

27 January 2024



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) 7815 032 081

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)
Statutory Consultation Response

This letter sets out the documents originally submitted with the full planning application at 148-154 High Street, Uxbridge (ref. 78696/APP/2024/867) and the subsequent new reports and / or additional information submitted during the consultation period. It is supplemented by the Drawing Register (ref. CGL-Z0-ZZ-SH-A-000001), prepared by CGL, which identifies the latest drawings, including revision numbers.

All of the latest reports, documents and drawings are submitted alongside this letter.

Original Submission – As Validated	Additional Information or Replacement Reports	Notes
Application Forms and Certificates		
Planning Application Form Date: 28.03.24	No update	
Community Infrastructure Levy Form 1 Date: 28.03.24	No update	
Planning Documents		
Planning Submission Covering Letter Date: 28.03.24	No update	
Planning Statement (including Affordable Housing Statement) Date: March 2024	No update	
N/A	Statutory Consultation Response Letter Date: 29 November 2024 NEW REPORT	Applicant response to statutory consultation comments.
N/A	Bakers House – Interest Schedule Date: 26 th July 2024 NEW REPORT	Marketing Evidence

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

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N/A	Marketing Update Letter Date: 7 October 2024 NEW REPORT	Marketing Evidence
Consultant Reports		
Air Quality Assessment Date: 26.03.24	No update	
N/A	Air Quality Stage 1 GLA Memo – Applicant Response Date: 12 th June 2024 ADDITIONAL INFORMATION	To address GLA Stage 1 comments.
Aviation Safeguarding Assessment Date: April 2024	No update	
Historic Environment Assessment (Archaeology) Date: December 2018	No update	
Basement Structural Impact Assessment Report Date: 02 May 2024	No update	
Biodiversity Net Gain Assessment Date: 22 nd March 2024	No update	
Circular Economy Statement & GLA CES Template Date: April 2024 SUPERSEDED	Circular Economy Statement & GLA CES Template Date: November 2024 UPDATED REPORT	To address GLA Stage 1 comments.
N/A	Circular Economy Stage 1 GLA Memo – Applicant Response Date: 19 th November 2024 ADDITIONAL INFORMATION	To address GLA Stage 1 comments.
Contamination Assessment Date: 27 th March 2023	No update	
Daylight, Sunlight and Overshadowing Date: March 2024	No update	
Internal Daylight and Overshadowing Report Date: April 2024	No update	
Demolition Method Statement Date: December 2023	No update	
Design and Access Statement Part 1 – Part 9 Date: March 2024	No update	
N/A	Uxbridge High Street Post Submission Additional Information Date: July 2024 ADDITIONAL INFORMATION	To address LBH Design Comments

	Uxbridge High Street Post Submission Additional Information Date: November 2024 ADDITIONAL INFORMATION	To address LBH Design Comments
Preliminary Ecological Appraisal and Preliminary Roost Assessment Date: 21 st March 2024	No update	
Economic Impact Assessment Date: March 2024	No update	
Energy Strategy Report Date: 27 th March 2024 SUPERSEDED	Updated Energy Strategy Report and details of Energy Modelling and Reporting Spreadsheets: <ul style="list-style-type: none"> • BRUKL Output Document – Hotel Part L Lean • BRUKL Output Document – Hotel Part L Clean • BRUKL Output Document – Hotel Part L Green • BRUKL Output Document – Co-Living Part L Lean • BRUKL Output Document – Co-Living Part L Clean • BRUKL Output Document – Co-Living Part L Green • Be Seen Reporting Spreadsheet • GLA Carbon Emissions Reporting Spreadsheet Date: 28 th September 2024 UPDATED REPORT	To address GLA Stage 1 comments.
N/A	Energy Stage 1 GLA Memo – Applicant Response (with supporting information) Date: 19 th November 2024 ADDITIONAL INFORMATION	To address GLA Stage 1 comments.
N/A	TM52 Overheating Risk Assessment Report Date: 28 th October 2024 NEW REPORT	To address GLA Stage 1 comments.
N/A	TM54 Operational Energy Evaluation Report Date: 28 th October 2024 NEW REPORT	To address GLA Stage 1 comments.
N/A	TM59 Uxbridge Co-Living Thermal Comfort Overheating Report Date: 28 th October 2024 NEW REPORT	To address GLA Stage 1 comments.

BREEAM Pre-Assessment Report Date: March 2024	No update	
London Plan Fire Statement – Hotel Building & London Plan Fire Statement – Co-Living Building & Fire Statement Form SUPERSEDED	London Plan Fire Statement UPDATED REPORT	To address GLA Stage 1 comments.
	Jensen Hughes Technical Note: Response to London Fire Brigade Comments Date: 09 th January 2025 ADDITIONAL INFORMATION	
Flood Risk Assessment Report and Drainage Strategy Part 1 and Part 2 Date: 26 th March 2024	No update	
N/A	LLFA Response Letter, with the following supporting evidence: <ul style="list-style-type: none"> • Blue Roof Drainage - ROOF PLAN (no. UXB-CGL-Z2-09- DR-A-SK50007) • Bauder – Calculation Package • Bauder – Blue Roof Ballasted System Information Sheet • Lower Level Basement Sewer Survey (no. U1998); • High Street / Bakers Road Sewer Survey Sheet 1 (no. U1998); and • High Street / Bakers Road Sewer Survey Sheet 2 (no. U1998). Date: 12 th November 2024 ADDITIONAL INFORMATION	To address LLFA Comments
N/A	Thames Water Response Letter Date: 12 th November 2024 ADDITIONAL INFORMATION	To address Thames Water comments
Financial Viability Assessment Date: March 2024	Discussions Ongoing	
Heritage Statement Date: March 2024 SUPERSEDED	Revised Heritage Statement Date: November 2024 UPDATED REPORT	To address GLA Stage 1 comments.
N/A	Additional Views Assessment Date: November 2024 ADDITIONAL INFORMATION	To address GLA Stage 1 comments.
Noise Impact Assessment Part 1 and Part 2	No update	

Date: 26 th March 2024		
Statement of Pre-Application Consultation Date: March 2024	No update	
Healthy Streets Transport Assessment Date: March 2024	No update	
	Transport Assessment Addendum Date: n.d. ADDITIONAL INFORMATION	To respond to GLA and LBH Transport Comments
Delivery and Servicing Plan Date: March 2024	No update	
Outline Construction Logistics Plan Date: March 2024	No update	
N/A	Operational Waste Management Plan Date: November 2024 NEW REPORT	To address comments from LBH Waste Services.
Hotel Travel Plan Date: March 2024	No update	
Residential Travel Plan Date: March 2024	No update	
Utilities Information Date: December 2023	No update	
Ventilation Strategy Report Date: 26 th March 2024	No update	
Whole Life Carbon Assessment & GLA WLCA Template Date: 11 th April 2024 SUPERSEDED	Whole Life Carbon Assessment & GLA WLCA Template Date: November 2024 UPDATED REPORT	To address GLA Stage 1 comments.
N/A	Whole Life Carbon Assessment Stage 1 GLA Memo – Applicant Response Date: 19 th November 2024 ADDITIONAL INFORMATION	To address GLA Stage 1 comments.
Pedestrian Level Wind Desk-Based Assessment Date: 27 th March 2024	No update	
N/A	Moda Operational Management Plan Date: n.d. NEW REPORT	To address GLA Stage 1 comments.
Landscape Design and Access Statement Date: March 2024 SUPERSEDED	Landscape Design and Access Statement Date: January 2025 UPDATED REPORT	To address LBH and GLA Stage 1 comments.

<p>Landscape Plans</p> <ul style="list-style-type: none"> • Site Plan (ref. 5903- OOB- ZZ- 00- D- L- 000001 Rev P04) • Site Sections 01 (ref. 5903- OOB- ZZ- ZZ- D- L- 000050 Rev P02) • Site Sections 02 (ref. 5903- OOB- ZZ- ZZ- D- L- 000051 Rev P02) • Boundary Treatment Strategy (ref. 5903- OOB- ZZ- 00- D- L- 000020 Rev P02) • Circulation Strategy (ref. 5903- OOB- ZZ- 00- D- L- 000030 Rev P02) • Existing and Proposed Levels (ref. 5903- OOB- ZZ- 00- D- L- 000010 Rev P04) • Planting Strategy (ref. 5903- OOB- ZZ- 00- D- L- 000040 P02) • Roof Terrace Level 08 (ref. 5903- OOB- ZZ- 08- D- L- 000002 Rev P03) • Urban Greening Factor (ref. 5903- OOB- ZZ- 00- D- L- 000071 Rev P02) <p>SUPERSEDED</p>	<p>Landscape Plans</p> <ul style="list-style-type: none"> • Site Plan (ref. 5903- OOB- ZZ- 00- D- L- 000001 Rev P06) • Site Sections 01 (ref. 5903- OOB- ZZ- ZZ- D- L- 000050 Rev P04) • Site Sections 02 (ref. 5903- OOB- ZZ- ZZ- D- L- 000051 Rev P03) • Site Sections 03 (ref. 5903- OOB- ZZ- ZZ- D- L- 000052 Rev P01) • Boundary Treatment Strategy (ref. 5903- OOB- ZZ- 00- D- L- 000020 Rev P03) • Circulation Strategy (ref. 5903- OOB- ZZ- 00- D- L- 000030 Rev P03) • Existing and Proposed Levels (ref. 5903- OOB- ZZ- 00- D- L- 000010 Rev P07) • Planting Strategy (ref. 5903- OOB- ZZ- 00- D- L- 000040 P03) • Roof Terrace Level 08 (ref. 5903- OOB- ZZ- 08- D- L- 000002 Rev P04) • Urban Greening Factor (ref. 5903- OOB- ZZ- 00- D- L- 000071 Rev P04) <p>UPDATED PLANS</p>	<p>To address LBH and GLA Stage 1 comments.</p>
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I trust that the above provides further clarification or information on the various points raised during the consultation period. We welcome further engagement with LBH during the re-consultation to assist with the determination of the planning application.

Yours sincerely,

Eleanor Cannon
Savills Planning