

10 June 2026

25.613.03

Planning Department
London Borough of Hillingdon
Civic Centre, High Street
Uxbridge, UB8 1UW

Structural Impact Assessment Letter – Proposed Multi-Storey Hotel Adjacent to Grade II Listed Building at 233 High Street, Uxbridge, UB8 1LD

Dear Sir/Madam,

I write in my capacity as the appointed structural engineer for the proposed development at 233 High Street, Uxbridge, UB8 1LD, where the client intends to construct a multi-storey hotel adjacent to an existing Grade II listed building.

We understand the sensitivity and importance of preserving the structural integrity and historical significance of the listed structure, and this letter is to confirm that based on the current understanding of the site and proposed construction approach, the new development can be designed and constructed in such a way as to have no adverse impact on the listed building.

1. Foundation Design and Ground Interaction

The proposed building will be supported on a piled or concrete strip footing foundation system, which will transfer all structural loads to competent strata below the influence zone of the listed building's foundations.

Key measures include:

- *Adequate offset:* Pile positions will be carefully located to ensure a safe horizontal distance from the existing foundation line.
- *Non-percussive techniques:* Piling will be undertaken using methods such as CFA (Continuous Flight Auger) or rotary bored piles to minimise ground vibration and disturbance.

- *Ground Investigation*: A full site investigation will inform geotechnical design, with calculations and pile testing to validate performance.
- *Conventional footings*: If strip concrete footings are selected for the foundation system, these will be isolated from the existing building and will be excavated in metre long hit and miss sequence where appropriate, close to the existing building.

This approach ensures no physical or mechanical interaction between the proposed foundation system and the existing listed structure.

2. Superstructure and Load Path Independence

The proposed superstructure will consist of a reinforced concrete, or steel frame or traditional load-bearing masonry system, subject to final design development.

Regardless of the structural form:

- All vertical and horizontal loads will be internally resolved within the new building.
- The structure will be entirely self-supporting with no reliance on the listed building.
- Structural separation will be maintained throughout to avoid any unintended load transfer or bracing effect.

3. Construction Methodology and Protection Measures

- A detailed construction management plan will be prepared in consultation with the contractor, taking special care to avoid any vibration-inducing or percussive techniques near the listed structure.
- Any excavation adjacent to the listed building will include temporary support systems (e.g., sheet piling, trench boxes, or cantilevered retaining walls) to prevent ground movement or instability.
- Movement and vibration monitoring equipment will be installed at the interface zone to continuously track potential impacts during construction.
- The interface zone will also be protected through the use of physical buffers or exclusion zones, ensuring no accidental loading or disturbance to the listed fabric.

4. Building Control and Future Design Considerations

This letter is based on the current concept design parameters. A full structural design package will be developed and submitted for approval under Part A of the Building Regulations during the next phase of the project. A broad outline of our structural intentions can be seen in the attached drawing MS25.352/01

The future design will include:

- Full loading analysis
- Pile layout and load distribution
- Structural detailing to isolate the listed structure from all actions
- Sequencing and construction phasing plans to protect adjacent assets

All designs will be carried out in accordance with current British Standards and Eurocodes, BS EN 1990–1999 and BS 8004:2015.

A previous application for this project included a basement. This has been removed from the scheme.

Both Historic England and the Heritage Officer considered that the structural integrity of the Listed Building could be secured by planning condition. We do not foresee any issues with the proposed build and any minimal impact on the adjacent building

5. Conclusion

In summary, the proposed multi-storey hotel will be designed and constructed to be entirely self-supporting and structurally independent of the adjacent Grade II listed building. The use of non-intrusive foundation systems, carefully managed construction techniques, and a commitment to future regulatory compliance will ensure that there is no adverse impact to the listed structure throughout the construction and operational life of the building.

Should you require further clarification or supporting information, I would be happy to assist.

Yours faithfully

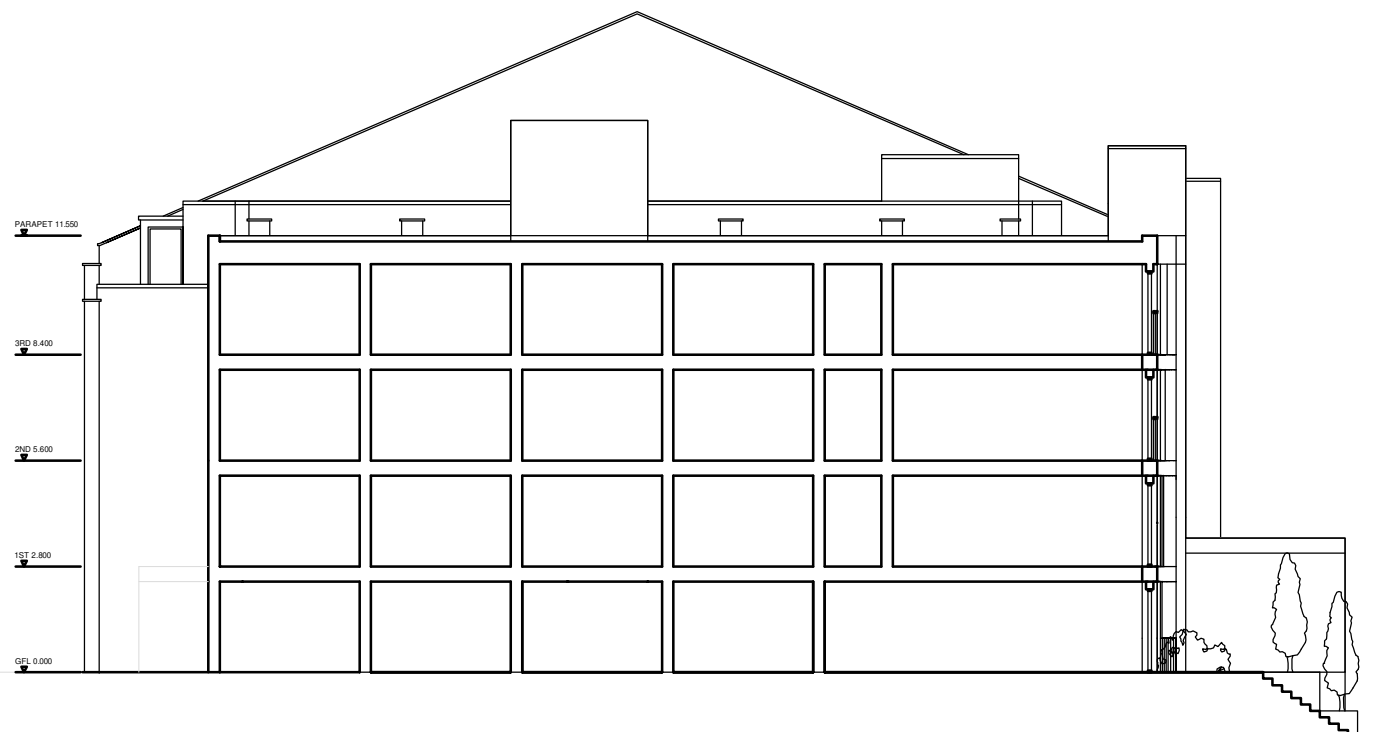
A handwritten signature in blue ink, appearing to read 'M C Cooper', with a stylized flourish at the end.

Eur Ing **M C Cooper** BSc CEng MICE MStructE

Martin Structural Engineers Ltd



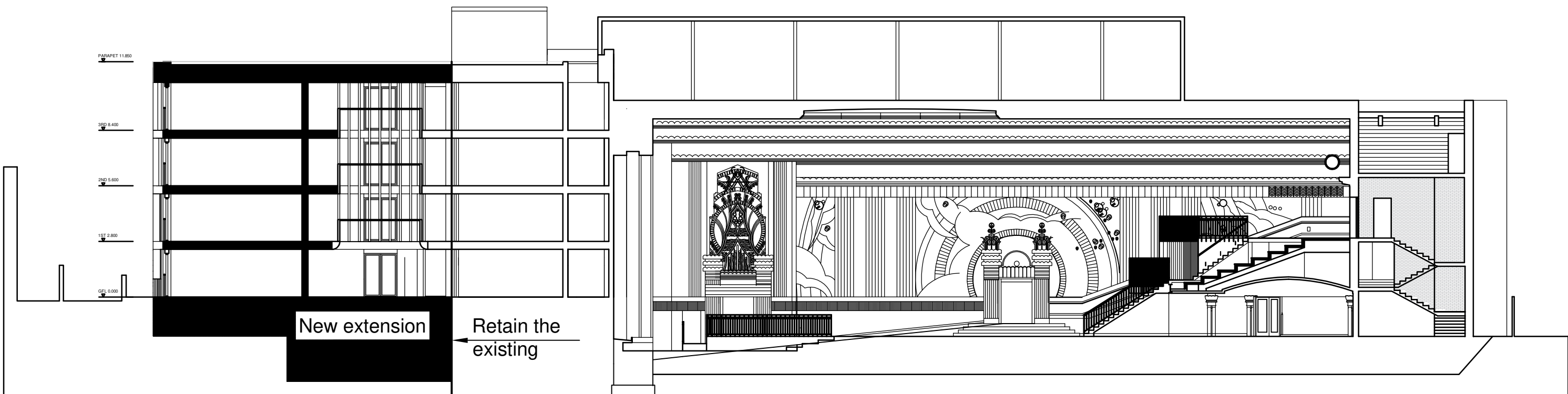
Existing rear elevation to be largely retained with any new openings designed by the Structural Engineer. Note that the existing single story rear building will be demolished See photo to the right



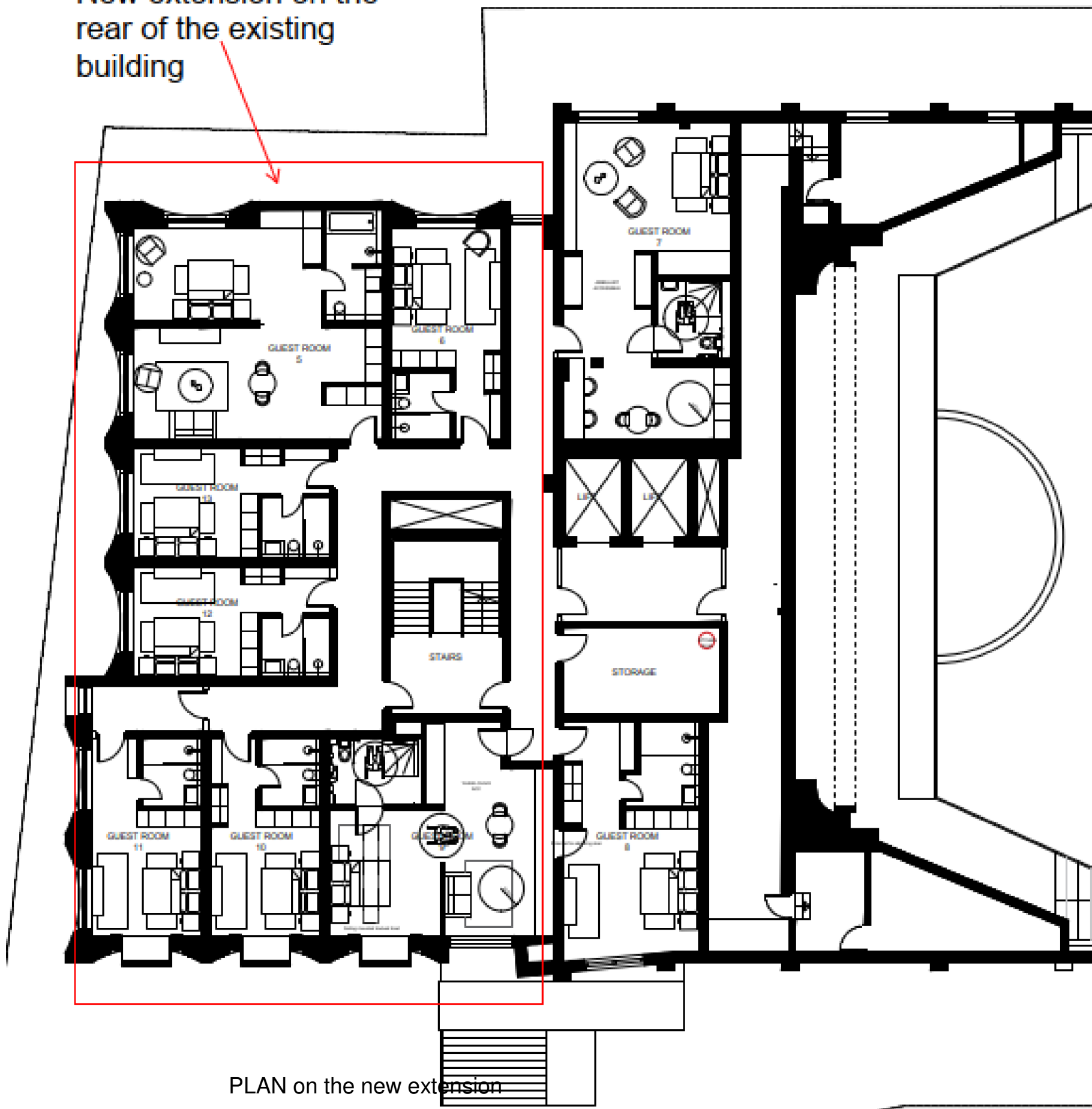
New hotel extension adjacent to the existing



New extension on the rear of the existing building



Engineer to investigate the existing buildings sub-floors or basements. New building is to be constructed on a new structural frame with the foundations being taken down to the same depth as the existing building.



PLAN on the new extension

NOTES

- 1 This drawing is to be read in conjunction with the Architects drawings and the project specification. Do not scale off the drawing.
- 2 All steelwork is to be grade S355, shot blasted and painted with 2 coats of zinc phosphate primer or red oxide primer unless noted on drawing as galvanised, or concrete cased. All Structural Steelwork has been designed to EC3. All fabrication is to be done in accordance with BS EN 1090. All bolts are to be grade 8.8.
- 3 All timber is to be C24 grade and tanalised - UNO. Paint all cut ends with timber preservative, on site. Plywood must comply with BS EN 636, Class 3.
- 4 All brickwork is to be 20.5 N/mm² in 1:1:6 mortar unless used as an external facing brick. All blockwork is to be 7.0 N/mm² in 1:1:6 mortar. All unless noted otherwise on drawing.
- 5 All concrete (except blinding concrete) is to be C32/40 with 20 diameter aggregate and is to be mechanically vibrated, when placed. All concrete work must comply with EC2.

6. The Contractor shall comply with the health and safety requirements as set out by the CDM Regulations, THE HEALTH AND SAFETY EXECUTIVE.
7. All works are to be undertaken in accordance with the Building Regulations and latest relevant British Standards
8. The design of all propping and temporary works shall be the responsibility of the contractor. When assessing the loads on the temporary works due regard shall be given to both vertical load and lateral stability. The contractor shall ensure that any completed or partially completed structural element is not overloaded.



CONSTRUCTION - It is considered that the proposed works are within the scope of a competent contractor and as such no unusual hazards have been identified, with the exception of the following:

- Construction sequence to be agreed between Cooper Associates and contractor prior to works commencing.

LIFETIME/USAGE - The building has no exceptional structural features that present a hazard to potential

users.

DECOMMISSIONING/DEMOLITION - There are no unusual structural aspects to this building that require highlighting in the event that the building is demolished.

RECORD INFORMATION - The record drawings / operating manual for the building should be thoroughly studied and its implications assessed by the demolition contractor.

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ARCHITECT
Nick Willson Architects Ltd

PROJECT
Regal Cinema, 233 High Street, Uxbridge, UB8 1LD

DRAWING TITLE
Structural Details Indicative extension plans

ISSUE STATUS	Preliminary	Information	Tender	For Use	Record
DRAWN	MCC	SCALE	1:200@A1	DATE	June 2026
CHECKED					
DRAWING NUMBER	MS25.352/01				REVISION