Wexham Road Data Centre Campus
Public Consultation

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What is happening at Wexham Road?

Map labels: PETERSFIELD AVENUE, Akzo Nobel, Slough Station, Yondr, GRAND UNION CANAL, WEXHAM ROAD, Wexham Road Data Centre Proposed Site, Uxbridge Gas Works, UXBRIDGE ROAD, Sainsbury's Slough
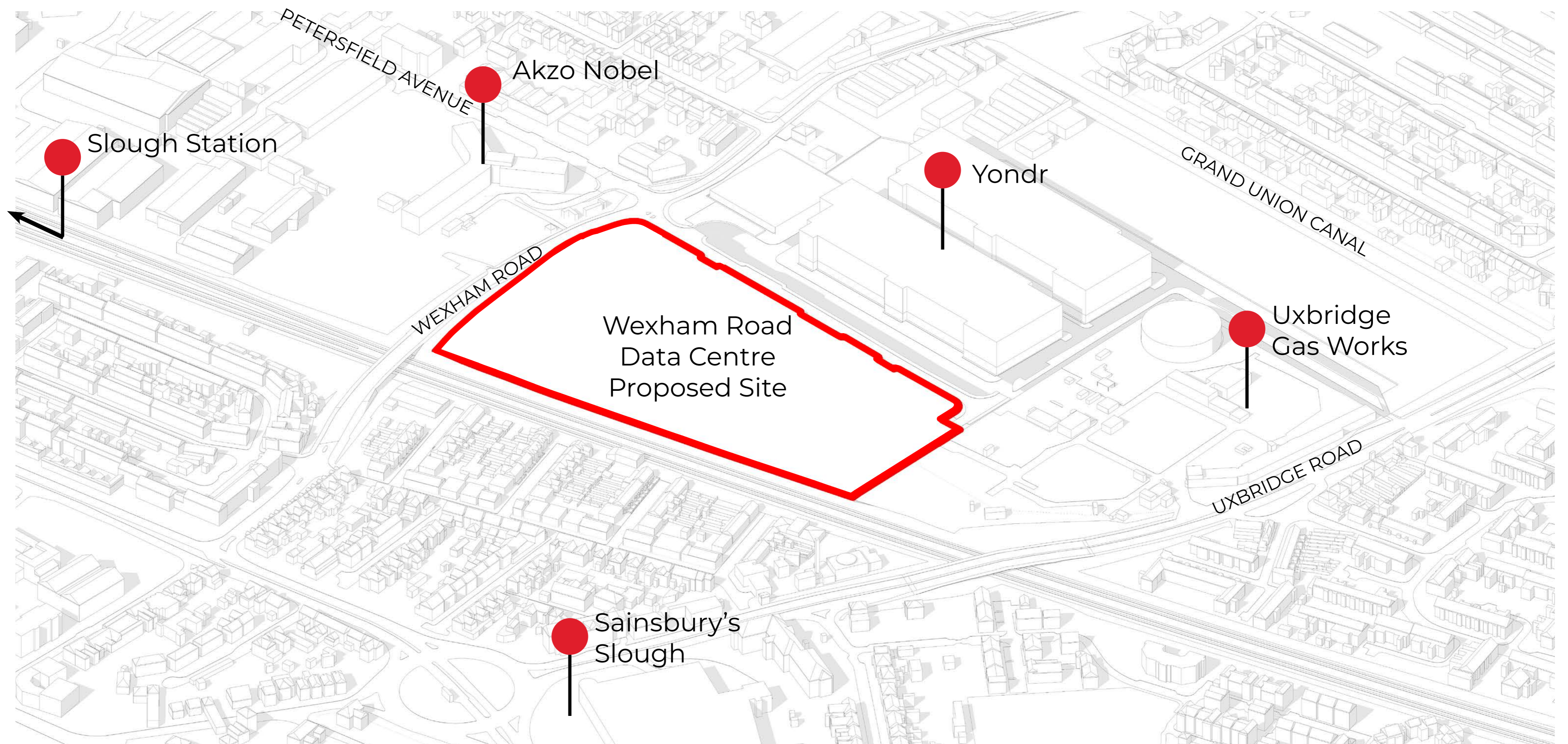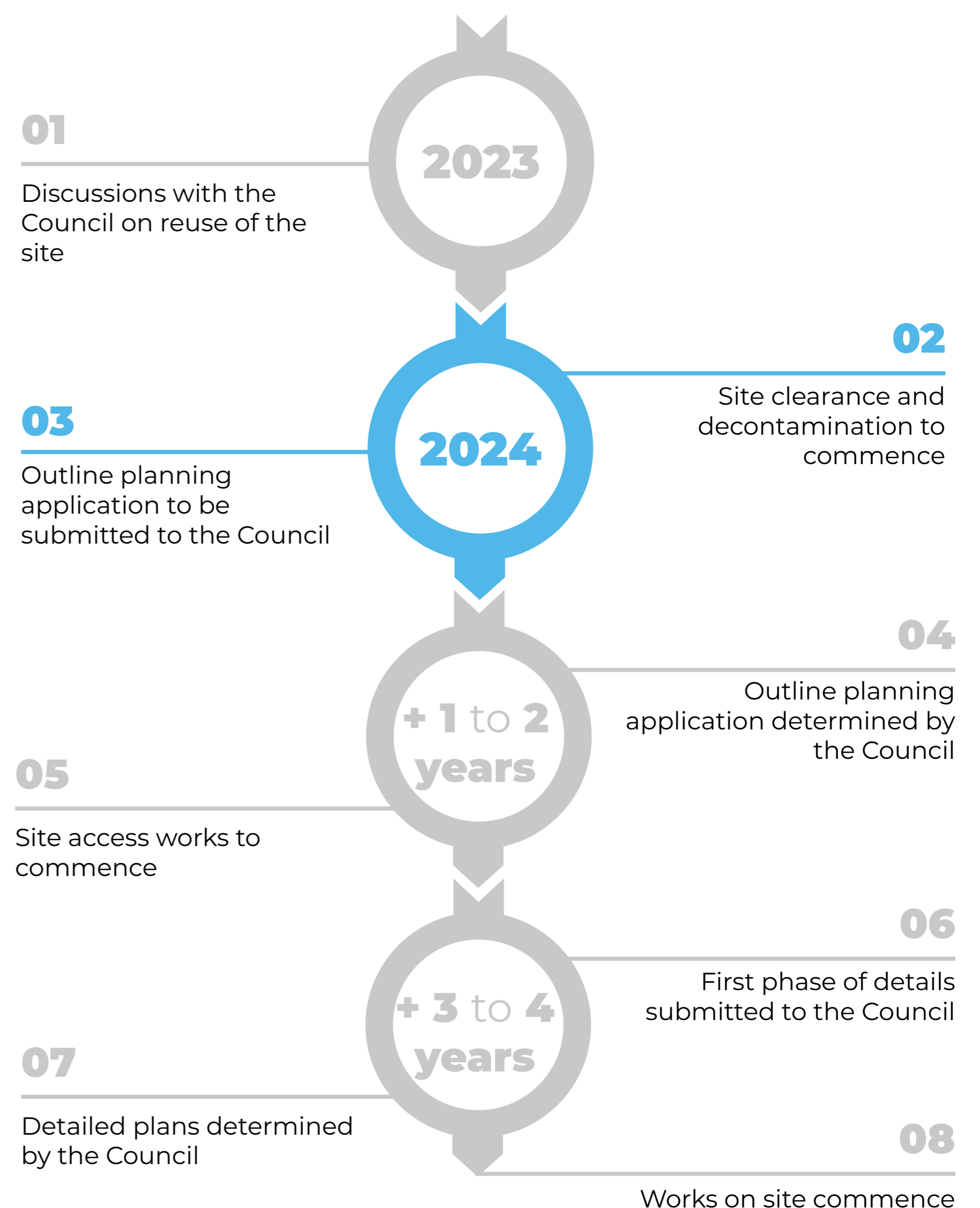
Equinix is proposing a new data centre campus on the former Akzo Nobel site on Wexham Road.

This would be a vital new piece of digital infrastructure within Slough. Importantly, it would revitalise a former 'gateway' industrial site to the town. The scheme looks to provide numerous community benefits such as:

■ Local employment and training opportunities;

■ Creation of a technology campus at Wexham Road, cementing Slough's place in the technology industry;

■ Enhanced public realm along the perimeter of the development;

■ Enhanced biodiversity and landscaping;

■ Benefits for the local economy;

The proposals are at an early stage and will be submitted for planning permission later this year. The adjacent programme shows the indicative timeline for the redevelopment of the site.

01 2023
Discussions with the Council on reuse of the site

02
Site clearance and decontamination to commence

03 2024
Outline planning application to be submitted to the Council

04
Outline planning application determined by the Council

05
Site access works to commence

+ 1 to 2 years

06
First phase of details submitted to the Council

+ 3 to 4 years

07
Detailed plans determined by the Council

08
Works on site commence

*Target timeline.
Timings are indicative and subject to the consultation and future planning applications.

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Equinix - Who Are We & What Do We Do?

Equinix is the world's digital infrastructure company where businesses from across the world can virtually come together, connect and create the technologies that enrich our work, our daily lives, and our planet.

The UK is a major tech hub, and Equinix's second largest market with 14 data centres across London, and Manchester at present. We have provided cumulative investment UK wide in excess of £1 billion, employ approximately 1400 people in the UK, and are expanding in both Greater London and Manchester.
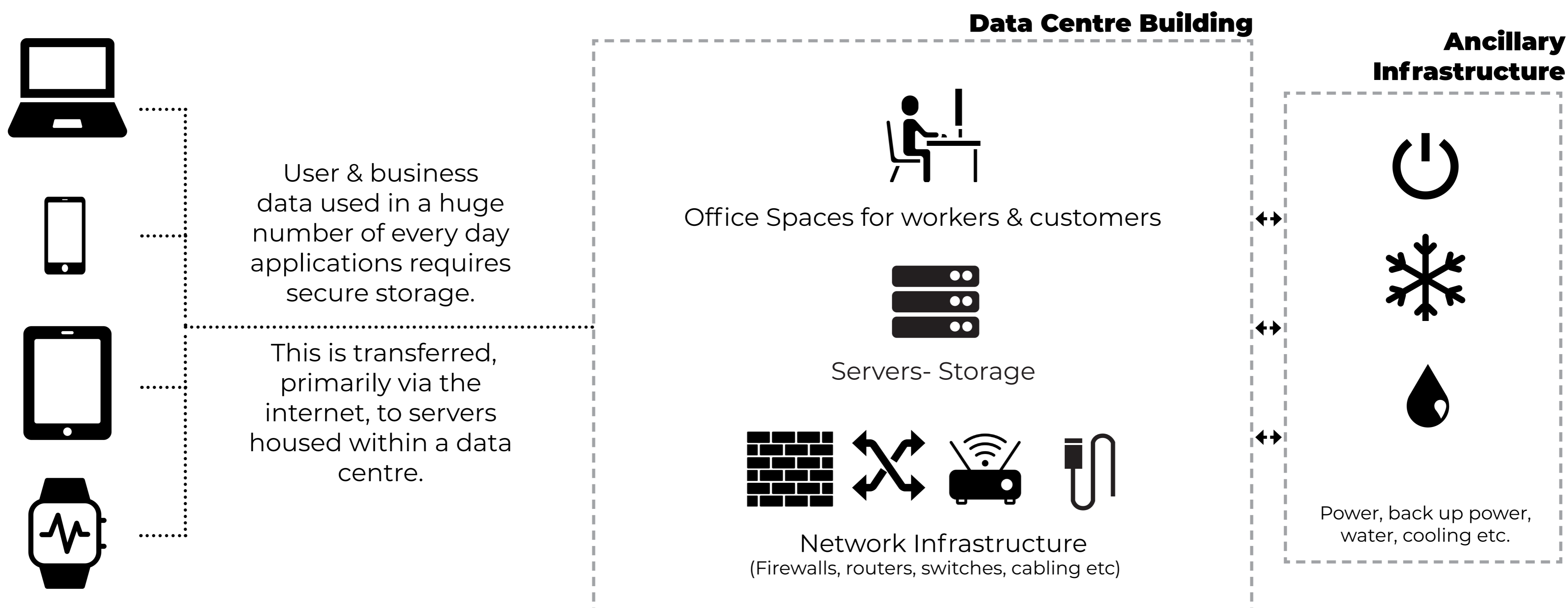
Equinix is already part of the community in Slough, with 6 sites (and a 7th site about to commence construction), concentrated around the Slough Trading Estate and many initiatives being carried out in schools, further education and training, charities and local buisnesses.
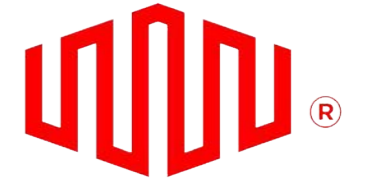
What is a Data Centre?

Data centres are sometimes referred as the place where the internet lives.

They are rooms or buildings that offer space, power and cooling to house and host servers, compute, storage and other ICT equipment. Modern data centres have evolved today to support thousands of interconnected devices efficiently and effectively. In doing so, data centres support every conceivable aspect of our lives: transport infrastructures, government services, telecommunications, entertainment, business processes, and social networks. Almost every app on a smartphone today will process its data through a data centre.

User & business data used in a huge number of every day applications requires secure storage.

This is transferred, primarily via the internet, to servers housed within a data centre.

Data Centre Building

Office Spaces for workers & customers

Servers- Storage

Network Infrastructure
(Firewalls, routers, switches, cabling etc)

Ancillary Infrastructure

Power, back up power, water, cooling etc.

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An Industrial Past

The former Akzo Nobel Site on Wexham Road has a rich history in the paint and varnish industry stretching back to the early 1900's.

Formerly owned by Naylor Brothers, who set up in Slough after the First World War, the Wexham Road site was used for the production of paints.

This intensified when the Naylor Brothers joined with Nobel Chemical Finishes in the 1920s, and the manufacturing, distribution and sale of their products was concentrated on the Slough site.

The site was bombed twice in the second world war, however the brand continued to grow, with the site being densely rebuilt and continuing to manufacture until 2018 when the factory closed. The site has been unused since.

Equinix is now seeking to make a long-term investment on the former Akzo Nobel site, and works are commencing to clean and decontaminate the site to enable its move from an industrial past to a new future and new opportunities.

1. Google Earth Image of former industrial site, 2003
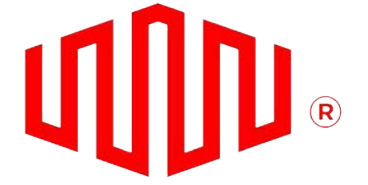Source: Google Earth

2. Aerial Photograph of the site showing Naylor Varnish Factory, 1928
Source: Historic England Archive
-EPW020649

3. Aerial Image of the Site, 1945
Source: Historic England Archive
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4. Image from Dulux Paint advertisement, 1950s
Source: Dulux.co.uk
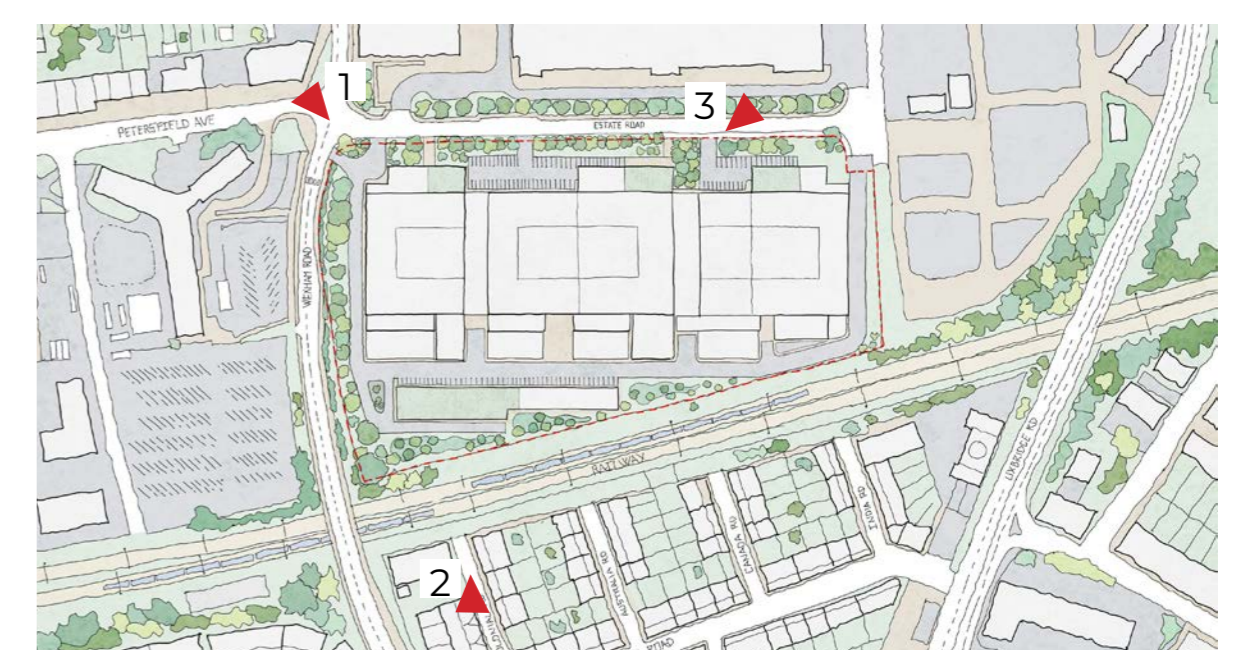
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Stepping into the Future - Our Vision

■ Regenerating an unused industrial site and creating a hub of employment in the area.

■ Creating a landmark in Slough, a recognisable piece of architecture that is associated with the prevalent technology industry in the area.

■ Creating interest through the building forms, facade materials and textures.

■ Creating new public realm to improve and activate the site.

■ Acknowledging the context with an architectural form that reduces the impact on the views from the residential properties to the south and the street scene to the north and west, concentrating height in the centre of the site.
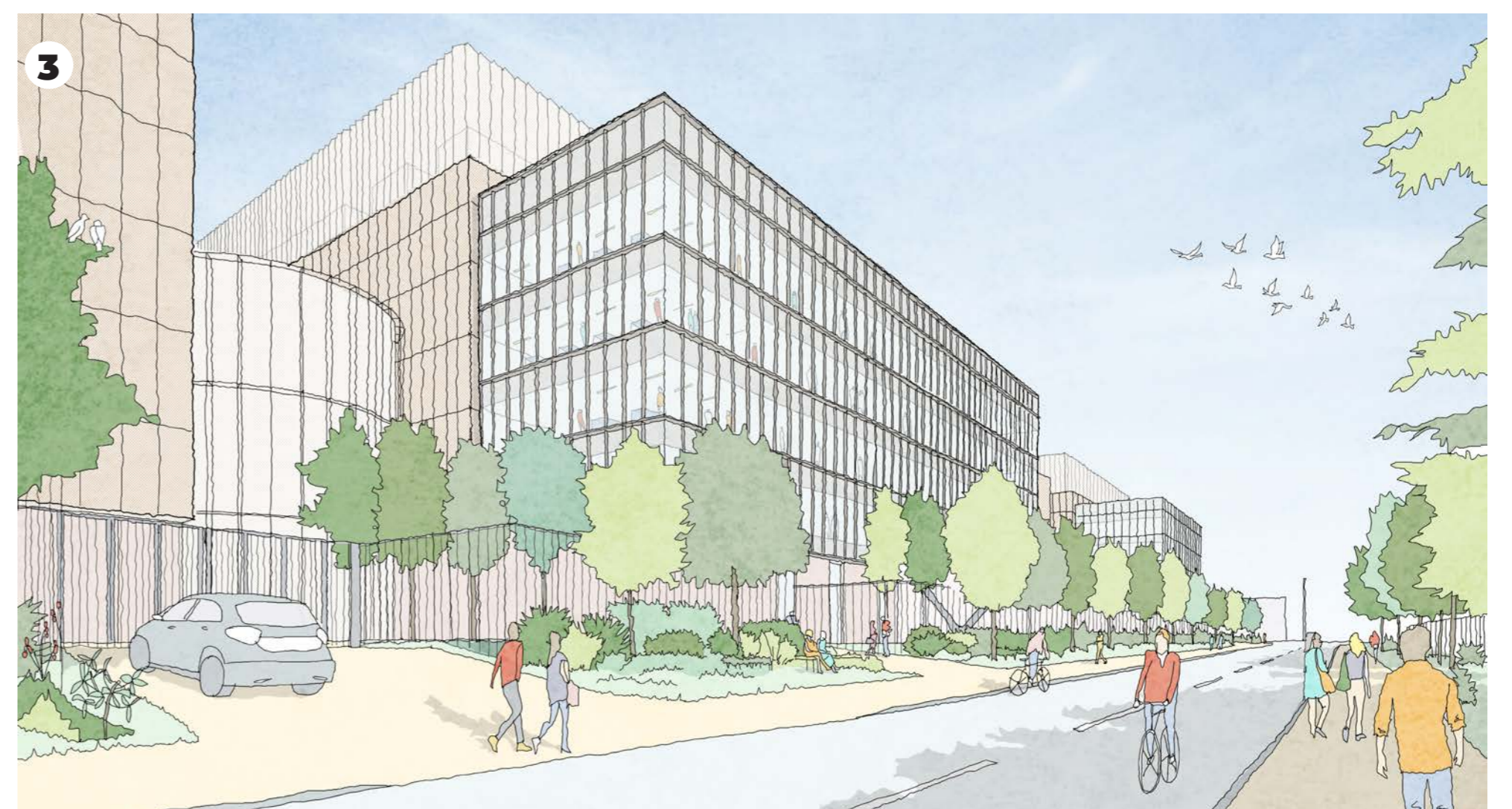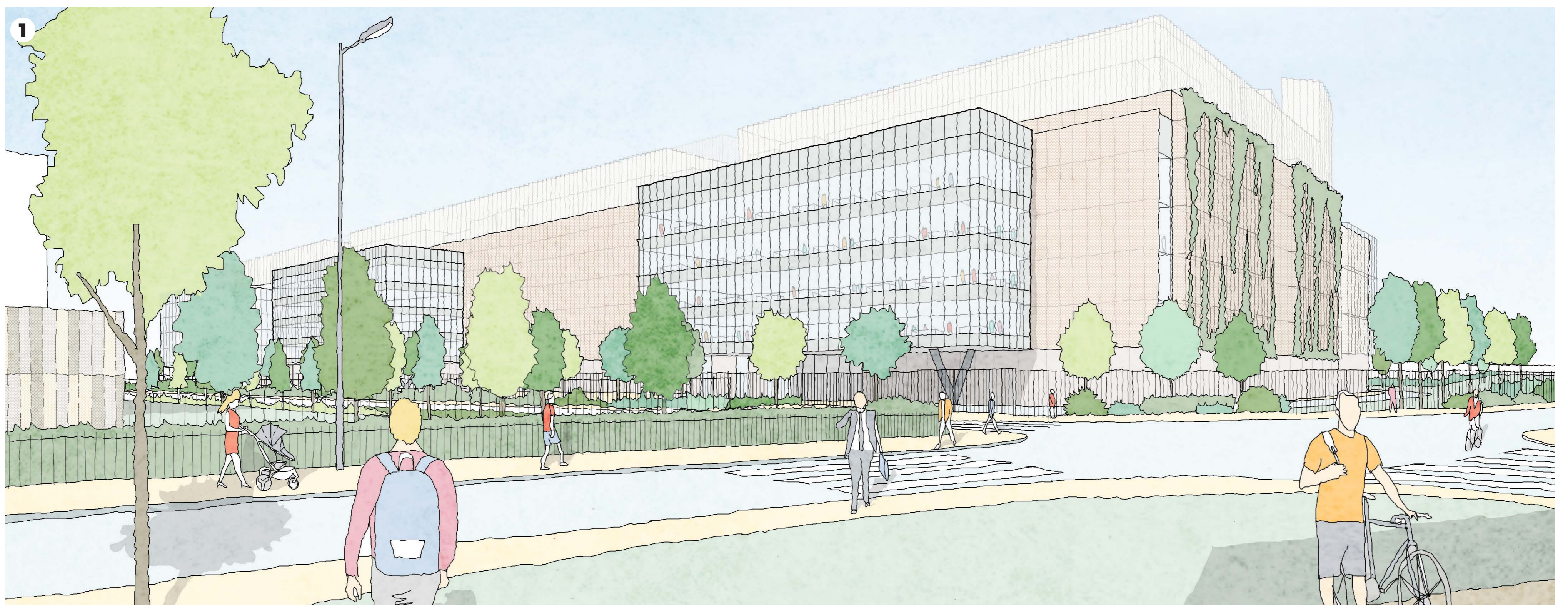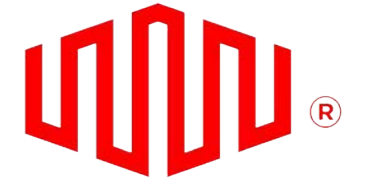

Key Plan

1. View from Wexham Road at the junction of Petersfield Avenue
2. View from Colonial Road
3. View along the "Technology Boulevard"
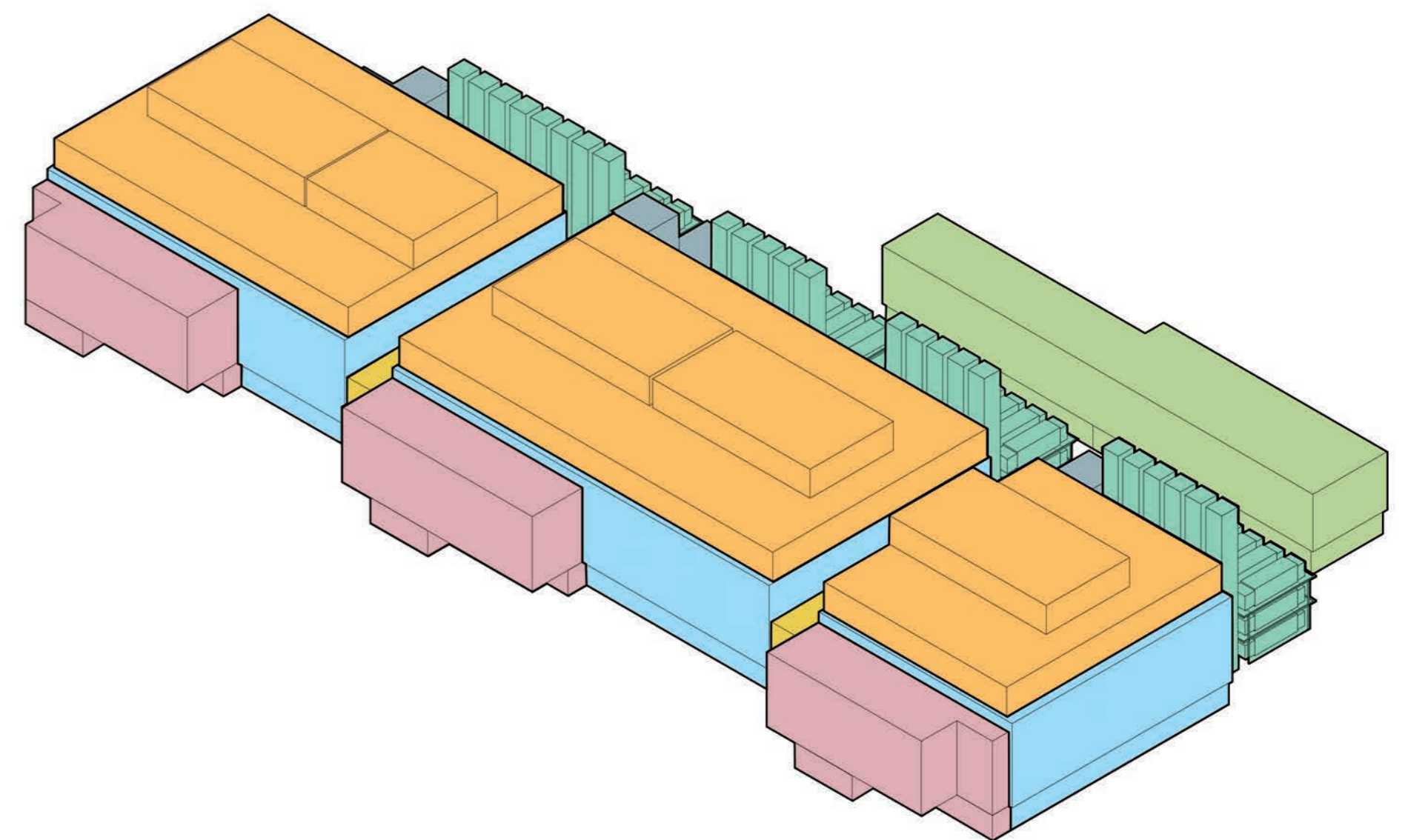
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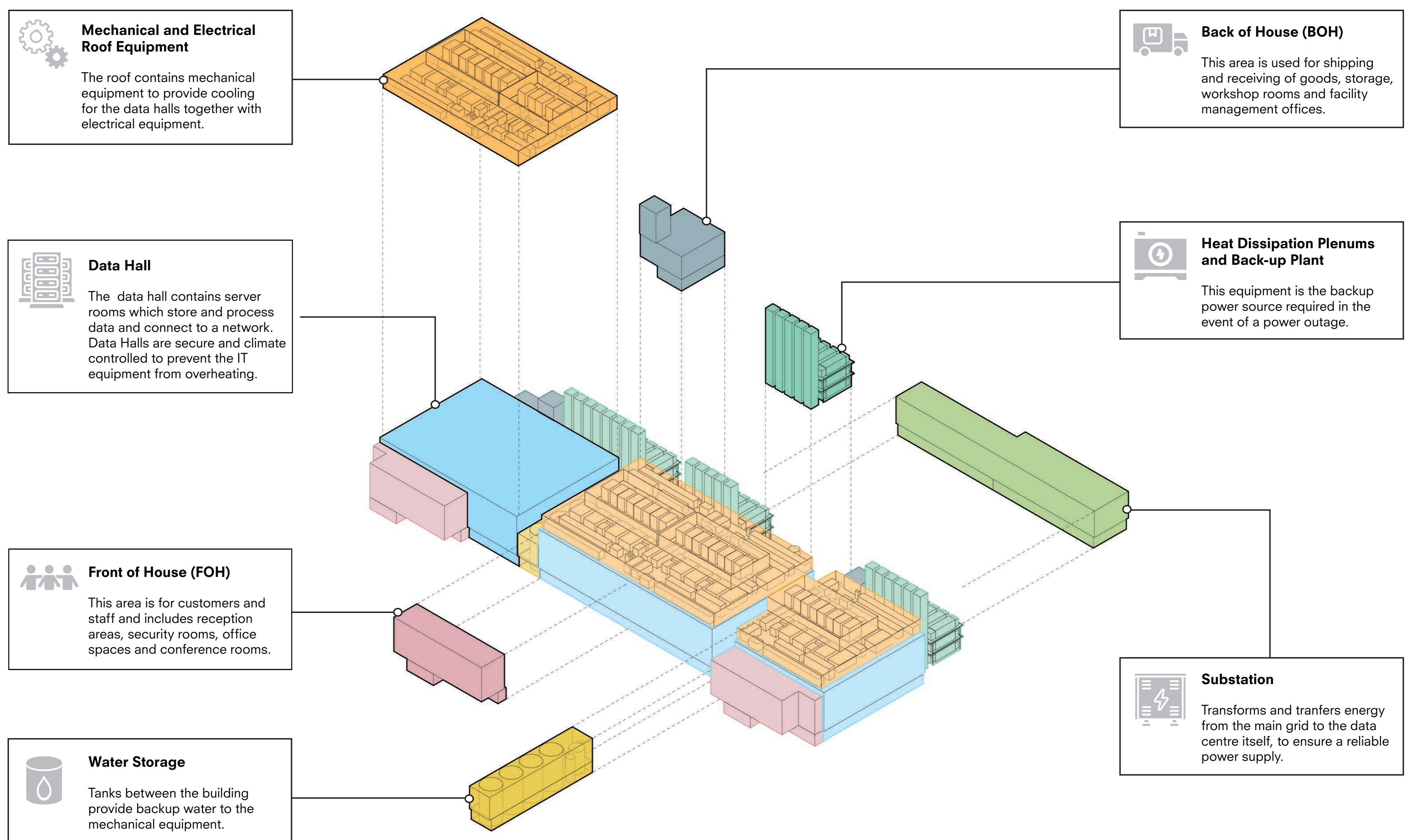## Public Consultation

A Modern Industry

Data centres are complex buildings made up of numerous elements all vital to their operation.

The proposed data centre campus will consist of separate buildings on site which will comprise of a data hall, a front of house area with office accommodation and back of house spaces supporting the management of the facility as a whole. Front of House areas are concentrated to the north, with lots of glazing and activity on the "Technology Boulevard" frontage.

In addition to the Front of House spaces, an extensive amount of mechanical and electrical equipment is needed to support the data hall. This equipment is located to the rear (south) of the buildings, in between the buildings and at roof level. Equipment will be screened by mesh fins in the majority of locations, and the proposals make a feature of the plenums to the south of the building, creating an interesting industrial piece of architecture.
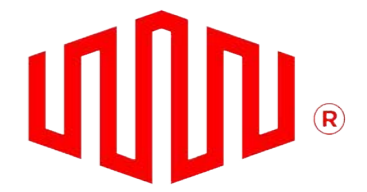
- Mechanical and Electrical Equipment
- Data Hall
- Front of House (FOH)
- Water Storage
- Back of House (BOH)
- Heat Dissipation Plenums and Back-up Plant
- Substation

Mechanical and Electrical Roof Equipment

The roof contains mechanical equipment to provide cooling for the data halls together with electrical equipment.

Data Hall

The data hall contains server rooms which store and process data and connect to a network. Data Halls are secure and climate controlled to prevent the IT equipment from overheating.

Front of House (FOH)

This area is for customers and staff and includes reception areas, security rooms, office spaces and conference rooms.

Water Storage

Tanks between the building provide backup water to the mechanical equipment.

Back of House (BOH)

This area is used for shipping and receiving of goods, storage, workshop rooms and facility management offices.

Heat Dissipation Plenums and Back-up Plant

This equipment is the backup power source required in the event of a power outage.

Substation

Transforms and tranfers energy from the main grid to the data centre itself, to ensure a reliable power supply.

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A Sense of Place - Landscaping & Public Realm

Proposals look to create a new sense of place in a former industrial area of Slough.

Northern boundary:

■ New "Technology Boulevard" extending from Wexham Road junction, between the site and the new Yondr Building opposite.

■ Treelined road with engaging landscaping, seating areas and bio-swales.

■ Wild flowers, native and ornamental species of trees, and interesting shrubs will form the character of this space which will evolve and change seasonally.

Western and southern edge proposals:

■ Landscaping buffers with low level shrubs planted beneath a scattered native species tree line, layered with climbing planting on the building.

The scheme aims to exceed the biodiversity net gain target of 10% set by Slough Borough Council.
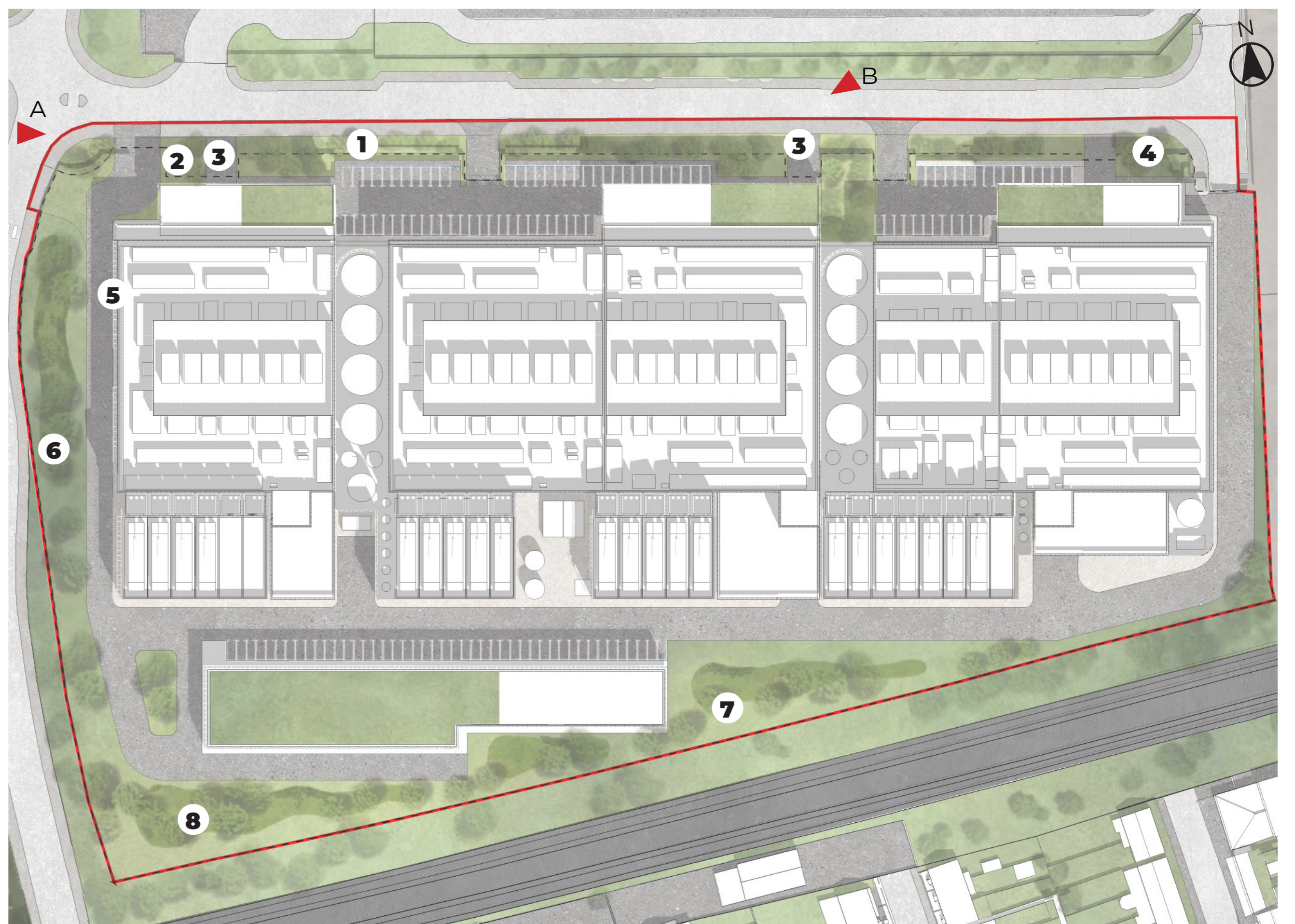
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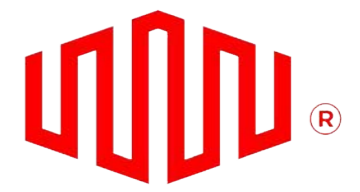
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Investing in Slough

Through school visits, local art projects, volunteering and exhibits, as well as our 6 existing data centres (with a 7th about to commence construction), Equinix is already investing in the community in Slough.

The Wexham Road Data Centre Campus will provide further opportunities to contribute to the community: Creating local jobs for local people; Enhancing an unused industrial area; Creating biodiversity through new landscaping; and creating apprenticeships and training opportunities. In addition, data centres bring many additional economic benefits explained below.

Driving UK global competitiveness

The United Kingdom is currently Europe's largest tech hub. In order to keep this status, data centres need to play a role to support that growth. Slough is becoming a hub for this, with several data centres already present in the area.

Generating regional equity

Digital infrastructure is central to the way of life in Britain's economic and social eco-systems across the United Kingdom. Each new data centre contributes to the local economy. TechUK estimates this can range between £397m and £436m GVA per year to the UK economy.

Greening our country's data needs

Data centres are energy intensive and therefore green energy is vital. Equinix has set a goal to reach 100% clean and renewable energy by 2030.

Developing a skilled workforce

Data centres can generate both direct and indirect employment. Businesses can benefit from establishing their operations close to where data centres are located. This clustering creates a common high-tech workforce that includes operations, computing, engineering, network and software skillsets.

Ensuring secure data usage

Due to the increasing complexity of data flows, businesses will need to adopt a posture of continuous governance where all data is protected on an ongoing basis. Data centres help this, and can serve local businesses in this endeavour.
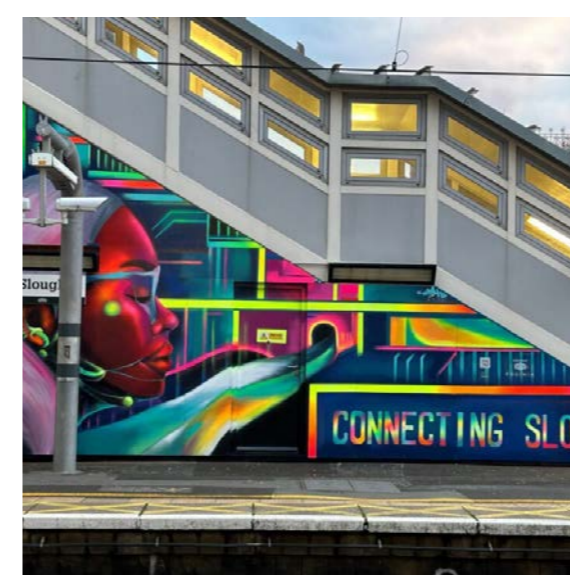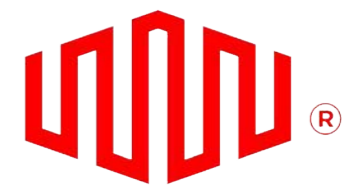
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A Sustainable Approach

Equinix has set a goal to reach 100% clean and renewable energy by 2030.

We were the first in the data centre industry to commit to becoming climate-neutral, aligned to an approved short-term science-based target for emissions reduction across global operations and our supply chain. Our Future First strategy aligns our Environmental, Social and Governance (ESG) initiatives to the material issues that impact our stakeholders, business and the world around us.

5 Gender Equality

7 Affordable & Clean Energy

9 Industry, Innovation & Infrastructure

10 Reduced Inequalities

8 Decent Work & Economic Growth

Environment

Achieve our climate targets

Drive emissions reductions across our global operations and value chain

Reach 100% renewable energy

Scale renewable energy purchasing globally to move from 95% to 100%

Design for the environment

Invest in resource conservation strategies and data centre of the future innovation

Social

Build a diverse & inclusive culture

Be a place where every employee can say "I'm safe, I belong, and I matter"

Promote health & wellness

Support the physical, mental and emotional wellbeing of all our employees

Connect our communities

Serve and connect our communities to opportunities of the digital world

Governance

Drive global responsibility

Promote global responsibility through unwavering values and ethical practices

Advocate for change

Forge partnerships to advocate for innovation and action

Integrate ESG

Integrate sustainability into all aspects and levels of our business

Sustainable Design Measures at Wexham Road

Our ambitions align with the six United Nations Sustainable Development Goals (SDGs) identified below that are the most important to our strategy.

Land Use & Ecology	Health & Wellbeing	Water	Energy	Material	Transportation
■ Biodiversity Net Gain target of at least 10% ■ Use of green roofs & building planting ■ Specification of native species ■ Bird and bat boxes ■ Outdoor amenity and public realm	■ Increased fresh air within the building ■ Increased daylight in front of house areas ■ Specification of materials with low VOC's ■ Storage and collection of recyclables	■ Specification of low flow fixtures ■ Specification and design of water efficient cooling towers ■ Sustainable urban drainage solutions with attenuation tanks	■ Energy efficient cooling & ventilation ■ High levels of thermal insulation and air tightness ■ Energy efficient internal and external lighting	■ Specification of local materials and products ■ Lightweight facade materials ■ Specification of steel, aluminium & concrete with a recycled content ■ Specification of Low carbon MEP equipment	■ Provision of cycle parking ■ Provision of electric vehicle charging points ■ Promotion for sustainable travel through travel plan packages ■ Ongoing support for staff travelling by public transport or cycling

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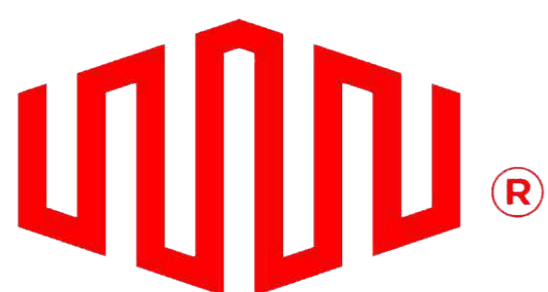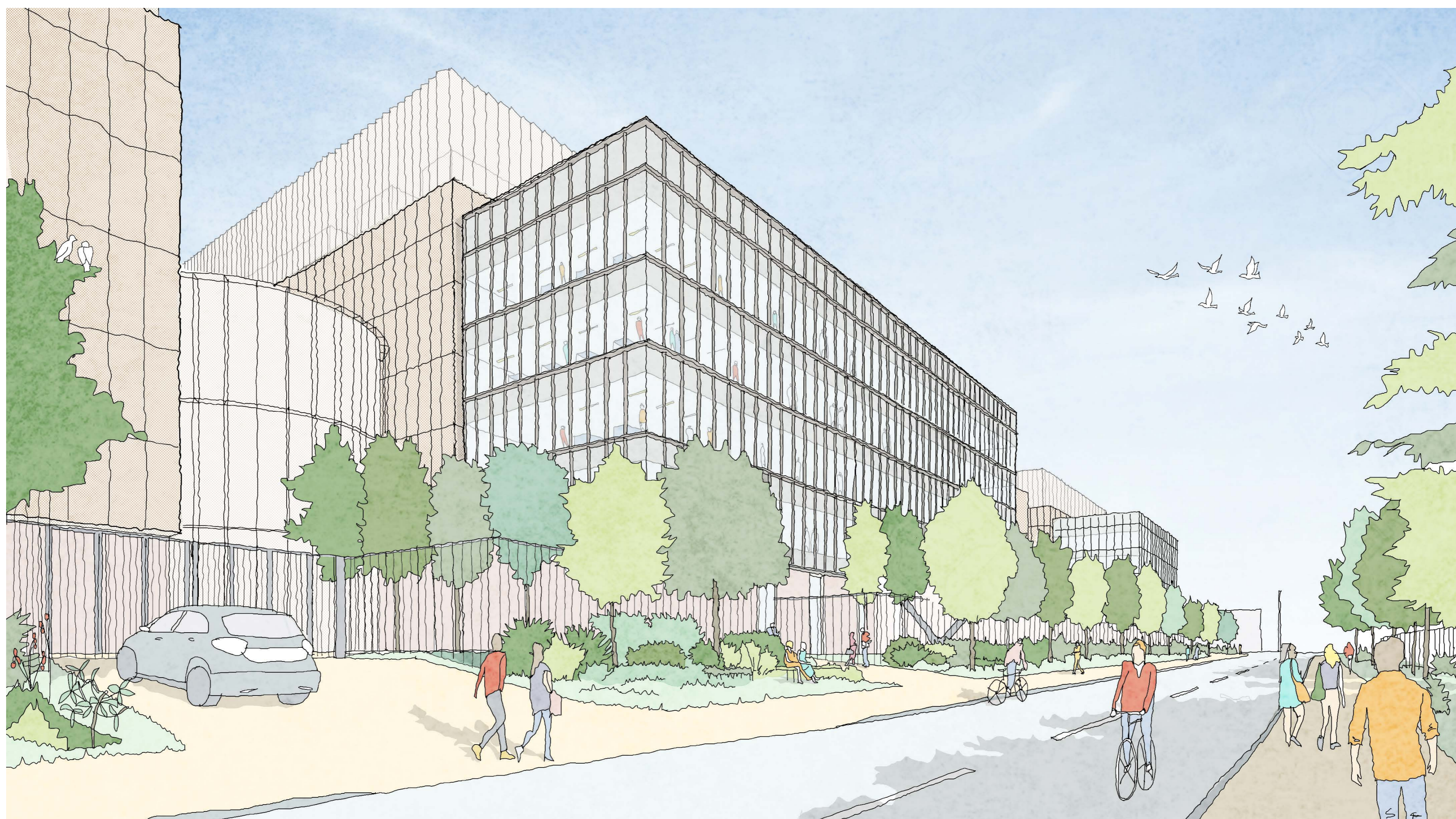# Wexham Road Data Centre Campus
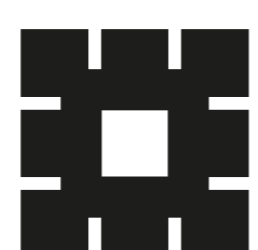## Public Consultation

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Have Your Say

Please help us shape our proposals by completing one of our feedback forms today, or complete our online form at:

www.equinixwexhamroaddatacentrecampus.com

Please provide comments on line no later than 11:59pm on Wednesday 27th March 2024.

EQUINIX   BrydenWood   ERM

momentum transport consultancy   DAVID LOCK ASSOCIATES   fira

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