



PLANNING STATEMENT

In respect of

1 Longwalk Road, Stockley Park, UB11 1DB

On behalf of

Silverland Properties Limited

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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared on behalf of Silverland Properties Limited ('the Applicant'), in support of a full planning application for the comprehensive development of the existing office building of 1 Longwalk Road, Stockley Park ('the Site'), including modernisation of the facades and internal enhancement, along with other associated works related to cycle parking and shower facilities.
- 1.2 The Site is located within the London Borough of Hillingdon ('the Council'), within the Hayes Town ward.
- 1.3 The Applicant seeks full planning permission for the following development works ('the Proposed Development').

"Refurbishment of existing office building (Use Class E), extension to form new front entrance with new green roof, replacement of existing façade, and associated landscaping, cycle parking, and ancillary works."

- 1.4 The Proposed Development has been subject to pre-application engagement with the Council in November 2021. Further information regarding these discussions is provided in Section 3 of this Planning Statement.

Planning Application Submission

- 1.5 This Statement assesses the Proposed Development against relevant national, regional and local planning policy, guidance and material considerations.
- 1.6 It should be read and considered in conjunction with the other documents, planning drawings and technical studies submitted in support of this planning application as set out below:
 - Cover Letter, prepared by ROK Planning.
 - Planning Application Form (including Ownership Certificates), prepared by ROK Planning.
 - Community Infrastructure Levy (CIL) Form, prepared by ROK Planning.
 - Site Location Plan, prepared by Barr Gazetas.
 - Existing and Proposed Planning Application Drawings, prepared by Barr Gazetas.

- Design & Access Statement (including sections in relation to fire, landscaping strategy, sustainability and transport), prepared by Barr Gazetas.
- Heritage statement prepared by Iceni Projects dated 29 September 2022.

Structure of Planning Statement

1.7 This Planning Statement is structured as follows:

- Section 1 – Introduction
- Section 2 – Application Site, Context and Planning History
- Section 3 – Pre-Application Consultation
- Section 4 – Proposed Development
- Section 5 – Planning Policy Context
- Section 6 – Planning Considerations
- Section 7 – Conclusion

2. APPLICATION SITE, CONTEXT & PLANNING HISTORY

The Site

2.1 The Site is located on the east side of Stockley Road, next to the main site entrance, in the north-west corner of Stockley Park Business Park. It is occupied by a two storey office block in the north-east corner of the site which was built as part of Phase I of the Stockley Park masterplan of 1984, with a ground level car park to the west and a service road along the southern boundary.



Figure 2.1: Site Location

Surrounding Area

2.2 Stockley Park is an important business park containing a range of office and other employment uses. A large expanse of green space is located to the north and east including the Stockley Park Golf Club which is designated Green Belt. It is important to note the planning application site does not fall within the Green Belt boundary but is adjacent. Stockley Road (A408) is located to the west, and the Grand Union Canal to the south.

- 2.3 Buildings within the surrounding area are typically between two and four storeys in height and similar architectural styles to the host property, having been developed as part of the Stockley Park Masterplan.
- 2.4 Stockley Park is designated as a 'Locally Significant Employment Location' and an 'Office Growth Location' within the London Borough of Hillingdon. The site is also within Heathrow Opportunity Area (OA).

Accessibility

- 2.5 The Site has a PTAL of 2, however there are regular bus services serving three routes can be found at Stockley Park East, within 120 metres.

Environmental & Heritage Considerations

- 2.6 On 18 August 2020, Stockley Park, including the business park Phase I and II, golf course and public park, was registered as a Grade II Registered Park & Garden. The development site forms part of the listing. The existing building is not statutory or locally listed and the Site does not fall within a conservation area.
- 2.7 The Site is located in Flood Zone 1, indicating a very low likelihood of fluvial flooding. There is a low-medium risk of surface water flooding on part of the south-western corner of the Site, outside of the existing building envelope.

Planning History

The Site

- 2.8 The Council's on-line planning history has the following relevant entries for the Site:
 - In December 1984 outline planning permission was granted for Phase 1 of Stockley Park to comprise a mixed-use development on 131.43ha (LPA Ref. 27951/B/81/1955) with details reserved.
 - App ref. 37103/88/2178, Erection of building. A3.1 & assoc. car parking (Details in comp. with cond. 3 of pp ref. 27951B/81/1955) is referenced on the Council's website and is likely to be the first approval for the building submitted in 1988 and approved 22 February 1989.
 - On 9 December 2008, planning permission (App ref. 37103/APP/2008/2720) was granted for, 'Refurbishment works to include new main and rear entrances, replacement brise soleil to all elevations, alterations to plant

housing on roof, erection of a single storey detached shower block, cycle storage facilities and alteration to existing landscape'.

2.9 The following applications on nearby sites are also considered to have relevance. These includes sites where development has been approved since the Parks and Gardens listing in August 2020.

- Planning permission was granted on 1 July 2014 for Unit 4, 4 Longwalk Road, Stockley Park, UB11 1TT (app ref. 61233/APP/2014/1145) for 'Extensions, refurbishment, and alterations to existing office building, together with associated works, including landscaping and alterations to car parking'.
- Planning permission was granted in 8 June 2017 at Lakeside House, 1 Furzeground Way, Stockley Park (app ref. 37502/APP/2016/953) for an office extension of 2,062sqm (GEA). There have been further amendment applications on this property for refurbishment and reconfiguration.
- Planning permission was granted in 27 February 2019 at No.1 The Square, Stockley Park (app ref. 37506/APP/2017/4534) for an office extension of 2,556sqm (GEA) including the addition of a 59-space decked car park. This accepted parking provision above London Borough Hillingdon standards.
- Planning permission was granted on 15 March 2019 at 6 Roundwood Avenue, Stockley Park (app ref. 37403/APP/2018/4475) for an office extension of 1,120sqm (GEA) to the existing 5,042sqm (GEA) building.
- Planning permission was granted on 24 June 2021, app ref. 39207/APP/2020/2188 for redevelopment of the former GSK offices site to provide two industrial units (Use Class B1c/B2/B8) with ancillary offices, together with associated parking, access arrangements, landscaping, and infrastructure. This was approved following the Parks and Gardens listing and is located within the listing.
- A prior approval application (37800/APP/2021/2189) was submitted on 1 June 2021 for the nearby Arena building, for office to residential change of use. This is currently pending consideration.

3. PRE-APPLICATION CONSULTATION

3.1 Prior to submission of this planning application, redevelopment of the Site was subject to detailed pre-application discussions with the Council.

LB Hillingdon Pre-Application

3.2 A pre-application request was submitted to the Council in November 2021 for a proposal involving the upward extension of the existing building by one additional floor, full refurbishment including incorporation of roof terraces, new facades and new internal street arrangement, and a deck car park in the existing car park area.

3.3 Since this pre-application request, the proposals have been amended to only include the refurbishment of the existing building and minor extension/alteration to the front entrance.

3.4 Overall, the consultation showed high levels of local support for the proposed development. Further details are provided in the Statement of Community Involvement, prepared by the CCP, submitted in support of this application.

4. PROPOSED DEVELOPMENT

- 4.1 The proposed development comprises both internal and external alterations to modernise the office building. The use will remain as offices (Use Class E) as existing as the proposals are seeking the enhancement of the existing office building.
- 4.2 There will be a minor increase in floorspace proposed as part of these refurbishment works including a new extension at the front to form new front entrance with new green roof. This will only be an increase in 189sqm of additional office floorspace. These refurbishments are to modernise the building for current tenant requirements and fundamentally to ensure the building is let as quickly as possible.
- 4.3 The proposed development for planning purposes comprises the following alterations:

Building facades

- 4.4 The principal external changes are the replacement of existing façades and the extension and alteration to the front entrance.
- 4.5 The proposed new façades will give the existing building a more modern appearance and significantly improve the thermal performance of the building, while preserving the character of the building and wider locality.
- 4.6 The alteration and extension of the main front entrance will complement the façade changes and provide an enhanced lobby area and entrance to the building. Squaring off the existing curved entrance is in keeping with the angular form of the main building and is in keeping with its character.
- 4.7 The proposed green roof above the new front entrance will provide an attractive visual feature and contribute towards biodiversity and sustainability improvements.
- 4.8 The building has a step free access. There are two lifts in the reception area connecting the office floors.
- 4.9 Generally, the new façade will feature exposed metal frame and angled timber cladding and flat fibre cement material panels. There will also be an additional

layer of brise soleil which prevents glare and reduces overheating. The spandrel panel also helps to improve EPC rating and the overall building performance.

Landscaping

4.10 In terms of landscaping proposals there are enhancement proposed including a green island with seating areas in front emphasizes and introduces the main entrance. New enhanced planting bays around the perimeter of the building are also proposed as well as improved outdoor environment with multi-functional spaces and secluded private areas. There is a proposed green roof on top of the new entrance increases biodiversity. Importantly there are no substantive changes proposed to the wider landscaping which is currently suitable and does not require any changes, the landscaping changes proposed are more in relation to the immediate perimeter of the building.

Sustainability

4.11 A BREEAM Pre-assessment has been undertaken for 1 Longwalk using the 2014 Refurbishment and Fit-out scheme. The target score is 75.27%, equating to a rating of EXCELLENT, with a 5.27% margin over the minimum required for an Excellent rating.

4.12 A site-specific climate change adaptation strategy has been produced in order to identify appropriate adaptation measures. This includes designing the new façade to accommodate a suitable degree of thermal movement and will also factor increased wind speeds.

4.13 A functional adaptability strategy has been produced to guide the design to facilitate future changes of use of the building over its lifespan. Such measures include designing to a regular grid system to allow alternative future uses, and designing for multiple demises per floor plates for tenant flexibility.

Security

4.14 Security recommendations, as informed by a Security Needs Assessment, will be implemented within the design, including provision of suitable access controls and CCTV.

Transport

4.15 The vehicle access is not proposed to change.

- 4.16 222 car parking spaces are provided in the same car park area which is at the rear of the building. 22 spaces (10%) of which are for wheelchair users. 11 spaces (5%) of which are active electrical car spaces. 11 spaces (5%) of which are passive electrical car spaces.
- 4.17 The proposed cycle storage will provide 102 cycle parking spaces, which is 62 spaces more than in the existing scheme and provides a significant planning benefit.
- 4.18 There is sufficient space for the applicant to retain the existing bin store to accommodate the waste provision in line with the new proposals.

Occupier facilities

- 4.19 The existing showers and changing rooms layout are going to be retained as existing. The current 6no showers including the accessible shower achieve 1:10 and 63no lockers are provided as per BCO standards.
- 4.20 Overall, the proposed changes will enhance the appearance and functionality of the existing building, without substantially altering its character or that of the wider locality, including the Stockley Park Phases I and II Registered Park and Garden.

5. PLANNING POLICY CONTEXT

5.1 Paragraph 11(c) of the National Planning Policy Framework (NPPF) and Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) state that the determination of planning applications should be made in accordance with the Development Plan (as set out below) unless material considerations indicate otherwise.

National Planning Policy and Guidance

National Planning Policy Framework (NPPF)

5.2 The National Planning Policy Framework (NPPF) sets out national planning policy. The NPPF was originally published in 2012 and replaced all previous planning policy statements and guidance notes. The NPPF was revised in July 2021.

5.3 At the core of the NPPF is the presumption in favour of sustainable development, including supporting strong, vibrant and healthy communities, ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations, and contributing to, protecting and enhancing the natural, built and historic environment.

National Planning Policy Guidance (NPPG)

5.4 In addition to the NPPF, the Department for Communities and Local Government (DCLG) published the National Planning Policy Guidance (NPPG) in March 2014. The NPPG is a web-based resource which delivers planning procedures and practical guidance in an accessible format and is continually updated when necessary.

Development Plan

5.5 The Development Plan for LB Hillingdon comprises:-

- London Plan (2021) ('LP')
- Hillingdon Local Plan: Part 1 – Strategic Policies (2012) ('LBH1')
- Hillingdon Local Plan: Part 2 (2020) ('LBH2')

5.6 The relevant policies in the LBH Local Plan include:-

Hillingdon Local Plan Part 1:

- E1 Managing the Supply of Employment Land
- E2 Location of Employment Growth
- HE1 Heritage
- BE1 Built Environment
- EM1 Climate Change Adaption and Mitigation

Hillingdon Local Plan Part 2:

- DME 1 Employment Uses on Designated Sites
- DME 3 Office Development
- DMHB 1 Heritage Assets
- DMHB 8 Registered Historic Parks, Gardens and Landscapes
- DMHB 11 Design of New Development
- DMHB 14 Trees and Landscaping
- DMEI 2 Reducing Carbon Emissions
- DMT 1 Managing Transport Impacts
- DMT 2 Highways Impacts
- DMT 5 Pedestrians and Cyclists
- DMT 6 Vehicle Parking

6. PLANNING ASSESSMENT

6.1 Section 38(6) of the Planning and Compulsory Act 2004 requires any planning application to be determined in accordance with the development plan unless material considerations indicate otherwise.

Principle of Development

6.2 Policy DME 3 of the Local Plan Part 2 (Office Development) states at part a) the Council will support proposals for new office development in the preferred locations of Stockley Park and Uxbridge Town Centre, as defined in the Site Allocations and Designations document. Given the very clear policy designation of Stockley Park as a Locally Significant Employment Location and Office Growth Location the principle of enhancing the office stock in this location, and to bring about the letting of a vacant, but substantial and important office building on Stockley Park should be acceptable.

Design

6.3 The proposed office scheme will comprise the comprehensive refurbishment of the existing office building which is vacant. This will include high-quality contemporary design, incorporate various sustainable features, and will be set within an improved landscaped setting immediately around the building perimeter. The proposed works will significantly improve the current building which needs refurbishment to suit modern day requirements.

6.4 The design of the proposed development responds positively to the character of the existing building and surrounding landscape and seeks to update its appearance. The proposed alterations have been designed to the highest quality standards and harmonises with the surrounding area, as required by Policy BE1 of the Local Plan Part 1.

Heritage

6.5 Stockley Park is characterised as an Institutional Landscape and is included as a Registered Park & Garden based on its designed landscape and 'land-shaping'. Additionally, there are several buildings and structures within the site which appear on the Borough of Hillingdon Local List, including a group of four Phase I buildings (1, 3, 5 and 7 Roundwood Avenue), 5 Longwalk Road, The Arena building and a section of wall formerly to Dawley Park. It should be noted,

there would be no impact on the locally listed buildings located within Stockley Park.

- 6.6 Unlike listed buildings or conservation areas, Registered Parks do not have a separate consent regime. However, it is a 'designated heritage asset' under the current NPPF and any proposal affecting a registered park or garden, or its setting is a material consideration in assessing an application. The key impact of the proposal would be on the landscaping of the park and thereby its significance.
- 6.7 The heritage statement supporting the planning application confirms that the proposal is not considered to cause any harm to the park and its setting. This is because the current proposal would refurbish the building internally and bring it up to current standards. Externally, the new materiality would add interest to its now outdated appearance and enhance the views from within the park, given its key location at the north-western entrance. This is clear in the views that have been assessed as part of the visual impact in the Barr Gazetas design document, where whilst the change is perceivable, it does not overwhelm the landscape and is the key feature of significance.
- 6.8 As such the proposed development would not result in harm to the setting of the parks and garden listing and therefore complies with Policies DMHB1, DMHB8 and DMHB 11 of the Hillingdon Local Plan: Part 2 – Development Management Policies (2020), Policy HC1 of the London Plan (2021) and paragraphs 202, 203 and 207 of the NPPF (2021).

Transport and Servicing

- 6.9 The vehicular access via Longwalk Road will remain as existing.
- 6.10 In addition, the overall number of parking spaces will be maintained across the site, with 10% accessible parking spaces (22 spaces) and the provision of electric vehicle charging points being incorporated. The scheme introduces 5% (11 spaces) rapid charging points and 5% (11 spaces) fast charging points of the existing car parking.
- 6.11 As part of the modernisation of the building, new cycling facilities will be provided, and staff will be encouraged to travel to and from the site using sustainable modes of travel. An increase of existing cycle parking spaces by reusing and improving the secure and sheltered cycle store with 102 cycle spaces together with shower and locker facilities will be provided on site. These

facilities will encourage employee travel to work. The improved cycling facilities are in accordance with the London Plan (2021).

6.12 It is therefore considered that the proposed scheme will remain in accordance with Policy T1 of the LPP1.

Energy and Sustainability

6.13 Policy BE1 of the LPP1 requires all development to achieve reductions in carbon dioxide emissions in line with the London Plan targets. The proposed external facade will improve thermal performance of the building by decreasing the U-Value, improving shading and decreasing the air permeability of the fabric.

6.14 A BREEAM pre-assessment has been undertaken for 1 Longwalk using the 2014 Refurbishment and Fit-out scheme. The target score is 75.27%, equating to a rating of EXCELLENT, with a 5.27% margin over the minimum required for an Excellent rating. As part of the BREEAM strategy, the building energy demand, consumption and emissions are compared from the existing to the proposed building with performance demonstrated through energy credits. Improvements in energy performance are achieved through incorporating a series of passive measures such as enhancing U-values, high performance glazing and optimising shading devices in order to reduce energy demand. Electricity consumption will be further minimized through specification of efficient HVAC systems, efficient lighting and systems controls.

Landscaping

6.15 The proposed landscaping scheme has been reviewed in light of its importance to the wider setting and the Stockley Park Registered Park and Garden Listing.

6.16 Whilst the proposals do not affect or change the existing landscaping in the wider setting there are several enhancement works proposed immediately around the building perimeter including a new green island with seating areas in front to enhance the sense of arrival to the main entrance. New enhanced planting bays are also proposed around the perimeter of the building. The intention is to improve the outdoor environment with multi-functional spaces and secluded private areas.

6.17 There is also a proposed green roof on top of the new entrance which increases biodiversity.

6.18 Note as the proposals are predominantly for refurbishment and internal modernisation, no existing trees are affected by the development works.

Fire Safety

6.19 Policy D12 (fire safety) of the London Plan (2021) says that in the interests of fire safety and to ensure the safety of all building users, development proposals must achieve the highest standards of fire safety. In this regard the design and access statement outlines the fire strategy for the building and its occupiers.

6.20 Importantly the existing fire strategy has been reviewed and this remains sufficient for the building. As such there are no changes proposed. Notwithstanding, there are two stair cores, which serve as the fire exit. Alternatively, there are the main and rear entrances for the fire escape. There is no fire compartmentation required as per the existing building condition. On the first and ground floors Means of Escape travel distances meet the 18m / 45m rule to storey exits. The proposals comply with London Plan policy D12.

7. CONCLUSION

- 7.1 This Planning Statement has been prepared on behalf of Silverland Properties Limited, in support of a full planning application for the refurbishment and façade replacement of the existing building at 1 Longwalk Road, Stockley Park.
- 7.2 Stockley Park is an important strategic employment site which is of significance both to Hillingdon and London as a whole. Any proposals for additional employment opportunities within this site should be looked upon favourably, as will be delivered by these proposals.
- 7.3 This Planning Statement and accompanying planning application documents demonstrate a wide range of benefits that the proposed development will offer to Stockley Park and LB Hillingdon. In addition, the proposal has been thoroughly assessed against national and local policy and accords with the key policy themes and policies. The Proposed Development will:
 - Enhancing an existing office building which is vacant and so that it becomes lettable.
 - Provide an architecturally attractive scheme that complements and enhances the townscape and local industrial character.
 - Provide landscaping, biodiversity, and public realm improvements.
 - Providing sufficient levels of car and cycle parking in accordance with standards; and
 - Support the local economy through providing significant economic gains compared to the existing situation in relation to local expenditure, new jobs, council tax revenue and CIL.
- 7.4 This Planning Statement and supporting information submitted in relation to the application clearly demonstrate compliance with all levels of planning policy and will contribute to the wider economy within Hillingdon.
- 7.5 For the above reasons and proposed planning benefits, it is respectfully considered that the Proposed Development should be supported, and planning permission granted.