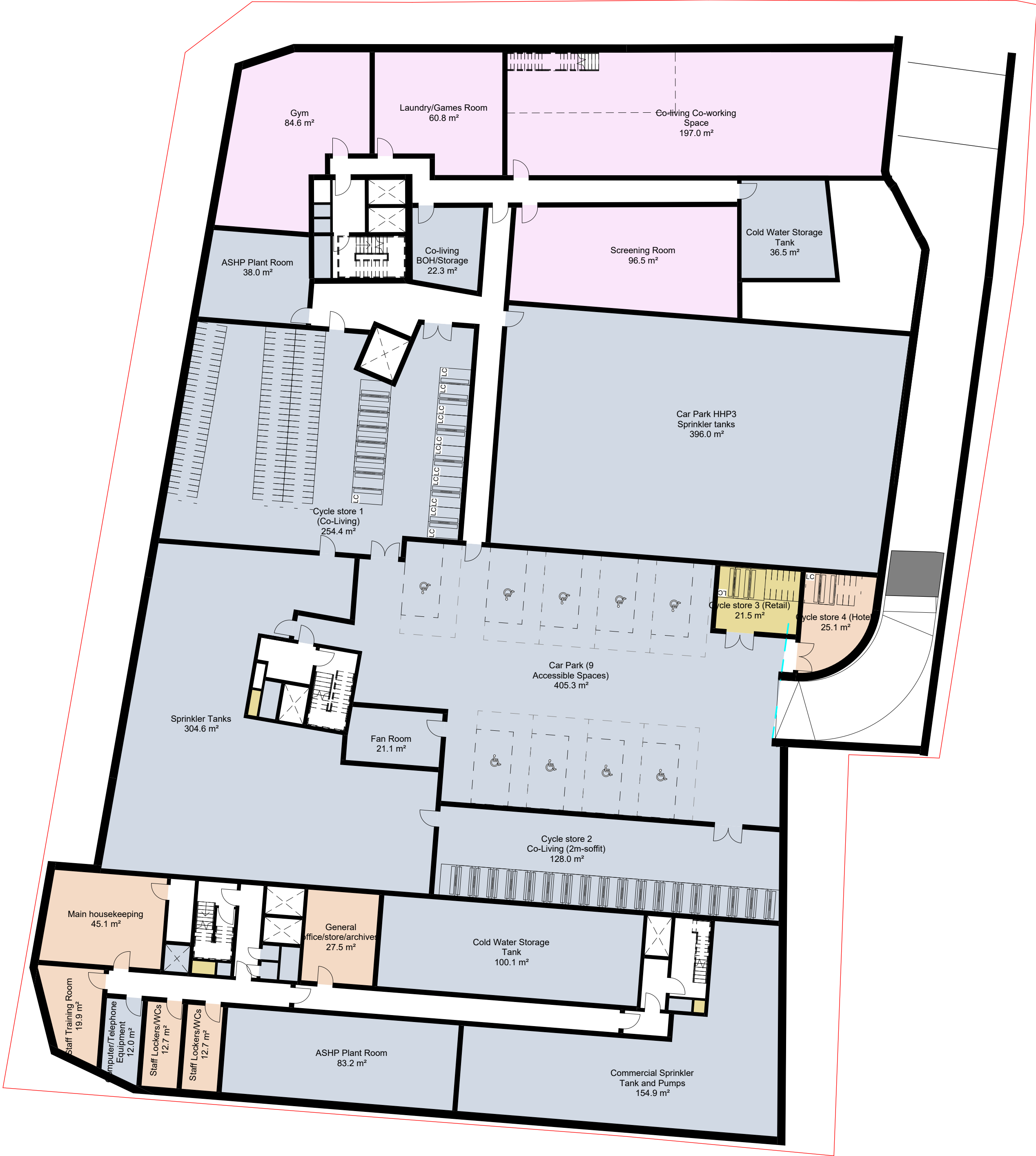
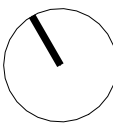




J	18.03.202	AD	Updates to internal layouts
I	14.03.202	AD	Updates to address fire statement
H	08.03.20	AD	Minor amendment to basement outline
G	05.03.20	AD	Basement reconfigured for hotel uses and reduced cycle parking
F	23.02.202	AD	Cycle parking/ramp updates
E	21.02.202	AD	Design Freeze Issue
D	15.02.202	AD	Core updates, re-arrangement of plans on sheets, hotel reconfiguration, mezzanine plan added
C	14.02.202	AD	General core and hotel layout updates
B	01.02.202	AD	Scale bar and initial furniture layouts added
A	29.01.202	AD	Amendments to co-living amenity, lightwell, car spaces and cycle parking
-	12.01.202	AD	Updated in line with latest preapp
Rev	Date	By	Description

Project
Uxbridge High Street
LONDON BOROUGH OF HILLINGDON
Co-Living

Drawing Title
Basement Plan

Project Status
PRELIMINARY

Client Logo

MODA
DNA | REAL ESTATE

Client
MODA

Contract Number
n/a

Project Number
P23-110

Scale @ A1
1 : 200

Date
11/12/2023

Drawn By
SM

Checked By
AD

Drawing Number Identifier
SK0104

Revision
J

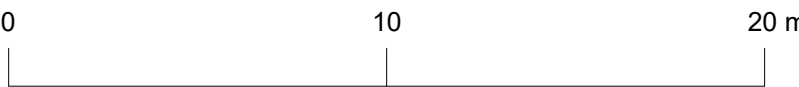
Drawing Number
CGL-ZZ-ZZ-DR-A-SK0104

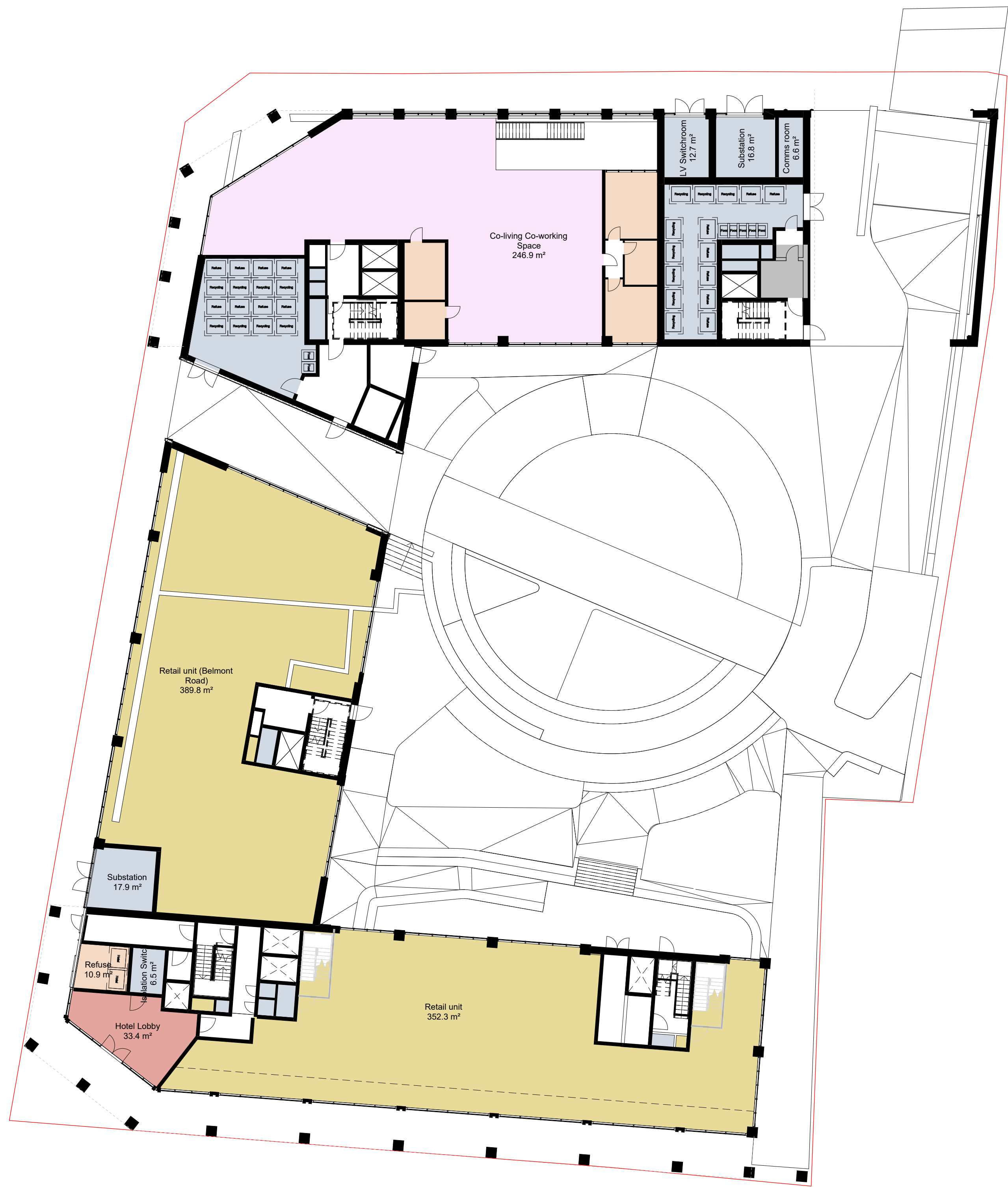
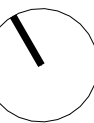
30 Dukes Place
London, EC3A 7LP

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1 Basement Option Plan
1: 200

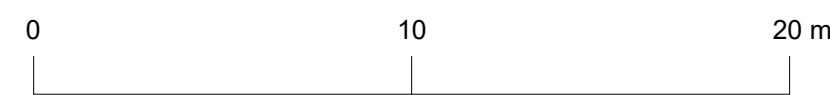




1 Ground Floor Plan
1:200



2 Mezzanine floor plan
1:200



Key

- Ancillary
- BOH
- Co-Living Accessible
- Co-Living Amenity
- Co-Living Bedrooms
- Co-Living BOH
- Family Bedroom
- FOH
- Hotel Ancillary
- Retail
- Smart Bedroom
- Standard Bedroom

M	18.03.2022	AD	Updates to internal layouts
L	14.03.2022	AD	Updates to address fire statement
K	05.03.2024	AD	Lobby added to switchroom
J	04.03.2024	AD	Hotel ground floor amended
I	29.02.2024	AD	Hotel switchroom amendments option
H	28.02.2024	AD	Draft hotel entrance option
G	21.02.2024	AD	Design Freeze Issue
F	15.02.2024	AD	Core updates, re-arrangement of plans on sheets, hotel reconfiguration, mezzanine plan added
E	14.02.2024	AD	General core and hotel layout updates
D	01.02.2024	AD	Scale bar and initial furniture layouts added
C	29.01.2024	AD	Amendments to co-living amenity, lightwell, car spaces and cycle parking
B	12.01.2024	AD	Updated in line with latest preapp
A	02.01.2024	AD	Draft issue for comment on Option
-	15.12.2023	AD	First Issue
Rev	Date	By	Description

Project
Uxbridge High Street
LONDON BOROUGH OF HILLINGDON
Co-Living

Drawing Title
Lower Floor Plans

Project Status
PRELIMINARY

Client Logo

MODA
DNA | REAL ESTATE

Client
MODA
Contract Number
n/a

Project Number
P23-110
Scale @ A1
1 : 200

Date
11/12/2023
Drawn By
SM
Checked By
AD

Drawing Number Identifier
SK0105
Revision
M

Drawing Number
CGL-ZZ-ZZ-DR-A-SK0105

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1 Typical Upper Floor Plan Option
1:200



2 Eighth Floor Option Pan
1:200

Key

- Ancillary
- BOH
- Co-Living Accessible
- Co-Living Amenity
- Co-Living Bedrooms
- Co-Living BOH
- Family Bedroom
- FOH
- Hotel Ancillary
- Retail
- Smart Bedroom
- Standard Bedroom

H	19.03.2022	AD	Updates to internal layouts
G	04.03.2024	AD	Hotel ground floor amended
F	21.02.2022	AD	Design Freeze Issue
E	15.02.2022	AD	Core updates, re-arrangement of plans on sheets, hotel reconfiguration, mezzanine plot added
D	14.02.2022	AD	General core and hotel layout updates
C	01.02.2022	AD	Scale bar and initial furniture layouts added
B	30.01.2022	AD	Reconfiguration of studios
A	12.01.2022	AD	Updated in line with latest preapp
-	02.01.2022	AD	Draft issue for comment on Option
Rev	Date	By	Description

Project
Uxbridge High Street
LONDON BOROUGH OF HILLINGDON
Co-Living

Drawing Title
Upper Floor Plans

Project Status
PRELIMINARY

Client Logo

MODA
DNA | REAL ESTATE

Client
MODA

Contract Number
n/a

Project Number
P23-110

Scale @ A1
1 : 200

Date
11/12/2023

Drawn By
SM

Checked By
AD

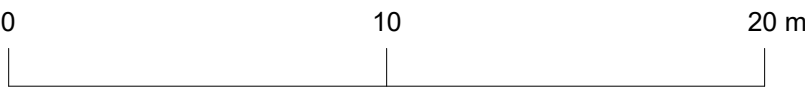
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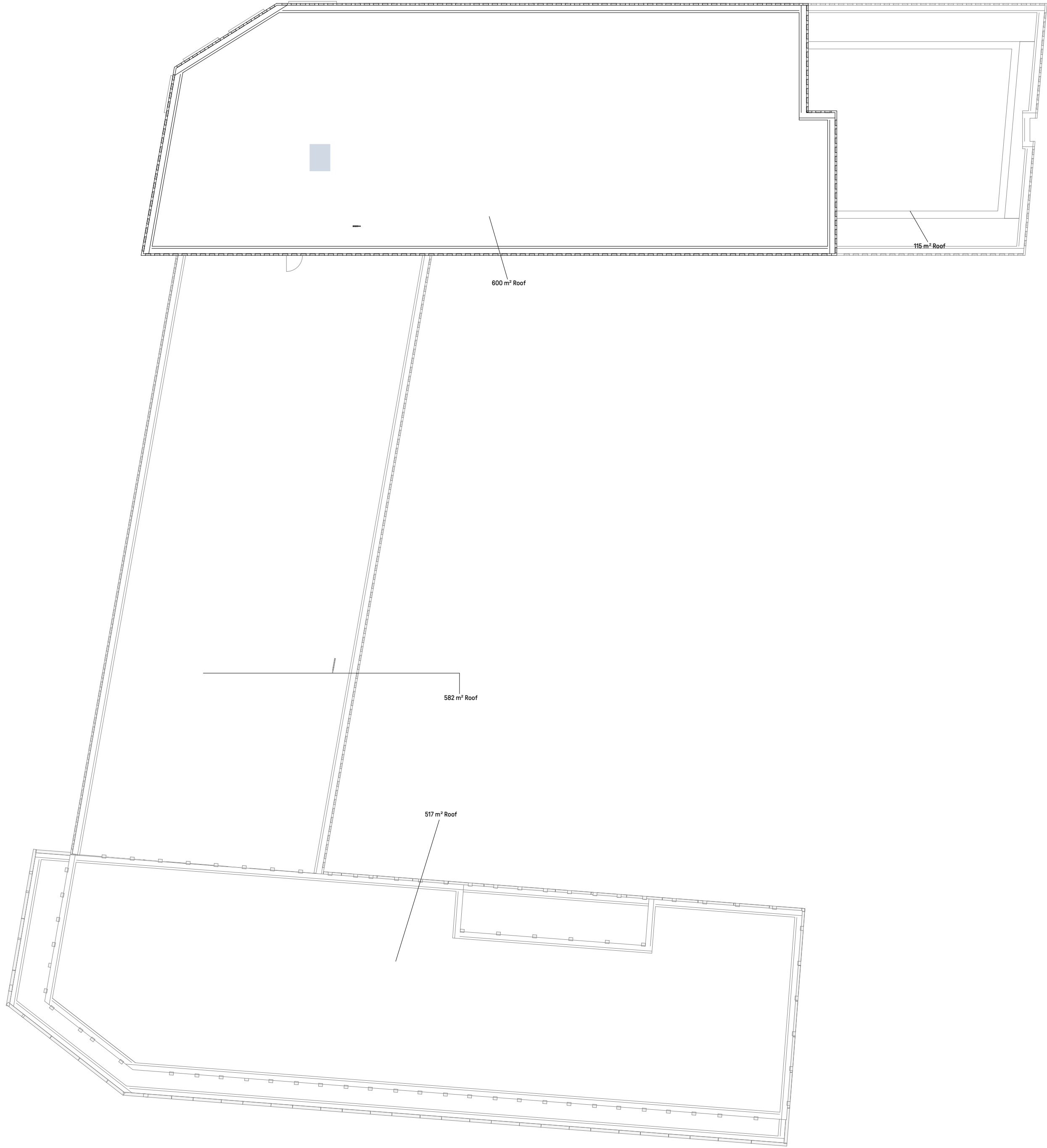
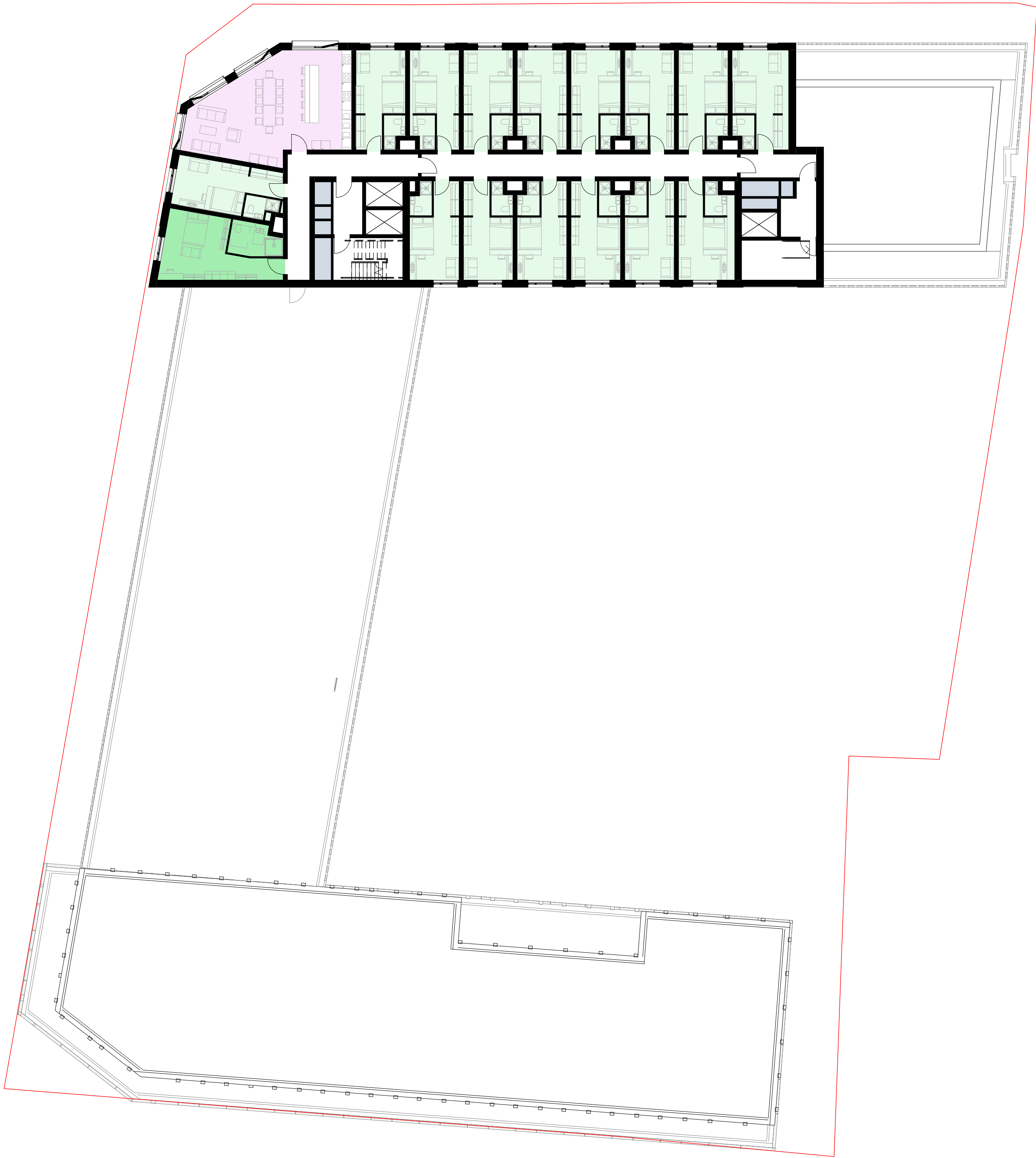
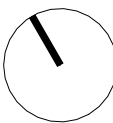
Revision
H

Drawing Number
CGL-ZZ-ZZ-DR-A-SK0106

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Key

- Ancillary
- BOH
- Co-Living Accessible
- Co-Living Amenity
- Co-Living Bedrooms
- Co-Living BOH
- Family Bedroom
- FOH
- Hotel Ancillary
- Retail
- Smart Bedroom
- Standard Bedroom

E	19.03.202	AD	Updates to internal layouts
D	04.03.20	AD	Hotel ground floor amended
C	21.02.202	AD	Design Freeze Issue
B	15.02.202	AD	Core updates, re-arrangement of plans on sheets, hotel reconfiguration, mezzanine plan added
A	14.02.202	AD	General core and hotel layout updates
-	02.01.202	AD	Draft issue for comment on Option
Rev	Date	By	Description

Project
Uxbridge High Street
LONDON BOROUGH OF HILLINGDON
Co-Living

Drawing Title
Top Floor Plans

Project Status
PRELIMINARY

Client Logo

MODA
DNA | REAL ESTATE

Client
MODA

Contract Number
n/a

Project Number
P23-110

Scale @ A1
1 : 200

Date
11/12/2023

Drawn By
SM

Checked By
AD

Drawing Number Identifier
SK0108

Revision
E

Drawing Number
CGL-ZZ-ZZ-DR-A-SK0108

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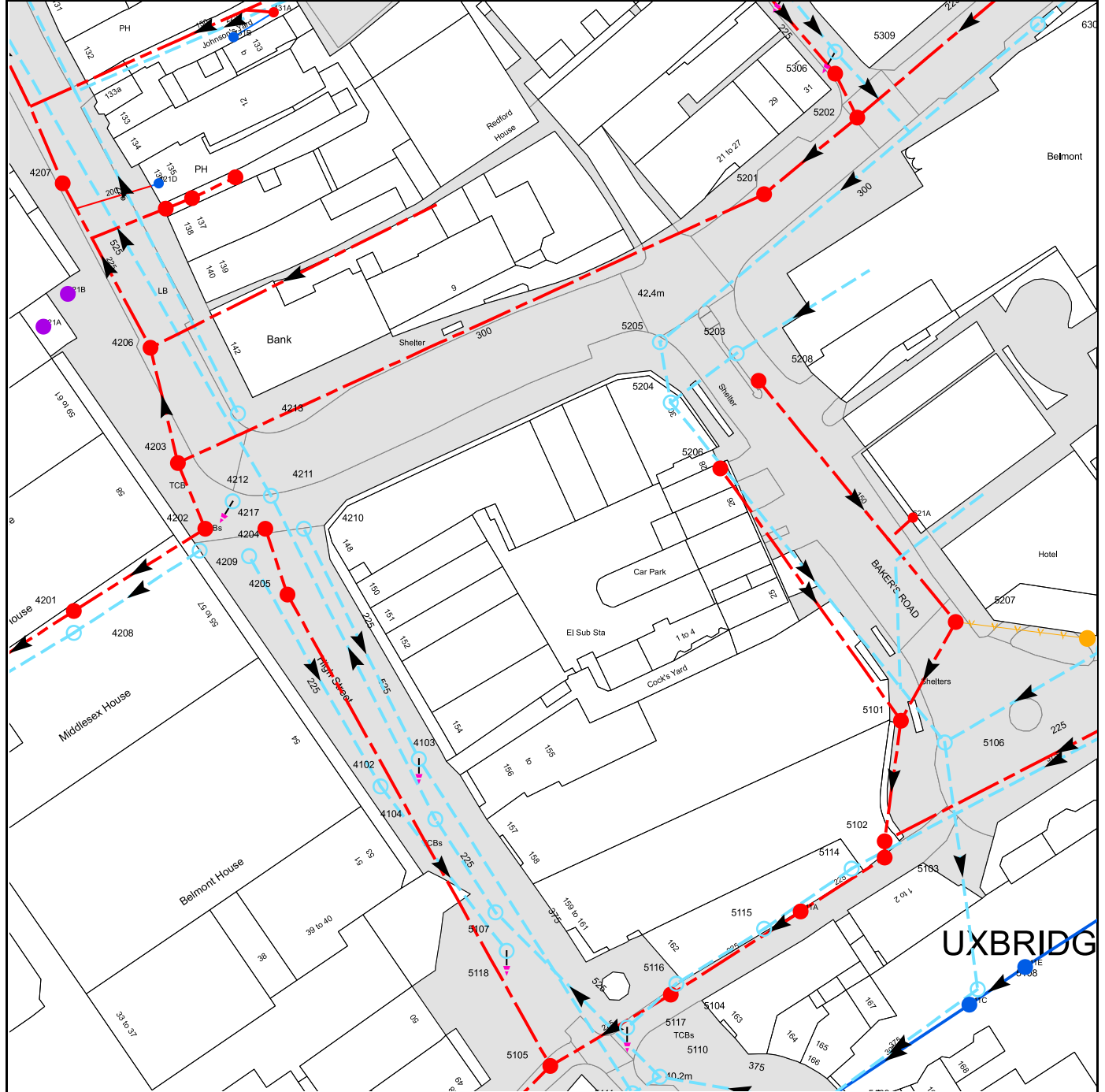


1 Ninth Floor Plan
1:200

2 Roof Plan
1:200

Appendix D – Thames Water sewer maps

Asset Location Search Sewer Map - ALS/ALS Standard/2023 4923098



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 505521,184221

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map (2020) with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
4207	40.57	38.17
421B	n/a	n/a
421D	n/a	n/a
4220	n/a	n/a
4219	n/a	n/a
4208	n/a	n/a
4201	n/a	n/a
4205	n/a	n/a
4204	40.72	39.29
4209	n/a	n/a
4217	40.76	37.65
4202	n/a	n/a
4210	40.65	38.97
4212	n/a	n/a
4211	40.74	33.87
4203	40.74	37.72
4213	40.72	39.12
4206	40.71	37.66
421A	n/a	n/a
5201	42.98	39.58
4218	n/a	n/a
5202	43.8	40.32
5306	43.97	41.13
5309	44.02	40.87
431B	n/a	n/a
6306	45.08	42.6
431A	n/a	n/a
511C	40.03	37.73
5108	n/a	n/a
611E	40.03	37.73
5103	41.72	38.47
5106	42.25	39.11
5101	42.18	38.68
6205	n/a	n/a
5207	42.75	40.7
521A	42.86	41.24
4102	40.69	39.04
4103	40.45	38.52
4104	n/a	n/a
5107	n/a	n/a
5118	n/a	n/a
5105	40.03	37.17
5117	40.22	36.46
5111	39.96	37.6
5110	43.24	37.68
5205	42.23	39.96
5204	n/a	n/a
5104	40.5	37.78
5116	n/a	n/a
5206	42.25	39.9
5203	n/a	n/a
5208	42.72	41.34
5115	40.95	39.1
511A	n/a	n/a
5114	41.52	39.41
5102	42.01	38.49
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.		



Asset Location Search - Sewer Key

Public Sewer Types (Operated and maintained by Thames Water)

	Foul Sewer: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
	Surface Water Sewer: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
	Combined Sewer: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
	Storm Sewer
	Sludge Sewer
	Foul Trunk Sewer
	Surface Trunk Sewer
	Combined Trunk Sewer
	Foul Rising Main
	Surface Water Rising Main
	Combined Rising Main
	Vacuum
	Thames Water Proposed
	Vent Pipe
	Gallery

Other Sewer Types (Not operated and maintained by Thames Water)

	Sewer
	Culverted Watercourse
	Proposed
	Decommissioned Sewer
	Content of this drainage network is currently unknown
	Ownership of this drainage network is currently unknown

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plan are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

	Air Valve
	Meter
	Dam Chase
	Vent
	Fitting

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

	Ancillary
	Drop Pipe
	Control Valve
	Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol. Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

	Inlet
	Outfall
	Undefined End

Other Symbols

Symbols used on maps which do not fall under other general categories.

	Change of Characteristic Indicator
	Public / Private Pumping Station
	Invert Level
	Summit

Areas

Lines denoting areas of underground surveys, etc.

	Agreement
	Chamber
	Operational Site

Ducts or Crossings

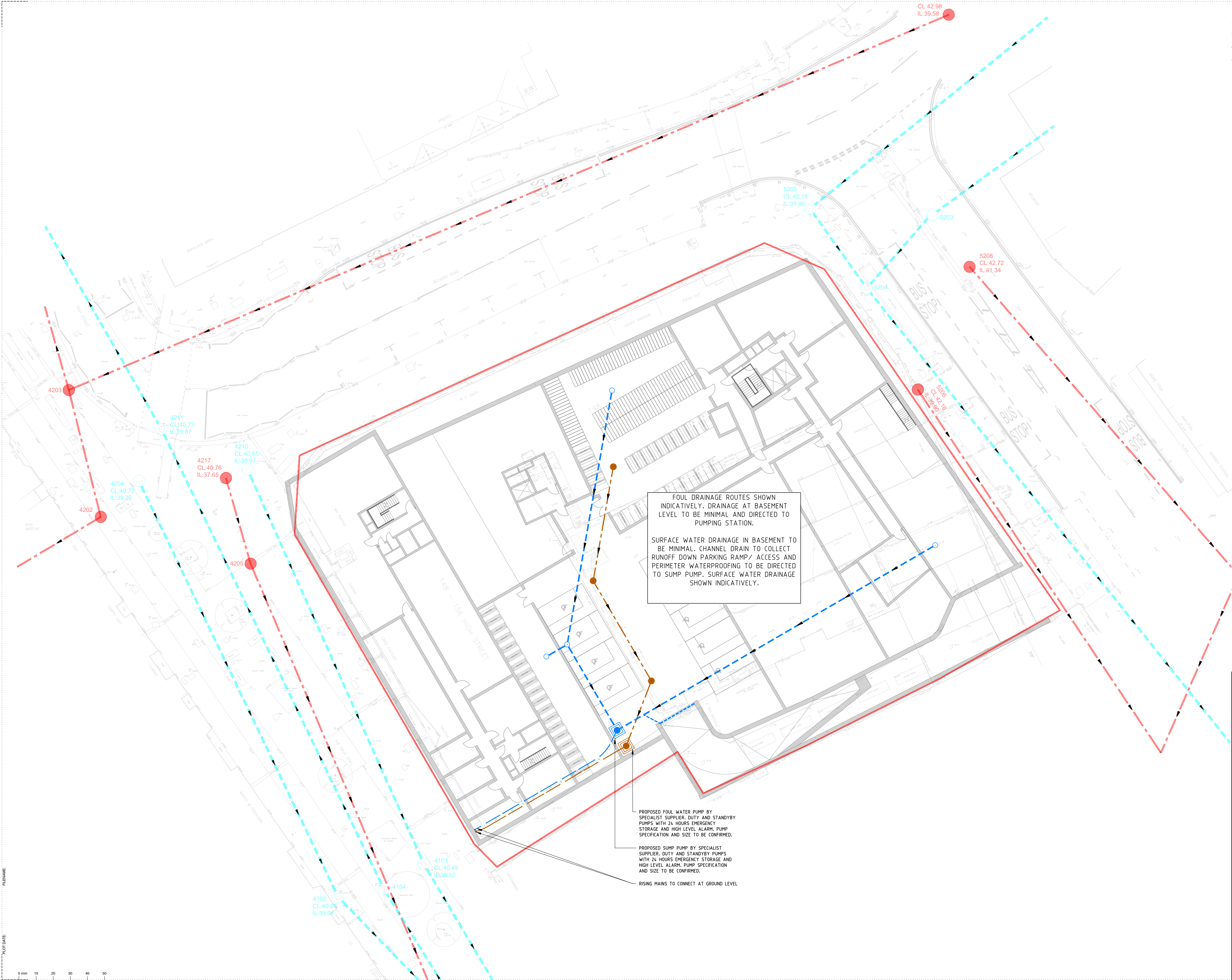
	Casement
	Conduit Bridge
	Subway
	Tunnel

Ducts may contain high voltage cables. Please check with Thames Water.

5) 'na' or '0' on a manhole indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology, please contact Property Searches on 0800 009 4540.

Appendix E – Proposed drainage layout

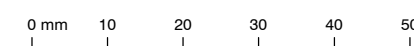


- KEY**
- EXISTING SW PUBLIC SEWER
 - EXISTING FW PUBLIC SEWER
 - PROPOSED SURFACE WATER SEWER
 - PROPOSED FOUL WATER SEWER
- NOTES**
- PROPOSED LAYOUT IS BASED ON CHILD GRADDON LEWIS ARCHITECTS DRAWINGS
 - THE LINE, LOCATION, COVER AND INVERT LEVELS OF ALL EXISTING SEWERS ARE SHOWN INDICATIVELY AND ARE TAKEN FROM THAMES WATER SEWER RECORDS AND INFORMATION WITHIN THE TOPOGRAPHIC SURVEY. EXISTING SEWER INFORMATION SHOULD BE CONFIRMED PRIOR TO WORKS COMMENCING. ANY DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY.
 - NEW CONNECTIONS TO THE PUBLIC SEWER WILL BE MADE AT THE UNDERTAKERS CONSENT.
 - DRAINAGE POP UP LOCATIONS (SVPPs, RWPs AND FLOOR GULLIES ETC) ARE SHOWN INDICATIVELY AND SET OUT SHOULD BE IN ACCORDANCE WITH THE LATEST ARCHITECT AND M&E CONSULTANTS DRAWINGS.
 - PROPOSED FINISHED LEVELS, CHAMBER COVER LEVELS, GULLY LOCATIONS AND LINEAR DRAIN LOCATIONS ARE SHOWN INDICATIVELY AND SHOULD BE CO-ORDINATED WITH THE DESIGNED FINISHED LEVELS PRIOR TO WORKS COMMENCING.
 - INTERNAL RODDING ACCESS SHOULD BE PROVIDED ON ANY PIPES WITH JUNCTION CONNECTIONS.
 - THIS DRAWING IS NOT ISSUED FOR CONSTRUCTION AND THE INFORMATION PROVIDED SHOULD BE CO-ORDINATED WITH ALL OTHER DISCIPLINES AND STATUTORY UNDERTAKERS SERVICES PRIOR TO CONSTRUCTION WORKS COMMENCING.
 - PROPOSED SEWER LENGTHS, SIZES, RUNOFF RATES AND STORAGE VOLUMES SHOULD BE CONFIRMED AT DETAILED DESIGN STAGE.
 - CONNECTION TO THE EXISTING PUBLIC SEWERS TO BE IN STRICT ACCORDANCE WITH THAMES WATER AND THE ILFAS CONSENT. ALL RELEVANT PERMITS TO BE OBTAINED PRIOR TO WORKS COMMENCING

P01 19.03.24 PRELIMINARY - Issued for Information		H.S. R.A.	
Rev	Date	Description	By
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Manchester . UK 3rd Floor, Cornavan Court, 12 Blackfriars Street, Manchester, M3 9BQ, United Kingdom		T: +44 (0) 161 834 1938 E: manchester@edgece.com	
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Project Name: HIGH STREET UXBRIDGE			
Client: MODA, DNA REAL ESTATE			
Designed	Drawn	Checked	Scale @ A1
R.A	H.S	R.A	1:200
Drawing Title: DRAINAGE STRATEGY BASEMENT LEVEL			
Project No. 231022		PRELIMINARY NOT FOR CONSTRUCTION	
Drawing No. 231022-EDGE-XX-XX-DR-C-2001		Revision P01	

FILENAME: PLOT DATE:

0 mm 10 20 30 40 50



- | | | | | | | |
|--|------------|--|--------------|------------|------|-----|
| P01 | 19.03.24 | PRELIMINARY - Issued for Information | | H.S. | R.A. | |
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UXBRIDGE | | | | | | |
| Client:
MODA, DNA REAL ESTATE | | | | | | |
| Designed | Drawn | Checked | Scale @ A1 | | | |
| R.A. | H.S | R.A. | 1:200 | | | |
| Drawing Title:
DRAINAGE STRATEGY
GROUND LEVEL | | | | | | |
| Project No.
231022 | | <div>PRELIMINARY
NOT FOR CONSTRUCTION</div> | | | | |
| Drawing No.
231022-EDGE-XX-XX-DR-C-2002 | | | | | | |
| | | Revision | | P01 | | |

Appendix F – Greenfield runoff calculations

Calculated by:	Ryan Atherton
Site name:	High Street
Site location:	Uxbridge

This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance "Rainfall runoff management for developments", SC030219 (2013), the SuDS Manual C753 (Ciria, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Site Details

Latitude:	51.54693° N
Longitude:	0.47949° W
Reference:	3943683847
Date:	Dec 12 2023 12:17

Runoff estimation approach

IH124

Site characteristics

Total site area (ha):	0.35
-----------------------	------

Methodology

Q_{BAR} estimation method:	Calculate from SPR and SAAR
SPR estimation method:	Calculate from SOIL type

Notes

(1) Is $Q_{BAR} < 2.0$ l/s/ha?

When Q_{BAR} is < 2.0 l/s/ha then limiting discharge rates are set at 2.0 l/s/ha.

Soil characteristics

	Default	Edited
SOIL type:	2	2
HOST class:	N/A	N/A
SPR/SPRHOST:	0.3	0.3

(2) Are flow rates < 5.0 l/s?

Where flow rates are less than 5.0 l/s consent for discharge is usually set at 5.0 l/s if blockage from vegetation and other materials is possible. Lower consent flow rates may be set where the blockage risk is addressed by using appropriate drainage elements.

Hydrological
characteristics

	Default	Edited
SAAR (mm):	636	636
Hydrological region:	6	6
Growth curve factor 1 year:	0.85	0.85
Growth curve factor 30 years:	2.3	2.3
Growth curve factor 100 years:	3.19	3.19
Growth curve factor 200 years:	3.74	3.74

(3) Is $SPR/SPRHOST \leq 0.3$?

Where groundwater levels are low enough the use of soakaways to avoid discharge offsite would normally be preferred for disposal of surface water runoff.

Greenfield runoff rates

	Default	Edited
Q _{BAR} (l/s):	0.57	0.57
1 in 1 year (l/s):	0.48	0.48
1 in 30 years (l/s):	1.31	1.31
1 in 100 year (l/s):	1.82	1.82
1 in 200 years (l/s):	2.13	2.13

This report was produced using the greenfield runoff tool developed by HR Wallingford and available at www.uksuds.com. The use of this tool is subject to the UK SuDS terms and conditions and licence agreement , which can both be found at www.uksuds.com/terms-and-conditions.htm. The outputs from this tool are estimates of greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, CEH, Hydrosolutions or any other organisation for the use of this data in the design or operational characteristics of any drainage scheme.

Appendix G – Micro drainage storage estimations

Quick Storage Estimate

Micro Drainage

Variables

FSR Rainfall

Return Period (years) 100

Region England and Wales

Map M5-60 (mm) 20.700

Ratio R 0.431

Cv (Summer) 0.750

Cv (Winter) 0.840

Impermeable Area (ha) 0.350

Maximum Allowable Discharge (l/s) 13.0

Infiltration Coefficient (m/hr) 0.00000

Safety Factor 2.0

Climate Change (%) 40

Analyse OK Cancel Help

Enter Maximum Allowable Discharge between 0.0 and 999999.0

Quick Storage Estimate

Micro Drainage

Results

Global Variables require approximate storage of between 125 m³ and 182 m³.

These values are estimates only and should not be used for design purposes.

Mean volume = 153.5m3

Analyse OK Cancel Help

Enter Maximum Allowable Discharge between 0.0 and 999999.0