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GSK NMA covering letter fv2



Planning and Building Control
London Borough of Hillingdon
Civic Centre
High Street
Uxbridge
UB8 1UW

Nick Green
E: ndgreen@savills.com
DL: +44 (0) 2033 208 234

33 Margaret Street W1G 0JD
T: +44 (0) 20 7499 8644
F: +44 (0) 20 7495 3773
savills.com

Dear Sir/ Madam,

**GSK, Stockley Park, Iron Bridge Road, West Drayton, UB11 1BT
Town and Country Planning Act 1990 (as amended) Section 96A Non Material Amendment Application
to Planning Permission 39207/APP/2020/2188**

On behalf of our client, Prologis UK, we enclose an application for a non-material amendment (Section 96A application) to planning permission 39207/APP/2020/2188. The application proposes non-material amendments to the approved drawings following a detailed design review by the project team.

Background

The site forms part of the wider well-established Stockley Park commercial area and is located to the west of the development known as Prologis Park West London (formerly known as Stockley Park Phase 3). This site is characterised by large industrial buildings, currently occupied by a data centre operator.

The site formerly comprised 3 large office buildings occupied by GSK, ancillary surface level car parking, and a large multi-storey car park. Prologis UK owns the site and planning permission was granted for the following development in June 2021 (Ref. 39207/APP/2020/2188):

“Redevelopment of the site to provide two industrial units providing industrial floorspace (Use Class B1c/B2/B8) and ancillary offices together with associated parking, access arrangements, landscaping and infrastructure.”

Demolition of the former office buildings commenced in 2021 and Prologis is currently in the process of discharging the pre-commencement conditions listed on decision notice.

The following documents have been submitted in support of this application:

- 1982-19-05M Landscape Concept Plan 03-05-22
- 30928-PL-201E- Site Layout Plan
- 30928-PL-202B Unit 1 GA Plans
- 30928-PL-203D Unit 1 GA Elevations
- 30928-PL-204E Unit 1 Illustrative Colour Elevations
- 30928-PL-205B Unit 2 GA Plans
- 30928-PL-206D Unit 2 GA Elevations
- 30928-PL-207E Unit 2 Illustrative Colour Elevations
- 30928-PL-210A Unit 1 Roof Plan
- 30928-PL-211A Unit 2 Roof Plan
- 30928-PL-213--- Unit 1 Illustrative Colour Elevations Comparison

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- 30928-PL-214--- Unit 1 Illustrative Colour Elevations Comparison
- 30928-PL-215--- Unit 2 Illustrative Colour Elevations Comparison
- GB000694-RPS-01-XX-DR-C-2600-P05 Proposed Levels
- GB000694-RPS-01-XX-DR-C-2601 Proposed Site Sections Sheet 1
- GB000694-RPS-01-XX-DR-C-2610-P05 External Construction Layout
- GB000694-RPS-01-XX-DR-C-2615 Kerb Layout and Details
- GB000694-RPS-01-XX-DR-C-2300-P08 Proposed Drainage Layout
- GB000694-RPS-01-XX-DR-C-2301 Manhole Schedules
- GB000694-RPS-01-XX-DR-C-2302 1 in 100 Year+ Climate Change Temporary Above Ground Surface Water Storage
- GB000694-RPS-01-XX-DR-C-0300 Drainage Design Philosophy

The application has been submitted via the Planning Portal (PP-11251948) alongside payment of the requisite fee of £266.20.

Proposed amendments

Following a detailed design review of the approved scheme, Prologis UK wish to undertake the below amendments to the consented scheme. For ease, the proposed changes are listed under the corresponding plan submitted with this application:

30928-PL-201E Site Layout Plan

- Amended vehicular access points;
- Sub-stations amended to RMU and Gas Meter and Transformer;
- A zone in the service yard to be designated as a gravel area;
- Paladin fence added between Units 1 and 2;
- Fire track to the east of Unit 1 omitted. A new fire access is created between the service yard and car park and at the northern end of the car park;
- Unit 1 disabled parking swapped with standard parking;
- Unit 1 bicycle racks and motorcycle parking reconfigured;
- Unit 1 bin store moved from the service yard to car park;
- Fire access created between Unit 1 service yard access and southern end of the car park;
- Unit 2 car parking bays reconfigured;
- Unit 2 amenity area, bicycle racks, and motorcycle parking reconfigured;
- Unit 2 bin store moved to northern end of the service yard.

30928-PL-202B Unit 1 GA Plans

- An external metal door has been added at the base of Stair 1 of Unit 1.

30928-PL-205B Unit 2 GA Plans

- An external metal door has been added at the base of Stair 1 of Unit 2.

30928-PL-203D Unit 1 GA Elevations

30928-PL-206D Unit 2 GA Elevations

30928-PL-204E Unit 1 Illustrative Colour Elevations

30928-PL-207E Unit 2 Illustrative Colour Elevations

30928-PL-213 Unit 1 Illustrative Colour Elevations Comparison

30928-PL-214 Unit 1 Illustrative Colour Elevations Comparison

30928-PL-215 Unit 2 Illustrative Colour Elevations Comparison

- Wall planter locations and height amended.

30928-PL-210A Unit 1 Roof Plan
30928-PL-211A Unit 2 Roof Plan

- Rooflights amended and Solar PV panels added.

GB000694-RPS-01-XX-DR-C-2600-P05 Proposed Levels
GB000694-RPS-01-XX-DR-C-2601-P05 Proposed Site Sections Sheet 1
GB000694-RPS-01-XX-DR-C-2610-P08 External Construction Layout

- Amended 300mm site level range from FFL 34.950 to a lower FFL 34.650.

Revised drainage details have also been provided for the site in order to accommodate the proposed site level changes.

It should further be noted that the revised site layout plan (Plan ref. 30928-PL-201E Site Layout Plan) seeks to locate a gatehouse in the south eastern corner of the site. It should be noted that the location of the proposed gatehouse is for illustrative purposes only and does not form part of this non-material amendment application. Full details of the proposed gatehouse will be submitted under a separate full planning application.

Amended vehicular access points

The consented vehicular access points located at the south and southern boundaries of the site have been amended to align with the consented s278 works, which include the addition of pedestrian refuge islands and changes to kerb alignments. The proposed amendments to the vehicular access points are minor and do not compromise the highway safety of the consented access.

Provision of designated gravel area located in the service yards

A small portion of each service yard has been designated as a gravel area to accommodate future sprinkler tanks and a pump room. An application for the sprinkler tank and pump room is yet to be prepared at this stage and does not form part of this NMA application. The designated areas have been positioned in locations that will not adversely impact the usable service yard area or vehicle turning area.

Addition of paladin fence between Units 1 and 2

A 2.4m high paladin fence is proposed between Units 1 and 2 in order to create a clear boundary between the units should they be occupied by different tenants. The fence will match the height and appearance of the consented fence located at the site boundary and car parking areas and as such will not result in any material visual change.

Provision of new fire accesses at the car parking areas for Units 1 and 2

It is proposed that 3no. fire accesses are provided across the site, two of which are located adjacent to the southern site access and the third of which is located to the north of the Unit 1 car park. These accesses will provide suitable access for fire appliances for both Units.

Unit 1 and 2: Car parking reconfiguration and bin store relocation

A number of changes are proposed at the parking and bin store areas for each Unit, comprising the following:

- Unit 1 disabled parking swapped with standard parking;

- Unit 1 bicycle racks and motorcycle parking reconfigured;
- Unit 2 car parking bays reconfigured;
- Unit 2 amenity area, bicycle racks, and motorcycle parking reconfigured;
- Unit 1 bin store moved from the service yard to car park;
- Unit 2 bin store moved to northern end of the service yard.

The proposed changes aim to provide easier access to the site for emergency vehicles and refuse disposal vehicles. The overall number of car, motorcycle, and cycle parking will remain the same as consented as such will not constitute a material change to the parking arrangements on site.

Addition of external metal door at base of Stair 1 Unit 1 and Stair 1 Unit 2

The addition of new external metal doors are proposed in order to satisfy the requirements of 'means of escape' set out in The Building Regulations 2020 Fire Safety Approved Document B.

Wall planter height and locations amended

The consented wall planters located alongside the eastern elevation of each unit have been slightly amended in order to minimise the risk of blocking sunlight and maintenance access to the consented trees at this location.

Furthermore, the heights of the consented plants are reduced to prevent the ivy growing onto the roof. The wall planter supplier has confirmed that there is only one type of ivy which is suitable for this system and as such, it is crucial to ensure that other non-compatible species do not grow on the roof.

The proposed change will have beneficial impact upon the consented trees, thus enhancing the overall landscaping of the site at this location.

Rooflights amended and Solar PV panels added

The consented rooflights have been amended on each Unit in order to incorporate the Specialist Sub-Contractors' design. The roof lights will remain to cover 15% of the warehouse area, as set out in the consented scheme, and as such will not comprise a material change to the development.

It is proposed that Solar PVs are provided on the roof each Unit, as required by condition 13 of the decision notice. The provision of Solar PVs on each Unit will assist in achieving the reduction targets identified in the approved energy strategy (Yonder, July 2020).

Amended 300mm site level range from FFL 34.950 to a lower FFL 34.650

It is proposed that the levels and drainage of the site are amended to suit the proposed changes to the masterplan. As the existing hardstanding of the site are removed during the demolition process, it may occur that thicknesses are not found to be assumed, thus causing the cut and fill balance to differ from what was assumed as part of the consented scheme. To avoid unnecessary removal and import of materials, it is considered most efficient to alter the levels within the 300mm range to create a cut and fill site balance. The proposed change in site levels is minor and will result in a reduce movement of materials on and off site. Revised drainage information has been submitted as part of this application to justify the proposed change in site levels.

Amended car park hardstanding

It is proposed that the car park hardstanding of the consented scheme is changed to align with the client specifications. At present, it appears that the consented car park area comprises tarmacked hardstanding with block paved car parking spaces. It is proposed that these materials are interchanged to provide block

paved hardstanding with tarmacked car parking spaces. The accompanying drainage reports confirm that the proposed changes in hardstanding do not adversely impact the surface drainage of the proposed scheme.

Planning considerations

The proposed changes are considered to be minor and would not cause unacceptable visual or material change to the consented scheme. We consider that the proposed amendments to the approved scheme are robustly justified and necessary to facilitate the future operation of the site. In order to achieve the changes proposed, we seek to substitute the following plans:

Old Plan Ref.	New Plan Ref. (Submitted as part of this NMA)
1982-19-05.dwg 05 Rev. I Landscape Concept Plan	1982-19-05M Landscape Concept Plan 03-05-22
30928-PL-201D Site Layout Plan	30928-PL-201E-Site layout Plan
30928-PL-202A DC1 GA Plans	30928-PL-202-B-Unit 1 GA Plans
30928-PL-203C DC 1 GA Elevations	30928-PL-203-D-Unit 1 GA Elevations
30928-PL-204D DC1 Illustrative Colour Elevations	30928-PL-204-E-Unit 1 Illustrative Colour Elevations
30928-PL-205A DC2 GA Plans	30928-PL-205-B-Unit 2 GA Plans
30928 PL 206C DC 2 GA Elevations	30928-PL-206-D-Unit 2 GA Elevations
30928 PL 207D DC 2 Illustrative Colour Elevations	30928-PL-207-E-Unit 2 Illustrative Colour Elevations
30928-PL-210 Roof Plan	30928-PL-210-A-Unit 1 Roof Plan
30928-PL-211 DC2 Roof Plan	30928-PL-211A - DC2 Roof Plan
19749-RPS-XX-XX-RP-C-0300-P01-Drainage Design Phil Drainage documentation	GB000694-RPS-01-XX-DR-C-0300 Drainage Design Philosophy

On the basis of the above , we consider that the changes proposed should be treated as non-material amendments.

We trust that the above is in order, and this application can be validated and progressed without delay. Should you wish to discuss any aspect of the submission, please do not hesitate to contact me.

Yours sincerely



Nick Green
Director