

Planning Statement

Proposed Alterations and Refurbishment of Existing Office Building

Date of report: June 2026

Prospect House, 97 Oxford Road, Uxbridge, UB8 1LU

PREPARED FOR
THE NATIONAL
FARMERS UNION
MUTUAL INSURANCE
SOCIETY LIMITED

savills

Contents

1.	Introduction	1
2.	Site Context and Planning History	2
3.	The Proposed Development	4
	Pre-Application Engagement	5
4.	Review of Relevant Planning Policy	6
5.	Assessment of the Proposed Development.....	9
	Principle of Development.....	9
	Design and Heritage	9
	Landscape and Ecology	11
	Highways and Access	12
	Flood Risk.....	13
	Groundworks	13
6.	Conclusion	15
	Contact	16

Document History

Issue	Date	Issued by	Comment
1.0	04.06.2026	AR	Issued to client
2.0	05.06.2026	AR	Final

1. Introduction

- 1.1 This Statement has been prepared by Savills (UK) Limited, on behalf of The National Farmers Union Mutual Insurance Society Limited (the '**Applicant**'), in relation to a planning application submitted in respect of the proposed development at Prospect House in Uxbridge (the '**Site**'). This Statement is intended to assist the Local Planning Authority's ('**LPA**') consideration of the development's accordance with local and national planning policies and all other material considerations.
- 1.2 The application seeks planning permission for a comprehensive package of refurbishment, enhancement and external alterations to an existing office building (the '**Proposed Development**'). The Proposed Development represents a significant investment in existing employment floorspace, aimed at improving the quality, sustainability and attractiveness of the building for modern occupiers. The works respond directly to changing requirements for office accommodation and the need to retain competitive employment space within the Borough.
- 1.3 This assessment has been undertaken in response to local and national planning policy requirements and should be read in conjunction with other supporting documents submitted with the planning application.

Structure of this Statement

- 1.4 In order to comprehensively assess the Proposed Development against the relevant planning policies, the remaining sections of this Statement are structured as follows:

Section 2.0 Site Context and Planning History

Section 3.0 The Proposed Development

Section 4.0 Review of Relevant Planning Policy

Section 5.0 Assessment of the Proposed Development

Section 6.0 Summary and Conclusions

2. Site Context and Planning History

The Site and Surroundings

- 2.1 The Site comprises the building currently known as Prospect House at 97 Oxford Road. The Site measures approximately 0.3 hectares. Prospect House measures 7,655 sq. m (GIA) and is configured across six floors.
- 2.2 The building is of modern construction with primarily brick and glazed elevations and grey mullions. The entrance includes a surface level car park with a small area of landscaping with additional parking at basement level.
- 2.3 The floorspace at the Site is used as an 'office' within Class E(g) and has been vacant since June 2025 when the former sole occupier fully vacated the property.
- 2.4 The Site is located within the built-up area of Uxbridge within a primarily commercial area. There are other office buildings located to the south and south-east of the Site along Highbridge Est.
- 2.5 The Grand Union Canal runs along the rear boundary of Prospect House with residential properties located at Papermill House across the canal.
- 2.6 Prospect House is a modern office building and is not statutorily or locally listed. However, the Site is partially located within the Uxbridge Lock Conservation Area. The Grade II* Listed 'Crown & Treaty' Public House is adjacent to the north-east.



Figure 1 – Prospect House (denoted by redline boundary)

- 2.7 The Site is identified as within a 'Strategic Industrial Location' ('**SIL**'). Policy SEA 1 of the Site Allocations Plan identifies the area in which the Site sits as the 'North Uxbridge Industrial Business Park' ('**IBP**'). The Site is also located within a 'New Hotel and Office Growth Location'.
- 2.8 The Site has a PTAL Rating of 4 and is therefore considered to have good accessibility and is located within a 10 minute walking distance from Uxbridge Station.
- 2.9 The Site is located primarily within Flood Zone 1 with some of the landscaped elements within Flood Zone 3, adjacent to the canal as defined by the Environment Agency. The Site is located within the Hillingdon Air Quality Management Area ('**AQMA**').

Planning History

- 2.10 The following planning applications are of relevance to the Site:
- On 29 April 2008, planning permission was granted for *"Redevelopment of Site to Provide for a New Office Building together with Associated Undercroft Parking and Landscaping (Involving Demolition of Existing Building)."* (App Ref: 38074/APP/2008/1418).
 - On 20 January 2011, planning permission was granted for *"Amended floor plan layouts and amendments to the south east elevation and entrance (Application for Non-material amendment following grant of planning permission ref: 38074/APP/2008/1418 dated 29/07/2008: Redevelopment of site to provide for a new office building together with associated undercroft parking and landscaping, involving demolition of existing building.)"* (App Ref: 38074/APP/2011/124).

3. The Proposed Development

3.1 The Proposed Development involves refurbishment of an existing office building to provide improvements to its functionality and appearance as to attract new occupiers to the property given it's approximate 12 month vacancy. In relation to the overall works, the intention is to rebrand Prospect House as 'Willowbank'.

3.2 The description of development is:

"Proposed replacement of existing rear ramp and construction of rear terrace with associated structures. Refurbishment of the existing fourth floor terrace with associated structures and landscaping. Construction of front entrance canopy. Proposed alterations to existing façade glazing. Reorganisation and provision of car and cycle parking, hard and soft landscaping works and associated development."

3.3 The proposals include alterations and refurbishments to improve the overall appearance and usability of the existing office floorspace. The Proposed Development comprises a programme of external alterations and refurbishment works to significantly enhance the existing building and its setting.

3.4 The key elements of the proposals include:

- Refurbishment of the fourth floor roof terrace, including new seating areas, covered structures (domes), and additional planting to improve functionality and usability;
- Creation of a new terrace area at ground floor adjacent to the canal, replacing an underutilised ramped area with a high quality amenity space;
- Introduction of new architectural features to the main entrance, including a canopy and feature archway to improve legibility and arrival experience;
- Reconfiguration of existing car parking spaces at both basement and ground floor levels;
- Delivery of improved cycle parking provision, including secure and covered facilities;
- Upgrading of building elevations through new glazing treatments; and
- A landscaping strategy, at both ground and fourth floor level, including planting, green walls and high-quality external materials.

3.5 The proposals do not involve an increase in floorspace or change of use. Instead, they represent a qualitative enhancement of existing office floorspace which is currently vacant.

Pre-Application Engagement

Pre-Application

- 3.6 A pre-application enquiry was submitted on 6 March 2026 (Ref: 38074/PRC/2026/45). The pre-application submission included indicative details of the proposed development to inform officers of the intention for the Site.
- 3.7 A meeting took place on 24 April 2026 with planning officers at Hillingdon to discuss the proposals. It was advised that the principle of the proposals was considered acceptable and the detail of the proposals were discussed.
- 3.8 The written pre-application response was received on 18 May 2026 and provided further information relating to the topics discussed during the meeting. The pre-application response recognises that officers are supportive of the proposals in principle and requested further detail should a formal application be submitted relating to any potential impact on surrounding heritage assets, details of landscaping, any potential highways impacts amongst other matters.
- 3.9 Officers recognise that the proposals refurbish and enhance an existing officer building within an established commercial location, retaining its lawful use while improving the quality, functionality and appearance of the building and its spaces. Officers also state that there are matters which require further consideration through supporting information.
- 3.10 This submission has considered the outstanding matters and provided further detail where necessary and supporting reports to address all planning considerations. This Statement summarises these key matters.

4. Review of Relevant Planning Policy

- 4.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, any future revised application will be required to be determined in accordance with the Development Plan for that area, unless any material considerations indicate otherwise.
- 4.2 For the purposes of this application, the Development Plan for the Site comprises:
- The London Plan ('LP') (March 2021);
 - Local Plan Part 1: Strategic Policies (adopted November 2012) ('HLP1');
 - Local Plan Part 2: Development Management Policies (January 2020) ('HLP2'); and
 - Local Plan Part 2: Site Allocations (adopted January 2020).
- 4.3 Material considerations include: National Planning Policy Framework ('NPPF') (December 2024); Planning Practice Guidance ('PPG'); regional and local supplementary guidance / documents ('SPG/SPDs') including and any other site specific circumstances.

National Planning Policy Framework

- 4.4 The NPPF was most recently updated in December 2024 with an updated in February 2025. The NPPF sets out the Government's planning policies for England and how these should be applied.
- 4.5 The NPPF at paragraph 8 states that there are three overarching objectives to achieving sustainable development: economic, social and environmental. Paragraph 11 states that a presumption in favour of sustainable development should apply to plan making and decision taking.
- 4.6 Section 11 of the NPPF relates to making effective use of land. Paragraph 124 states, "*planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions*".
- 4.7 Section 12 of the NPPF relates to the importance of good design and requires that developments contribute positively to making places better for people. The NPPF states that planning policies should aim to ensure that developments will function well and add to the overall quality of the area. The NPPF requires development to respond to local character and history and reflect local surroundings and materials; create safe and accessible environments and are visually attractive.
- 4.8 Section 9 of the NPPF relates to sustainable transport, Paragraph 115 outlines that for development proposals, sustainable transport modes should be prioritised, taking account of the vision for the Site, the type of development and its location.

- 4.9 Section 11 of the NPPF relates to Making effective use of land, Paragraph 125 c) specifically states that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes.

London Plan

- 4.10 The LP, published March 2021, sets out the overall strategic plan for London over the next 20-25 years. The LP is based upon three principal purposes for the Greater London area:

- Promoting economic development and wealth creation;
- Promoting social development; and
- Promoting the improvement of the environment.

- 4.11 The following policies are considered the most relevant to this Application:

- Policy E1 – Offices;
- Policy E5 – Strategic Industrial Locations;
- Policy HC1 – Heritage conservation and growth;
- Policy G6 – Biodiversity and access to nature;
- Policy SI12 – Flood risk management;
- Policy T4 – Assessing and mitigating transport impacts;
- Policy T5 – Cycling; and
- Policy T6 – Car parking.

The Hillingdon Local Plan Part 1

- 4.12 The HLP1 was adopted in November 2012 and sets out the planning strategy and policies for the Borough through to 2026. The relevant policies to this application include:

- Policy HE1 – Heritage; and
- Policy BE1 – Built Environment.

The Hillingdon Local Plan Part 2

- 4.13 The HLP2 was adopted on 16 January 2020 and sets out the Development Management Policies for the Council. The relevant policies to this application are the following:

- Policy SEA1 – Strategic Industrial Locations;
- Policy SEA2 – Hotel and Office Growth Locations;
- Policy DME1 – Employment Uses in Designated Sites;
- Policy DME3 – Office Development;
- Policy DME17 – Biodiversity Protection and Enhancement;

- Policy DMEI9 – Management of Flood Risk;
- Policy DMHB1 – Heritage Assets;
- Policy DMHB14 – Trees and Landscaping;
- Policy DMHB15 – Planning for Safer Places;
- Policy DMHB2 – Listed Buildings;
- Policy DMHB4 – Conservation Areas;
- Policy DMHB11 – Design of New Development;
- Policy DMT1 – Managing Transport Impacts;
- Policy DMT5 – Pedestrians and Cyclists; and
- Policy DMT6 – Vehicle Parking.

5. Assessment of the Proposed Development

- 5.1 An assessment of the key matters relevant to the application and acceptability of the Proposed Development are set out below.

Principle of Development

- 5.2 As set out in Section 2, Prospect House has been vacant for approximately a year and currently makes a limited contribution to the Borough. Policies H1 of the HLP1 and GG2 of the LP require development to make the most efficient use of brownfield land, particularly within Opportunity Areas.
- 5.3 The Site is within a SIL and within the 'North Uxbridge Industrial Business Park' IBP as well as within a growth location for offices and hotels. Policy SEA1 protects SILs for employment uses and Policy DME1 supports employment proposals in SILs. The proposed continued office use in this location is supported by both Policy SEA1 and Policy DME1.
- 5.4 LP2 states that IBPs are generally suited to industrial activities and are not intended for large scale office development. However, as acknowledged within the pre-application response, the proposals are for refurbishment of an existing office building within an office growth location and are therefore considered acceptable in principle.
- 5.5 The proposals will improve and enhance the existing office building to bring it back into beneficial use and contribute to the retention of competitive employment space within the Borough.
- 5.6 The proposed development will improve existing office floorspace within a SIL and IBP and is therefore acceptable and accords within relevant policies within the development plan and the aims of the NPPF.

Design and Heritage

Design

- 5.7 A Design and Access Statement ('DAS') prepared by Morgan Lovell is submitted with this application. The development of the proposed design has been informed by the pre-application engagement and advice from officers.
- 5.8 LP Policy D1 requires development to be proposed through a design-led approach. The Proposed Development aligns with the policy requirements as it has been created through a design-led approach that responds directly to the established character of the area.

- 5.9 The proposed design enhances the existing building by improving the entranceway and introducing a new glazed lobby with canopy and architectural surround. The proposals include removal of existing barriers and redundant structures to provide a clearer and active frontage to provide an attractive arrival experience for users.
- 5.10 The design has utilised existing external spaces, such as the rear ramp and fourth floor terrace, and proposed significant improvements to allow for usable design which is of high quality.
- 5.11 The design intention has been to upgrade and improve the existing building by focusing on improving design quality, accessibility and external environment while retaining the building's core structure. The proposals introduce a series of carefully considered enhancements which improve the visual quality of the building without altering its overall scale or massing.
- 5.12 The Proposed Development represents high quality design in accordance with Section 12 of the NPPF and Policy DMHB11 of HLP2.

Secure by Design

- 5.13 The existing Site arrangements which contribute to Secure by Design ('SBD') principles will be maintained as part of the Proposed Development.
- 5.14 The Site benefits from natural surveillance for the majority of external areas with overlooking from the upper office floors. In relation to the main entrance, the proposals include sensitive but well-lit entrances to ensure that SBD principles are integrated into the design. There are no additional entrance points proposed to those existing and they would be controlled and monitored. In relation to the existing access gate adjacent to the bridge to the north of the Site, this would remain locked, as it is a private access point and only accessible in the case of an emergency.
- 5.15 There will be security measures which consider the user experience and ongoing management, ensuring the building remains secure through clear policies, maintenance of systems, and staff awareness, thereby creating a safer, more resilient working environment without compromising usability or aesthetics.

Heritage

- 5.16 A Heritage Note prepared by Savills accompanies the application and provides an assessment of the relevant heritage assets, including the Uxbridge Lock Conservation Area and the nearby Grade II* Crown and Treaty Public House.
- 5.17 The Heritage Note states that the Site is partially located within the conservation area but does not positively contribute to the special interest of the conservation area. It also states that given the

relationship with the Grade II* building, the Site does not make a positive contribution to the setting of the listed building.

- 5.18 The Proposed Development includes minor and complementary refurbishments to the existing building to improve the overall appearance and functionality of the building. The Heritage Note recognises that there would be no impact from the proposals, including the consideration of a views assessment from the conservation area of the proposed domed structures at the fourth floor terrace.
- 5.19 It is concluded that the proposals would cause no harm to surrounding heritage assets and therefore complies with Policy HE1 of the LP1 which seeks to conserve Hillingdon's heritage assets.

Landscape and Ecology

- 5.20 A Landscape Plan for both ground floor and fourth floor terrace have been prepared by Studio Supernatural to support the application. The landscape strategy responds directly to the requirements of officer occupiers and creates an inviting entrance to the Site. The proposed landscaping delivers improved amenity for future occupiers and ecological enhancements within a constrained footprint.
- 5.21 At ground floor level, the landscaping includes retention of existing landscaping and specifically trees to the front and rear of the Site. A Tree Protection Plan ('**TPP**') has been provided to demonstrate how the existing trees will be protected over the construction period. The proposals also include enhancement to the front landscaped area to improve the arrival experience for future occupiers.
- 5.22 A key component of the landscape strategy is to revitalise the existing fourth floor terrace which has not been utilised for a considerable amount of time. The fourth floor roof terrace provides a high quality space for users to enjoy with proposed domed structures to allow for use at different times of the year. The planting is proposed around the perimeter with the intention of higher level planting to the elevation facing the canal to mitigate any potential impacts for neighbours.
- 5.23 The proposals deliver an enhanced landscaped area with the removal of hardstanding to the front which is replaced with soft landscaping including a rich species mix. The proposed fourth floor terrace introduces planting and an attractive amenity space for users. The proposed landscaping ensures compliance with Policies DMEI7 and DMHB14 of the LP1.

Biodiversity Net Gain

- 5.24 Biodiversity Net Gain ('**BNG**') is not mandatory for the Proposed Development as the application is exempt under de minimis. Arbtech have provided a 'BNG Exemption Statement' to demonstrate that the proposals will impact less than 25 sq. m of habitat.

- 5.25 Notwithstanding that the Proposed Development is not required to deliver mandatory BNG, the proposed landscaping plans have sought to increase biodiversity where possible and improve the mix of habitats on Site.

Highways and Access

- 5.26 A Transport Statement ('**TS**') has been prepared by TTP Consulting in support of this application. The assessment recognises that the proposals do not include an increase in floorspace or a change of use and therefore the parking and access arrangements remain primarily as existing.
- 5.27 The Site is located in a sustainable location, well-connected to the main pedestrian routes that serve public transport including bus stops and Uxbridge Train Station, as set out within the TS.
- 5.28 The proposals improve accessibility into the Site by removing the existing vehicular barrier to the front entrance. The Site boundary is within private ownership and access to the canal for the public is not available through the Site to the south (adjacent to the loading bay) or to the north (the access gate adjacent to the bridge).
- 5.29 The proposals include a reduction in car parking of 5 spaces across basement and ground floor. The proposal also includes an increase in the quantity and quality of cycle parking. There is an increase in 14 cycle spaces and importantly a significant improvement in terms of the location and quality of the cycle parking. The existing motorcycle spaces are retained.
- 5.30 The proposals also include significant improvements to the end of trip facilities to ensure improved user experience and to encourage use of sustainable transport modes where possible. The proposed parking arrangements are an improvement to existing and provide more sustainable travel methods.
- 5.31 Overall, the TS concludes that the Proposed Development is consistent with transport planning policy guidance and will not give rise to any material transport related impact, in accordance with paragraph 116 of the NPPF.

Waste Management, Servicing & Deliveries

- 5.32 As the Site is an existing office building, the proposals are to utilise the existing waste management, servicing and deliveries. The existing arrangement minimises waste generation, encourage reuse, and ensure appropriate separation and storage of recyclable and residual waste.

- 5.33 The proposals do not include any changes to the delivery strategy for the building which would take place from the existing loading bay located to the south of the building accessed from Highbridge Estate.
- 5.34 The proposals do not include any changes to the refuse storage and collection strategy, with the bin store located immediately to the north of the loading bay. Refuse would be collected daily by cleaners and taken to the bin store where it will be placed in the relevant bins for recycling and general waste, with bins transferred to the refuse vehicle by the Waste Collection Team in cooperation with the Estate Management Team.

Flood Risk

- 5.35 A Flood Risk Assessment ('FRA') has been prepared by Ridge. As the Site is partially located within Flood Zone 3a, the FRA has been prepared to provide further assessment of any potential flood risk.
- 5.36 The Proposed Development is for refurbishment of an existing office building and does not propose a change of use and, in flood risk terms, is classed as 'Less Vulnerable'.
- 5.37 The FRA provides details of relevant mitigation measures including a Flood Evacuation Plan.
- 5.38 The technical assessment of flood risk demonstrates that the immediate and residual flood risks over the lifetime of the development are readily manageable and the redevelopment proposals are deemed acceptable in terms of flood risk throughout their lifetime, without increasing flood risk elsewhere.
- 5.39 The development will be safe for its lifetime and will not increase flood risk elsewhere, in accordance with Policy DMEI9 and London Plan Policy SI12.

Groundworks

- 5.40 As the Proposed Development is for refurbishment of an existing building, the level of groundworks are expected to be limited as there are existing foundations which will be utilised.
- 5.41 The following is a summary of the intended groundworks proposed:
- Pad foundations to entrance archway – expected to be less than 1m depth and would not exceed the depth of any previous excavations (carried out during construction) nor the depth of the current block paving and substrate;

- External lighting poles – excavation unlikely to exceed current levels of paving and substrate;
- Landscaping to front entrance – requires removal of existing block paving including substrate and area of planting with depth to be confirmed but unlikely to exceed depths of previous;
- DDA lift (rear terrace) – required to provide base new DDA lift with boundary of existing ramp with a depth less than 100mm which is less than current paving and substrate; and
- Indicative totem signage – pad foundation which would not exceed depth of existing pad foundation.

5.42 It is also relevant that there is an existing basement level with depths far greater than any proposed foundations or excavations.

6. Conclusion

- 6.1 The application seeks planning permission for refurbishment, enhancement and external alterations to an existing office building. The Proposed Development will attract future occupiers to ensure that the vacant floorspace is brought back into beneficial use.
- 6.2 The proposals will facilitate the occupation of vacant floorspace by creating attractive and functional office floorspace for future occupiers, delivering sustainable development and securing sustainable economic growth.
- 6.3 This Statement has demonstrated that the Proposed Development accords with the development plan for the London Borough of Hillingdon. The Proposed Development benefits from the presumption in favour of sustainable development, and substantial weight should be afforded to making efficient use of this vacant brownfield Site, in accordance with the NPPF.
- 6.4 This Statement has also demonstrated that the Proposed Development is acceptable in all other respects, including the principle of development, design, heritage, highways and access, landscape and ecology, flood risk and groundworks.
- 6.5 In conclusion, the proposed refurbishments allow for the overall improvement of an existing office building within Uxbridge. As the proposals accord with the development plan, planning permission should be granted in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. Furthermore, where an application accords with the development plan, it is sustainable development and should be granted 'without delay' in accordance with Paragraph 11 of the NPPF.

Contact

Amelia Robson
Associate

+442072993027

+447815461826

amelia.robson@savills.com

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Prime Purchase Limited. Chartered Surveyors. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD

savills