

13 March 2025



Mr Alan Corcoran
Planning, Regeneration and Environment
London Borough of Hillingdon
Civic Centre
High Street
Uxbridge
UB8 1UW

Eleanor Cannon
E: eleanor.cannon@savills.com
DL: +44 (0) 7815032081

33 Margaret Street W1G 0JD
T: +44 (0) 20 7499 8644
F: +44 (0) 20 7495 3773
savills.com

Dear Mr Corcoran,

**Full Planning Application - 148-154 High Street, Uxbridge (ref. 78696/APP/2024/867)
Landscape Response**

I write on behalf of our client, DNA Uxbridge Ltd, to provide a response to the various landscape comments provided in the recent LBH Urban Design and Landscape response dated 5th March 2025. Oobe have prepared revised landscape drawings, which are listed below, to provide further information / clarification on the points raised.

- Hard Landscape Material Palette (ref. 5903-OOB-XX-XX-RP-L-5005_P01);
- Site Plan (ref. 5903- OOB- ZZ- 00- D- L- 000001 Rev P07);
- Planting Strategy (ref. 5903- OOB- ZZ- 00- D- L- 000040 Rev P04); and
- Urban Greening Factor (ref. 5903- OOB- ZZ- 00- D- L- 000071 Rev P05).

Our response to each of the points raised is summarised in Table 1 below.

LBH Comments – Topic Area	Applicant Response
Use of Shrub Beds – Concerns over Visibility and Use of the Space	<p>The design of the central courtyard has sought to integrate soft landscaping and urban greening across the site, in response to comments received from both the GLA and LBH, and in line with London Plan Policy G5 and Hillingdon Policy EM4 and Policy DMHB 11.</p> <p>Further consideration has however been given to the proposed shrubs, and most of the individual shrubs have now been removed and some of the trees re-aligned to provide greater visibility throughout the site. The majority of planting is native perennial species which aren't very tall or dense, so shouldn't compromise visibility. The design of the space also encourages use through the integration of access routes, and dedicated areas for co-living and / or Class E spill out.</p>
Site Levels – Impact on Visibility and Pedestrian Flow	<p>Further information on site levels is provided on the Existing & Proposed Levels plan (ref. 5903- OOB- ZZ- 00- D- L- 000010 Rev P07) and the Landscape Design and Access Statement, which have previously been submitted (and aren't resubmitted here). This sets out the level constraints that the design of the landscape has had to consider.</p> <p>In summary:</p> <ul style="list-style-type: none">• There are three points of entry from street level, all with different levels;• There are three different finished floor levels that directly access the central courtyard;

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

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.

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



	<ul style="list-style-type: none"> • There is a public right of way that needs to tie in to the varying levels within the courtyard and remain accessible; and • There is a basement level below that requires consideration. <p>Oobe have sought to create a design that integrates the various levels across the site. This has involved maximising the upper podium (as labelled on the Site Plan – ref. 5903- OOB- ZZ- 00- D- L- 000001 Rev P07) as the largest and priority public space that can be accessed from the street and public right of way easily. The two lower podium levels remain accessible with smaller pockets of amenity space throughout. The strategy with the basement has included further excavation to allow for planters to be lowered whilst still retaining soil depths required for tree planting.</p> <p>Overall, the proposal addresses the challenges posed by the site's level changes, existing footpaths, and access points by taking advantage of these features to create functional and visually appealing elements. By prioritizing accessibility, clear wayfinding, and inclusive design principles, the proposed public space has been designed as a vibrant and welcoming destination.</p>
Choice of trees	The proposed trees are all detailed on the planting plan schedule. There is variation in species, sizes and form. Trees have been chosen appropriate to the context with consideration around climate resilience, hardiness, resilience generally within an urban setting and being more constrained in raised planters to create a successful landscape strategy.
Cocks Yard	In response to Officers comments, the northern edge Cocks Yard right of way has been straightened to facilitate greater visibility through the route.
The Millstone concept	The Millstone Concept has been developed to draw upon the historical connection between Uxbridge and mills, particularly with the Corn Market, which played a vital role in the town's economic and social life. As shown on the revised Site Plan (ref. 5903- OOB- ZZ- 00- D- L- 000001 Rev P07), there are various options for the central feature that could come forward to celebrate this historical reference. Any public art strategies could be secured pursuant to a planning condition, if required.
Hard surfacing	Oobe have now prepared Hard Landscape Material Palette (ref. 5903-OOB-XX-XX-RP-L-5005_P01), which provides the details of the material products proposed for paving, integrated stone terrace / seating edges and raised planters. The location of the materials is identified on the Site Plan. It also makes reference to the inclusion of York Stone Paving slabs in areas of land that will be transferred to the Council for ownership and maintenance.
Further Info Needed on Soil Depths	The proposed soil depths are shown on the revised Planting Strategy Plan (ref. 5903- OOB- ZZ- 00- D- L- 000040 P04).
Car Parking Ramp Wall	The car-parking ramp wall is 1.2 metres high and is marked up on the Site Plan (ref. 5903- OOB- ZZ- 00- D- L- 000001 Rev P07).
Urban Greening Factor Score	The Applicant has agreed to a public right of way order with LBH to transfer land to LBH for LBH's maintenance in perpetuity. In line with this, LBH have requested amendments to the landscape strategy to incorporate York Stone Paving slabs and the use of street trees only.

	<p>As a result, Oobe have removed the proposed planting along the street edge and Cocks Yard. This has resulted in a loss of planting that included the native perennial shade mix, shrubs, trees and ornamental shade perennial mixes and results in an Urban Greening Factor Score of 0.3575.</p> <p>Whilst this is below the London Plan Target of 0.4 for developments that are predominantly residential, it is noted that this target is a recommendation <u>only</u>. The landscape proposals have been developed to maximise the UGF score, whilst designing a functional and successful new public realm, and takes into consideration LBH's maintenance capabilities. The score includes the provision of semi-natural vegetation on-site; standard trees; flower-rich perennial planting; hedges and a blue roof, which results in the target score of 0.3575.</p> <p>There are various constraints that limit the UGF score, including LBH's Maintenance Capabilities, which are restricted to street trees only; and the level changes detailed above require hard landscaping to facilitate movement and accessibility. There are also constraints afforded by the location of the courtyard above an existing basement.</p>
Streetscape along Belmont Road and Bakers Road	<p>The proposed site plan (ref. 5903- OOB- ZZ- 00- D- L- 000001 Rev P07) shows the indicative location of street trees that could be provided along Uxbridge High Street and Belmont Road. Those proposed on the High Street are indicatively shown as Liriodendron tulipifera trees to integrate with the existing trees. Whitebeam have been indicatively proposed along Belmont Road, these are typically smaller, native and hardy within an urban setting. All trees would need to be in underground interconnected tree pit cells and positions are subject to existing services underground, particularly along Belmont Road. No street trees have been proposed along Bakers Road to avoid causing conflict with the bus stops and infrastructure.</p>
Roof terrace landscape	<p>The Landscape Officer requested further clarification regarding the roof terrace landscape. With regarding to the planting, the perennial mix provides a range of species with seasonal interest and structure included grasses and flowering species. Species will only be cut in Spring which will provide over winter interest in seed heads etc. In addition, there are many shrubs included which will provide further structure and interest.</p> <p>In addition, to clarify the other requested points:</p> <ul style="list-style-type: none"> • The proposed lawn is proposed as real lawn; • The parapet is drawn at 1100mm in line with Building Regulations, and there are planters located in front of the edge, which limits access to the edge; • With reference to the planter edges materials, steel powder coated planters are proposed, as per ground level proposals. These range from 450-600mm high to provide a sense of enclosure, protection from wind and offer definition to the primary useable space away from the parapet edge. There are no level changes on the terrace.



I trust that the above is sufficient for your assessment of the revised landscape plans, in line with LBH's recent Urban Design and Landscape comments. If you require any further information, please don't hesitate to get in touch.

Yours sincerely

Eleanor Cannon
Senior Planner