

# DESIGN AND ACCESS STATEMENT

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for Replacement Cabins

At

London United Fulwell Depot  
Wellington Rd,  
London  
TW2 5NX

This Design and Access Statement was prepared by Janus Architecture.

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Revision:

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## 1.0 INTRODUCTION

Our client proposes to replace the existing cabins and lean too canopy at their Fulwell Depot. The new cabins will provide a much better working environment for their staff and provide vital TFL infrastructure and services

This 'Design and Access Statement' aims to provide an overview of the design process and physical characteristics of the site. This document is intended to be read as supporting material to the planning application for the proposal.

## 2.0 SITE

The site is currently used as an office for the London United staff within existing cabins that are no longer suitable for use. The cabins are located to the East of the existing Busways house 2 story brick building that has its entrance of Wellington Road.

The cabins are located to the rear on a spare parcel of land. The Cabins were installed in 1988 under the planning permission 88/2535. In 1994 that permission was renewed under 94/0467/FUL.

In some time between these dates and now a single story lean too canopy was added to provide shelter to move between the 2 buildings.



### 3.0 AMOUNT OF DEVELOPMENT

The existing and proposed cabins are very similar in size almost sharing the same footprint. Both cabins are over 2 floors, and both have a similar scale lean too to connect the 2 buildings.

### 4.0 LAYOUT

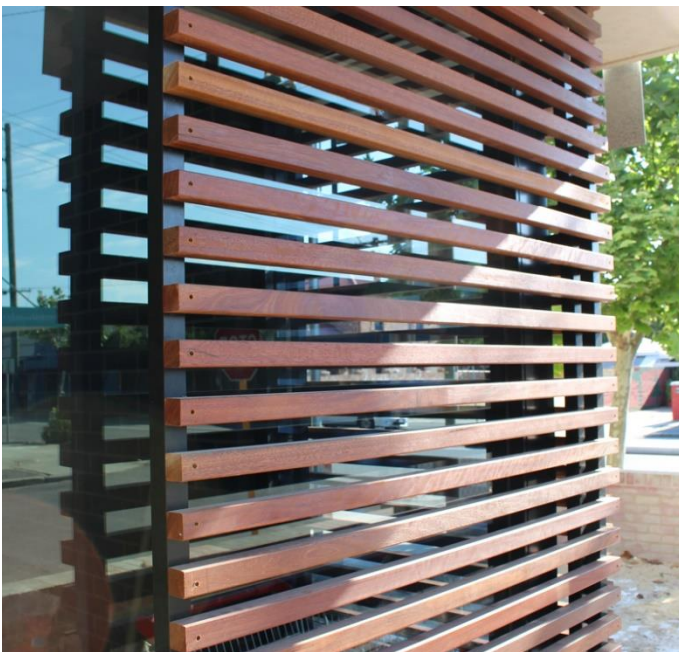
The layout of the new cabin is very similar to the existing. The current layout works on the site, it is the condition of the cabin that needs replacing.

### 5.0 APPEARANCE

The cabin is very similar to the existing cabin in appearance. The external skin will be the following

- Fascia trim, Plastisol coated galvanised steel •
- Wall panel colour: light grey (BS 18B17) •
- Corner trim colour: light grey (BS 18B17) •
- Fascia colour: dark grey (RAL 7016) •
- Mid-band colour: dark grey (RAL 7016) •
- Perimeter skirt colour: dark grey (RAL 7016)
- Roof Finish: 1.43 degree dual pitch warm roof, rubber membrane roof covering
- 96m black moulded PVC guttering
- 35m black moulded PVC downpipes
- Window frame: PVCu double glazed • Window frame colour: white frame, external face vinyl wrapped dark grey (RAL 7016)
- External door: powder coated aluminium • Door leaf colour: dark grey (RAL 7016) • Door frame colour: dark grey (RAL 7016) • Door sub-frame colour: light grey (BS 18B17)

The new lean too canopy will be customised designed to fit between the new cabin and the existing accommodation. It will be constructed of lightweight steel frame with a metal sheet roof with timber batts fixed horizontally for screening.



Examples of screen proposed

## **6.0 ACCESS**

The proposed cabin will be provided with a DDA Complaint entrance ramp and an platform lift internally to provide access to all.

## **7.0 LANDSCAPING**

No landscaping works will take place.