

Policy DMHB 10: High Buildings and Structures

Any proposal for a high building or structure will be required to respond to the local context and satisfy the criteria listed below.

It should:

- i) be located in Uxbridge or Hayes town centres or an area identified by the Borough as appropriate for such buildings;**
- ii) be located in an area of high public transport accessibility and be fully accessible for all users;**
- iii) be of a height, form, massing and footprint proportionate to its location and sensitive to adjacent buildings and the wider townscape context. Consideration should be given to its integration with the local street network, its relationship with public and private open spaces and its impact on local views;**
- iv) achieve high architectural quality and include design innovation. Consideration should be given to its silhouette, so that it provides a positive contribution to the skyline, its design at street level, facing materials and finishes, lighting and night time impact;**
- v) where residential uses are proposed, include high quality and useable private and communal amenity space and ensure an innovative approach to the provision of open space;**
- vi) not adversely impact on the microclimate (i.e. wind conditions and natural light) of the site and that of the surrounding areas, with particular focus on maintaining useable and suitable comfort levels in public spaces;**
- vii) be well managed, provide positive social and economic benefits and contribute to socially balanced and inclusive communities;**
- viii) comply with aviation and navigation requirements and not adversely impact upon telecommunication, television and radio transmission networks; and**
- ix) demonstrate consideration of public safety requirements as part of the overall design, including the provision of evacuation routes.**