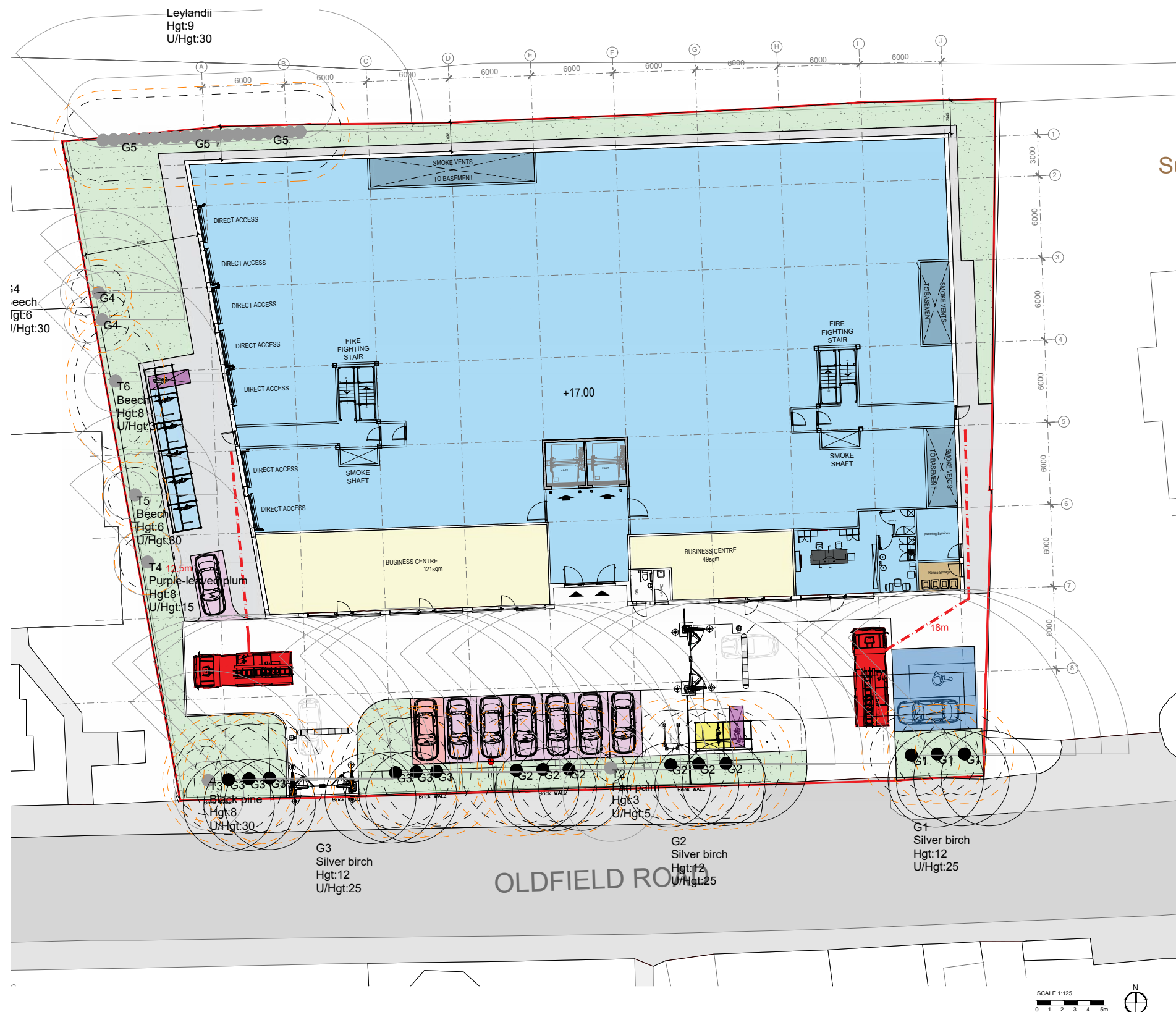


Proposed Site Plan

This proposal meets the brief to provide a development of sufficient scale to reach Shurgard's new development requirements, whilst seeking to enhance the surrounding area, increasing the employment space available and enhancing the biodiversity of the site with an extensive biodiverse roof.

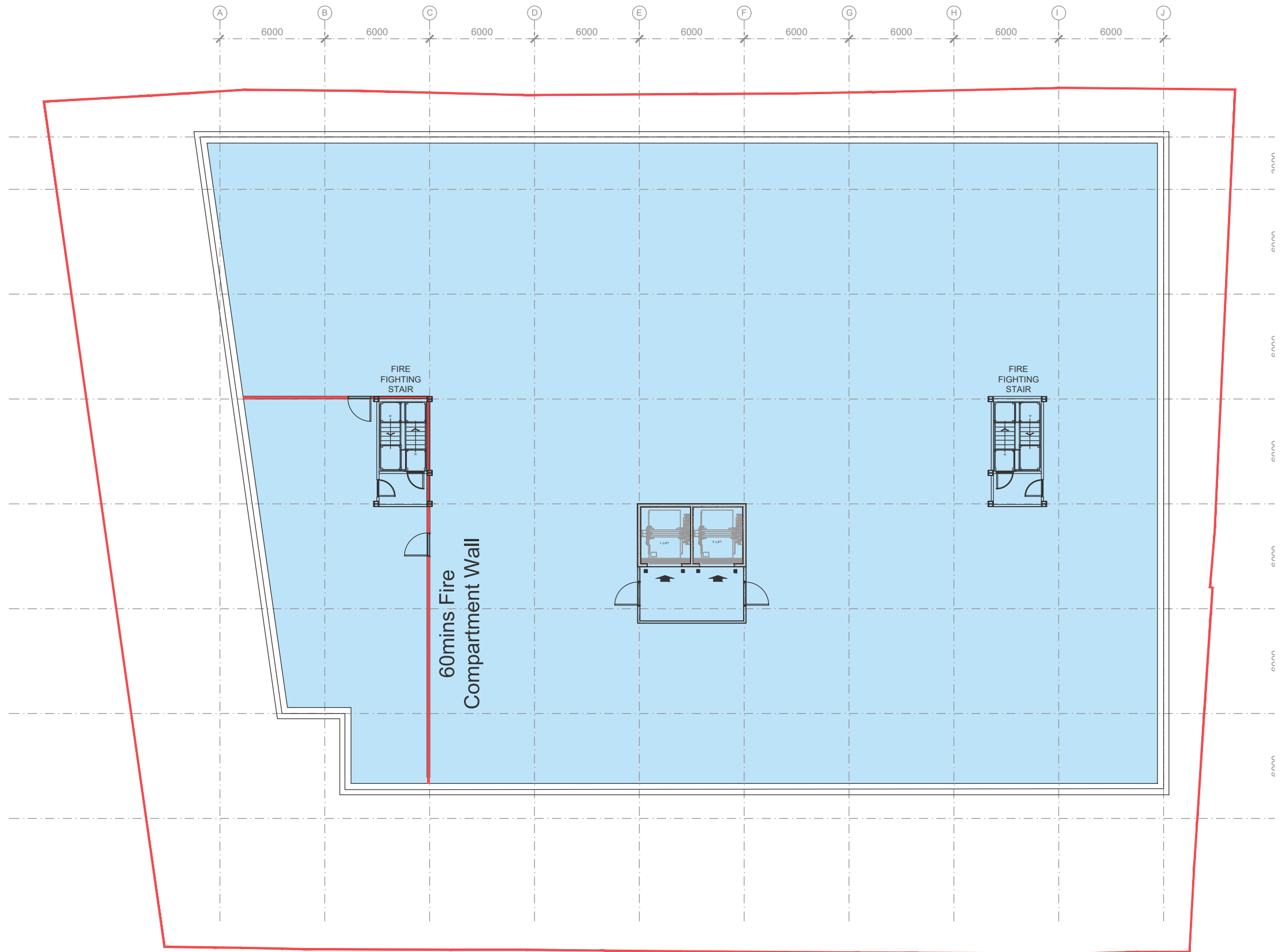
- The existing access directly off Oldfield Road with existing visitor parking directly off the access road and paving for public access will be retained and enhanced.
- Pedestrian access to the site remains unchanged.
- Car parking for potential customers is located outwith the secure yard immediately off Oldfield Road. An existing accessible bay is located directly adjacent to the shop.
- Provision of new cycle parking both outside of and within secure fence line.
- Emergency exit to south-west corner. Escape doors to match surrounding cladding.
- A bio-diverse roof is to be utilised.
- PV panels are to be located on the roof.



Proposed Basement Floor Plan

To meet the brief and minimise the impact of the building within the site, a basement has been proposed for the development as indicated.

Each floor of the proposed building is a separate compartment of 1863 sqm maximum gross internal area which is within the maximum area of 2,000sqm allowed by current building regulations. The basement floorplate area is the only one exceeding the 2,000 sqm; as such a fire compartment wall has been added as indicated.



Proposed Ground Floor Plan

Access

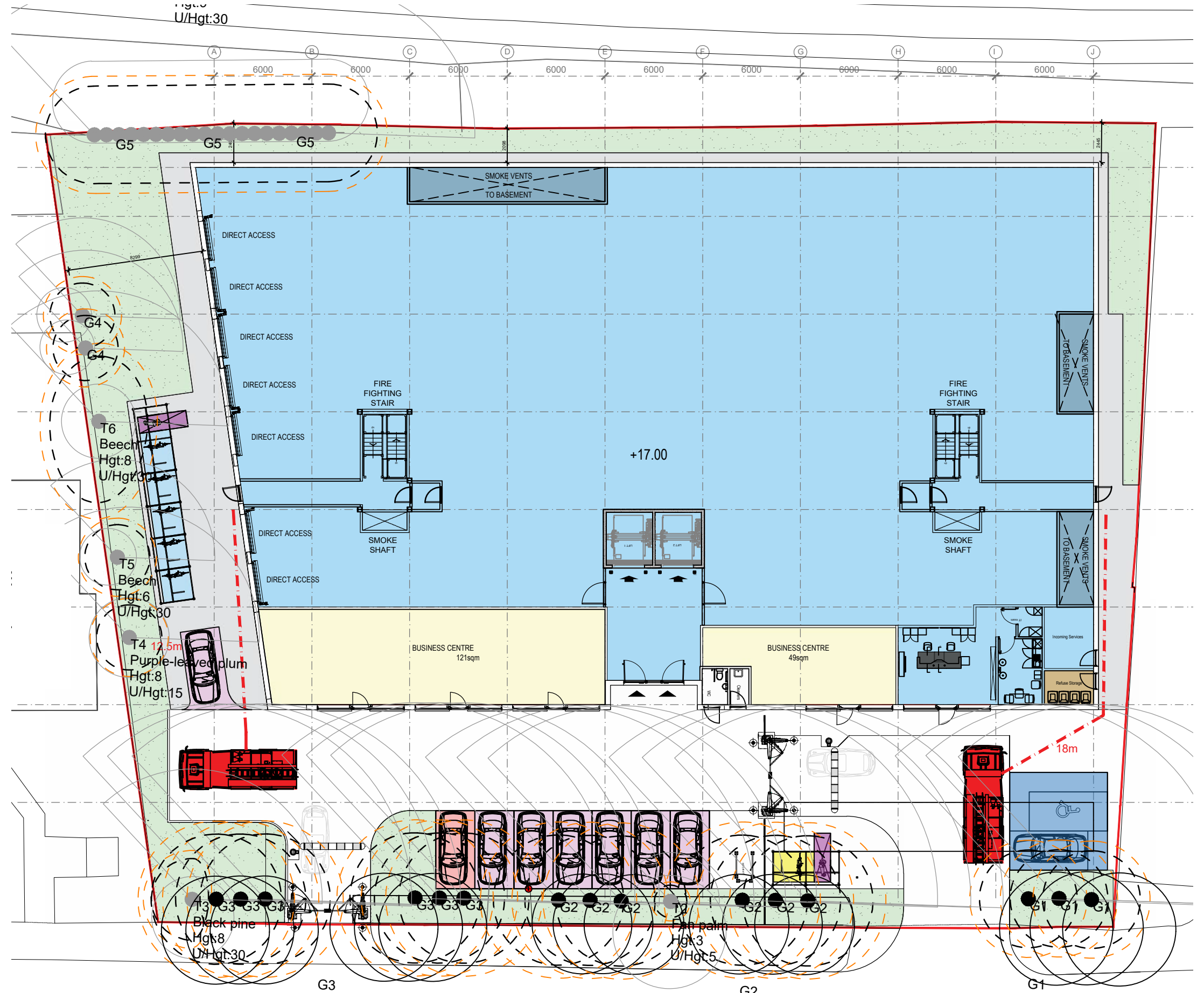
- The self storage ground floor is accessed from the car park in the service yard to the south of the site.

Fire Strategy

- There are 2 fire escape routes proposed from the new development. 1 is located on the east side of the building and the other from the west side.

Landscaping

- An arboricultural impact assessment is being developed to ensure all significant existing trees are protected. There is also an opportunity to improve the landscaped layout to create a stronger buffer to the residential neighbours.



Proposed First Floor Plan

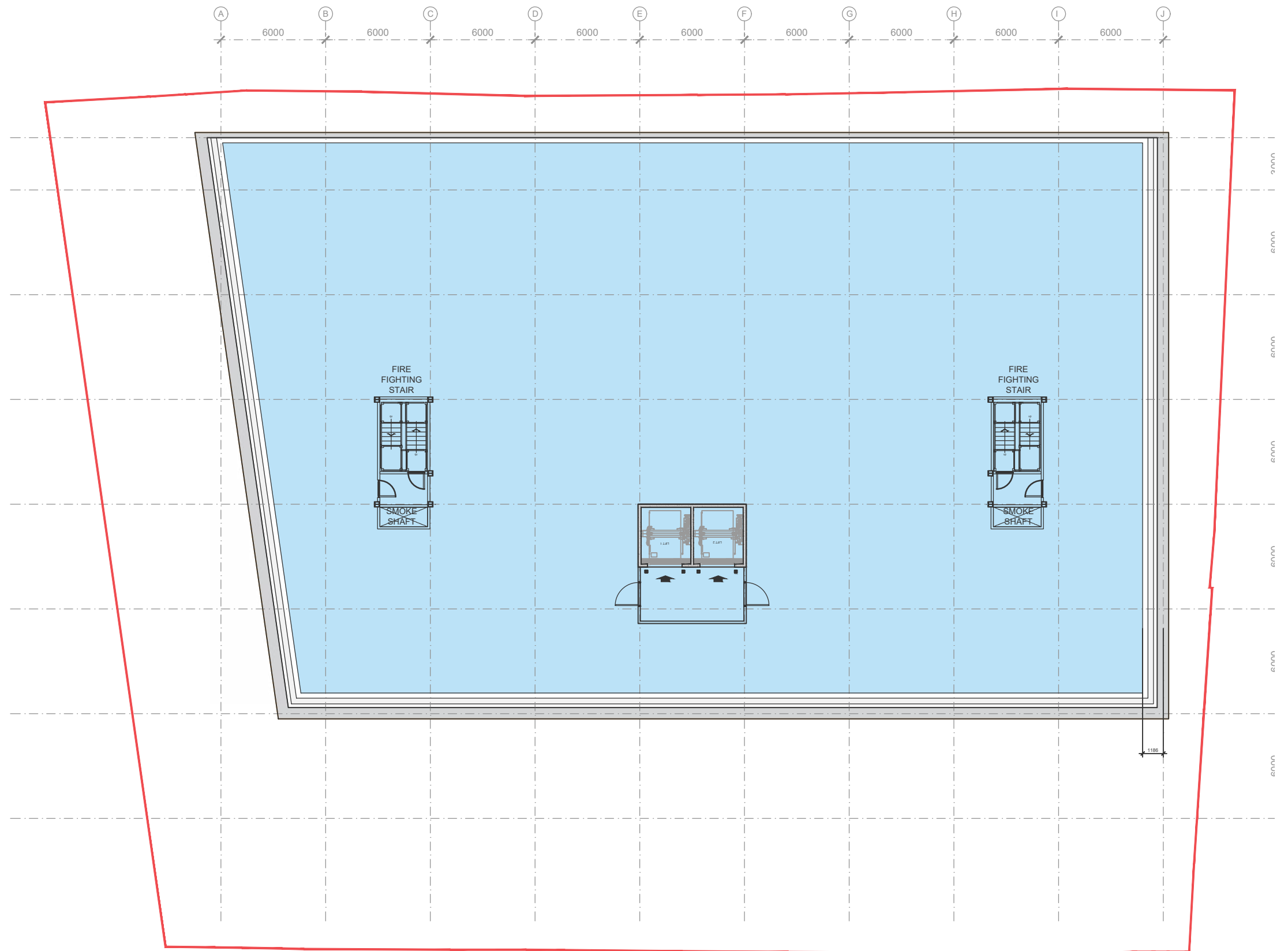
Fire Strategy

As mentioned, each floor of the proposed building is a separate compartment of 1640 sqm maximum gross internal area which is within the maximum area of 2,000sqm allowed by current building regulations.

The proposal has 2 escape stairs of which both are fire fighting stairs. The stair cores are serviced with dry rising mains to allow fire fighting bridgeheads to tackle fire outbreak at localised floor levels.

The stair lobby provides the prescribed safe refuge location and is the minimum size of 5sqm.

The store has 2 customer lifts in accordance with the Shurgard standards of which 1 is an evacuation lift. The lifts are lobby protected.



Proposed Roof Plan

It is assumed that a lift over run of circa 1m to 1.5m will be required.

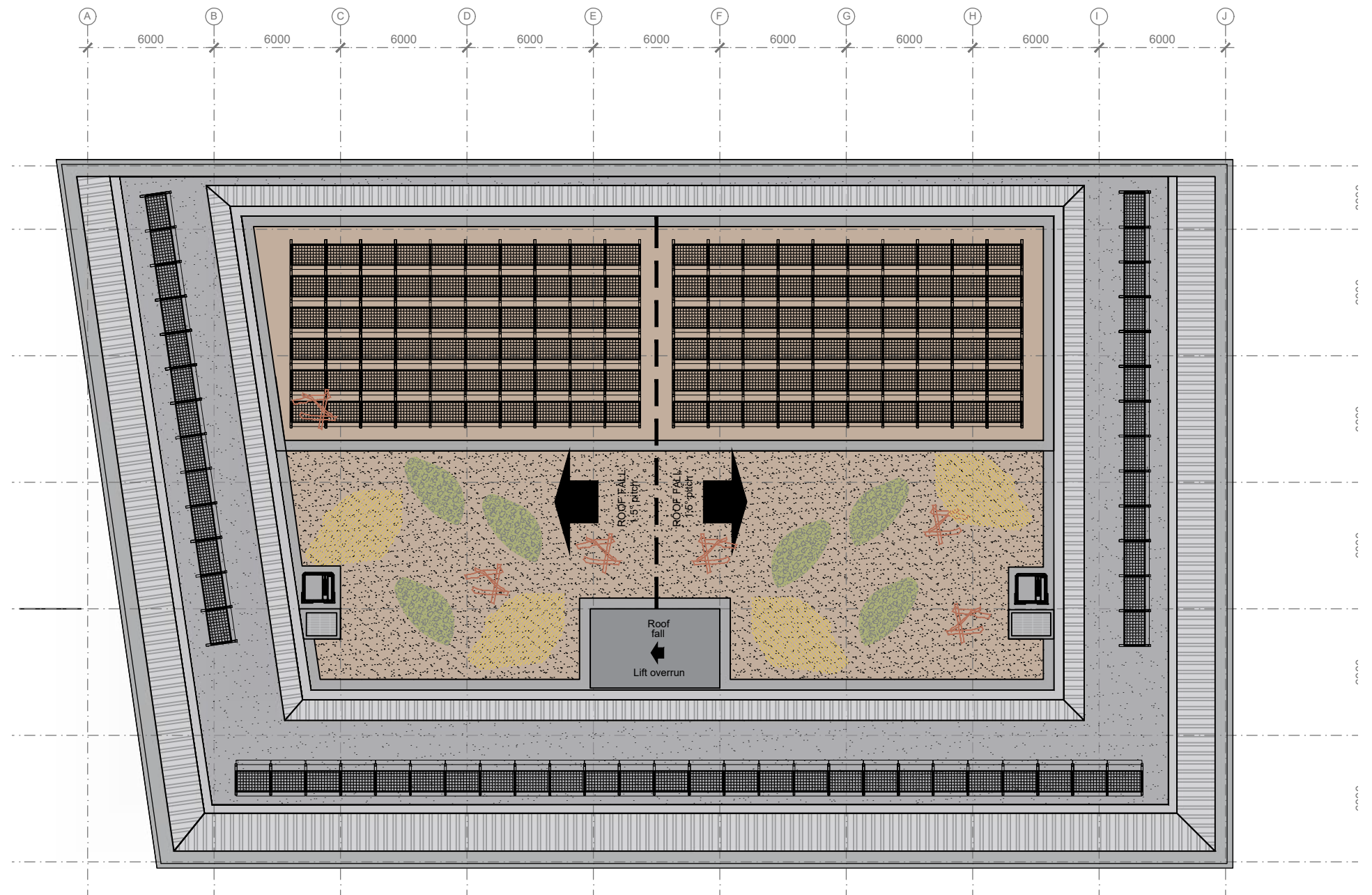
A 1m high parapet is proposed to provide edge protection of the roof.

Roof access hatches will be provided for access to the roof from the stair cores below.

To achieve the 35% improvement beyond Part L 2013 Building Regulation compliance, photovoltaic panels have been proposed as a suitable on-site renewable technology.

'Based on indicative energy modelling, a PV system capable of generating an annual yield of 34,778 kWh will provide an 87.2% reduction of the developments overall CO2 emissions and thus exceeds the requirements of Policy LP 22 of the Richmond upon Thames' Local Plan. This equates approximately to a 50 kWp South facing system with an active area of 300m².'

This would be ratified by the M&E consultant at the next stage of the process, with the area increased/reduced if required to ensure the above figures are met.

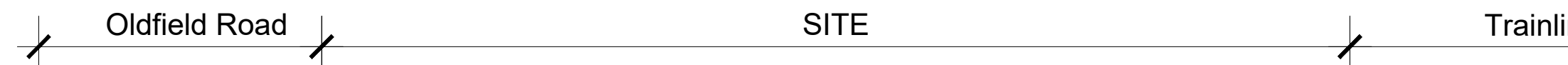
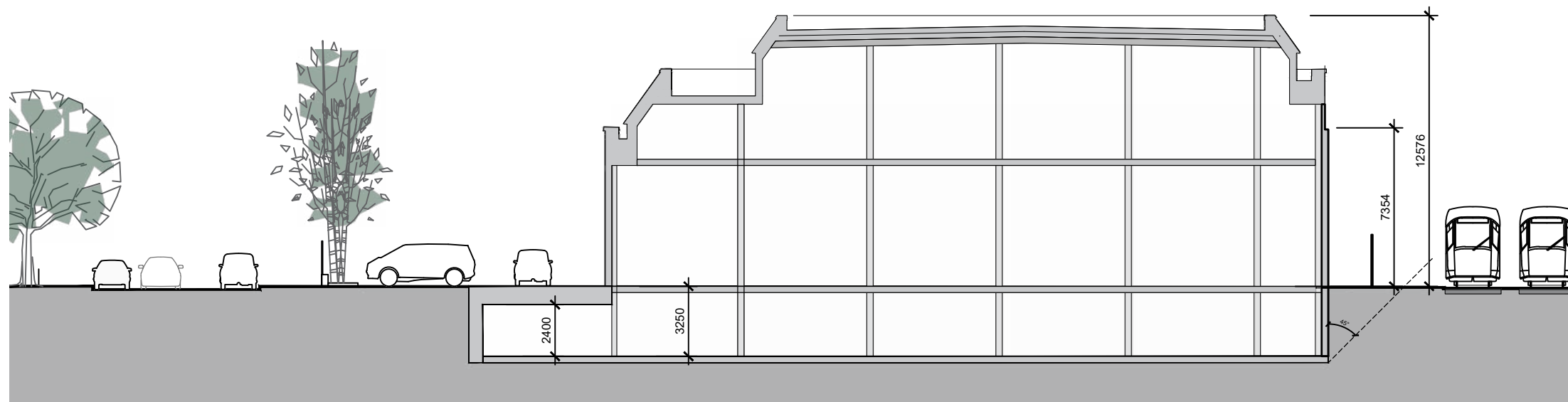
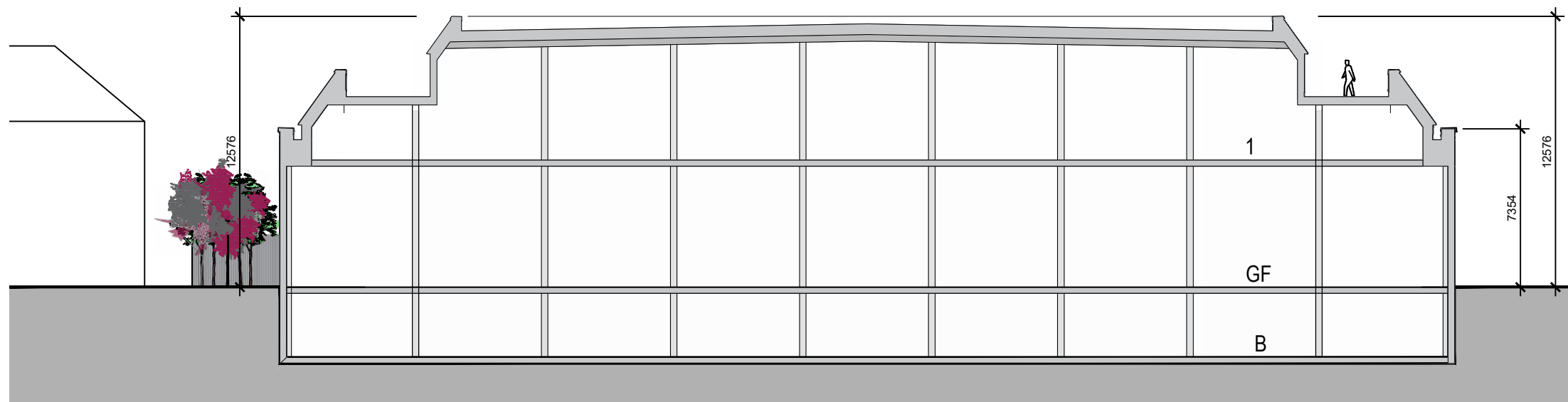


Proposed Sections & Accommodation Schedule

The volume of the building is reflective of the potential growth which Shurgard have estimated could be required over future years. As such the creation of such volume at this stage future proofs the viability of the business, mitigating against future disruption, allowing for organic growth and more cost-effective expansion costs as and when required.

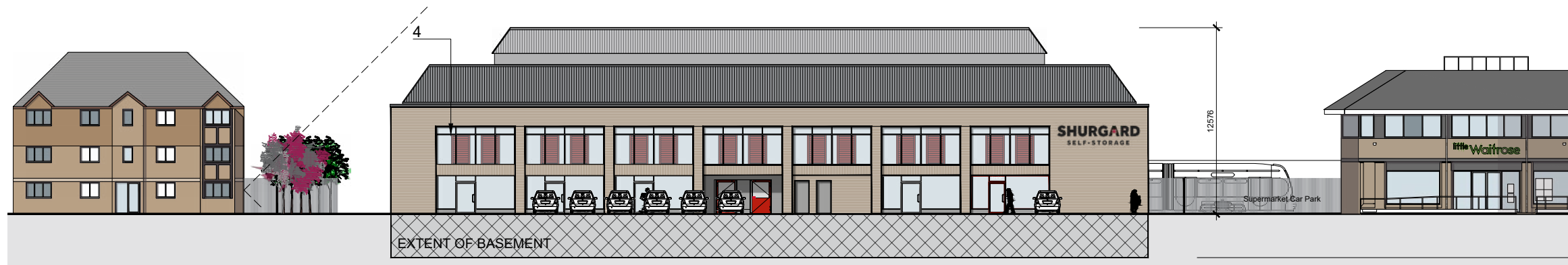
INTERMEDIATE UPPER FLOORS - DEMOUNTABLE MEZZANINE

The intermediate upper floors will be installed at a later date with demountable mezzanines. This will allow the business to grow organically, inserting the space as and when it is required.

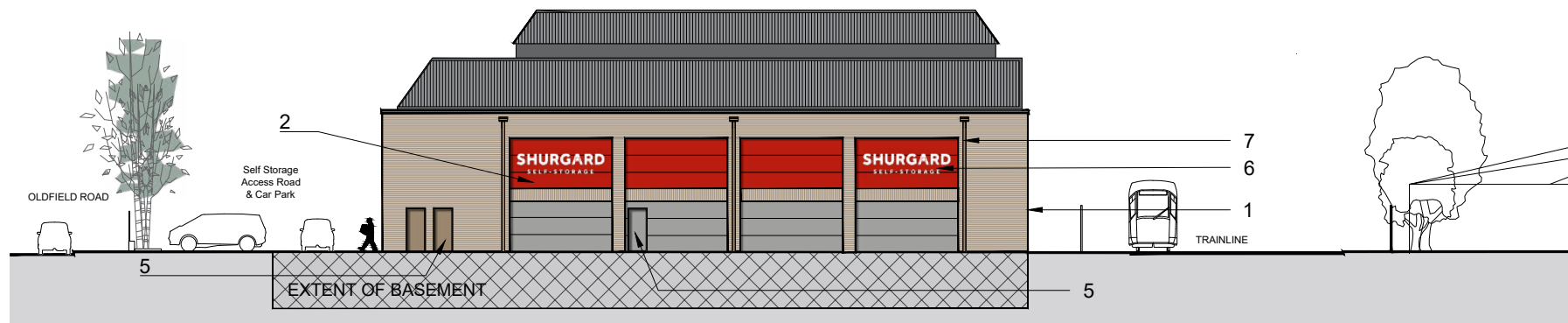


	Gross External Area	
	SS GEA	Business C. GIA
Basement Floor :	2000msq	
Ground Floor :	1624msq	170msq
Level 01 :	1640msq	
Sub Total :	5,264msq	170msq
Grand Total :	5,434msq	

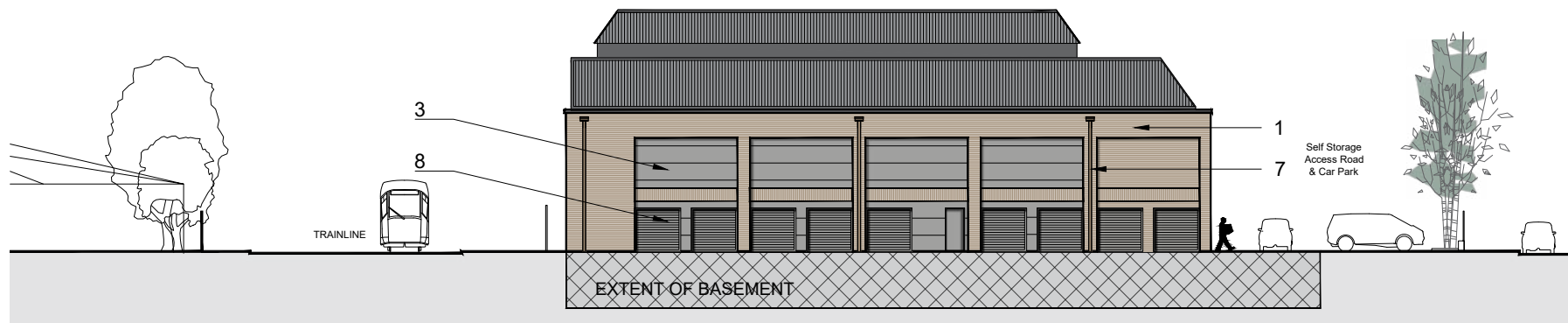
Proposed Elevations



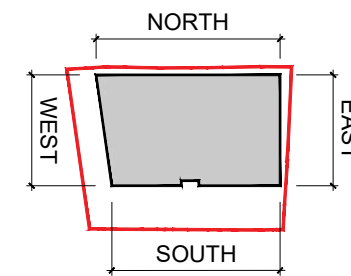
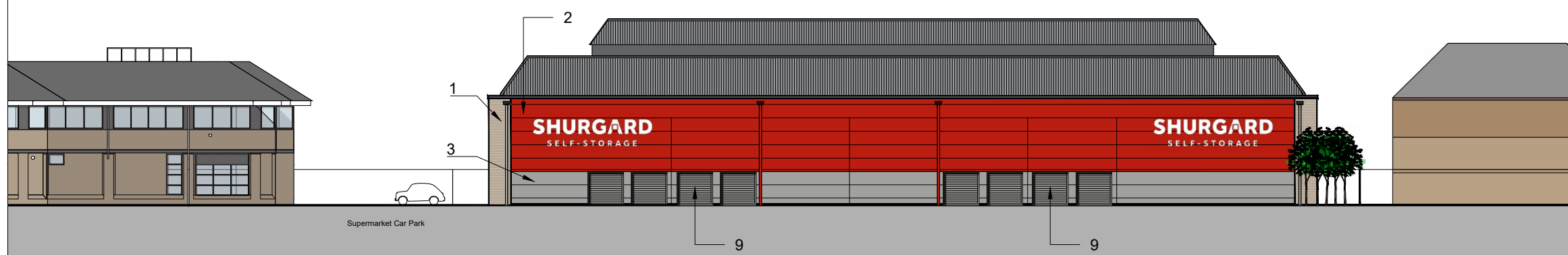
SOUTH ELEVATION TO THE OLDFIELD ROAD



EAST ELEVATION TO WAITROSE CAR PARK



WEST ELEVATION



MATERIALS KEY:

1 - FACING BRICK:

IBSTOCK:Ivanhole cream original 0054 Facing Brick Slipp Cladding System on 220mm thk Kingspan KS1100CS Karrier panel secure to perimeter beams.

Brick style: London Stock Brick
Colour: Buff



2 - FLAT METAL COMPOSITE WALL CLADDING PANEL:

KINGSPAN QUADCORE ARCHITECTURAL WALL PANELS KS1000FL Longspan

[150mm thk. to be confirmed by Cladding contractor]
To achieve 60mins Fire Rating - (where illustrated)
Colour: Traffic Red - RAL3020



3 - PROFILLED METAL COMPOSITE SYSTEM:

KINGSPAN QUADCORE ARCHITECTURAL WALL PANELS KS1000LV

Vertically applied Longspan [120mm thk to be confirmed by Cladding contractor]
Colour: Spectrum Silver - RAL 9006



4 - CURTAIN WALLING Principlal Elevation:

Proprietary double glazed curtain walling
Fenestration Colour: Traffic Red - RAL 3020

5 - FIRE EXIT DOORS:

Proprietary PPC steel security single leaf.
Colour: To match surrounding cladding panels.

6 - SHURGARD SIGNAGE:

Vinyl lettering applied to Brick
Size & Colour: Extra small (black) to south facade
Small (black) to North facade
Bespoke white (smaller < XS) to east facade

7 - RWP'S & GUTTERS:

Proposed to be new ppc aluminium.
Colour to match colour of walls.

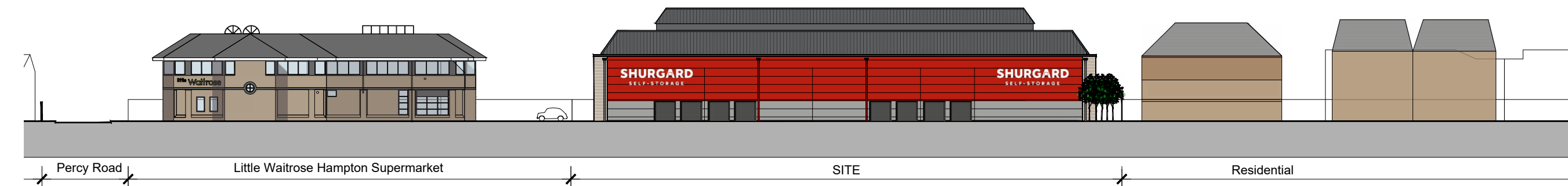
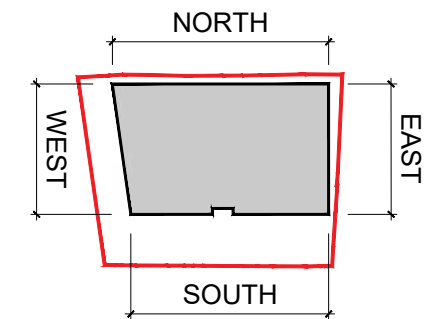
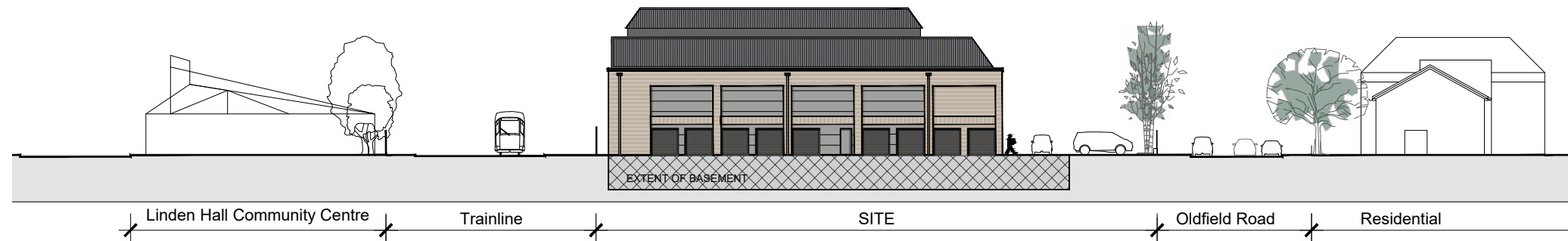
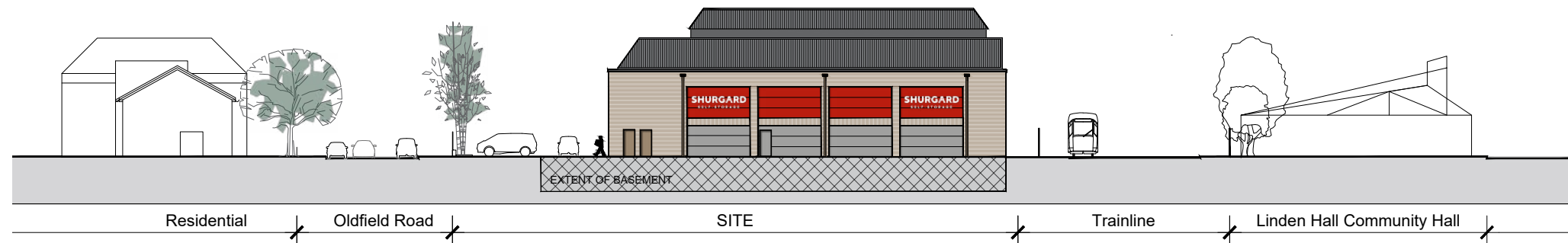
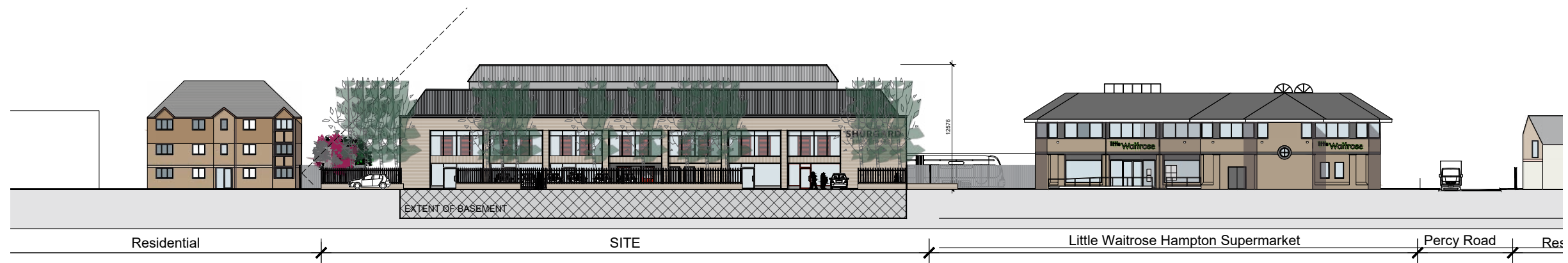
8 - ACCESS ROLLER SHUTTER DOORS:

Proprietary PPC steel security shutters.
Colour: Traffic Red - RAL 3020

9 - SMOKE VENTS TO BASEMENT

Proprietary PPC steel vents
Colour: Spectrum Silver - RAL 9006

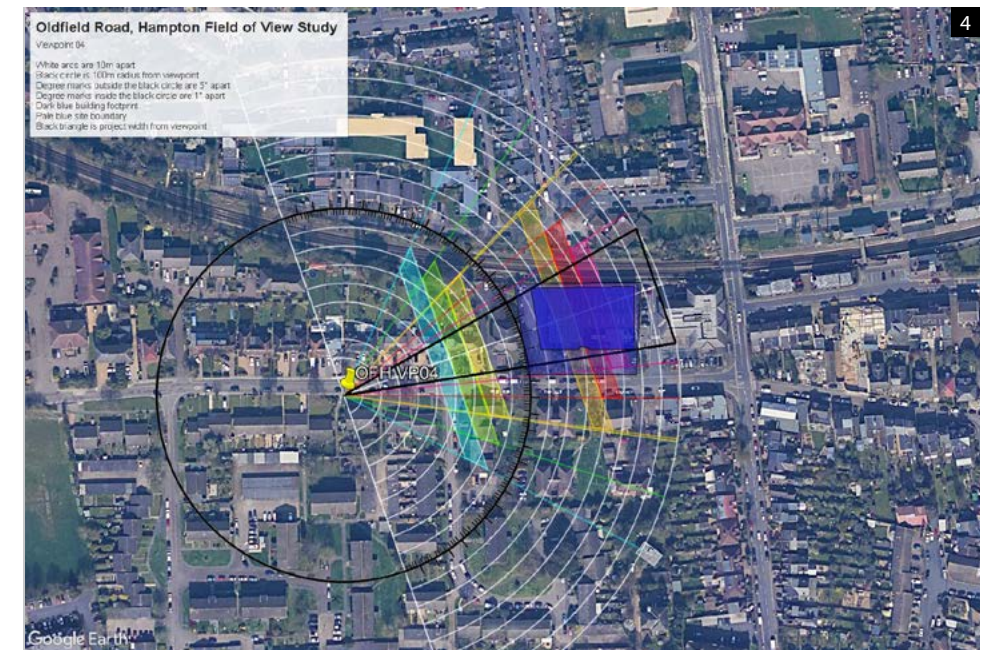
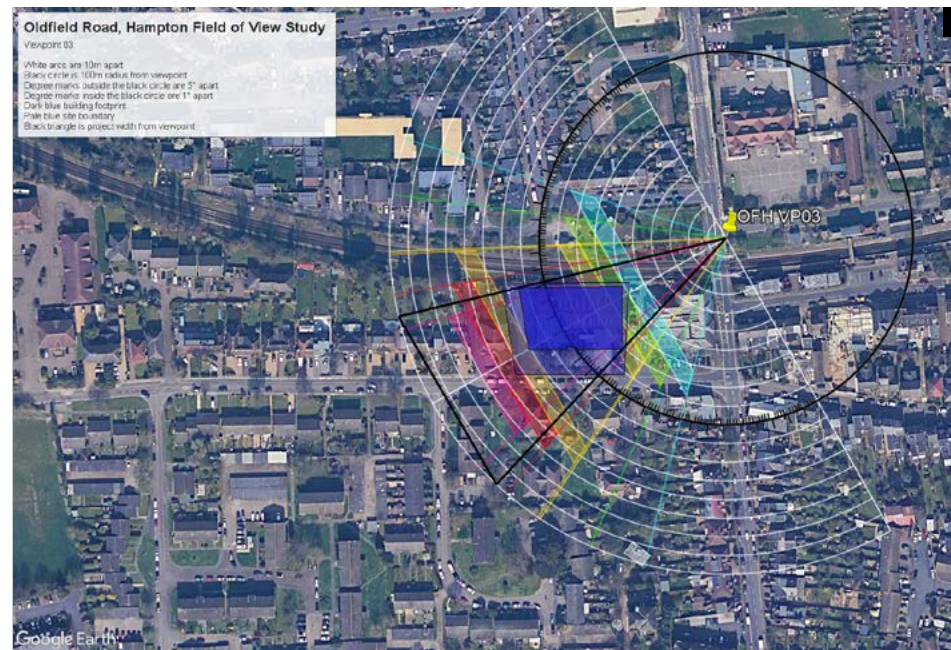
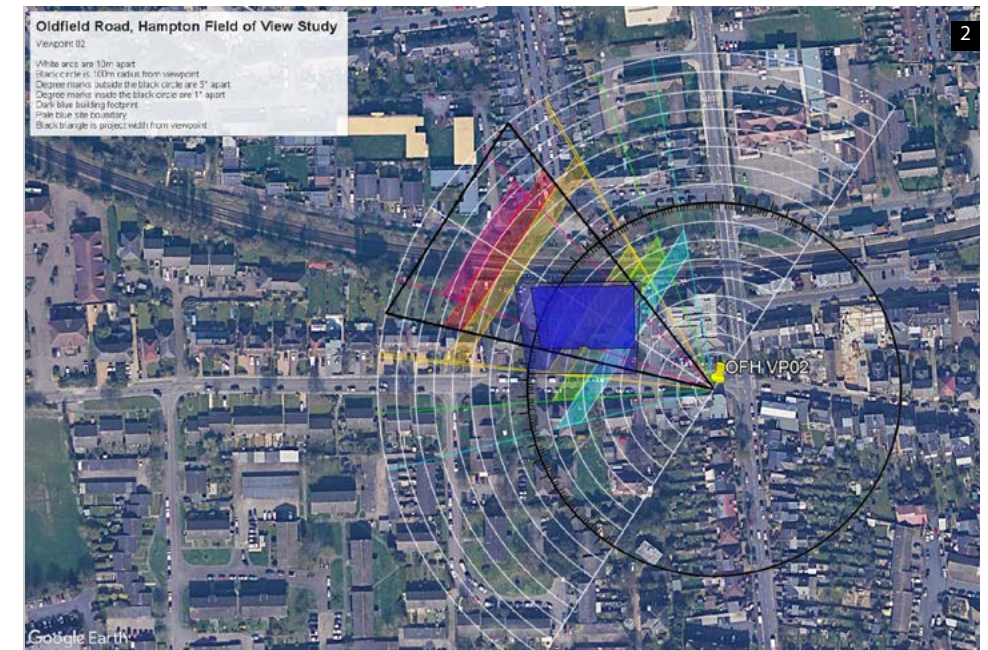
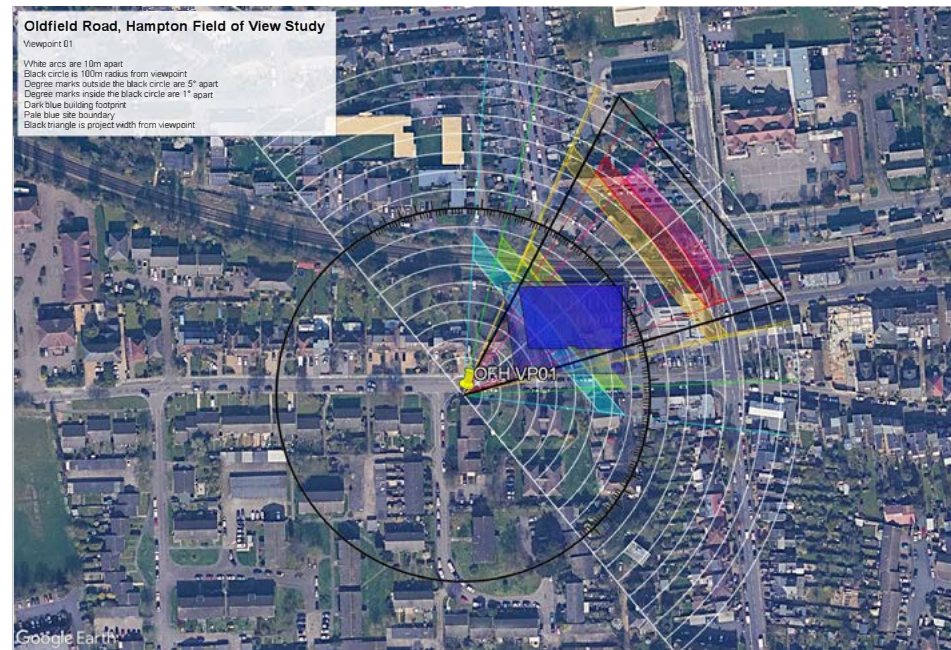
Proposed Contextual Elevations



Verified Views

To assist with the analysis of the development a series of verified wire frame views have been carried out. The images to the right illustrate the key view points which have been assessed to understand what the impact of the proposal would have on the surrounding locality. These as existing views, are reviewed on the following pages illustrating the wire frame outline of the proposal.

- View 1 – Looking East on Oldfield Road, XXm from site.
XXXXXX.XXX E, XXXXX.XXX N
- View 2 - Looking West on Oldfield Road, XXm from site.
XXXXXX.XXX E, XXXXX.XXX N
- View 3 – Looking south-west on Percy Road, XXm from site.
XXXXXX.XXX E, XXXXX.XXX N
- View 4 - Looking East on Oldfield Road, XXm from site.
XXXXXX.XXX E, XXXXX.XXX N



Verified View 01

- View 1 – Looking east from the junction of Oldfield Road and Hammond Court.
- Approx 35m from site.
- 513076.532 E, 169718.393 N



Verified View 02

- View 2 – Looking north west from the junction of Oldfield Road and Percy Road.
- Approx 40m from site.
- 513207.085 E, 169723.111 N



Verified View 03

- View 3 – Looking south west from the junction of Ashley Road and Percy Road.
- Approx 60m from site.
- 513217.679 E, 169804.750 N

