14 Fulwell Road, Teddington, TW11 0RA
Nimbus Engineering Consultants Ltd
LLFA Response Letter
July 2026

The below response letter is in relation to the comments made by the London Borough of Hillingdon. Please review this letter alongside the latest revision of all reports, plans, calculations, and documents (C3783-R1-REV-B).

Application Reference: 3638/APP/2026/1538

Location: *Former Regal Cinema, 233 High Street, Uxbridge, UB8 1LD*

Proposal: Change of use of existing nightclub (Sui Generis) to a banqueting suite (Sui Generis) and development of a hotel (Use Class C1) including the change of use of existing gymnasium (Use Class E) and associated landscaping, car, and cycle spaces (Part retrospective).

The following LLFA comments (white) and their respective responses (red) can be found below:

- The attenuation volumes stated in the InfoDrainage calculations do not align with those reported in the London Sustainable Drainage Proforma and SuDS Layout Plan. The applicant should confirm the storage volumes and update the relevant drainage documents;

We can confirm that the attenuation volumes stated within the London Sustainable Drainage Proforma, SuDS Layout Plan, and FRA & SuDS Report are correct with minimum required net storage volume of 54.1m^3. The hydraulic modelling sheets, extracted from InfoDrainage, automatically include the storage volume from an access chamber to the cellular storage devices – hence the slight discrepancy in storage volumes.

Confirmation from Autodesk regarding the software parameters can be found below:
https://www.autodesk.com/support/technical/article/caas/sfdcarticles/sfdcarticles/Cellular-Storage-Volume-Discrepancy-in-InfoDrainage.html

Blue Roof Type : Cellular Storage

Dimensions

Exceedance Level (m)	56.951
Depth (m)	0.100
Base Level (m)	56.716
Number of Crates Long	194
Number of Crates Wide	3
Number of Crates High	1
Porosity (%)	95
Crate Length (m)	0.6
Crate Width (m)	0.6
Crate Height (m)	0.1
Total Volume (m³)	20.039

Cellular Storage Type : Cellular Storage

Dimensions

Exceedance Level (m)	42.729
Depth (m)	1.200
Base Level (m)	41.029
Number of Crates Long	20
Number of Crates Wide	3
Number of Crates High	3
Porosity (%)	95
Crate Length (m)	1
Crate Width (m)	0.5
Crate Height (m)	0.4
Total Volume (m³)	34.700

- The greenfield runoff volume for the 1 in 100-year 6-hour storm event should be provided.

We can confirm that the previous iteration of the report provides the 1 in 100-year 360 minute greenfield runoff volumes for both the ‘Full Site’ area and the ‘Considered Area’ of the development site (Areas that are proposed to be altered as per C3783-01).

These can be found on Pages 108 and 111, respectively, of the latest revision of the Flood Risk Assessment & SuDS Report. However, these have also been highlighted in the snapshots overleaf, for ease of reference.

MasterDrain HY 10.01

Nimbus Engineering Consultants Ltd	Kemp House, 152 City Road, London, EC1V 2NX	Job No. C3783
www.nimbusengineering.co.uk	Mob:0772 339 3155 email: info@nimbusengineering.co.uk	Sheet no. 2
		Date 07/05/26
Project: Former Regal Cinema, 233 High Street, Uxbridge, UB8		By M.HAM / Checked / Reviewed
Title: Pre & Post Development SW Runoff Calcs Prior to SuDS [Full Site]		

Data summary.

Use the data below for the SUR1 form

Site areas:-

Total site area =	0.3224 ha ;3224.0 m²	[3A]
Pre-development impermeable area =	0.3224 ha	[3B]
Pre-development permeable area =	0.0000 ha	
Post-development impermeable area =	0.3156 ha	[3C]
Post-development permeable area =	0.0068 ha	

Peak runoff:-

Pre-development 1 year storm (15min) =	71.6 l/s	[6A]
Pre-development 100 year storm (15min) =	226.6 l/s	[6C]
Post-development 1 year storm (15min) =	70.4 l/s	[6B]
Post-development 100 year storm (15min)=	222.76 l/s	[6D]

Greenfield runoff:-

$Q_{BAR(rural)}$ = 1.492 l/s or 4.627 l/s/ha or 0.001 cumecs - from IoH 124.

Climate change factor:-
CCF = 45%

Volumes:-
Pre-development 100 yr/6hr storm [12A]= 284.0m³
Post-development 100 yr/6hr storm (add. volume with no SUDS) [12B]= 279.2m³
Post-development 100 yr/6hr storm (add. volume with SUDS) = 279.2m³
Post-development add. predicted volume (No SUDS) [12C] = -4.8m³

MasterDrain HY 10.01

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www.nimbusengineering.co.uk	Mob:0772 339 3155 email: info@nimbusengineering.co.uk	Sheet no. 2
		Date 07/05/26
Project: Former Regal Cinema, 233 High Street, Uxbridge, UB8		By M.HAM / Checked / Reviewed
Title: Pre & Post Development SW Runoff Calcs Prior to SuDS [Considered Area]		

Data summary.

Use the data below for the SUR1 form

Site areas:-

Total site area =	0.1074 ha ;1074.0 m²	[3A]
Pre-development impermeable area =	0.1074 ha	[3B]
Pre-development permeable area =	0.0000 ha	
Post-development impermeable area =	0.1006 ha	[3C]
Post-development permeable area =	0.0068 ha	

Peak runoff:-

Pre-development 1 year storm (15min) =	23.8 l/s	[6A]
Pre-development 100 year storm (15min) =	75.5 l/s	[6C]
Post-development 1 year storm (15min) =	22.6 l/s	[6B]
Post-development 100 year storm (15min)=	71.66 l/s	[6D]

Greenfield runoff:-

$Q_{BAR(rural)}$ = 0.497 l/s or 4.627 l/s/ha or 0.000 cumecs - from IoH 124.

Climate change factor:-
CCF = 45%

Volumes:-
Pre-development 100 yr/6hr storm [12A]= 94.6m³
Post-development 100 yr/6hr storm (add. volume with no SUDS) [12B]= 89.8m³
Post-development 100 yr/6hr storm (add. volume with SUDS) = 89.8m³
Post-development add. predicted volume (No SUDS) [12C] = -4.8m³