

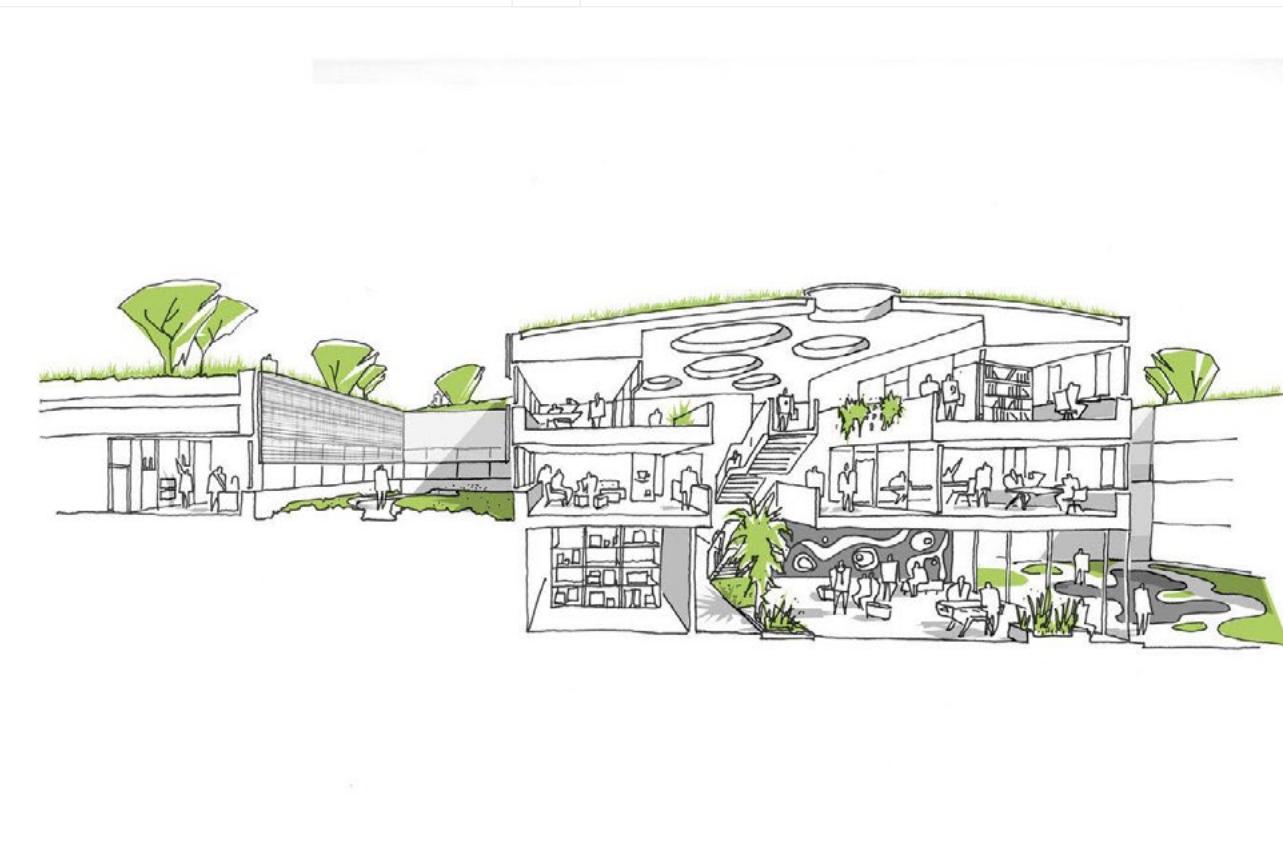
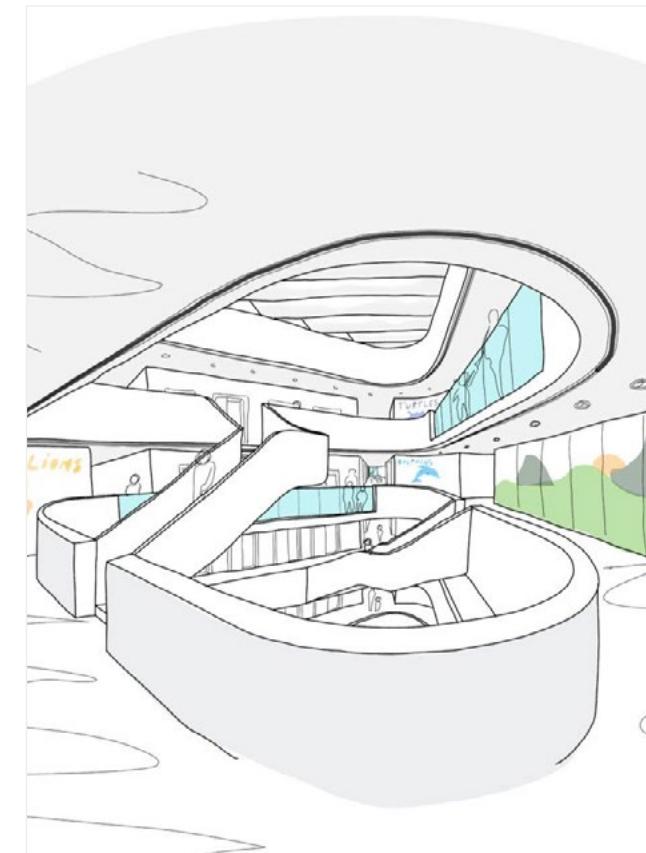
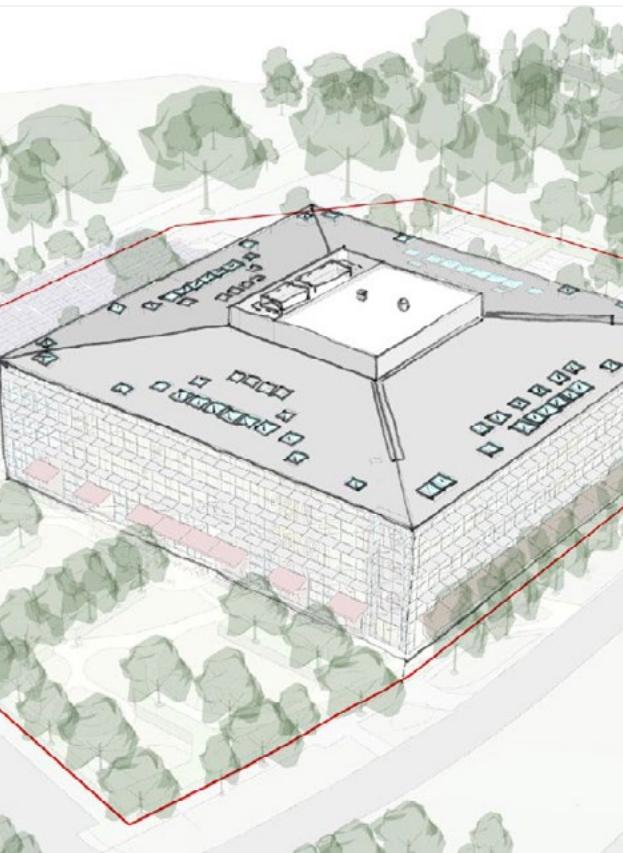
STOCKLEY
PARK

3 The Square

Stockley Park

Application Summary

January 2024



1 - Application Overview

F&C Commercial Properties Holdings Ltd c/o Columbia Threadneedle is submitting to the London Borough of Hillingdon a full application for the change of use of 3 The Square, Stockley Park, Uxbridge, UB11 1ET.

The change of use of existing office building (Use Class B1/now Use Class E) to a post-operative care facility (Use Class C2) will provide 92,000 sqft of employment floorspace, including high quality medical rehabilitation facilities and services with overnight accommodation for 100 patients, as well as high-quality external landscaping.

This document provides a summary of the full planning application being submitted and provides an overview of the submitted documents, scheme benefits, the site and policy context, a summary of the scheme evolution and the final proposals themselves, as well as technical documents that have fed into the process.

Planning Documents

- Application Form
- Planning Statement
- Covering Letter
- CIL Form

Design Documents and Plans

- Location Plan
- Existing Floor Plans and Elevations
- Proposed Floor Plans and Elevations
- Design and Access Statement

Technical Assessments

- Landscaping Strategy and Urban Green Factor Assessment
- Air Quality Assessment
- Heritage Impact Assessment
- Noise Assessment
- Energy and Sustainability Report
- Transport Assessment
- Travel Plan
- Construction and Logistics Plan
- Service and Delivery Plan
- Flood Risk Assessment
- Drainage Assessment and Statement
- Fire Statement
- Office Market Report
- Viability Assessment
- Economic Benefit Assessment



2 - Benefits of the Scheme

The development seeks to provide a world-class new health facility at Stockley Park which will provide new medical services to Hillingdon and the wider south-east. It will also generate a wide range of new jobs and has the potential to establish a new health destination for the Park in attracting similar and associated businesses.

The proposals will deliver a suite of economic, environmental, and social benefits which include the following:

-  New medical services including physiotherapy, MRI and radiology
-  Provision of hydrotherapy pools
-  Providing long-term employment opportunities
-  Retrofitting of existing building
-  Energy efficiency enhancements
-  S106 and CIL contributions to fund active travel initiatives
-  Biodiversity enhancements on site
-  Aim to achieve a BREEAM rating of "Excellent"
-  Cycle infrastructure investment and EVCP provision
-  Potential for wider medical use across Park



3 - Site and Policy Context

SITE CONTEXT

The site comprises of 3 The Square office building and surrounding hardstanding and landscaping. It is located within Stockley Park which has served as a key office and headquarter base for several global companies since the 1980s.

In 2021, Canon relocated from the site to another building within Stockley Park. Since then, the building has remained vacant despite extensive marketing to other office occupiers. March 2022 - relocated from 3 The Square

The site is highly sustainable given:

- It is only a 10-minute bus ride to Hayes and Harlington Tube Station, which is connected to central London and Heathrow Airport via the Elizabeth Line.
- The Park runs a bus service every 8 minutes to Hayes and Harlington to tube station.
- The business park has a range of on-site amenities, such as coffee shops, street food vendors, fast food restaurants, outdoor sports equipment, a gym, Stockley Park Golf Park and a hotel.
- Further to this, Stockley Park runs a 'borrow-bike' scheme for its occupiers, allowing convenient and sustainable travel within the immediate park area.

POLICY CONTEXT

The site is a Locally Significant Employment Location (LSEL), a designated Office Growth Zone, as well as falling within an Air Quality Management Area in the London Borough of Hillingdon's adopted Local Plan (2012).

In August 2020, Stockley Park was designated a Grade II listed Registered Park and Garden for its landscaping.

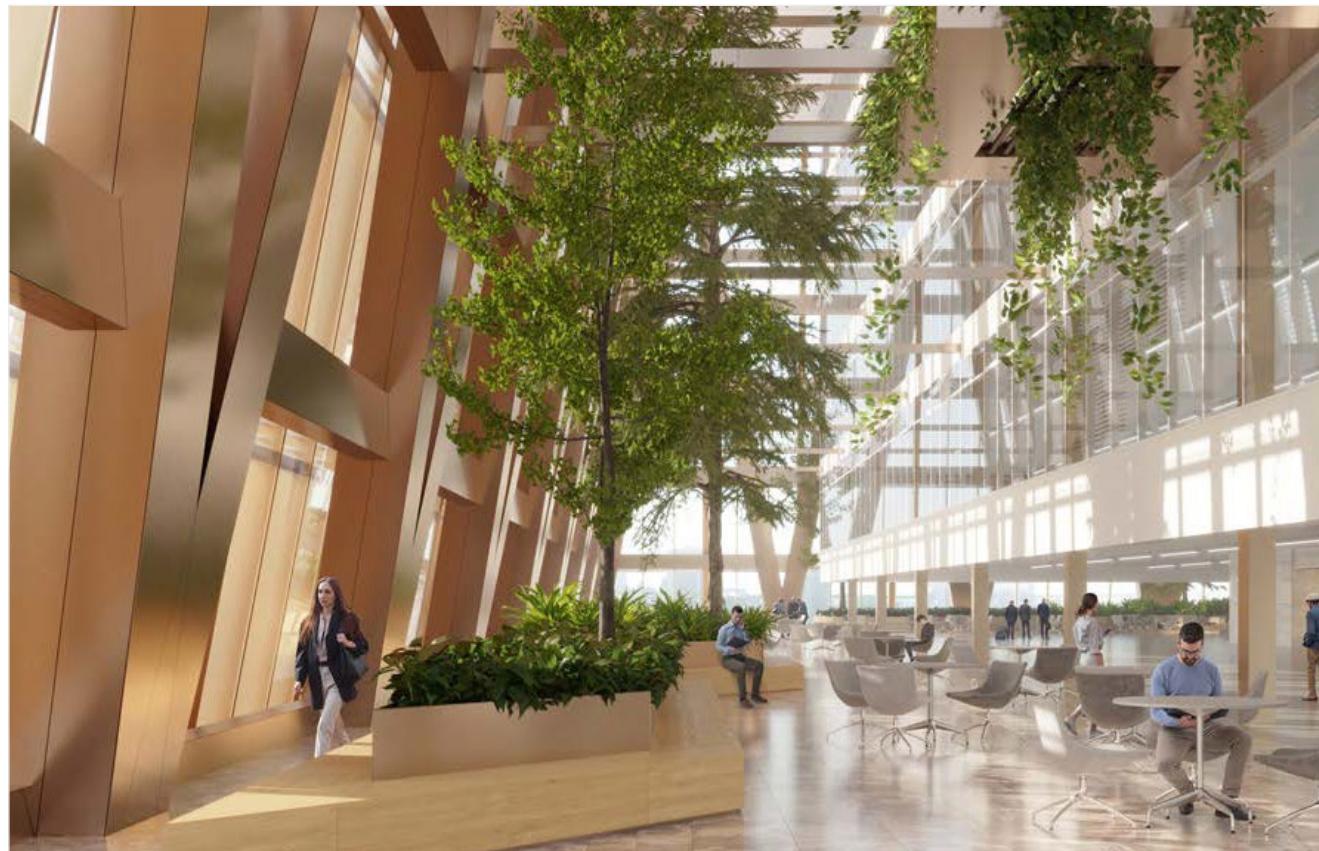
While the site falls outside of the Metropolitan Green Belt, the golf course adjacent to the site does.

The proposed scheme has considered the London Plan, with Stockley Park being mentioned in Policy E1 Part D regarding its LSEL status. This policy states that these employment designations should be protected where possible, with non-office development proposals within LSELs first confirming that existing offices cannot provide suitable affordable workspace, and that subdivision of the office building into smaller units cannot be implemented.

Policy E1 of Hillingdon's adopted Local Plan mirrors the above policy in protecting LSELs where possible.

These documents and their relevant policies and guidance formed the basis of developing the proposals for the site.

This noted, we are also aware that Hillingdon is at the very early stages of preparing its evidence base for their emerging local plan and this has been discussed with officers. It was agreed that this application is progressing ahead of any new Local Plan.



4 - Evolution of the Project

- MID 2020**
Commence marketing for new occupier
- JUL 2021**
Canon sign lease with The Bower in Stockley Park
- JAN 2022**
Consultant team engaged on alternative uses for the building
- MAR 2022**
Canon lease expires and they relocate to The Bower
- MAR 2023**
Pre-app meeting with LBH to present two potential options - data centre and post-op care
- JUL 2023**
Follow up pre-app with LBH on just post-operative care use, with supportive feedback
- 10 NOV 2023**
First PPA meeting took place focused on proposed transport aspects of the scheme
- 14 NOV 2023**
Second PPA meeting took place focused on loss of employment aspects of the proposed scheme
- 15 NOV 2023**
Third PPA meeting took place focused on design and heritage aspects of the proposed scheme
- DEC 2023**
GLA pre-application meeting
- FEB 2024**
Application to be submitted



5 - The Proposals

The proposals will retain the existing building at 3 The Square but make the necessary enhancements and alterations to repurpose it for this new use as set out below. External alterations will be limited to respect the design intention of Stockley Park and adjoining Registered Park and Garden.

Key elements of the proposal is as follows:

- New medical wings comprising a total of approximately 100 one-bed units
- New internal layout within the existing building, comprising post-operative care facilities, including physiotherapy rooms, MRI and radiology, gym and examination and consultation rooms, pharmacy and cafe.
- The potential to address a shortfall in hydrotherapy facilities in the UK, with the provision of hydrotherapy pools.
- Replacement of existing glass facade with like for like to replace failing material.
- Interventions within the building, to enhance its sustainability and energy performance requirements to current market standards and the provision of new plant.
- Removal of some existing car parking to provide a new landscaped garden area.

The application will secure a high quality of design which is detailed through the Design and Access Statement. This will establish the key principle which the full application will comply with.

LANDSCAPING

The masterplan for the site has been inspired from its inception by the desire to preserve and enhance

the Registered Park and Garden. The landscaping is designed to provide a regenerative and restorative environment ideal for healing. This is achieved through removing existing parking spaces to create new ecologically diverse landscaping, seating and footpaths, as well as the incorporation of underground surface water storage tanks for potential surface water runoff.

SUSTAINABILITY

The following sustainability credentials will be incorporated within the proposals:

- Preserve much of the key structural body of the building to reduce embodied carbon.
- Increasing cycle connectivity with the expansion of the Santander Cycle Hire scheme.
- Increasing the overall EPC rating of G to policy compliant levels.



6 - Summary of Technical Reports

A suite of technical reports have been prepared as part of the planning application for the change of use and these are summarised as follows:

OFFICE DEMAND, MARKETING AND VIABILITY

An office market report, site marketing report and viability assessment have been prepared as part of the planning application. These confirm that office demand has changed and demand now focuses on town centre destinations over the more traditional office parks. In addition, the space required is high quality and energy efficient. It is noted that at present 3 The Square does not meet lettable standards at present and would need to be refurbished at significant cost to be let for office use. The viability appraisal confirms this cost would make the scheme unviable when compared to the rents that could be achieved.

At the same time, the building has been marketed for a number of years and no genuine interest has been identified for office use. It is therefore considered there is no realistic prospect of the site being occupied for its lawful use.

HERITAGE

A Heritage Statement has been prepared given that the site sits within a Registered Park and Garden. This considered, since the existing building is being retained and the landscaped area is being expanded, there will be no negative impacts on heritage.

TREES

The tree survey confirms that all trees currently on site will be retained as part of the new development. Tree on the western part of the site will also be enhanced through the provision of new landscaping. The landscaping proposals will not affect any root protection areas.

ENERGY AND SUSTAINABILITY

As set out in the Energy Statement, the proposed development will exceed policy requirements for carbon offsetting through multiple energy efficiency upgrades

and climate resilient interventions. In addition, a Circular Economy Statement and Whole Life Carbon Assessment have been prepared in line with GLA policy requirements.

FLOODING & DRAINAGE

The site is located in Flood Zone 1 which means that there is a very low risk of flooding. Additionally, the proposed development will include underground water tanks for surface water runoff and an increase in overall permeable land on site to ensure the site is resilient to any potential flooding risks.

ECOLOGY AND BIODIVERSITY

A Preliminary Ecological Appraisal have been submitted in support of this application. The proposed scheme has been found unlikely to impact designated sites, habitats of principle importance or areas of ancient woodland.

There is no evidence of badger recorded, however since adjacent land may be suitable, a pre-construction badger survey may be required. Additionally, due to high levels of lighting, there is negligible suitability for bat roosting on the site, meaning no survey or mitigation is required unless further lighting is proposed.

Wildlife friendly planting schemes within the grounds post-development will ensure there is policy compliant Biodiversity Net Gain.

NOISE

The Noise Impact Assessment report assessed to determine the prevalent noise levels around the site in order to set maximum noise limits for plant and machinery associated with the development.

Based on the survey results, equipment and machinery associated with the development shall be controlled to ensure that the overall sound pressure level at 1 m from the façade of the nearest noise sensitive premises do not exceed 40 dB during daytime (07:00-23:00) and 35 dB during night (23:00 - 07:00).



Internal construction work will be policy compliant by building during the day where windows are open for ventilation. Alternative means of ventilation may be found to exceed this initial internal construction limitation.

AIR QUALITY

The Air Quality report assessed the potential effects of the proposed development and mitigation measures required to ameliorate any adverse effects. The baseline assessment takes into consideration the borough-wide Air Quality Management Area, with no exceedances of air pollutants according to policy.

Overall, the site is considered suitable for the proposed development without the inclusion of mitigation, and therefore air quality should not be considered a constraint to the planning consent.

FIRE

A Fire Statement is submitted as part of the planning application. This demonstrates that the building will be modified to meet the latest fire safety standards in accordance with GLA requirements.



