

STATEMENT OF SITE NOTICE - PRIOR NOTIFICATION OF DEMOLITION

The applicant, Shurgard UK Ltd, shall display a site notice on or near the land on which the building to be demolished is sited and shall leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority. Town and Country Planning (General Permitted Development) Order 2015 (GPDO) Schedule 2, Part 11, Class B (Demolition of Buildings).

A copy of the Notice to be displayed is attached overleaf:

REF: R00525/AE/OMJ

PP REF: PP-12304971

London Borough of Hillingdon,
2E/10 Civic Centre
High Street,
Uxbridge,
UB8 1UW

14th July 2023

Dear Sir/Madam,

PRIOR APPROVAL FOR THE DEMOLITION OF A BUILDING
Shurgard House, Westmount Centre, Uxbridge Road, Hayes, UB4 0HD

I write on behalf of our client, Shurgard UK Ltd., to enclose an application for Prior Approval for Proposed Demolition of the existing building at Shurgard House, Westmount Centre, Uxbridge Road, Hayes, UB4 0HD.

This application is made under the Town and Country Planning (General Permitted Development) Order 2015 (GPDO) Schedule 2, Part 11, Class B (Demolition of Buildings).

The Demolition Site

The demolition site is approximately 0.12ha in size and is currently occupied by a single storey building industrial/retail use with ancillary office/welfare facilities (Use Class B8). The building is bounded by Uxbridge Road/The Broadway to the south, the Grand Union Canal to the east, residential dwellings to the west and Tollgate Drive to the north. The townscape comprises a mixed character, predominantly residential and commercial with institutional uses on the opposite side of Uxbridge Road and the Grand Union Canal.

Given London-wide demands for additional self-storage space, as outlined in the Mayor of London's Land for Industry and Transport SPG, and the Hillingdon Local Plan Policy E2 which forecasts a demand for additional B Class floorspace to be met through the intensification of existing employment sites, there is significant scope to extend and increase the industrial capacity of the existing self-storage and warehouse building on site. Such land-use intensification will contribute to Hillingdon's economy and help address borough and London-wide demands for additional self-storage and industrial floorspace.

Purpose of the Demolition

Considering the above, this application seeks to partially demolish, 150 sqm GIA of the existing building to enable the construction of a 5-storey self-storage warehouse (Use Class B8), to provide 11,770 sqm GIA maximum of self-storage floorspace (with the use of demountable mezzanine floors). Additional details are provided in the full planning application referenced 49467/APP/2022/2801 submitted on 07/09/2022.

Scope of Planning Application

This application comprises the following supporting documents submitted via the Planning Portal, in line with the Council's validation requirements:

- This covering letter;
- Application form prepared by ROK Planning;
- Requisite application fee;
- Demolition Site Notice prepared by ROK Planning and displayed 14/07/2023;
- Location Plan, prepared by Threesixty Architecture;
- Demolition Method Statement prepared by Embassy Demolition.

I trust the above information is sufficient to validate this application. If you have any queries, please do not hesitate to contact either myself at this office or Alun Evans (alun.evans@rokplanning.co.uk). I look forward to your formal acknowledgement of this application.

Yours faithfully,



Oscar Mansfield Jones
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