



RIDGE

DESIGN & ACCESS STATEMENT
DE BEERS UK LTD,
MAIDENHEAD, SL6 6JW
October 2023



DESIGN AND ACCESS STATEMENT
DE BEERS UK LTD

October 2023

Prepared for

De Beers UK Ltd c/o CBRE Managed Services Ltd

ADDRESS

ADDRESS

ADDRESS

POSTCODE

Prepared by

Ridge and Partners LLP

1 Royal Court

Kings Worthy

Winchester

So23 7TW

Tel: 01962 834400

Contact

Barney Atkinson

Building Surveyor

Barneyatkinson@ridge.co.uk

07501 372945

Version Control

Project	5023183
Issue Date	October 2023
Originator	BA
Checked	RW
Version	1
Notes	



CONTENTS

1. VIEW OF PROPOSED LOCATION	4
2. INTRODUCTION	4
2.1. Introduction	4
2.2. Property Address	4
3. ACCESS REQUIREMENTS	5
3.1. Summary of Works	5
4. DESIGN STATEMENT	5
4.1. Works Overview	5
5. CONCLUSION	5
5.1. Summary Conclusion	5
6. PHOTOGRAPHIC SCHEDULE	6

1. VIEW OF PROPOSED LOCATION



2. INTRODUCTION

2.1. Introduction

Ridge and Partners LLP have been appointed by the applicant, De Beers UK Ltd c/o CBRE, to oversee the planning application relating to the installation of additional container storage units at their Maidenhead Office.

This statement is to accompany the application for planning permission in relation to the proposed scheme.

Additional storage has been deemed necessary to increase the storage capacity for items currently unable to be accommodated elsewhere on the site. The main function and design of the proposals seeks to extend the storage capacity without the need for a permanent building, which can in-turn be relocated as required to another site. The current intention is to keep the containers on site for 5 years and reassess their requirement at that time.

2.2. Property Address

De Beers UK Ltd
Belmont Road
Maidenhead
SL6 6JW

The De Beers site is located North-West of the town centre of Maidenhead. It is accessed from Belmont Road and cited between Hargrave Road and Gringer Hill. Immediately South of the site are private residential

houses, to the west is a two-storey office building and private housing. On the east side is a pub along a tree-lined road.

3. ACCESS REQUIREMENTS

3.1. Summary of Works

Proposed works comprise the installation of two shipping containers at the western end of the carpark, perpendicular to Hargrave Road. The proposed containers dimensions will be 6058mm long, 2438mm wide, 2591mm high.

They will be located parallel to the existing brick storage building directly in front of a wooden fence and accessed in the same way as the existing storage building, either from steps down from the main building or through the car park.

The containers will increase the gross external floor area by approximately 29m².

The parking which currently accommodates visitors and staff will not be reduced by the new containers as they are cited at the end of the car park where no spaces are marked or allocated.

4. DESIGN STATEMENT

4.1. Works Overview

The existing storage building is 2.7m high, as is the timber fence that forms part of the western boundary that the containers will sit in front.

Next to the timber fence, to the North is an Leylandii hedge approximately 5m tall providing year-round screening along the western boundary. The fence provides permanent screening for the adjacent offices.

Along the southern boundary is an evergreen hedge approximately 2.7m high

The containers will extend passed the existing storage building by approximately 1.4m, reducing the assembly point area by approximately 6.8m².

The containers will be used only for storage and won't have any services connection to them for water, electricity or gas.

The steps used to access the storage building and fire assembly point, finish in front of the containers, pedestrian access will not be obstructed or reduced.

5. CONCLUSION

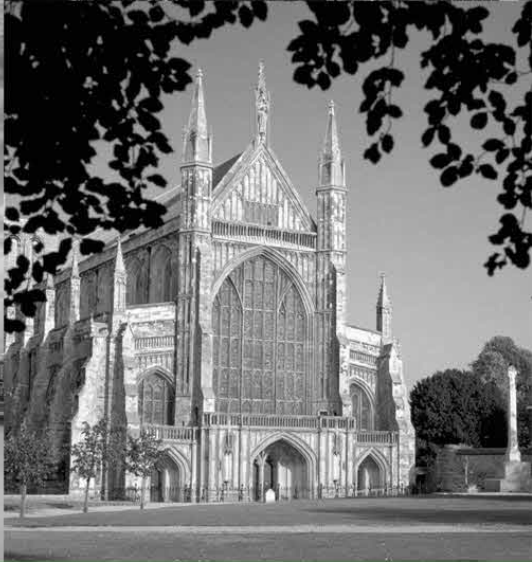
5.1. Summary Conclusion

The works proposed are deemed necessary to increase the storage capacity currently on site. Redundant equipment and materials will be stored until such a time they can be relocated to another site without the need for demolition and significant disruption. The containers will be on site for approximately 5 years when their requirement will be reassessed.

The proposed location of the containers is such that there will be no impediment to the current use of the car park as no vehicles can currently park in that area and access to the site is at the opposite end of the car park. Immediately in front and south of the proposed location is open tarmac and is used as a fire assembly point, access to which will not be reduced or impeded.

6. PHOTOGRAPHIC SCHEDULE

	
<p>Proposed location of new containers and hedge screening.</p>	<p>Boundary fence.</p>
	
<p>Southern boundary hedge screening, and open tarmac area for fire assembly.</p>	<p>Existing storage building</p>



RIDGE



www.ridge.co.uk