



Stockley Park

Information Booklet

Park Guidelines and General Information



Introduction



The management of Stockley Park is based at The Management Suite, 5 Ironbridge Road, Stockley Park, Uxbridge, Middlesex UB11 1HB on telephone number 01895 425205.

These guidelines necessitate the co-operation of everyone working on or visiting Stockley Park, making it an efficient, safe and pleasant environment. The guidelines are intended for the provision of reasonable regulation and direction, without detriment to any benefits granted or reserved under any written agreements between landlords and tenants on the Business Park.

Stockley Park is one of Europe's premier business parks, located just 3 miles north of Heathrow Airport. The park occupies 150 acres and adjoins a golf course and Country Park of some 160 acres.

Park Rules

Part I

Tenants' and Contractors' Obligations

1. Tenant companies and contractors are to take all reasonable steps to ensure that their staff, agents and visitors observe and respect the Park guidelines.

Part II

Road Safety and Use of Vehicles

Please note: Drivers on Stockley Park are subject to all road traffic laws.

2. Drivers shall travel only at a speed that is safe in relation to their vision ahead, the weather and road conditions. The maximum speed limit of 25 miles per hour is NOT to be exceeded.
3. Motor vehicles are only to be parked within those areas allocated to the respective tenant or intended for those persons visiting.
4. Vehicles shall not stop upon the roadways except:
 - when required by security staff;
 - in an emergency, avoiding when able, any roundabout or bus stop.
5. Unless with prior consent of the Park Management, no motor vehicle or cycle shall be used elsewhere other than upon roadways and car parks.
6. Use of motor vehicles for purposes of driver tuition or vehicle test require the prior consent of the Park Management.
7. Where possible previous notice shall be given of any unusually large, heavy or hazardous vehicle or load intending to enter the Business Park.
8. The Park Management reserve the right to take measures to discourage the leaving of motor vehicles or trailers on the Park in contravention of these Guidelines, including immobilisation or removal.
9. Road users shall otherwise comply with the advice of the Highway Code (breach of which may be relied upon by any party to civil or criminal proceedings as tending to establish or negate any liability in question).

Part III

Common Safety and Convenience

10. The Park Management encourages the reporting of any matter to them, which puts at risk the health, safety or convenience of persons on the common areas of the Business Park.

11. Tenant companies are to ensure that their staff are familiar with the arrangements for evacuation of their buildings upon the need arising from fire or other threat.
12. All vehicular and pedestrian entry to the Business Park shall be via Bennetsfield Road from the Horton Road/Stockley bypass interchange.
13. Vehicles used upon the Business Park are to display on their windscreen a form of user identification provided by the Park Management, where applicable.
14. Unless authorised by the Park Management no person shall:
 - enter or tamper with any engineering plant, utility, structure, power, fuel or water supply;
 - launch any kite, balloon, projectile or aircraft;
 - set off any fireworks;
 - put any vessel or waste into or enter the ornamental lakes, any drain gully, or waterway;
 - disturb or interfere with any lakeside life saving equipment unless in the event of an emergency;
 - erect any tents, windbreak, bunting, staging platform, table or seating;
 - organise, arrange or participate in any open air procession, entertainment, competition or contest for any purpose whatsoever.
15. No person shall, without authority, by or on behalf of the Park Management, within the common areas:
 - cut, prune, remove or put at risk of damaging growing plant, tree or landscape feature;
 - enter upon any plant bedding or screened area not accessible from a designated footpath;
 - fail to comply with any restriction of access necessary for replanting or landscaping or maintenance;
 - undertake games, playing of musical instruments, radio, television, tape recorder or any other activities prejudicial to the peaceable enjoyment of the amenities by others;
 - discard litter.

General

16. The Park Management accepts no responsibility for any loss or damage to property or injury to persons upon Stockley Park.
17. The Park Management retains the right to alter, add or delete any of these guidelines.
18. No person shall, without authority from Park Management, take photographs of any area of the Business Park.

Park Signage

Any signage on Stockley Park is to be approved by the Estate Management Company.

The main areas of signage on the Park are as follows:

Common Areas

These include the main tenant directory board at the entrance to the Park, speed signs, warning and directional signs. All are maintained by the Estate Management Company and paid for through the Estate Rent Charge.

Car Parks

The Landlord/Tenant is responsible for the provision and maintenance of the signs located on the estate road denoting the company name and building.

Although the costs for these signs are borne by the Landlord/tenant the design and supplier must be approved by the Estate Management Company, who holds details of an approved contractor with the desired Park design standards. Any variation to signage designs are required to be submitted to the Estate Management Company for consideration.

Emergency and Safety Procedures

An evacuation plan to allow all buildings to be vacated quickly and safely has been prepared by the Park Management (Stockley Park Estate Management Ltd). The plan is designed to be simple to understand and implement and uses the principle that, when required to evacuate a building, employees assemble at a pre-determined and marked point in a car park adjacent to their own building. The decision to evacuate a building is solely that of the individual company concerned. Each company must determine its own fire and evacuation plans and disseminate to its staff.

The decision for contractors to evacuate the site is their own. Please ensure all contractors, sub-contractors and site visitors are aware of evacuation procedures.



Emergency Contact Numbers

POLICE

Metropolitan Police

Hayes Police Station

756 Uxbridge Road

Hayes

Middlesex UB4 8HU

Tel: 020 8569 1212

West Drayton Police Station

Station Road

West Drayton

Middlesex UB7 7JQ

Tel: 01895 437212

Uxbridge Police Station

1 Warwick Place

Uxbridge

Middlesex UB8 1PG

Tel: 01895 251212

AMBULANCE

London Ambulance Service

Central Ambulance

Control (Admin)

220 Waterloo Road

London SE1 8SD

Tel: 020 7928 0333

FIRE

London Fire and Civil Defence Authority

Hayes Fire Station

65 Shepiston Lane

Harlington

Middlesex UB3 1LL

Tel: 020 7587 4740

Fire Prevention Office

Marion House

61 Staines Road

Hounslow

Middlesex TW3 3JQ

Tel: 020 7587 4402

SECURITY

Axis Security

Maintenance Base

Furzeground Way

Stockley Park

Uxbridge UB11 1HU

Tel: 020 8561 6371

or 020 8561 8701



Transportation

By Road: from the South, including Heathrow Airport, London and the East (by the M4), the West (M3 and M4) and the North (M25 and M4): leave the M4 at Junction 4 (Heathrow spur) and travel North on the A408. Stockley Park is less than a mile north of Junction 4 and is also accessible from the M40, A40 and Uxbridge.

By Bus: The A10 bus service links the Park with Heathrow Airport and Uxbridge. It operates every 15 minutes during peak times.

The 350 bus serves the Park and links to West Drayton and Hayes & Harlington station (every 15 minutes). The U5 bus serves the Park and runs every 15 minutes during the day and 30 minutes during the evening, linking Hayes & Harlington, West Drayton and Uxbridge Stations whilst serving Hillingdon Hospital.

Timetables are visible at each bus stop and on the web site www.stockleypark.co.uk

Shopping Bus: A twice-weekly courtesy shopping bus to Uxbridge is provided on Tuesdays and Fridays, leaving Stockley Park at 12:30 and returning by 13:30 on Tuesdays, and by 14:00 on Fridays. The pick up points are: outside 3 The Square; Apple bus stop - Furzeground Way; Marks-and-Spencer bus stop - Longwalk Road and GSK offices in Ironbridge Road. Further information can be obtained from the SPEML office on 01895 425205.

By Train: The nearest railway station to Stockley Park is West Drayton, less than a mile away. West Drayton is on the Paddington line and links with Reading and Slough and, consequently into the national network. The journey time to and from Paddington is approximately 20 minutes and trains run every 30 minutes. Access to the Underground system (Central and District Lines) can be made at Ealing Broadway. Hayes & Harlington Station (one stop closer to Paddington) provides a more frequent and faster service than from West Drayton.

By Underground: Uxbridge is the terminal station on the Northern arm of the Piccadilly and Metropolitan Line.

The Southern arm of the Piccadilly Line runs to Heathrow (Terminal 4 and Central): Stockley Park is linked by the A10 from Heathrow Central.

Taxi Cabs: A variety of taxi cabs operate in the Stockley Park area, details of which can be found on the Stockley Park website.



History and Wildlife on Stockley Park



Ancient Times

The land on which Stockley Park stands has been a site of human endeavour for 250,000 years. Throughout its history it has witnessed the evolution of mankind and the way man has learned to adapt local resources to the best advantage. Before the last Ice Age, Paleolithic man and women crafted primitive stone tools, which were swept into the gravel underneath Stockley by the rivers and glaciers and melted waters. By 70,000 years ago Neanderthal man visited the site and the implements found in the Yiewsley gravel pits reflect a slow, certain progress over the centuries in the mental concepts and manual skills of those nomadic hunters and gatherers. As they improved their sharpened flint tool kits, they became more efficient in feeding, clothing and sheltering themselves. In fact, the Yiewsley gravel pits, which were investigated early in the last century, have yielded some of

the most extensive deposits in this country of the tools knapped by Neanderthal man.

The more settled Neolithic people farmed the land and gradually received incomers who knew how to work metal. In 1975 a bronze-age axe was found near Harlington Church and nearby there are indications which suggest that a burial ground and settlement was established close to Stockley at this time. Certainly during the middle Iron Age there was at least one farming community harvesting wheat, barley and oats from the fertile ground. Archaeological excavations in 1985 and 1990 have revealed four circular huts and associated granaries, along with weaving equipment and the first evidence of industrial waste.





Middle Ages

The area provided the Roman capital of Londinium with much of its grain and the rural nature of what was to become known as Middlesex prevailed through the Dark Ages. From this period comes the local name of Dawley, derived from an Old English word Leah, indicating flat land in a river or clear open space in a wood. By the Norman Conquest of 1066, the Park was owned by the manors of Dawley and Colham. Although its ownership changed hands as power and wealth fluctuated, it seems likely that most of the land was used for arable agriculture. According to Dr Penelope Hunting, Stockley Park's historian, 'the weather, the harvest, the demands of their manorial lord and their church were the real concerns of the medieval inhabitants of Colham, Hillingdon and Dawley'. They also had to live through great floods, sheep and cattle plagues and the Black Death.

Post 1500s

Dawley itself was deserted by 1515 because arable land had been converted to pasture and had so deprived the ploughmen of their livelihood. In the mid - seventeenth century the area was enclosed by Sir John Bennet (after whom Bennetsfield Road is named) to create a country gentleman's park, planted with trees and stocked with deer. Sir John was an absentee landlord, being the Deputy Postmaster to King Charles II and living in Westminster, but he did rebuild Dawley House, beyond the South East corner of what is now Stockley Park, complete with orangery, menagerie, orchards and a furze ground (commemorated in today's Furze ground Way).

Industrial Revolution

The opening of the Grand Union Canal in 1805 set the scene for a change of use of the land for the next 150 years. Gradually agriculture gave way to brick making, because of the fine deposits of brick earth. Many of Kensington's grand museums are built of 'Cowley stocks'; bricks which came from this area and whose fame eventually gave rise to the name Stockley. When the brick earth was exhausted early in the 20th century the underlying gravel was extracted and eventually the land fell into disrepair. The extraction industries left holes that were filled with domestic refuse and the site became polluted and hazardous. Although a green belt site, it was a no-man's land until the developers of Stockley Park approached Hillingdon council with a master plan in the early 1980s.

In 1985, the derelict wasteland that had been created began to change and a new chapter in the history of Stockley Park had begun.

Landscape

Before commencement of development work, a complex and detailed master plan was designed by Arup Associates to resolve the many problems relating to the 450-acre site. Engineering solutions were developed which turned the disadvantages of the site into advantages. Site resources were used to create new landforms rather than import or export soil and rubbish. In particular, this applied to creating topsoil for the public parkland, an innovative concept devised by the Dutch reclamation consultant Grontmij. All the landfill was removed from the 100-acre business park zone and moved north to create the landform in the public parkland area. Clean gravel and clay was then taken from a 'borrow' pit and brought south into the Business Park to form building foundations, lakes and landscaped areas. An underground cut off wall along the northern boundary prevents ground water from becoming polluted by the refuse. It took contractors 18 months to move four million cubic metres of rubbish, clay, and gravel - the largest single civil engineering project involving landfill transfer in Europe. As no suitable topsoil existed on site, it was created by mixing clay clapping with imported sewage cake. The area was then fallow-seeded and the initial crop ploughed back in to build organic matter. Over one million worms were introduced to aerate the newly formed soil.

Planting of the public parkland commenced in 1989 with over 140,000 trees and shrubs in place by mid-1993.

On the Business Park itself, the landscape plays a vital role in establishing the framework for the development. The Park echoes the first formal gardens created by Sir John Bennet in the seventeenth century. An avenue of lime trees runs through the Business Park, providing an attractive colonnade.

Other trees and shrubs have been used to create specific focal points on a grand scale. The lakes are not only an attractive feature, but help to regulate the surface and ground water. All of the buildings on the park have been designed to relate to their unique setting, so that they are part of the landscape, rather than being imposed upon it.



Wildlife

Visitors to the park and employees alike enjoy watching and feeding the many different birds that inhabit the lakes. In total 47 different species are either permanent or occasional residents. The birds that attract the most attention are the swans, but there are also several species of geese. The itinerant Canadian geese drop in from time to time and a few pairs have taken up permanent residence. There are numerous ducks including Mallards, Aylesburys and Red Crested Pochards, Coots and Moorhens.

The Lakes

The lakes are stocked with Koi Carp, Golden Orf and Gold Fish, as well as many types of common fish. Local Herons are kept busy with this tempting array, but even so the lakes are farmed by a local company on a regular basis, maintaining a healthy balance in the water.



Services in and around Stockley Park



The Arena

The Arena is the focal point of social and recreational activities within the Park.

Business Centre/Conference Rooms

Business services are offered to individuals/companies looking for office space and conference rooms to host meetings/conferences. Further information can be obtained from their Reception on 020 8899 1700, or the web on www.arenacentre.co.uk.

Alexanders Wine Bar

As well as a selection of beer, wines, spirits and coffee, hot and cold food is also served throughout the day. Opening hours are from 08.00 - 22.00 Monday to Friday. For more information please call 020 8569 2462.

Canned Ego Hair & Beauty Salon

Offering a wide selection of hair and beauty treatments, including makeovers, pamper days, massages and tanning treatments. Opening hours are 10.00 to 20.00 Monday to Friday and 09.00 to 17.00 on Saturdays. For further information, telephone 020 813 6842.

Stockley Park Newsagents and Drycleaners

Tobacconist and newsagents as well as drycleaners, providing a large selection of confectionery, stationery, sandwiches, snacks and greeting cards, as well as other essentials.

A cash dispenser machine is accessible on the premises, however a small fee is required for the dispensing service. Opening hours are from 06.00 to 20.00 Monday to Friday and on Saturdays 09.00 to 15.00. Telephone: 020 8848 3140

Virgin Active

The Virgin Active Life Centre at Stockley Park offers a complete lifestyle package of health, fitness, relaxation and social activities. Relax in Bliss, a chill-out area with a hydrotherapy pool, sauna, steam room and solarium or take a dip in the 25 metre swimming pool. For those seeking drier activities, step, yoga and much more are available in the two air-conditioned studios. In the 10,000 sq. ft. gym you will be greeted by over 200 pieces of modern equipment. The 'Crunch' café-bar serves a variety of hot and cold meals and in the lounge you can read books and even surf the Internet. Opening hours are between 06.30 and 22.00 on weekdays and 09.00 and 18.00 on weekends. For further information please call 020 8587 3700 or visit the web on www.virginactive.co.uk.

Subway Sandwich Bar

Subway offers its world famous sandwich - the 'SUB', made from bread freshly baked on the premises and prepared by a 'sandwich artist'. Subway offers a large selection of freshly prepared fillings, salads, snacks, cookies and hot and cold food is available between the hours of 07.00 - 22.00 Monday to Friday and 08.00 - 20.00 Saturday and Sunday. For further information, telephone 020 8606 3700

Whitehouse Bar & Restaurant (Lloyds No 1 Bar)

The Whitehouse is situated by the Arena Lake and has a varied menu. Hot and cold food is served throughout the day and special offers are promoted on certain evenings of the week. The licensed bar is moderately priced with a large range of spirits, quality wines, cocktails and beers from around the world. The view from the restaurant overlooks the Arena Lake and seating can be arranged for the decking area at the back of the building, directly above the lake looking on to the 'synchronised swimmers' sculpture.

Opening hours are from 09.00 - 23.00 Monday to Friday and 11.00 - 22.30 Saturday and Sunday.

Further details can be obtained from telephone number 020 8589 7870 or the web on www.lloydsno1.co.uk.

Busy Bee Nurseries

Busy Bee Nursery offers childcare services for tenants on the Park and the local area. Further information can be obtained from telephone number 020 8573 5723.

Stockley Park Golf Club

Situated adjacent to the Arena, the Golf Club has an 18-hole course. There is a Balcony Restaurant, which is open to the public seven days a week, and which has scenic views over the Golf Course and where customers can watch events unfold on the 9th and 18th greens, either from inside the bar or outside on the veranda. A wide variety of menu choices are available to suit all tastes and requirements. Opening hours are from 11.00 to 17.00 every day. For more information, telephone 020 8813 5700 or visit the website on www.stockleyparkgolf.com.

Services around Stockley Park

Banking

The following are situated within Uxbridge and Hayes Town Centres:

Abbey National	0845 7654321
Barclays Bank.....	020 8250 6400
HSBC.....	0845 7404404
Lloyds TSB.....	0845 300 0000
National Westminster	0845 310 1202

Civic Centre

The borough's Civic Centre is located on The High Street, Uxbridge on telephone number 01895 250111.

Doctors and Dentists

The following practices are situated within Uxbridge or West Drayton:

Uxbridge Health Centre - Uxbridge	01895 231925
Belmont Medical Centre - Uxbridge	01895 233211
West Drayton Dental Centre - West Drayton.....	01895 442801

Hospital

Hillingdon General Hospital is situated in Pield Heath Road, Hillingdon and is approximately 5 minutes drive from the Park, following the directions to Uxbridge. Telephone 01895 238282

Hotels

Hotels situated in the near proximity of the Park are as follows:

Crowne Plaza.....	0870 400 9140
Holiday Inn	0870 400 8595
Heathrow Marriott Hotel	020 8990 1100
Novotel London Heathrow	01895 431431
Radisson Edwardian	020 8759 6311

Library

The central library for the local community can be found in Uxbridge, on the High Street. Telephone number 01895 250600.

Opticians

The following practices are situated in Uxbridge, Hayes and West Drayton.

Specsavers	
• Hayes	020 8756 4980
• Uxbridge.....	01895 256010

Dolland and Aitchinson	
• Uxbridge	01895 254885

Hayes Opticians	
• Hayes	020 8569 2998

S.H. Harrold Ltd.	
• Uxbridge	01895 234017
• Hayes.....	020 8573 4400
• West Drayton	01895 442140

Shopping

Uxbridge Shopping Centre is approximately 4 miles from Stockley Park and provides an extensive range of high street shopping facilities - The Pavilion Shopping Centre, The Chimes Shopping Centre, a nine screen Odeon Multiplex Cinema, an array of restaurants and cafés, a library, tertiary college, parking, and access to the underground which provides services to the Metropolitan and Piccadilly lines.

Shopping Bus

Please refer to the Transportation section for further information on the Shopping bus and other bus services.

Utilities

The local utility companies are as follows: -

National Grid (Gas)	0870 608 1524
Southern Electric	08457 444555
Three Valley Water.....	0845 7697982

Stockley Park Estate Management



Stockley Park Estate Management

The estate management of Stockley Park is provided by Stockley Park Haywards Estate Management Limited (SPHEM) on behalf of the various Park Management Boards which are themselves owned by the freeholders and leaseholders of the buildings on the Park but which have no direct employees. SPHEM is owned 51% by Stockley Park Consortium Limited and 49% by Haywards Property Services.

Funding for the operation of the Park is achieved through an Estate Rent Charge, the budgets for which are prepared by SPHEM for approval by the Park Management Boards.

SPHEM, who specialise solely in estate management, provide a service to tenants, landlords and Park Management Boards that enables the smooth running of Stockley Park. These services include:

- Hard and soft landscaping
- Security
- M&E Maintenance
- Web based commuter centre

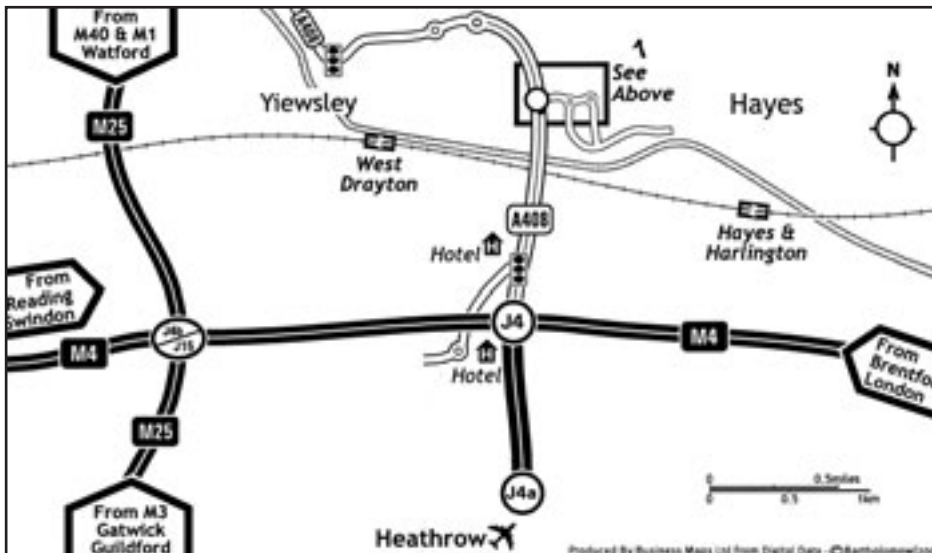
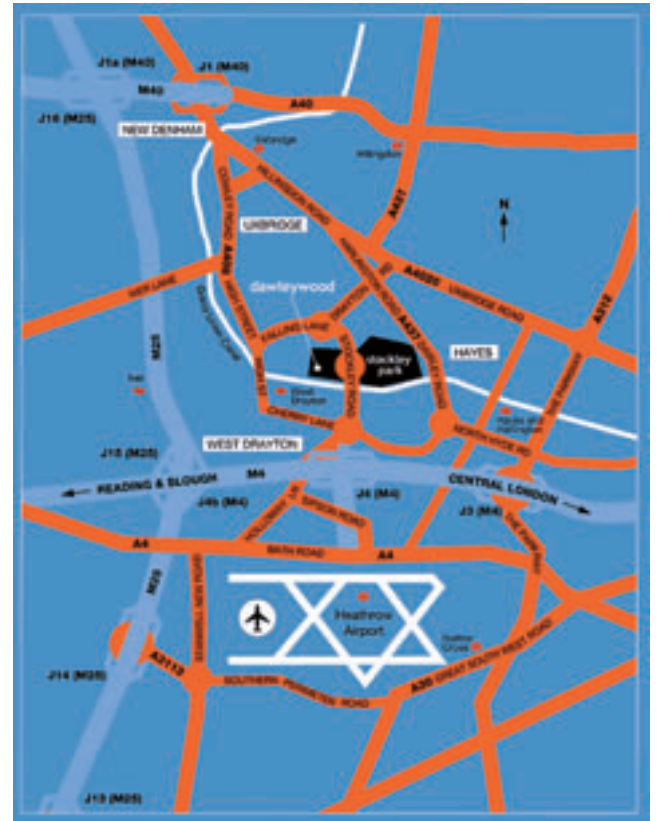
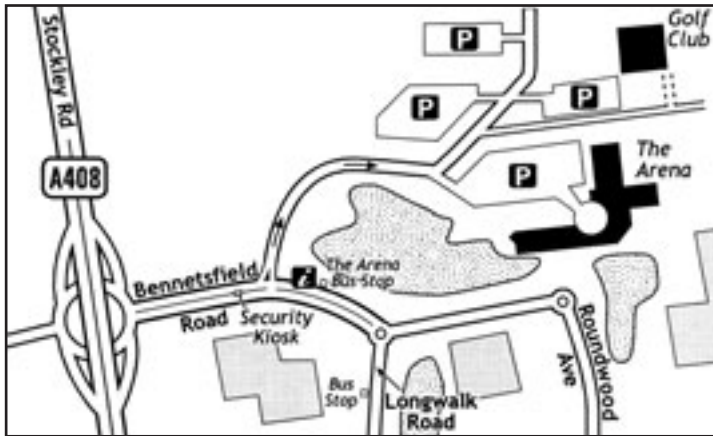
Park rules and guidelines are governed by SPHEM on behalf of the Park Management Boards. Signage, car park layouts, structural changes and advertising all require approval by SPHEM.

Constant assessment of each individual service operation is monitored by Key Performance Indicators in order to check that each operation is delivering the standards as set out in the contract conditions. The results of these are published quarterly to tenants and landlords. Contracts are tendered every three years to ensure high standards are maintained and best value is achieved.

SPHEM operate a rolling 3 year investment plan to respond to constantly changing market demands. Approved by the Park Management Boards, these plans are intended to enhance the existing facilities on the Park.

SPHEM maintain strategic relationships with key statutory bodies including central government agencies, local authorities, and the emergency services, and with local interest groups, in pursuing the interests of Stockley Park.

Routes to Stockley



Directions by Car

Exit Junction 4 of the M4 taking the A408 Stockley Road, signposted to Uxbridge and Hayes. Continue for approximately 1 mile, then take the slip road on the left, signposted to Stockley Park. At the roundabout turn right for Stockley Park East.

By Public Transport

From Central London travel by train from Paddington to Hayes & Harlington Station. Take the H50 Trainlink transfer bus or the U5 to Stockley Park. Get off at the stop marked 'Longwalk Road'. If you are travelling from the west, Great Western Trains will bring you to Reading. From there catch a local train to West Drayton for the H50 Trainlink transfer bus.

Alternatively from London, take the Heathrow Express from Paddington or the Piccadilly Line to Heathrow terminals 1,2,3. Then take the A10 bus to Stockley Park. The A10 bus also goes from Uxbridge Underground Station directly to Stockley Park.

More information on travel to the Park can be obtained from our Travel Solutions website www.buzzatstockley.co.uk, alternatively the Transport For London site at www.tfl.gov.uk