



TOWN AND COUNTRY PLANNING ACT 1990

**CHANGE OF USE FROM
CLASS B8 (STORAGE AND DISTRIBUTION) AND
CLASS E (COMMERCIAL BUSINESS AND SERVICE USES) TO
CLASS B8 (STORAGE AND DISTRIBUTION),
CLASS E (COMMERCIAL BUSINESS AND SERVICE USES)
AND CLASS F.1 (LEARNING AND
NON-RESIDENTIAL INSTITUTIONS)**

**TECHNOLOGY HOUSE
215 HIGH STREET
WEST DRAYTON
UB7 7QP**

**PLANNING STATEMENT
JULY 2025**

1. INTRODUCTION

- 1.1 This Planning Statement has been prepared in support of a full planning application for the proposed change of use from mixed Class B8 (storage and distribution) and Class E (commercial business and services) uses to mixed Class B8 (storage and distribution) and Class E (commercial business and services) and Class F.1 (learning and non-residential institutions) at Technology House, 215 High Street, West Drayton UB7 7QP.
- 1.2 The application is made on behalf of The Kingsborough Centre (Registered Charity No. 1112820), the landowners.
- 1.3 The proposals have been the subject of a pre-application enquiry. The Council's pre-application advice letter confirmed that the proposals for use of part of the building as offices for the Kingsborough Foundation (Class E) and a food bank (Class B8) would be in line with the established uses of the building and would be acceptable. In relation to the proposed use of part of the building for Class F.1 (learning and non-residential institutions use) the Council highlighted the need for robust highway evidence including a travel plan and deliverable measures to address pedestrian access to the site. This advice has been incorporated into the application.
- 1.4 The application drawings prepared by JHA Architects are:
 - 524-D-03 – Existing Ground and First Floor Plans (1:200@A3)
 - 524-D-04 – Existing Car Parking (1:200@A3)
 - 524-D-05 – Proposed Car Parking (1:200@A3)
 - 524-D-06 – Proposed Ground and First Floor Plans (1:200@A3)
 - 524-D-07 – Existing and Proposed Roof Plans (1:200@A3)
 - 524-D-08 – Existing Elevations (1:200@A3)
 - 524-D-09B – Proposed Elevations (1:200@A3)
- 1.5 The supporting technical reports are:

Design and Access Statement prepared by JHA Architects, June 2025

Planning Statement prepared by Paul Dickinson & Associates, Town Planning and Development Consultants, June 2025

Transport Statement 25/072 D001 prepared by Velocity Transport Planning, June 2025

Travel Plan 25-072 prepared by Velocity Transport Planning, June 2025

Flood Risk Assessment, June 2025

BS8233:2014 Noise Assessment prepared by JOSTEC Building Regulations Compliance Services, June 2025

Air Quality Assessment RFE-0645-25-01-02-AQ prepared by RF Environmental, June 2025

Employment Statement prepared by Paul Dickinson & Associates, Town Planning and Development Consultants, June 2025

Fire Strategy Statement, June 2025

2.0 BACKGROUND TO THE PROPOSALS

- 2.1 Technology House comprises about 1202m² of floorspace over two floors with 22 parking spaces. It currently comprises Class B8 (storage and distribution) (516m²) and Class E (offices) (686m²).
- 2.2 The Kingsborough Centre is a local Charity involved in a range of local community projects including the Kingsborough community centre and 'Coat of Many Colours' Nursery both operating from 4 New Windsor Street, Uxbridge UB8 2TU, Hillingdon Food Bank, a 'wrap around care' club to provide after school and breakfast clubs including pick up and drop off from schools for the children of unemployed and disadvantaged families, homes joint effort tuition for ages 7-16 years, and other community focussed events. The Charity has 35 employees. Around 15 employees plus volunteers will be based at Technology House and it is expected some additional employees may be needed at a later stage.
- 2.3 The Charity, and its sister charity the Hillingdon Foodbank (Registered Charity 1148148) have been looking for suitable premises within its catchment area for some time. Both charities would relocate to the building. They would use the existing offices and meeting rooms to manage their operations, which would not involve any change of use. The Charity would also use some of the Class E floorspace for workspace training and the 'wrap around' breakfast and after school clubs (see above) and these would not involve any change of use.
- 2.4 The proposal is for the change of use from mixed Class B8 (storage and distribution) and Class E (commercial business and services) uses to mixed Class B8 (storage and distribution) and Class E (commercial business and services) and Class F.1 (learning and non-residential institutions). In summary this involves retaining about 488m² of Class E floorspace for offices and nursery space and 266m² of Class B8 storage and distribution for the Hillingdon Foodbank. The Class E uses and relocation of the Hillingdon Foodbank's existing storage and distribution activities to part of the existing Class B8 floorspace (266m²) would not involve any change of use.

2.5 About 238m² of existing Class E floorspace and 250m² of Class B8 storage and distribution floorspace would be converted to provide 488m² of Class F.1 use in connection with public worship and religious instruction. This would include a place of worship with capacity for about 150 members. The church operation was previously in leased accommodation at Legion House, Uxbridge Road, Hayes until the landowner converted it to residential. It is currently temporarily accommodated in part of the first floor of the Coat of Many Colours Nursery. The community use would also include recreational space for 'wraparound care' including before and after school care.

3.0 PLANNING ASSESSMENT

Loss of employment space

- 3.1 DMP Policy DME2 (Employment sites outside Designated Employment Areas) states that proposals which involve the loss of employment floorspace will normally be permitted subject to satisfying one five criteria. The proposal would comply with Policy DME2.
- 3.2 The building is not within a designated employment area, i.e. not within a Strategic Industrial Location, Locally Significant Employment Location or Locally Significant Industrial Site. It is not within a defined Town Centre or Local Centre.
- 3.3 The proposal will result in the majority of the building (about 60%) remaining in employment use. The change of use of part of the building would not adversely affect the function of any adjoining employment land. The building is self-contained with its own separate access and parking. None of the adjoining land is in employment use. To the south is Tesco Yiewsley superstore, to the east (front) is a Shell PFS and to the north is a new retail development on the former B&M Home site, with Grand Union Canal to the west.
- 3.4 The Council's pre-application advice letter confirms that the proposal would be acceptable in respect of these employment policies. It acknowledges that sub paras. (i), (ii), (iii) and (iv) of Policy DME2 are not applicable given that the existing use could not be considered to have an adverse impact on surrounding areas, the building is already in use for employment purposes and could be repurposed for alternative uses and the site is not allocated for any other purpose in the Local Plan. The pre-application letter notes that in respect of sub para (iv) (the new use should not adversely affect the functioning of any adjoining employment land), the surrounding uses are retail uses as opposed to office/industrial employment uses. In any event the Council considers the proposed uses are unlikely to impact adversely on the function of any of the adjoining retail uses. On this basis the loss of employment space on the site would not appear to conflict with Policy DME2.

3.5 The Council's pre-application advice letter notes that there is an element of Class B8 use already in the building and as such at least part of the building could potentially be repurposed for use by the food bank, or other training/office/children's club uses without planning permission.

Proposed community use

3.6 The National Planning Policy Framework (December 2024) requires planning policies and decisions to plan positively for the provision and use of community facilities to enhance the sustainability of communities as part of the important role of the planning system in facilitating social interaction and creating healthy, inclusive communities.

3.7 DMP Policy DMCI 2B (New community infrastructure) supports the provision of new community facilities subject to four criteria relating to serving the local catchment area, providing inclusive, accessible and flexible accommodation, maximise shared use and make provision for community access.

3.8 The proposal would comply with the criteria in Policy DMCI 2B:

Local catchment area: The proposal is located within the community/catchment area of those it is intended to serve. This is a small local charity and the church catchment area is local, mainly Yiewsley and West Drayton. The Transport Statement accompanying the application deals with the local catchment area in more detail.

Inclusive, accessible and flexible accommodation: The internal proposals shown on the submitted drawings are focused on providing more inclusive, accessible and flexible space within the building to meet the needs of intended occupants. The proposal includes a new public access at the rear of the building offering a second access from via the towpath (and additional parking in Tesco car park; see Transport Statement). The proposals including installation of an internal lift which will improve access to the first floor.

Shared use and community access: The proposal will provide flexible accommodation offering community access to the facilities outside church times (Sundays and Wednesday evenings) including Bible study, community

meetings, group instruction etc. The accommodation will be available to local groups etc.

Design and appearance

3.9 The application is for a change of use. The only external changes are to the rear (canalside) elevation. The proposals include inserting a new additional entrance and windows in this elevation. There are no proposed changes to the other elevations. Thus there is no material change to the overall appearance of the building and its contribution to the local setting. If anything it is considered the proposed new entrance and windows in the rear elevation will make a positive contribution by providing a more active frontage to the canal and towpath.

Highways

3.10 The Transport Statement highlights the accessibility of the application site including access by walking and cycling and existing bus services.

3.11 The existing access arrangements include a pedestrian access across the Shell petrol filling station forecourt (the property benefits from full rights of access across the forecourt). The applicants have engaged with Shell about formalising these arrangements with signage and markings across the forecourt as shown on the plans in the Transport Statement. There will also be marshals wearing high visibility vests who will assist pedestrians accessing from the High Street during the public worship sessions on Sunday mornings and Wednesday evenings. This will improve the useability of the pedestrian access from the nearest bus stops.

3.12 The proposals also include the provision of an additional access via the Grand Union Canal towpath which would provide safe and convenient traffic-free pedestrian links direct to West Drayton Elizabeth Line station to the south.

3.13 These proposals therefore represent a significant betterment in relation to encouraging access by pedestrians.

- 3.14 The London Plan (Table 4-2) indicates that up to 5 spaces would be permitted for the proposed office use and 3 spaces for the proposed B8 use. The Council has no standards for places of worship/religious instruction, and these are to be assessed on an individual case-by-case basis.
- 3.15 The Transport Statement explains that given these applicable standards, the site's PTAL of 2 and to prevent parking displacement during church sessions, the proposals seek to retain 20 of the existing 22 on-site parking spaces. In addition, the applicant has an agreement with Tesco for the use of 30 parking spaces during public worship sessions. The use of these spaces has been agreed in writing and can be secured by a legal agreement. This increases the total provision to 50 spaces. The limited times of the worship services (Sunday mornings and Wednesday evenings) corresponds with times of lower demand for Tesco so there is ample spare capacity in their car park at these times.
- 3.16 The Transport Statement demonstrates that the proposed change of use would result in differing patterns of travel compared with the existing use comprising of fewer trips in the traditional AM and PM peaks and increased people trips in the 'off peak' times of Wednesday evenings and Sunday mornings. The net trip generation analysis demonstrates that the proposal would lead to a net reduction in trips across all modes for the office and B8 elements compared to the existing use. No parking displacement or impact on the local highway network will occur.
- 3.17 A Travel Plan is submitted with the planning application. This highlighting long-term strategies and measures to encourage more sustainable modes of travel. These include the appointment of a travel plan co-ordinator, the pedestrian access improvements through the Shell PFS forecourt, cycle parking and showers, blue badge parking, a minibus service for worship sessions, and travel pack for users together with action targets and review mechanisms.

Noise

- 3.18 Given the adjoining uses are retail to the north and south (Tesco Yiewsley superstore and a new retail development respectively), a petrol filling station to the east and the Grand Union Canal to the west it is not considered the

proposals would be likely to result in noise issues as there are no neighbouring noise sensitive uses.

Paul Dickinson
BA (Hons) MRTPI MRICS MCMI
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