

New 'DAF' Plant Building at Greencore
366 Stockley Close, West Drayton

Planning Statement

Introduction

An application to vary an existing Planning Condition is being made to Hillingdon Council.

A planning approval no. 51458/APP/2018/2791 was gained on 3rd. December 2018 to build to extensions on the front of an existing food factory. The first extension was a two storey 'DAF Plant' building for the processing of wastewater from the food processes and this building also included an airlock into the main warehouse. The second extension was an Air-Lock Building on the front of an existing cold store delivery bay.

Reasons to Vary Condition

The design of the extension(s) has changed for the following reasons:

- 1). The DAF Building has had to be built smaller than original planned and both the width dimension and the depth dimension have been reduced.

The width has been reduced from 17276mm to 14923mm (-2353mm) because the existing retaining wall to the loading bay area has been found to be unsuitable to withstand a building in close proximity therefore the east wall of the building has been moved away from the retaining wall.

The depth of the building has been reduced from 6748mm to 6000mm (-748mm) because an existing underground soakaway structure was not exactly in its recorded position therefore the south wall of the building had to be moved north away from the existing structure.

- 2). The smaller 'DAF Building' is now too small to house the fire escape/access staircase that was proposed to be internal. The staircase is now an external unit which does not really affect site operations as no one works in the first-floor plant room, it contains automatic equipment that needs to be inspected only periodical once or twice a week by an Engineer.

Note: the 'DAF Building' has now been built and is operational.

- 3). Since the original planning application was granted site operations have been changed and the 'Air-Lock Building' Extension is no longer required. This extension has been superseded by a new Planning Approval No. 51458/APP/2019/2056 dated 20th. August 2019 to build a single storey cold store extension of the existing cold store in place of the original airlock building.

Note: the 'Cold Store' extension construction has not commenced to date.

Design Implications

It is considered that the smaller 'DAF Plant' building will have less of a visual impact than the larger approved version and will have no planning implications.

The loss of the 'Air-Lock Build' would revert to the existing building condition.

The external staircase is on the east façade of the 'DAF Building' and will not form an overlooking hazard as the neighbouring properties are all similar industrial buildings over 60 metres away and the nearest dwellings are out of sight to the west blocked from view by the approach embankment of the A408 Stockley Road bridge crossing of the Great Western Railway on the west flank of the site.

Conclusion

The amended design will have a lesser impact in planning terms than the original approved scheme and is therefore considered to be a minor amendment to the original and the Applicant would request that the Council approve these changes on this basis.

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First Issue: Thursday 30th. January 2020