes.



Entrance to the business park (UX1 to the right),
entrance to car park and loading bays at the far end of driveway

Access to the property will remain unchanged, and the use of the loading bays and parking areas will have no impact on the access arrangements for vehicles or personnel.

- The proposed location is located in 'secure' areas to the rear of the property so will not affect members of the public
- The proposed location has been placed so as to use areas that are otherwise rarely used for parking, turning or access
- The proposed installation will not prevent access to personnel doors/ emergency access doors which are otherwise used for access under normal or emergency conditions

To install the temporary structures it will be necessary to access the site with a number of articulated vehicles, to deliver and collect equipment. These will use the existing access points to the site and will completely leave the highway prior to being unloaded. There will be no impact on surrounding streets or parking within the area.

There are no public footpaths or public rights of way which run through the site.

Parking

- No more than four car parking spaces will be displaced by the proposal
- To compensate for this, additional parking has been arranged in an offsite location on Wallingford Road, a four minute walk from the site entrance.
- The additional structures will not create additional parking requirements over and above the existing usage

Construction traffic

The project will take three weeks to complete

	< 3.5 tonne	3.5 - 7.5 tonne	7.5 tonne >
Week 1	5		10
Week 2	10		10
Week 3	15		10

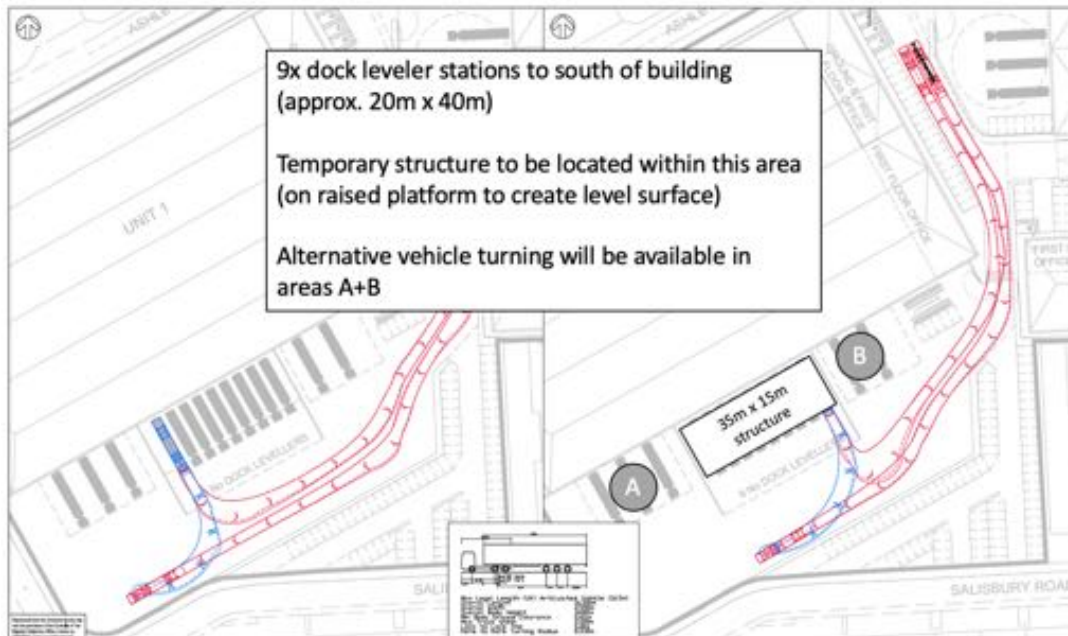
This is a total of 60 vehicles during the construction period which is an average of 20 vehicles per week or 4 vehicles per day.

Permission

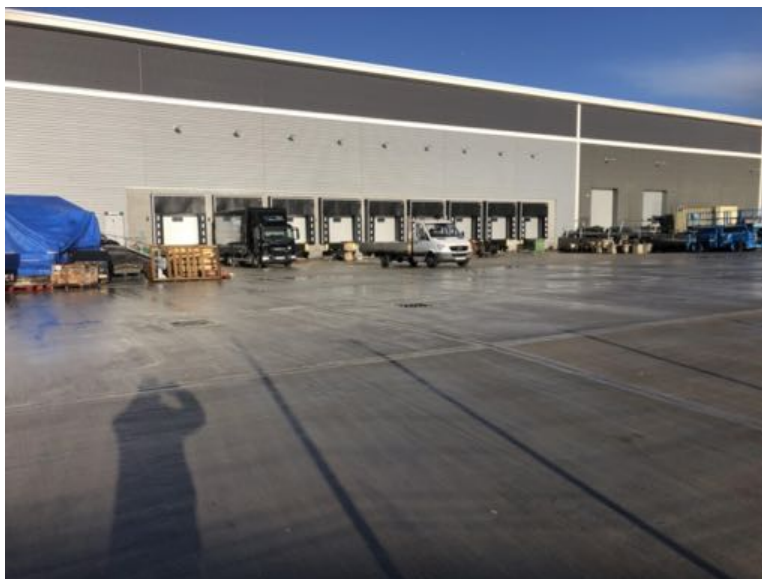
Permission is sought for a period of five years. On completion of the use, all equipment will be removed and the site returned to their previous state (meaning that there will be no long term impact, nor will the development impact future uses of the site for filming or other uses as required).

About the site

The proposed site is an open area of car park and loading bays associated with the UX1 building. The area under the largest temporary structure is laid to concrete which slopes down towards the building to act as 9x dock levellers which access 9x industrial roller shutter doors. For the current use of the building these dock level doors are not being used and have been capped internally to reduce light and noise spill internally and externally. This means that the space outside these doors is little used, and the addition of the SA Centre temporary structure will have little or no impact.



SA Centre temporary structure location showing no impact on vehicle turning



The smaller structures are located on the existing asphalt car park - no more than four car parking spaces will be lost to the proposed development however additional offsite parking has been secured on Wallingford Road, with users of that parking area walking for four minutes to get to the site entrance.



Location of smaller 'cabin' structures

The nearest properties to the site are:

- Commercial units to the south of the site - 56m away
- Residential properties to the north east of the site - 175m away

No industrial processes will take place within the proposed temporary structures and there will be limited increase in noise associated with the use. Given that the site is used infrequently (due to filming schedules) the overall impact is already much lower than could have been expected if the UX1 buildings were used fully under their B1, B2 and B8 permission.

Design & Access Statement

It is proposed that the structures are located for a period of up to five years to allow for additional space associated with the existing use of the buildings for film/ television production. Due to the nature of filming schedules, the structures will not be used for every week of the five year period, and at times will be closed or even removed between uses, in line with filming schedules.

The five year permission allows for filming to take place on an annual basis for each season that is to be filmed.

Amount

The development will comprise the following structures:

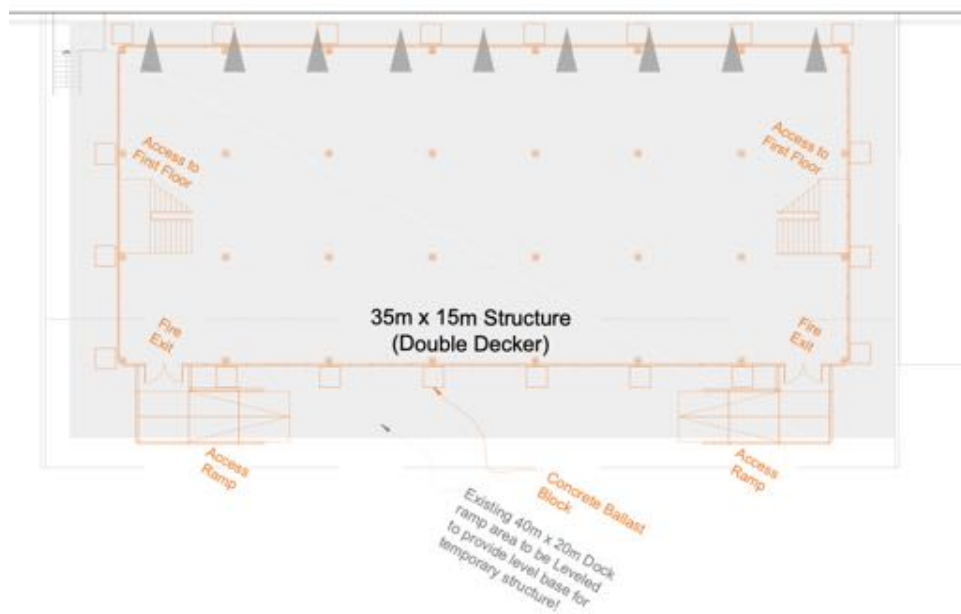
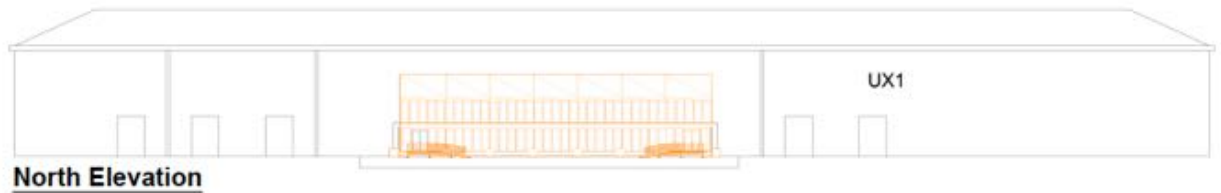
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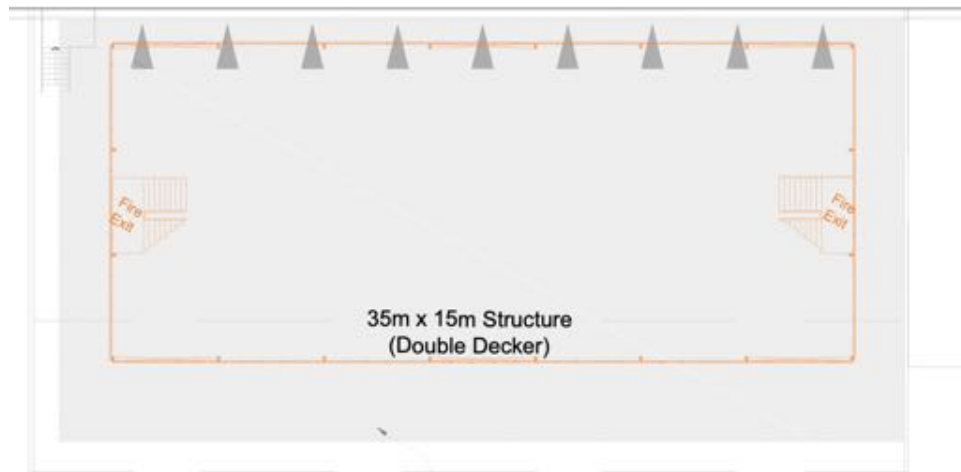
The overall site extends to 2,050 sqm with a total of 557.75 sqm footprint of ground space used. A number of the structures comprise more than one storey, resulting in an overall floorspace of 1,115.5sqm. All structures will be self-weighted meaning that there is no requirement to break the existing ground surface. There are no foundations to be dug, no dust will be created and there is no requirement for piling or other loud construction techniques.

SA Centre

The SA Centre will be created from an aluminium frame marquee structure with hard ABS plastic wallings and glass window panels. The roof sections will be soft PVC panelling.



Ground Floor Plan



First Floor Plan



Similar structure (for reference)

Offices and Storage

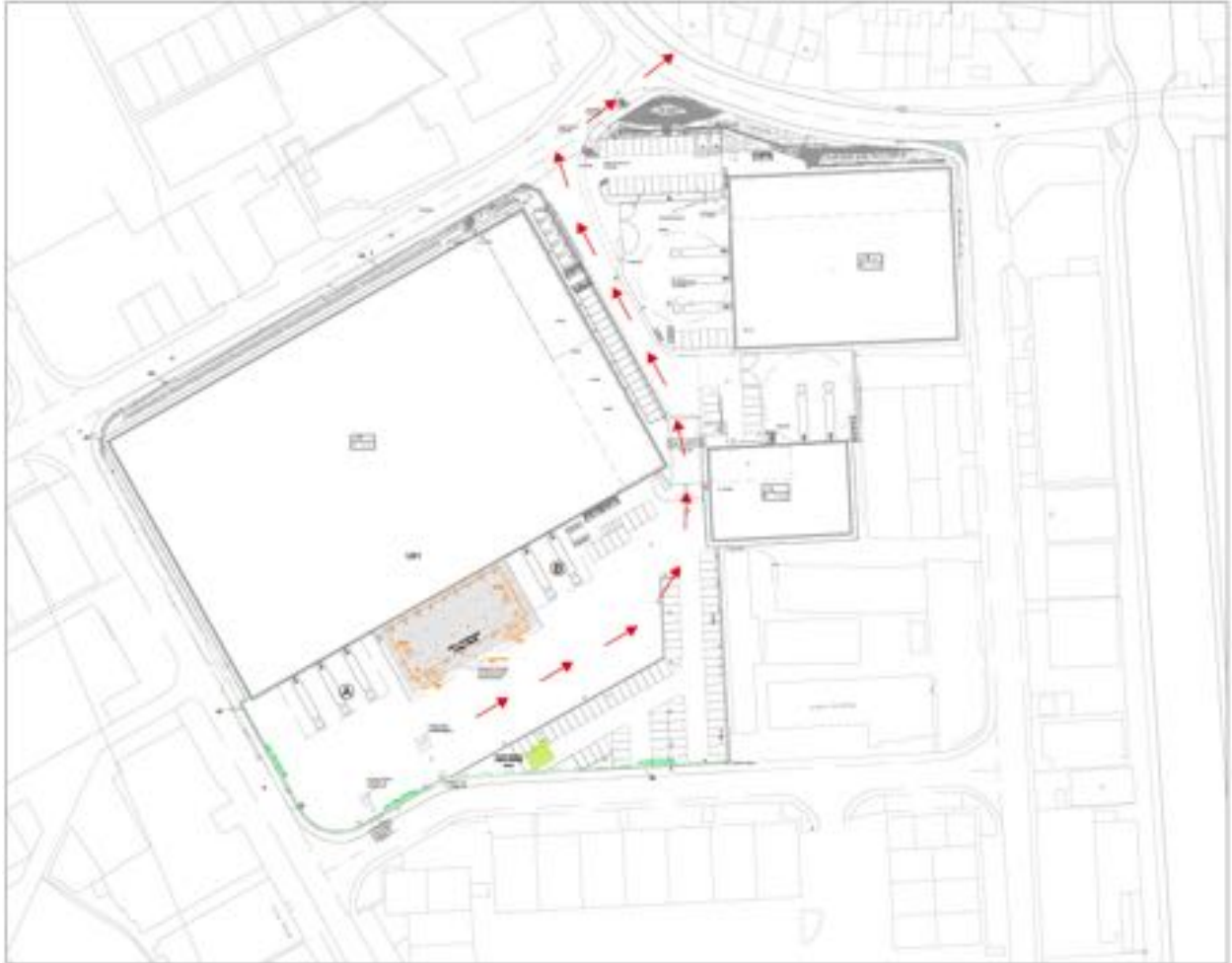
The office and storage spaces will be created from portable office buildings with metal wallings and window openings.



Double stacked cabins shown with external staircase

Layout

For a proposed layout plan, please see drawing P-PW-CCS-002 - Layout Plan:



The site layout has been specifically designed with a number of considerations in mind, and following consultation between the applicants and film industry professionals.

The main access to the structures will be via the existing entrance route from Ashley Road, to the east of UX1 and through the security gate - there is sufficient space within the site to hold a number of vehicles securely, without the need for them to wait on the highway and potentially block access to neighbouring businesses. Security will be located at the entrance to authorise access to vehicles and parking will be available for private cars, LGV and HGV vehicles associated with the build and use of the space, as well as allowing for vehicle drop off. Secure cycle parking and electric vehicle charging is currently already in place for the associated UX1 building.

Pedestrian access doors will be installed in each structure to allow access and emergency egress where required. Special consideration has been given to the site layout:

- Good access/egress to and from the site by workers on the site
- Good access to infrastructure for delivery and collection of equipment
- The site layout is confined within the existing UX1 boundary

Appearance

Please see attached documentation and plans:

- Marquee structure will be constructed with ABS solid plastic walling units in white
- Cabins will be grey, beige or blue in colour and be formed of repurposed shipping containers.

Landscaping

Due to the temporary and short term use of the spaces, no landscaping is planned as part of this application.

Ecology

Due to the short-term temporary nature, and the limited use of the additional structures, as well as the low-impact construction methods employed, it is not believed that it is necessary to address any ecological concerns:

- No particularly noisy works will be required for the construction, use or dismantling of these structures.
- No additional lighting is proposed as part of the development
- No excavation is required
- No waste materials will be removed from the site during the build and dismantle phases
- No trees, grass or other vegetation will be removed, damaged or covered as part of the works.
- Power will be drawn from existing power supplies onsite

Operational Hours

	Build / Dismantle	Use
Quiet works (i.e. those which cannot be heard outside the boundary of the site)	24hours	24hours
Noisy works (i.e. those which can be heard outside the boundary of the	M-F - 8am to 6pm Saturday - 8am to 1pm Sunday - None	M-F - 8am to 6pm Saturday - 8am to 1pm Sunday - None

site)		
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Security

Security guards are located on site at all times (24/7) to monitor onsite activities and act as access control

Flood Risk

- The site is located in Flood Zone 2 (see document P-PW-CCS-017) which would mean that new development would require a flood risk assessment.
- Due to the nature of the project it is felt that a Flood Risk Assessment will not be required
 - Extensive drainage and water management was installed as part of the construction of the site (see attached drawing D-PW-CCS-005)
 - All of the installed temporary structures will be mounted above ground level meaning that any water run off can continue to run underneath the structure with little or no interruption
 - No drains will be blocked, nor water diverted away from the onsite drainage - all water will fall as if the structures were not there
 - Areas of porous pavement storage will be undisturbed by the proposed temporary use
 - None of the structures require the ground to be broken, no holes will be drilled and no foundation will be excavated.

Planning Considerations & Policy

- Covid-19 Implications
 - Under The Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020, Section 7.6 allowed temporary use and installation of structures to be extended from 28 days to 56 days. Whilst this extension expired on December 31st 2020 it shows that central government understands the implications of Covid-19 on the planning process
- The site is located within the Strategic Industrial Location (London Borough of Hillingdon Local Plan Part 2 - Policies Map - Adoption Version)
 - The proposal is for additional temporary industrial space (B1, B2, B8)

Conclusion

The proposed temporary structures will be used as overspill space for the continued use of the UX1 Building - additional space is required due to the ongoing Covid-19 pandemic and the requirements of the applicant to keep their staff safe and well.

The structures will not have any detrimental impact to the amenity and will create no additional noise, light or smell - neither will they have any significant impact on transportation links to and from the building - and where parking spaces are removed, a net surplus of spaces have been rented off site - but in close proximity.

Due to the unique nature of the structures, there will be no need to excavate - meaning no dust or noise associated with the construction, and there will be no impact on the existing site drainage systems.