



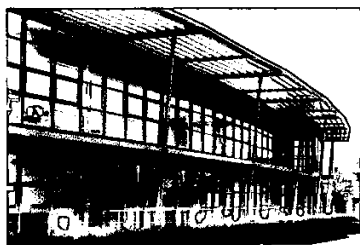
5.0 DESIGN APPROACH

ProLogis

5.1 The Brief from ProLogis was to design a high quality mixed commercial and residential development, including a range of employment building sizes and types to suit the scope of demand for premises in this part of West London.

5.2 ProLogis Developments Limited is an international company that has been responsible for many substantial quality commercial projects in the UK. Two recent business park developments at Green Lane, Hounslow and Bromley-by-Bow are illustrated and described below.

5.3 ProLogis Park, Green Lane, Hounslow is on the outskirts of London and to the south of Heathrow Airport. The 27-acre site was formerly owned by the MoD, and the total built area of the new development is over 50,000 m² (550,000 ft²). The development was built in phases: the first phase, comprising one building of approximately 16,000 m² (172,000 ft²), is occupied by British Airways and is a high quality landmark building at the entrance to the well-landscaped park.



5.4 Units vary in size from small units up to 22,200 m² (239,000 ft²). Works were completed in 2001 and also involved improvements to local road infrastructure, bunding and substantial landscaping. The development is surrounded on 3 sides by residential properties. The same techniques and strategy for separating the employment uses and the existing residential were used as those proposed at Hayes.

5.5 ProLogis Park, East London was originally the site of the Bromley-by-Bow gas works, built in the 1860's, which was in operation for over a hundred years. The remediation works undertaken by the developer's team involved the making safe and stabilising of the extremely contaminated ground conditions which resulted from the manufacturing processes involved. Furthermore, infrastructure improvements, public transport facilities, ecological works, and the creation of a riverside walk alongside Bow Creek, had to be developed and completed as part of the overall development strategy.

5.6 The development includes the new 17,070 sq m (183,750 sq ft) East London Mail Centre for Royal Mail, and a new building for Pickfords, which was completed at the end of 2001. Other buildings include a 13,000 sq m (140,000 sq ft) unit which was completed in August 2002, a 9,290 sq m (100,000 sq ft) food production unit and a 2,787 sq m (30,000 sq ft) distribution centre for a major high street retailer, both of which were completed over the course of 2003. Over 2,500 people are now employed on this site.



5.7 As well as developing complex sites, ProLogis is experienced in managing and operating the completed projects. It is ProLogis's intention to retain the completed development at Hayes as part of their worldwide portfolio and there is therefore a long term commitment to the site's future condition and success as a development.