

Alterations and Extensions to Unit 336 Stockley Close, West Drayton, UB7 9BL

Report for Planning Condition 3 - Soft & Hard landscape Schemes

Introduction

Planning Approval ref. no: 51458/APP/2018/2791 dated 3rd. December 2018, has been gained for the above development, which is one unit of an original three-unit development.

Planning Condition 3 requires that prior to the commencement on any above ground works, a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority.

The proposed works are to an existing detached industrial unit that was completed in 2014.

The Existing Building

Following the original planning approval, a full hard and soft landscape scheme was implemented.

The original scheme is available to inspect via publicly assessable documents on Hillingdon Council Public Access Portal for Planning Applications. The original planning approval was ref. no: 51458/APP/2013/2973.

The hard and soft landscape scheme was implemented following drawings and documents issued to the planning department as follows and can be viewed via the links:

1). Landscape Drawings

Proposed Landscape for Planning Drawing No. 1368 - 01 Sheet 1 Revision C

https://planning.hillingdon.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5C51458_APP_2013_2973%5C1368-01+++08-10-2013.pdf&module=pl

Proposed Landscape for Planning Drawing No. 1368 - 02 Revision C

https://planning.hillingdon.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5C51458_APP_2013_2973%5C1368-02+++08-10-2013.pdf&module=pl

Proposed Landscape for Planning Drawing No. 1368 - 02 Sheet 1 Revision C

https://planning.hillingdon.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5C51458_APP_2013_2973%5C1368-02+Sht.+1+++08-10-2013.pdf&module=pl

Proposed Landscape for Planning Drawing No. 1368 - 02 Sheet 2 Revision C

https://planning.hillingdon.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5C51458_APP_2013_2973%5C1368-02+Sht.+2+++08-10-2013.pdf&module=pl

2). Landscape Specification

Document - Soft Landscape Specification Revision B

https://planning.hillingdon.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5C51458_APP_2013_2973%5CSoft+Landscape+Specification.pdf&module=pl

3). Landscape Maintenance

Document - Landscaping Management Manual - Rev B

https://planning.hillingdon.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5C51458_A PP_2013_2973%5CLandscape+Management+Manual.pdf&module=pl

Relevant Planning Policies

The relevant planning policies have been stated in the planning Conditions:

(1). Policies BE13, BE38, AM9 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 6.13 of the London Plan (March 2016).

Current Proposed Building Scheme

The industrial unit is currently a food production, storage, packaging and distribution facility.

The planning approved scheme (planning approval no: 51458/APP/2018/2791 dated 3rd. December 2018), consists of the following:

- (a). internal alterations, subdividing larger rooms into smaller rooms, plus the installation of new plant and machinery principally to service a new cooked pasta production line;
- (b). a new two storey extension on the south-west corner of the existing building to house a new DAF processing plant, a chemical store and an air-lock into the chilled warehouse area;
- (c). a new double height extension in the middle of the existing south elevation to form an air-lock in front of an existing loading dock to include an area for pallet storage;
- (d). an extended external plant area to provide plant and machinery in support of the new internal processes as follows:
 - (i). hot and cold-water storage tanks;
 - (ii). new condenser units and buffer tanks for the upgraded internal cooling systems;
 - (iii). a new balance tank in a concrete bunded enclosure to store waste water from the factory processes prior to treatment in the DAF process;
 - (iv). a new sludge tank in a concrete bunded enclosure to store the semi-solid material left over from the DAF process prior to its removal from site by tanker;
 - (v). a screening building where solids are removed from the factory process waste water prior to DAF treatment;
 - (vi). a new High Voltage transformer Enclosure and a new Electrical Switch-Gear Enclosure;

(vii). a new Gas Meter Enclosure.

(e). an enlarged service yard to facilitate easier access for a Sludge Tanker to reverse into a position close to the Sludge Tank.

The new proposed food processes place more demands on energy and water use and the proposals are designed to deal with this extra demand.

The DAF process, 'dissolved air floatation' is a water treatment process that clarifies waste water by removing suspended matter such as oil and solids and making the waste water fit to be discharged into the normal foul sewer system.

Proposed Soft Landscape Scheme

Unfortunately, the new approved external works means that some areas previously laid out as soft landscape will be taken over with external plant and there will be a nett loss of soft landscaping, this is due to the enhanced plant processes due to be installed in the factory.

An area of existing soft landscaping in the south-west corner will be required to be grubbed up to allow the installation of a new underground electric and gas mains to serve the higher energy demand of the new plant. Once the services have been installed a new soft landscape scheme to match the original removed will be reinstalled, reinstating any original specimens that are suitable to remove, store and replanted.

There is a small area of new soft landscaping associated with a new peninsular proposed between the new car park in front of the existing offices and the existing service yard. There will be a new security fence running along this new boundary with new trees and shrubs planted.

The soft landscape scheme will be in accordance with drawing no. 17-045-PL504 Proposed Soft Landscape Plan, submitted with this report.

The new soft landscape will be the same selection, size and spacing of plants as the original scheme to ensure a scheme that matches.

The specification of the soft landscaping will copy the original specification as found on the following link:

https://planning.hillingdon.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5C51458_A_PP_2013_2973%5CSoft+Landscape+Specification.pdf&module=pl

The existing landscape maintenance is carried out in accordance with the existing Landscaping Management Manual and it seems perfectly logical that this existing document continues to be used for the existing and proposed landscape schemes. There is a copy of this manual in use by the site management team and a copy can be found following this link:

https://planning.hillingdon.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5C51458_A_PP_2013_2973%5CLandscape+Management+Manual.pdf&module=pl

Proposed Hard Landscape Scheme

The hard landscape scheme is simple and straight forward as this is an existing working site and the proposed changes are minimal as follows:

- a). Landscape peninsular formed in concrete kerbs, linked to a rising vehicular barrier to separate visitors away from the working service yard and the dangers therein;
- b). Markings for 7 new car parking bays in front of the existing office extension, to include one access space bring the total on site up to 4 access parking spaces, immediately adjacent the office entrance;
- c). Provision of 4 no. EV charging stations adjacent the new car parking bays;
- d). A new 16-unit bicycle covered shelter to be installed at the end of the car parking road on the east side of the site;
- e). A new external security-controlled door in the existing security palisade fence to allow visitors access to the main office entrance, this door will eventually be controlled by a security office sited adjacent the office entrance (subject to a separate planning application for a temporary security office - yet to be submitted).

The hard landscape scheme will be in accordance with drawing no. 17-045-PL505 Proposed Hard Landscape Plan, submitted with this report.

Conclusion

The proposed soft landscape scheme will be based on the original soft landscape scheme to ensure consistency and continuity between the existing and proposed additions and the new planting will be maintained under the existing maintenance regime.

The proposed

Report prepared by

Christopher C Cook Dip. Arch. RIBA

Axis Architecture, The Old Post Office, Wickham, PO17 5JA

First Issue - 18/12/2018