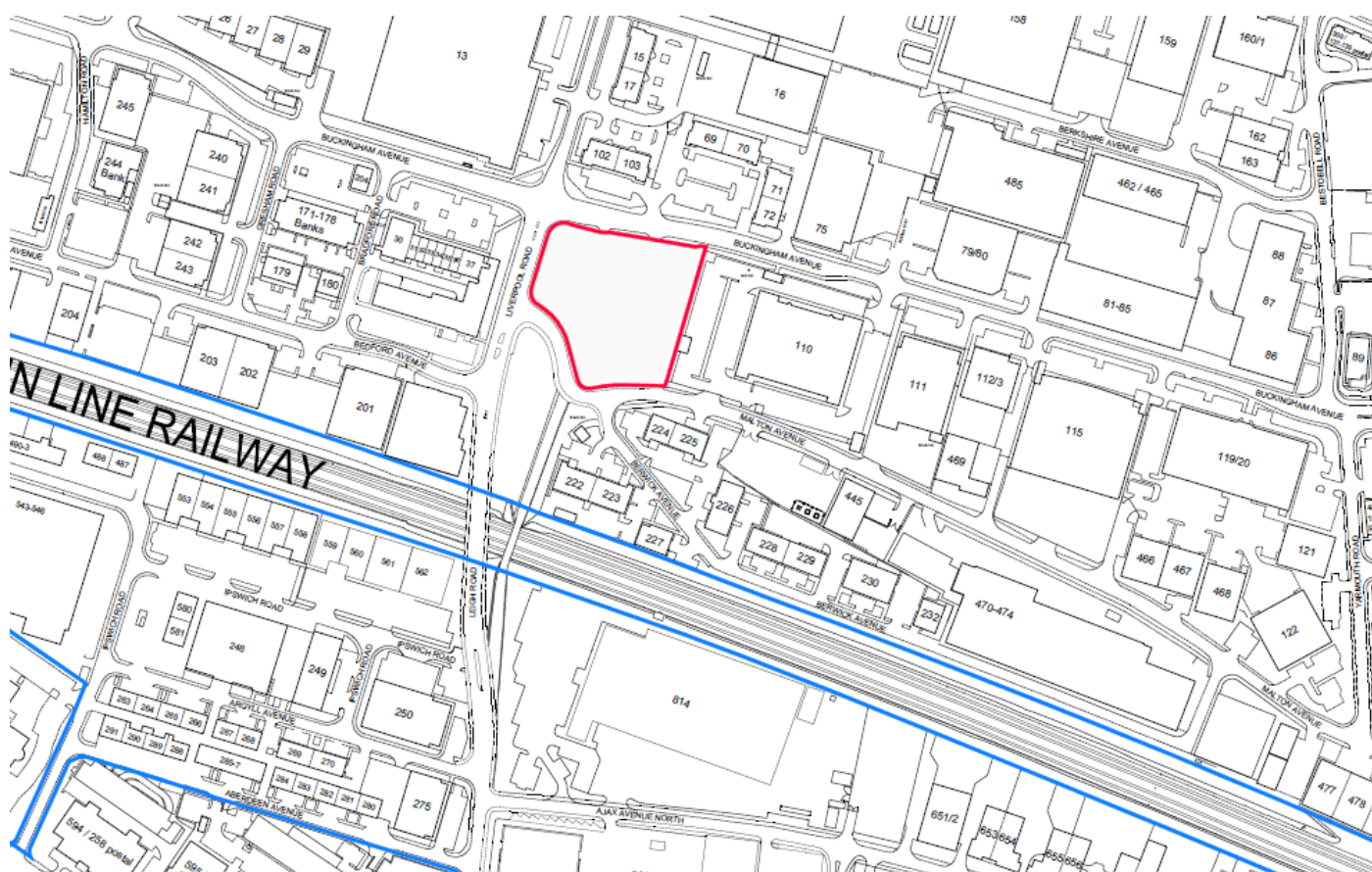


Registration Date:	N/A	Application No:	PREAPP/1372
Officer:	Neil Button	Ward:	Farnham
Applicant:	SEGRO PLC	Application Type:	Major
Agent:	Barton Willmore, 9th Floor, Bank House, 8 Cherry Street, Birmingham, B2 5AL	13 Week Date:	N/A
Location:	183-187 Liverpool Road, Slough Trading Estate, Slough		
Proposal:	Redevelopment of 183-187 Liverpool Road to comprise the construction of a 7-storey building for offices (on the top floor) and light industrial (Class E), general industrial (B2) and storage and distribution (B8) uses with ancillary office floorspace, servicing and loading facilities and car parking.		



PRE-APPLICATION PRESENTATION

Introduction:

The applicant (SEGRO) has entered into pre-application discussions with Slough Borough Council Planning officers regarding the redevelopment of the land which comprises 183-187 Liverpool Road in Slough Trading Estate.

The Site and Surroundings:

The site currently comprises two vacant industrial units which date back to the 1930s, their associated service yards as well as vacant land previously occupied by Units 185, 186 and 187 (now demolished under the SPZ). The site is 0.72 ha. The site lies adjacent to the Buckingham Centre which provides a range of retail uses. To the south comprises the Leigh Road Park constructed as part of the Leigh Road highways enhancement scheme including the new road over the rail line.

The site includes land to the east of the vacant industrial units currently in use as a temporary car park. This land is subject to a Temporary Planning Permission P/05211/001 at 186-187 Liverpool Road for the change of use from industrial (B2) to a surface level car park (Sui Generis) for a period of three years. Temporary Planning Permission P/05211/001 was granted on 2 July 2019 and the site provides temporary parking for the adjacent Premier Inn Hotel whilst the multi-storey car park on Bedford Avenue is being constructed (Ref: P/16611/008). The approved site plan (Drawing 3595-PL-2001 Rev A) for temporary planning permission P/05211/001 confirms that the service yards for Units 183-184 will be used for temporary car parking.

The development site is located with a pedestrian frontage to both Liverpool Road and Buckingham Avenue. Pedestrian access is provided to the northern and western side of the site with a footway access provided. Liverpool Road and Leigh Road have had significant investment in pedestrian facilities in recent years and a network of footways provides access across the railway to the south and to the A4 Bath Road. The Buckingham Centre is located to the west of the site.

The site lies to the south of Buckingham Avenue which is a bus corridor. Bus stops just north of Buckingham Avenue have shelters and service 12 and 13 operate between Burnham, Britwell, Manor Park and Slough town centre. The closest bus stops (with shelters) are less than 200m walk from the site. To the south of the site bus services are also provided on the A4 Bath Road which is a circa 650 metres walk from the Site. The A4 has service 4 which operates from Maidenhead to Heathrow.

Burnham station is located to the west of the Slough Trading Estate and is circa 1.75 km from the Site. Burnham station provides national rail services from Reading to Paddington serving Maidenhead and Twyford to the west and Ealing Broadway, Southall, Hayes and Harlington, West Drayton, Iver, Langley and Slough to the east.

Site History:

At 186-187 Liverpool Rd:

P/05211/001: Change of use of land from industrial (B2) to surface level car park (Sui Generis) for a temporary period of three years. Approved 2-July-2019.

Comprehensive Development at Leigh Road Central Core (which includes the 183-187 Liverpool Rd site):

P/14515/003: Outline application for means of access (in part for changes to Leigh Road/Bath Road junction, access and re-alignment of Leigh Road, and changes to and new roads off Leigh Road, changes to Ipswich Road/Bath Road, Galvin Road/Bath Road and service road and Edinburgh Avenue/Farnham Road junctions and access), demolition of existing buildings and structures and redevelopment of the Leigh Road Central Core, consisting of offices (B1a), hotels (C1), retail (A1), financial and professional services (A2), restaurants (A3), drinking establishments (A4), hot food takeaway (A5), conference facilities, skills and learning centre, crèche (all D1) health club/gym (D2), transport hubs, new leigh road bridge, parking, hard and soft landscaping , CCTV, lighting, street furniture, boundary treatment and all enabling and ancillary works. Approved 18 June 2012.

The Proposal:

The existing units (185 & 185 Liverpool Road) are proposed to be demolished under the SPZ and the replacement proposed development will involve the construction of a 7-storey building for offices (including on the top floor) and light industrial (Class E), general industrial (B2) and storage and distribution (B8) uses with ancillary office floorspace, cafe and car parking. The applicant (SEGRO) has confirmed that it is the intention to provide some of the units as part of their Enterprise Lease to encourage Small to Medium Enterprises (SMEs) to occupy the proposed development.

The proposed development will provide a total of 170 car parking spaces, 12 van parking spaces and 4 motorcycle spaces that will be provided on the ground, intermediate and first floors. 10% of parking spaces will be fitted with plug-in vehicle recharging points. The proposals will include the provision of 46 secure cycle spaces. In addition, on each floor of the proposed building there will be showers and changing facilities provided in order to encourage employees to cycle to the site.

The floorplans indicate flexible Industrial floorspace will be provided on the second-fifth floors and office floorspace will be on the sixth floor. The floorspace schedule includes indicative sizes for the workshops and offices. A goods lift will be provided for deliveries. The ground floor will contain a café adjacent to Liverpool Road.

The building will contain predominant brick facades with a vertical emphasis articulated with aluminium windows with bris soleil detailing. At ground level hit and miss glazed panels will be broken up with a green wall system. The corner facades will contain double height glazed panels to activate the street frontage. The main office/workspace entrance is provided at the corner. The applicant has worked up proposals to include a design which accommodates the Sub-Station on the corner of Liverpool Road and Buckingham Avenue and an alternative design without the sub-station.

The proposals will be provided with a slightly modified vehicular access from Malton Avenue. The access is located to the south-east of the site frontage and in a similar location as that used for the temporary car park use on the site.

The planning submission target date is May 2021.