

Professional statement & supporting evidence for discharge
of planning condition 5.a & 5.b

Land at Former EMI, Dawley Road, Hayes



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Appendices

Appendix A Combined Desktop Utilities Report

Appendix B Existing gas pipe survey plan

Appendix C Existing floor plans

Appendix D Proposed floor plans

Appendix E Electricity services survey map

Appendix F HDR proposed hard landscaping finishing levels

Appendix G BCA Landscape concept plan

1. Introduction and background

1.1.1. Hollis have been instructed by Prologis UK to prepare this professional statement and supporting evidence to ensure the discharge of condition 5.a & 5.b of planning permission (Ref: 8294/ APP/2022/2576) dated 24 April 2023 between Prologis UK 59 Limited and The London Borough of Hillingdon in respect of the development of Land at Former EMI, Dawley Road, Hayes.

1.1.2. This document is to ensure the discharge of the following conditions:

“No above works shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- 5 Other.
- 5.a Existing and proposed functional services above and below ground.
- 5.b Proposed finishing levels or contours. “

2. Existing and proposed services

- 2.1.1. A desktop utilities survey was instructed for the subject property by Prologis UK to confirm the existing buried services. The associated survey report is located in Appendix A. Prologis UK have since instructed ground penetrating survey to confirm the findings of the desktop survey are accurate. The results of this survey will be distributed to all relevant parties, including the principal contractor prior to commencement of any works.

2.2. Gas

Existing services

- 2.2.1. Two gas mains pipes have been identified on the site. One is an intermediate pressure mains supply that trends along the length of the northern site boundary which then deviates south and exits the southern site boundary, to serve one of the adjacent properties. The second, which currently serves the site, is a low pressure mains supply that enters the site through the northwest site entrance and terminates in the ground floor utilities room. Both gas mains are owned by Cadent Gas Ltd.
- 2.2.2. The existing low pressure mains supply is currently utilised to provide hot water and heating throughout the property.
- 2.2.3. The location of all gas pipes are confirmed in the desktop utilities report located in Appendix A. For brevity, the gas pipe survey map extract is located in Appendix B.

Proposed services

- 2.2.4. In order to improve the overall energy efficiency of the property, the proposed works will include for the removal of all gas powered heating and hot water provisions. The incoming low pressure mains supply will be capped off appropriately and left safe upon completion.

2.3. Water

Existing services

- 2.3.1. The property is served by an existing mains cold-water supply which is presumed to enter the site via the main northwest site entrance. The incoming supply enters the property via the ground floor incoming utilities room. The supply is metered and distributes to various outlets throughout the property under mains pressure.

Proposed services

- 2.3.2. The existing mains cold-water supply will be utilised in its existing configuration. Outlets to the secondary single storey office building will be removed and capped off appropriately prior to the complete demolition of this portion of the building.

- 2.3.3. The outlet serving the ground floor WC to the main warehouse building will also be removed and appropriately capped off to allow the complete demolition and strip out of all existing cellular areas to form the open plan warehouse space. For the existing floor plan, see Appendix C.
- 2.3.4. New outlets will be installed to serve the new ground floor accessible WC, and first floor **male and female WCs and cleaner's store as per the proposed floor plan** in Appendix D.

2.4. Electricity

Existing Services

- 2.4.1. A 11KV power supply cable enters the site via the northwest main entrance and terminates at the substation located adjacent to the incoming utilities room. The substation is owned and maintained by Scottish & Southern Electricity Networks. The incoming mains supply is fed from the substation and terminates at an electric meter in the ground floor utilities room. The metered supply then rises to the first floor plant room where it connects to an electrical switchboard. Electrical power is then distributed throughout the property via numerous sub-main circuits and distribution boards.

- 2.4.2. The existing electricity services survey map is located in Appendix E.

Proposed Services

- 2.4.3. **The existing incoming supply is to be maintained in its' current location.** The existing metered supply and switchboard will be relocated from the first floor plant room to the new open plan warehouse area at ground floor level to allow the conversion of the first floor plant room to an open plan office as detailed in the proposed floor plans in Appendix D. All submains cabling and any distribution boards will be reconfigured to suit the revised floor plan.

3. Proposed finishing levels and contours

3.1. Proposals

- 3.1.1. The external levels for the new proposed concrete service yard and existing hardstandings are confirmed in the HDR Proposed yard levels drawing located in Appendix F. With the exception of the new service yard, all existing hardstanding levels are to be maintained.
- 3.1.2. Located in Appendix G is the BCA Landscape Concept Plan confirming that all existing levels to the retained soft landscaping areas are to be maintained.