

7th February 2025

REF: SIMP1004

Hillingdon Council
Development Management
Civic Centre
High Street
Uxbridge
UB8 1UW

Dear Sir/Madam

Prior Notification of Proposed Demolition: 12 Pield Heath Road, Uxbridge, UB8 3NF

On behalf of our client Simply Develop (UK) Ltd, we are pleased to submit an application for demolition in accordance with part 11 Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended. The application relates to the demolition of 12 Pield Heath Road, Uxbridge, UB8 3NF.

In addition to this covering letter, the application comprises:

- Application forms;
- Site location plan;
- Existing site plan;
- Preliminary ecological appraisal;
- Demolition method statement; and
- A copy of the site notice (and photo of its installation).

The application fee of £190.00 has been paid to the Planning Portal (PP-13752552) and the site notice has been put in place nearby to the existing building.

Buildings to be Demolished

This application relates to the site of 12 Pield Heath Road, Uxbridge, UB8 3NF.

The building proposed for demolition is an existing residential dwelling (Class C3), and has recently been acquired by Simply Develop (UK) Ltd. The site is currently subject to planning application ref. 76760/APP/2024/2720:

'Land at 12 - 18 Pield Heath Road and 2 Pield Heath Avenue Uxbridge, UB8 3NF – Demolition of 12 Pield Heath Road and construction of a care home (within Class C2), with access, car parking, electric vehicle charging, cycle parking, refuse storage, landscaping, amenity space, boundary treatments and other associated works.'

This application is pending consideration.

The site is located to the north of Pield Heath Road, and is predominantly surrounded by existing residential development to the north and east. The existing building is to be demolished in its entirety to allow for future redevelopment.

Justification for the Demolition

As noted above, Simply Develop (UK) Ltd have submitted an application for the redevelopment of the site, to provide for an 81-bedroom care home. The existing building requires demolition to make way for the proposed development. In order to ensure the demolition does not hold up delivery of the development once the application has been determined, the applicant intends to demolish by the 18th March 2025.

Method of Demolition

The method of demolition is formed in two parts. The first part involves manually demolishing the building in order to make it safe for mechanical demolition. The second part consists of mechanically demolishing the building down to slab level thus allowing the breaking out of all footings and foundations.

Proposed Restoration

The intention is to make good and resurfacing of the ground contained within the building's footprint. In the future, the proposed redevelopment as mentioned above, will be implemented. This part of the site will accommodate part of the proposed care home and residents garden area.

Measures for Spoil and Rubble

All spoil and rubble, beyond that used to create a temporary working surface, will be removed from the site, by the appointed demolition contractor.

Access/Routing

Details regarding access for, and routing of demolition vehicles will be confirmed by the appointed contractor. However, due to the modest scale of demolition works proposed, the impact on the highway network is unlikely to be significant.

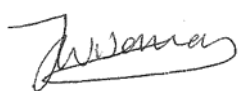
Other Information

There are no trees present within the immediate vicinity of the building to be demolished which could be affected by the works. Therefore, a specific tree survey and arboricultural impact assessment in relation to the proposed demolition works is not required. Notwithstanding this, arboricultural information was submitted with application 76760/APP/2024/2720 which recommends that any trees to be retained, are to be protected during the demolition and construction phases of the development with an appropriate root protection zone.

With regard to ecology, a Preliminary Ecological Appraisal was submitted with application ref. 76760/APP/2024/2720 and also accompanies this application. The report confirms that the existing building is not of ecological value and includes measures to ensure that any demolition which takes place on the site is acceptable in ecological terms. As a result, no significant impact is anticipated in relation to the sites ecological value.

We trust that these details are sufficient to enable the proposed demolition to be understood and that no further details are required and you are able to confirm Prior Approval is not required within 28 days.

Yours Sincerely



Jordan Wiseman
Senior Planner

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