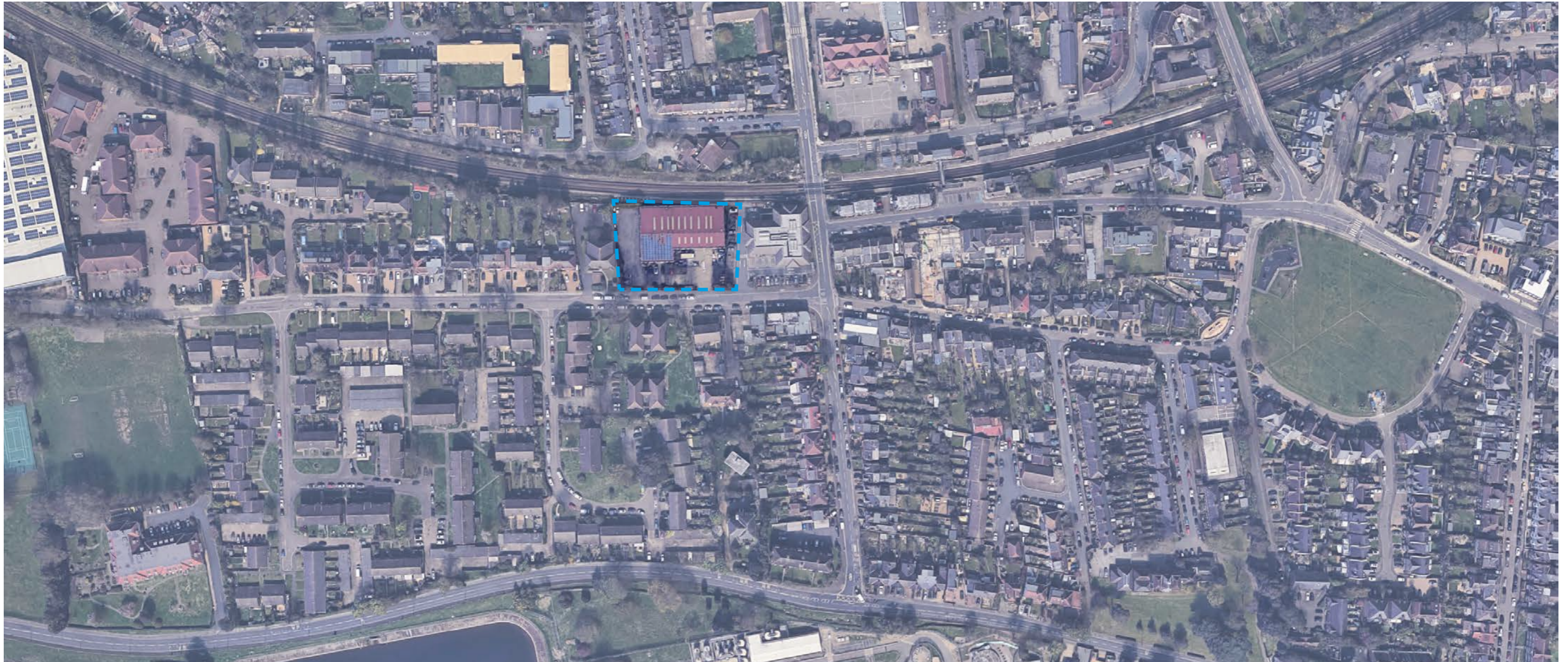


# Shurgard - Hampton

Proposed Self Storage Facility at Oldfield Road, Hampton.  
Stage 3 Document prepared for Shurgard UK Ltd  
Design and Access Statement March 2024.



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Revisions

A - xx.xx.xx - xxx

# Contents

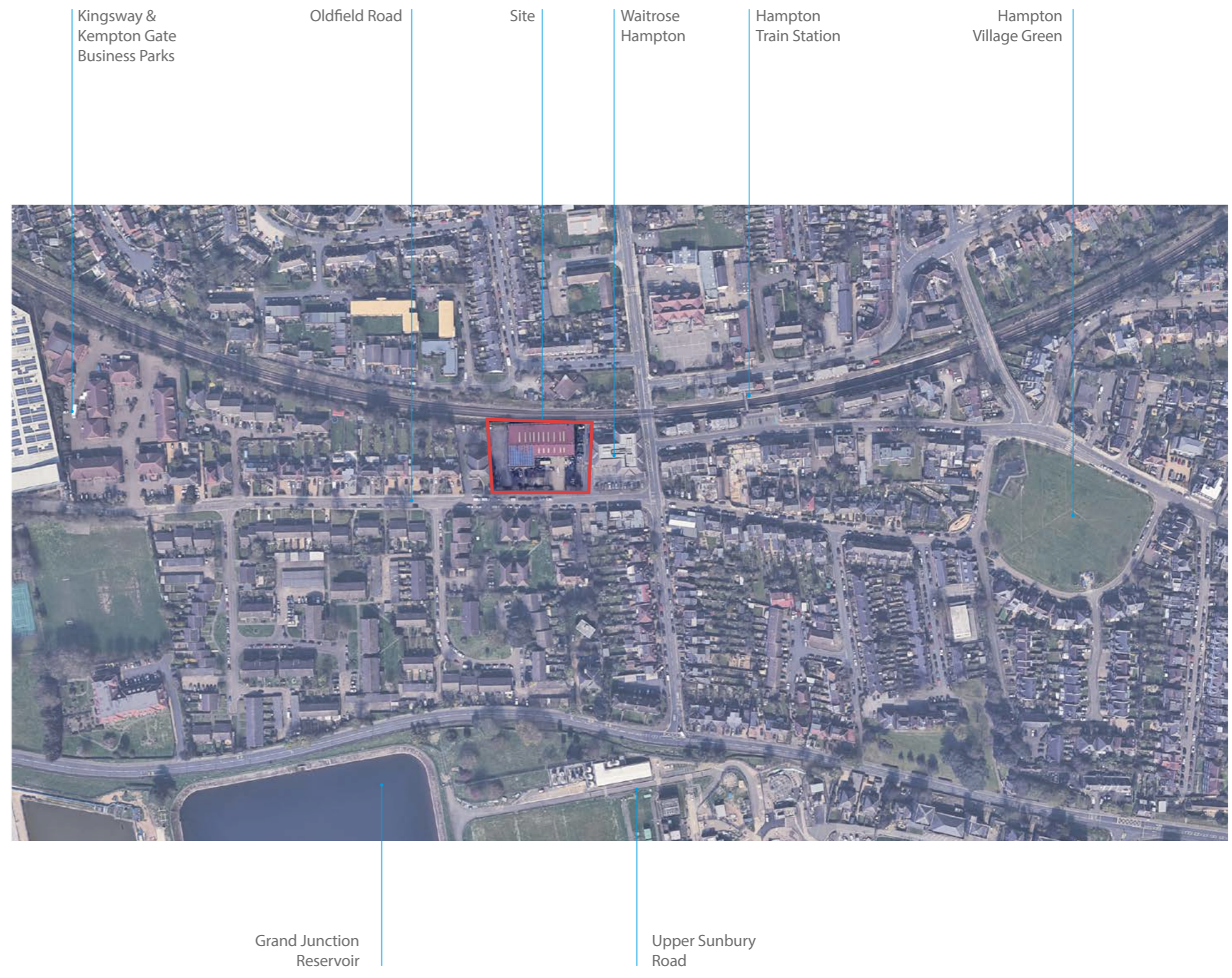
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# Application Overview

This Design and Access statement has been prepared by Threesixty Architecture to accompany the planning application submission by Shurgard UK Ltd for a new self storage facility located at Oldfield Road, Hampton.

Threesixty have an established relationship with Shurgard UK Ltd and since 2014 have successfully delivered a number of new build and extensions across London.

Ground Floor Area  
1,794m<sup>2</sup> [GEA]



# SHURGARD

## SELF-STORAGE

Shurgard operates 250 self storage stores in 7 countries in Europe with a growing presence across London and the Thames Valley. Shurgard UK Ltd are a leading provider of self-storage providing individuals and businesses with extra space for belongings and/or commercial goods.

The first UK store, was opened in Croydon, South London, in November 1999.

Dedicated self-storage facilities provide direct employment generation through operation of the site. A typical facility will create between 3 and 4 full time equivalent (FTE) jobs as well as supporting small and start up businesses in the local catchment. A typical store will have 15% -20% of the units let to business customers, which generally represents between 150 to 200 units and businesses.

Threesixty Architecture have collaborated with Shurgard UK on the delivery of a number of both new units and extensions including Chingford, Woolwich, Gypsy Corner, Greenwich & Deptford and strive to provide an excellent level of service for both the Client and the area.

A typical facility will create between 3 and 4 full time equivalent jobs and have 15% -20% of the units let to business customers.



- 1 New Build : Shurgard, Barking - Dec 2021
- 2 New Build : Shurgard, Romford - Jan 2017
- 3 New Build : Shurgard, Nov'2023..

## What is Self Storage?

To help with the understanding of what self storage is, the SSA (The Self Storage Association of the United Kingdom), who are the principle trade association representing both self storage operators and industry supplier members, outline a self storage unit as follows;

“A self storage unit is a securable static space less than 500 square feet in size that is to be used by a person or business for the storage of their goods. The customer will have exclusive and ready access to the space. Ready access means the ability to access the unit at will during normal office hours without intervention. It is not intended that the unit be used as a workspace, trade counter or place where business activities other than storage or storage related activities take place. Storage related activities would include goods receiving, dispatch and packing that involve the goods in storage. This unit would be rented under a self storage contract that was not part of, or tied to, an additional agreement such as a residential tenancy, office space, workspace or similar.”

As such a self storage building houses the units above, with the number of units provided being calculated through the business case for the development, which includes how many units an area can sustain. Key factors are used to assess the number of individual, with the current provision in the locality (including units offered by competitors) being a critical consideration. As such the size and scale of the development is assessed meticulously to ensure the scale is fit for purpose and tailored to the area.

## Amount

The size of the self storage unit is dictated by Shurgard's business appraisal of the site. They have calculated that the area being developed will be the most viable scale of development in relation to the catchment area and achievable unit prices.

## The Brief

Shurgard UK Ltd and their design team have developed the brief for this development to ensure that it can achieve the following objectives:

- Design a facility which works as a self storage business, with the backing of a strong business case, to ensure the development is viable.
- Ensure that the nett to gross ratio reflects Shurgard's aspirations.
- Design a new self-storage facility that reflects the Shurgard brand, their business and values.
- Design a building that responds to the local policy requirements with the re-provision of an area over the existing quantum of B-use floorspace on the site in a form suitable for SMEs and compatible with surrounding residential uses.
- Enhance the visual and environmental qualities of the site.
- Design a building which achieves an operational carbon neutral status and enhances biodiversity with an extensive green roof.
- Ensure adequate parking is provided for cars, vans and bicycles.
- Provide appropriate cycle parking facilities.
- Make efficient use of the site.
- Design a building that can be easily maintained.
- Promote renewables as part of a sustainable agenda and achieve BREEAM Excellent.
- Ensure that adequate security measures have been incorporated into the design.

## Layout & Functionality

The layout for this self storage unit is dictated by the optimum grid layout. The internal unit mix and layout which takes account of varying unit sizes is also an important factor in the buildings design and layout. As the building is a storage facility there is no need for natural light, therefore the glazing which is used on the building is solely for the shop.

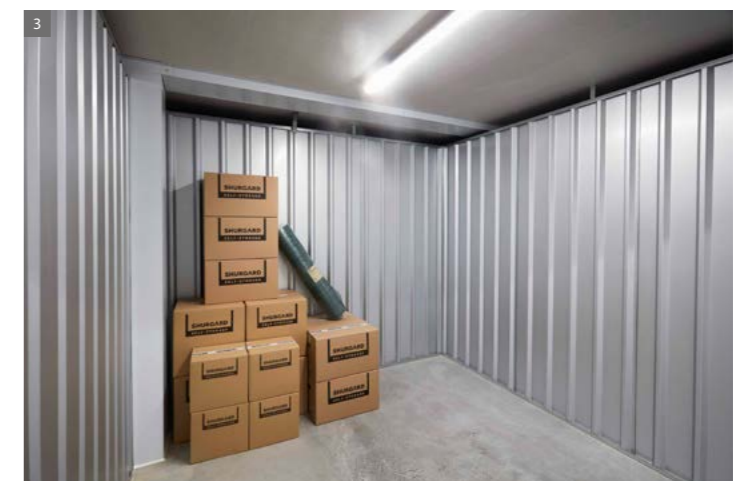
The building is orientated along a east west axis. The access road to the Shurgard site is off Oldfield Road. The visitor car park and customer car park is separated by a secure gate which provides 7 secure spaces and 2 visitor spaces, one of which is an accessible space. 2 spaces would be EV charging points, and all spaces would be passive, allowing for additional EV points in the future.

The back of house functions are located on the southern side just after entering the site behind the shop. Deliveries / servicing are kept to a minimum given the nature of the business.

The way the store functions is relatively simple. Once a customer has registered with Shurgard, and agreed to their terms and conditions, they are provided with a storage unit that meets their individual need. These units can range from 15sqft up to 200sqft. At that point they can then bring their goods or personal belongings into the store and their individual unit. They are free at any point within opening hours to come and go as they please, should they need to access anything during their period of storage.

These units are accessed off circulation corridors, with a customer only having access to the floor on which their unit is located. The image to the right illustrates a typical corridor.

Self storage stores are strong supporters of local small businesses. Many are viewed as business incubators, assisting local business transition from family, home-based operations, to larger-scale operators themselves employing more staff.



1 Typical internal view of an internal corridor  
2 Typical view of an internal storage unit

## Purpose of Report

This document is an accompaniment to the planning application for the proposed works at Oldfield Road in Hampton. The proposal looks to achieve the following;

- Demolition of the existing building on site
- Redevelopment of the site to provide a self-storage facility (Use Class B8) and Business Centre (Use Class E (g)(i)) to deliver a maximum of 5,434 sqm employment floorspace"
- The new shop/ front of house area and business centre located directly off the access road from Oldfield Road at ground floor, adjacent to the visitor and customer parking area. The self storage is located in the basement, ground, and first floors.

The application is made for Shurgard UK Ltd.

This document describes the proposals and principles leading to the design decisions.

## Summary of Key Proposals

The application proposal is:

Demolition and redevelopment of the site to provide self-storage unit (Use Class B8) and business centre (Use Class E) with associated car and cycle parking, and landscaping.

## Report Content and Structure

The content and structure of the statement has been informed by 'Guidance on Information Requirements and Validation' published by Department of Communities and Local Government March 2010, and CABE advice, "Design and Access Statements: How to Write, Read and Use Them" (CABE 2000) Together these provide advice on what a Design and Access Statement should include.

In essence, there is a need to:

- Provide a review of the site's immediate and wider context in terms of its physical, social and economic characteristics and relevant planning policy and guidance;
- Provide a rationale for the scheme's design;
- Explain and illustrate the design principles in terms of the development's layout, density, scale, landscape and visual appearance;
- Explain how future users of the site will be able to access the development from the existing transport network and why the main access points to the site and the layout of access routes have been chosen; and
- Explain how the development will meet the local authority's planning and urban design objectives.

## Design Team

Client  
- Shurgard UK Ltd

Architect  
- Threesixty Architecture

Planning Consultant  
- ROK Planning

Structural & Civils Engineer  
- Hydrock

Transport, Air Quality and Noise Consultant  
- Ardent Consulting Engineers

Sustainability / Renewable & Lighting Consultant  
- Ensphere

Landscape Consultant  
- Keith Wood Landscaping

Flood Risk Consultant  
- Hydrock

# Site and Context

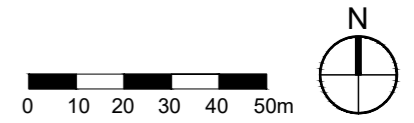
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# Location Plan

- 1 Site Location Plan
- 2 Aerial View of Site



The site is located off Oldfield Road, Hampton, London.

The site is currently in use by small businesses and a trade and distribution centre.

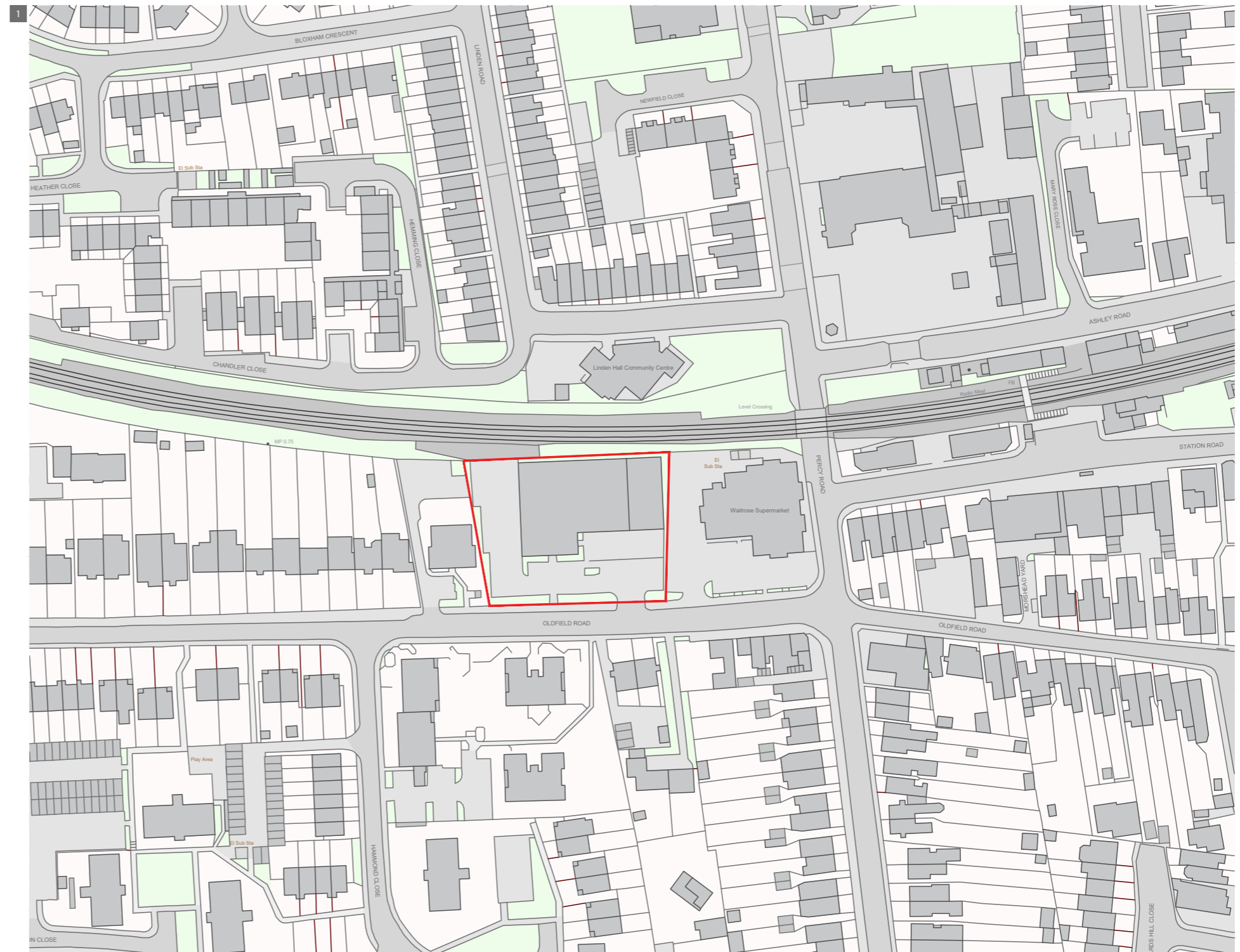
The local area is characterised as residential.

### Site Area

The application site area is approximately 3,085 sqm.

### Topography

The site is flat and regular in shape, and addresses Oldfield Road to the south and the trainline to the north. Neighbouring sites are the Hampton Waitrose supermarket to the east boundary and a 3 storey residential block to the west.



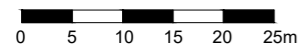
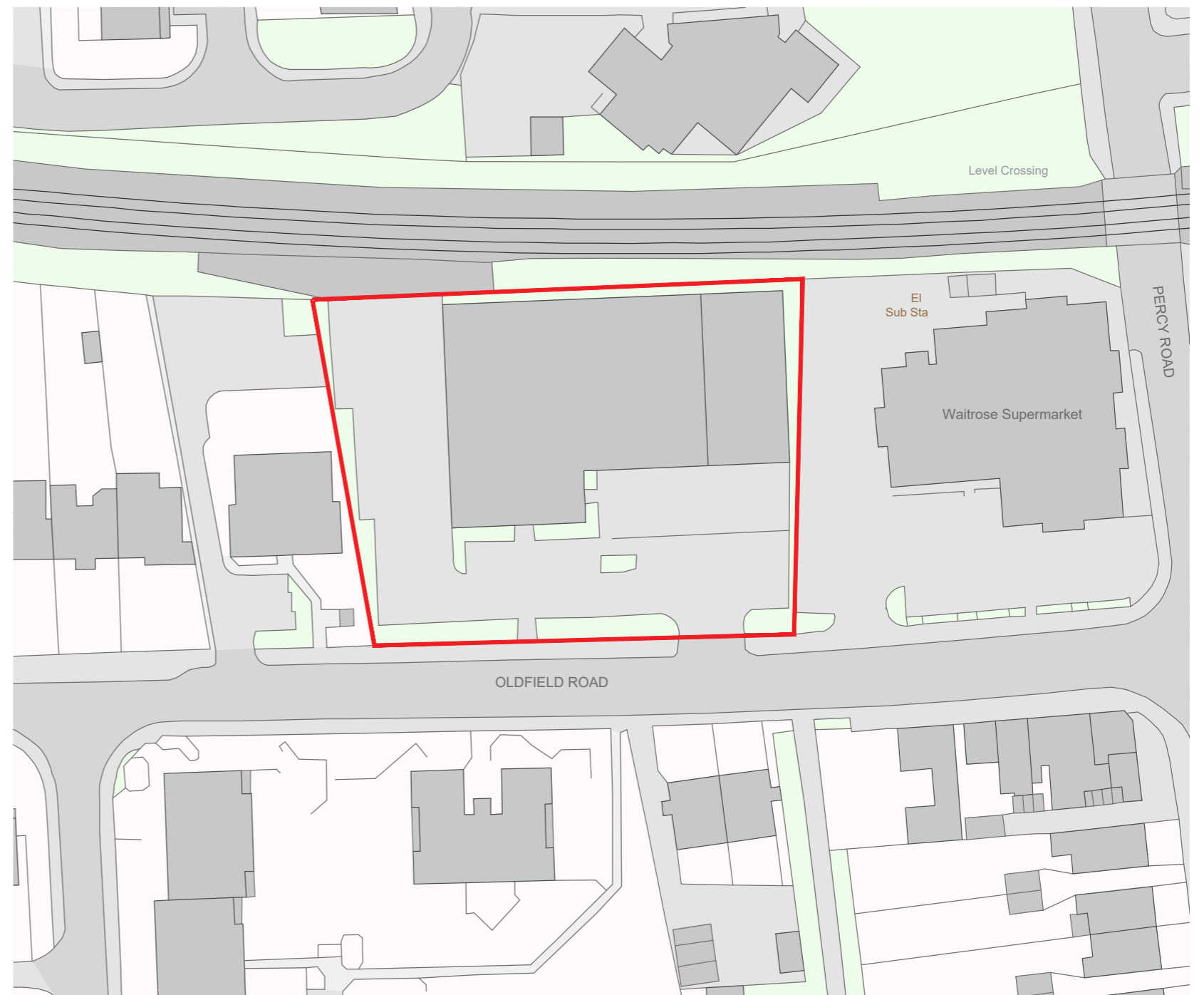
## Existing Site Plan

Vehicular access to the site is via Oldfield Road, with an independent pedestrian access from the same street.

Oldfield Road is mostly residential but also provides the access route to the Kingsway Business Park and the Kempton Gate industrial units.

The site is surrounded by a Waitrose and some retail shops opposite Oldfield Road and residential housing along the rest of the street, consisting of various scales and typologies.

The site faces the trainline on the northern boundary.



# Use Analysis

The area is mostly residential with pockets of retail and light industrial areas. The site was occupied by small units and a trade and distribution warehouse business, but it is selling vacant.

The site consists of a two floor contained warehouse unit from 1978 within a secure yard.

The area surrounding the site boundary is characterised as residential and retail, as highlighted in yellow and green.

- SITE BOUNDARY
- EDUCATION & COMMUNITY BUILDINGS
- RETAIL / F&B
- LIGHT INDUSTRIAL STORAGE / PRODUCTION
- RESIDENTIAL
- COMMERCIAL
- TRANSPORT / TRAIN STATION



1 Use Plan as Existing

# Access Analysis

The site is located on the north side of Oldfield Road, close to its junction with Percy Road. The property adjoins Waitrose supermarket and is 3 minutes walk from Hampton railway station.

## Rail

The station provides a service into London Waterloo (via Kingston and Wimbledon) with a journey time of approximately 45 minutes.

## Bus

The site is served by public transport with a bus service running along Percy Road and Station Road. The closest bus stop is by Hampton Railway Station, 3 minutes walk from the site.

## Road

The site is situated Oldfield Road, west of Percy Road.

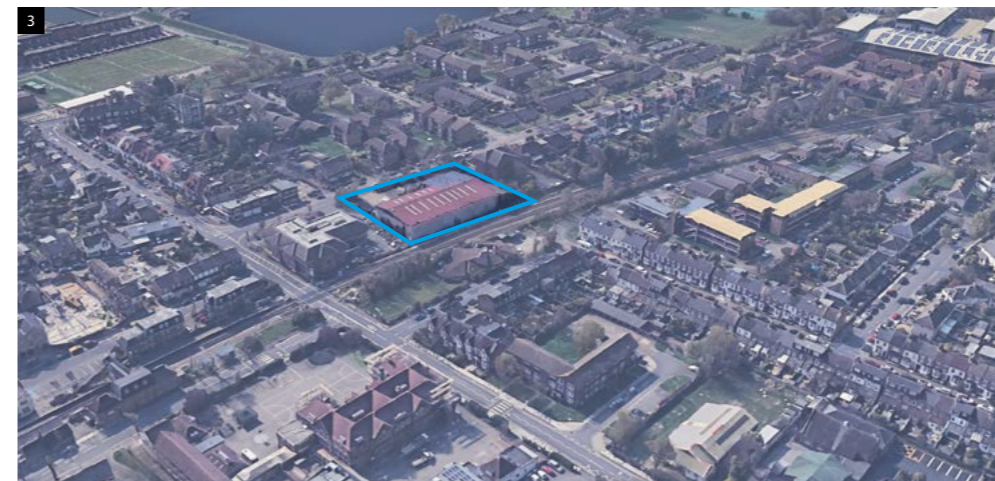
## Walking & Cycling

Both sides of the approach roads of Oldfield Road are provided with footpath. On street cycle routes run to the site along Oldfield Road. Cycle racks are provided on site.



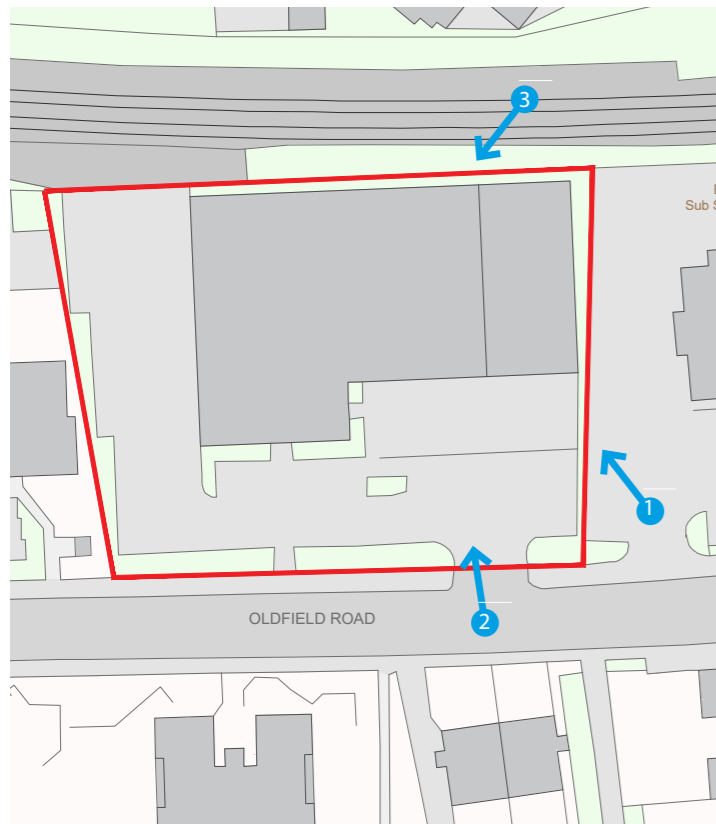
1 Access Plan as Existing

# Photographic Study: Aerial Views



- 1 Aerial view / Image Locator
- 2 View from South West
- 3 View from North East
- 4 View from North West

# Photographic Study



# Local Character

Although Oldfield Road is mostly residential, it has an area of retail around the site, with the Waitrose supermarket and some high street ground floor retail units.

While Oldfield Road accommodates different types and scales of residential units, it is also the access to the Kingsway Business Park and the Kempton Gate Business Units at the end of the Street.



- 1 Oldfield Road cross with Percy Road
- 2 Site from Oldfield Road to the west
- 3 Kingsway Business Park entrance from Oldfield Road
- 4 Kempton Gateway Business Units entrance from Oldfield Road