



CRICKET FIELD ROAD CIVIC CENTRE CAR PARK, UXBRIDGE, UB8

PROPOSED RESIDENTIAL CARE HOME

DESIGN & ACCESS STATEMENT
OCTOBER 2026



hunters

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Introduction

Cricket Field Road Civic Centre Car Park, Uxbridge, UB8
Proposed Residential Care Home

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01

1 Introduction

1.1 Executive Summary

Purpose of this Document

This Design and Access Statement has been prepared by Hunters on behalf of the applicant, Hillingdon Council, to accompany a planning application for a new 160-bed residential care home on the Hillingdon Civic Centre Car Park site, locally known as the 'Lobster Pot', located in Uxbridge, UB8.

The Proposal

The proposed development comprises a specialist residential care home providing accommodation for up to 160 residents requiring 24-hour nursing, dementia and complex care support. The proposed scale reflects the identified borough-wide need for specialist nursing and dementia accommodation whilst enabling a viable operational model based on household communities.

The scheme has been designed around the Household Model of Care, a person-centred approach that creates smaller, domestic-scale living environments within a larger care setting. Rather than a traditional institutional model, residents are accommodated within a series of household communities, each comprising up to 12 en-suite bedrooms arranged around shared living, dining and kitchen spaces. This approach promotes familiarity, independence and social interaction while enabling high-quality care to be delivered in a more personalised way, particularly for residents living with dementia.

The building is organised around a vibrant communal heart at ground-floor level, bringing together a range of shared amenities including a café, multifunction room, tea room, hair and beauty salon, treatment spaces and consultation rooms. These facilities provide opportunities for social interaction, activities, therapy and family visits, creating an environment that feels more akin to a community than a conventional care facility.

The residential households are arranged across the upper floors, each functioning as a self-contained neighbourhood with its own lounges, dining areas and support spaces. Destination lounges at the ends of corridors provide focal points for residents, support wayfinding and encourage movement throughout the building. Clinical and operational facilities are carefully integrated to ensure residents receive the care they require while maintaining a domestic atmosphere.

The operational requirements of the home are accommodated within a dedicated basement level containing the commercial kitchen, laundry,

plant areas and refuse storage. A separate service entrance and lift enable servicing activities to take place efficiently and discreetly, minimising disruption to residents.

Access to nature forms an important part of the care model. Two fully secure landscaped courtyard gardens provide opportunities for recreation, therapeutic activities and social interaction, while ground-floor bedrooms benefit from direct access to private garden spaces.

The proposal will deliver a modern, sustainable and safe care environment, incorporating air source heat pumps, renewable energy technologies, sprinkler protection and a progressive horizontal evacuation strategy.

Overall, the scheme combines specialist clinical care with a domestic, community-focused model of living, creating a high-quality environment that promotes dignity, wellbeing and independence

Application Summary

Site location:	Civic Centre Car Park, Uxbridge, UB8
Site area:	0.70 ha (1.74 acres)
Description of the proposal:	Redevelopment of the existing car park (Sui Generis) to provide a 160-bed care home (Class C2)
Parking provision:	34 car parking spaces (including 4 disabled bays) 1 ambulance bay 1 loading/unloading bay
Cycle parking:	8 short stay spaces 9 long stay spaces
Local authority:	Hillingdon Council

Project Team

Applicant (Client):	Hillingdon Council
Architect:	Hunters
Care Operator (End User):	The Hillingdon Care Company

Consultant reports prepared by:

Air Quality Assessment: ACP
Airport Safeguarding Statement: Alan Stratford & Associates
Arboricultural Impact Assessment: Arbtech
Archaeology Assessment: Cotswold Archaeology
Biodiversity Net Gain: Arbtech
Care Needs Assessment: Caterwood
Circular Economy Assessment: Davis Partnership
Construction & Demolition Method Statement: Hillingdon Council
Construction Environmental Management Plan (CEMP): Arbtech
Daylight & Sunlight: Right of Light
Delivery & Servicing Plan: TTP Consulting
Energy & Sustainability Statement: Davis Partnership
Fire Statement: BWC Fire
Flood Risk Assessment, SUDs & Drainage: Tully's
Ground Investigation (Phase 1 PRA): Southern Testing
Heritage Statement: Lichfields
Transport / Highways: TTP Consulting
Landscape Planting Schedule & Management: Davis Landscape
Noise Impact Assessment: Murray Acoustics
Overheating Assessment: Davis Partnership
Planning Statement: Peacock & Smith
Preliminary Bat Roost Assessment: Arbtech
Preliminary Ecology Appraisal: Arbtech
Statement of Community Involvement: Hunters
Townscape & Visual Impact Assessment: Lichfields
Water Cycle Strategy: Davis Partnership
Whole Life Carbon: Davis Partnership

1 Introduction

1.2 Background

The Site

The site, outlined in red, comprises a 0.7 hectare (1.74 acre) plot located on Cricket Field Road, immediately south of the A4020 Hillingdon Road in Uxbridge.

The site is currently occupied by a three-storey multi-level car park providing 373 spaces, for Civic Centre staff and visitors during weekdays, and the public on Saturdays only.

Immediate areas surrounding the site comprise a mixture of uses including commercial offices and residential housing stock. The site sits adjacent to community uses, including St Andrew's Church of England Primary School, St Andrew's Church and Hillingdon Civic Centre itself.

Local Need for Care

The London Borough of Hillingdon, in common with many areas across the UK, is experiencing growing demand for specialist accommodation and care services for older people. Data published by the Office for National Statistics (ONS) and the World Health Organization (WHO) demonstrates that people are living longer, with life expectancy increasing from 77.9 years in 2000 to 80.1 years in 2021. However, healthy life expectancy has not kept pace, resulting in a growing period of later life requiring support or care.

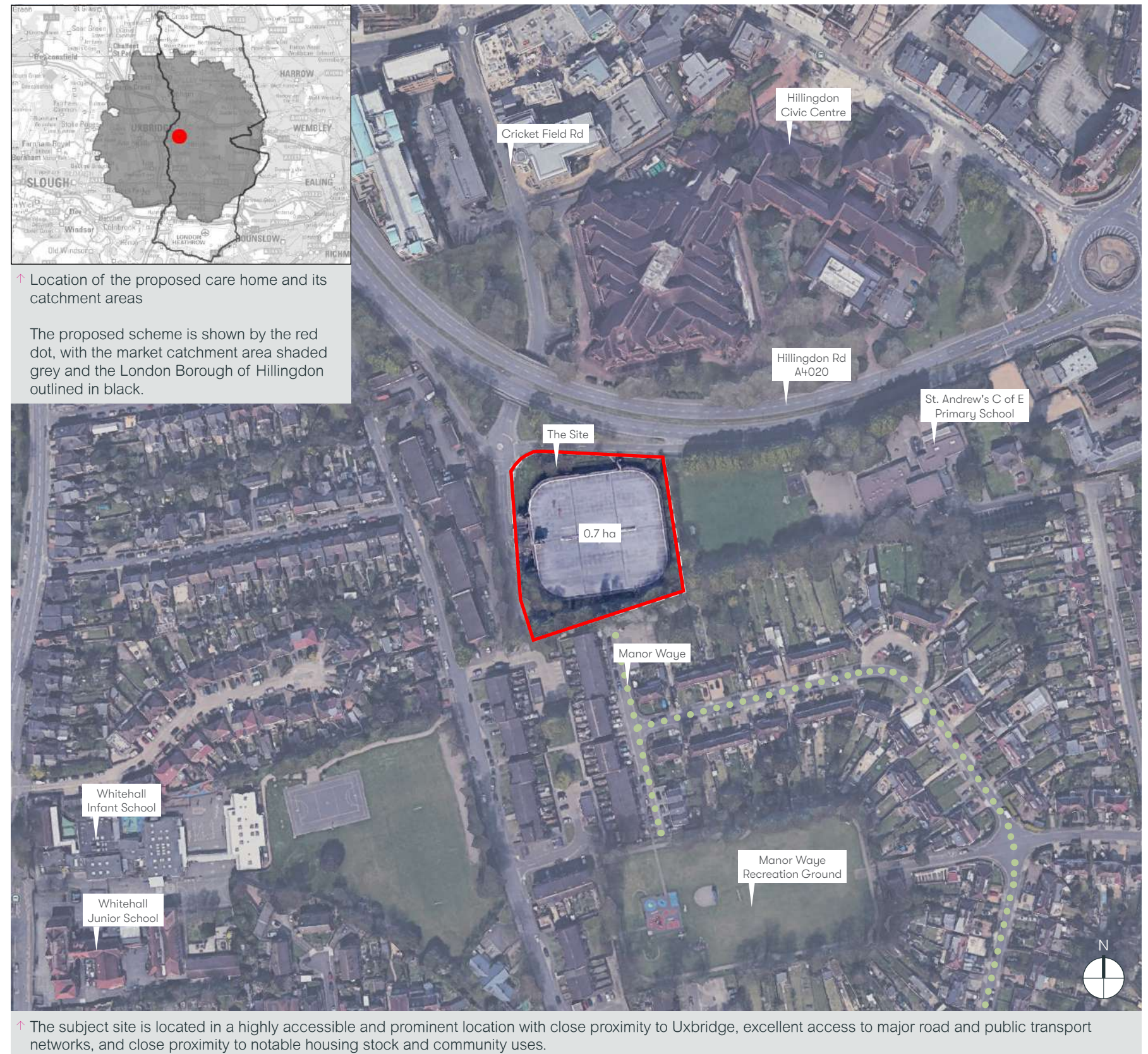
This trend is compounded by significant growth in the older population. ONS National Population Projections indicate that the number of people aged 75 and over in the UK is expected to increase from approximately 6.6 million in 2025 to more than 10 million by 2055. As a result, demand for specialist care accommodation, including dementia and nursing care provision, is expected to continue to rise.

A care needs assessment conducted by Carterwood in August 2025 demonstrates a significant under-supply of bed provision when assessing the supply and demand position within the market catchment area. A substantial **under-supply of 831 full market standard bedrooms** in the market catchment is estimated by 2029, increasing further to **1,154 beds** by 2039.*

The proposed development (outlined in red) will help to **mitigate the shortfall of elderly care home beds within the catchment area** by providing high-quality, purpose-built care accommodation in an accessible location, enabling residents to remain within their local community and close to established support networks. The scheme will contribute to the borough's health and social care infrastructure and support the provision of appropriate accommodation for an ageing population.

* For further detail on the UK elderly care home market in support of this application, please refer to the supporting care needs assessment prepared by Caterwood.

Sources: Office for National Statistics (ONS) Healthy Life Expectancy Statistics; World Health Organization (WHO) Life Expectancy Data; ONS National Population Projections (2022-based).



1 Introduction

1.3 The Applicant - Hillingdon Council

Hillingdon Council is bringing forward the redevelopment of the Civic Centre Car Park, locally known as the “Lobster Pot”, to deliver a new purpose-built residential care home in Uxbridge.

The proposal supports the Council's wider objectives to meet local care needs, provide high-quality specialist accommodation for older residents, and make better use of a prominent town centre-edge site. The scheme will deliver modern, dementia-friendly care accommodation within a sustainable, accessible location close to public transport, community facilities and local services.

The Council has worked closely with the project team to develop a designed proposal that responds to the site's civic setting, the surrounding residential context and the identified need for specialist elderly and dementia care within the borough.

1.4 The Operator – The Hillingdon Care Company

The Hillingdon Care Company will operate the proposed care home.

The organisation provides care and support services for residents in Hillingdon, with a focus on delivering safe, person-centred care that promotes dignity, independence and wellbeing. As operator, The Hillingdon Care Company will bring local care experience and an understanding of residents' needs to the day-to-day running of the home.

1.5 The Architect - Hunters

Hunters is a multi-disciplinary architectural and building consultancy practice based in Hammersmith, London. For over 65 years our dynamic and knowledgeable team have procured, designed and modernised a diverse range of buildings, bringing practical solutions and consistently good service.

Hunters Architects have accumulated extensive experience in the senior housing sector for over 25 years and have a dedicated team of Architects working on multiple projects at any one time. With a wide range of clients both in the social and private sector, the team brings current thinking to specialist dementia design to better support our ageing population.

The team work to better the design criteria set out in the HAPPI (Housing our Ageing Population Panel for Innovation) guidelines and have achieved the Gold Standard for specialist dementia enabled environments for five buildings, audited by The University of Stirling' Dementia Services Design Centre (DSDC).

The practice prides itself in ensuring the buildings achieve the highest level of accessibility, making their homes safe and purposeful for ageing residents.



↑ Grassy Meadow Court, Hayes - Hunters Architects
88 new homes (extra care housing) and dementia resource centre
Stirling University DSDC Gold Award



↑ Park View, Uxbridge - Hunters Architects
60 new homes (extra care housing) with 57 one-bed and 3 two-bed
apartments



↑ St Giles View, Winchester - Hunters Architects
60-bed nursing and dementia care home



↑ Edwardstow Court, Stow-on-the-Wold - Hunters Architects
48-bed specialist dementia care home

1 Introduction

1.6 Specialist Accommodation

Class C2 Specialist Dementia Care Provision

Care homes for the elderly fall within Class C2 ("residential institution") of The Town and Country Planning (Use Classes) Order 1987 and any applicable amendments.

A Class C2 Specialist Dementia Care Home provides 24-hour registered nursing care regulated by the Care Quality Commission (CQC). Both the care service and the building are formally registered to support residents with complex health conditions, including those requiring end-of-life care. These homes deliver the highest level of care and rely on highly skilled, professionally qualified care teams.

Care is provided in purpose-built facilities featuring en-suite bedrooms and a variety of communal spaces designed to support residents' wellbeing.

Homes may specialise in specific types of care, such as supporting elderly frail individuals, those living with dementia, or other complex care needs.

Designing for Dementia

The University of Stirling's Dementia Toolkit provides a checklist for ensuring the resident environment meets technical requirements to mitigate the cognitive impacts of aging and dementia. As such,

- careful consideration of the **light reflective values** (LRVs) is considered throughout the interior design;
- the schemes include double-banked accommodation to keep travel distances short with **good visual access**;
- the spaces are lit with enhanced lux values to improve mobility;
- environments are carefully designed to mitigate glare, and
- signage is pictorial and written.



↑ Goodson Lodge, Trowbridge – Hunters designed care home providing specialist dementia care, residential care and respite care (ground floor communal hub amenity).



↑ Edwardstow Court, Stow-on-the-Wold – destination lounge



↑ Goodson Lodge, Trowbridge – kitchenette and dining room



↑ Edwardstow Court, Stow-on-the-Wold – specialist dementia care bedroom

1 Introduction

1.7 Household Model of Care

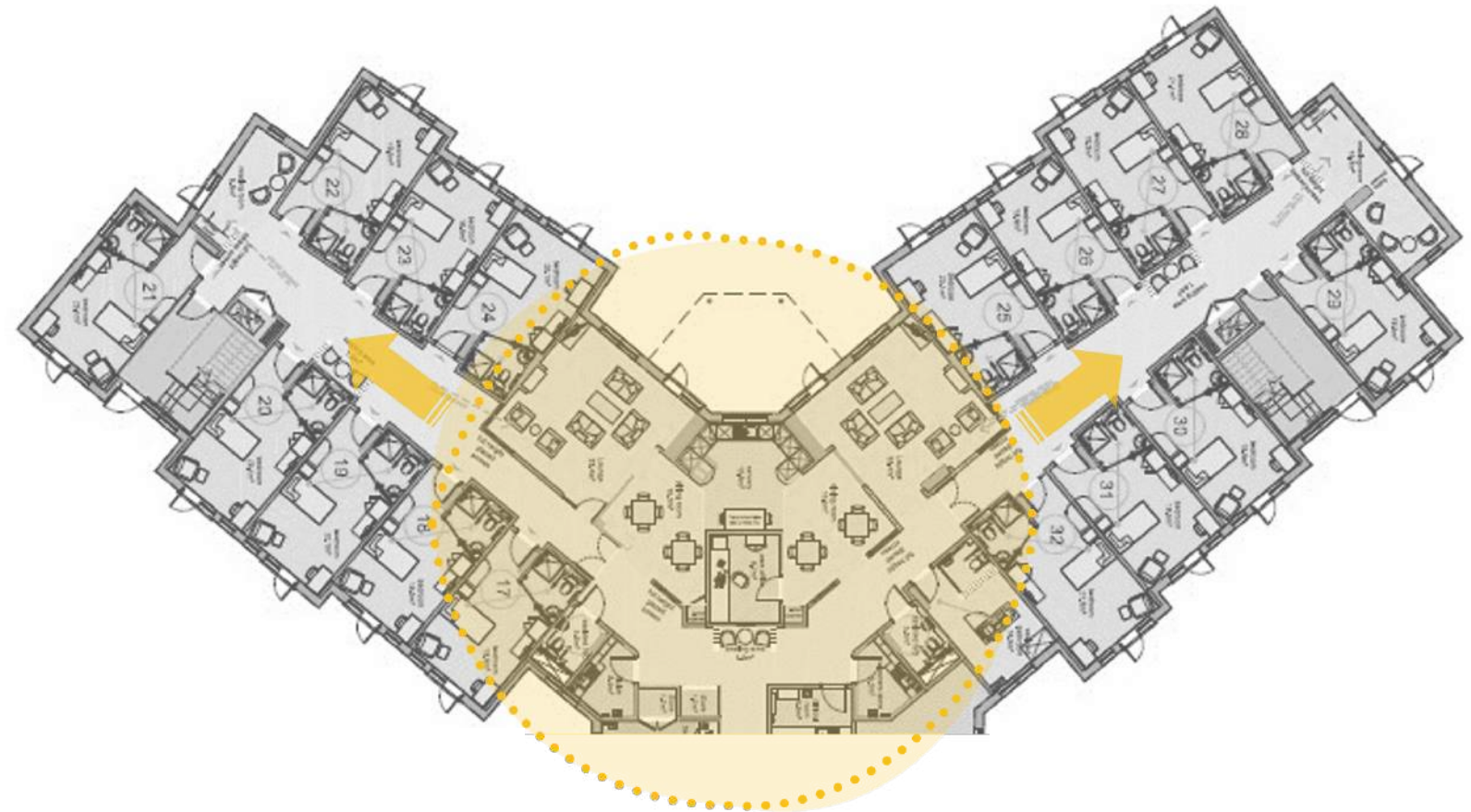
Modern care schemes are designed in “households” or “communities”, where bedroom clusters range between 6-12 beds. Clusters of ensuite bedrooms share a lounge, kitchenette, dining and ancillary service areas within each household cluster.

Teams are usually on a ratio of 4 residents to 1 staff member, though this will be dependent on the individual’s care need and may be closer to 2 to 1 for dementia care. Teams will work in a designated household cluster and during night-time hours may share between two separate household clusters on the same floor.

One of the main financial impacts of any care home is the efficiency of their care teams. This is why the provision of efficiently run household clusters are critical in order to keep resident care costs down. Household cluster numbers are kept small to cater for dementia care and domestic scaled environments.

The main communal areas provide various facilities for residents and their families outside of the household cluster. Services, such as the catering kitchen, laundry and plant are commercial in nature and serve the whole scheme.

This care home will work on three 8 hour care shifts. Teams will work on shift basis, some often part time, which offers numerous employment opportunities from domiciliary care, to catering, management, and specialist nursing teams.



Specialist dementia household / community

Example design by Hunters



Destination lounge at the end of corridors

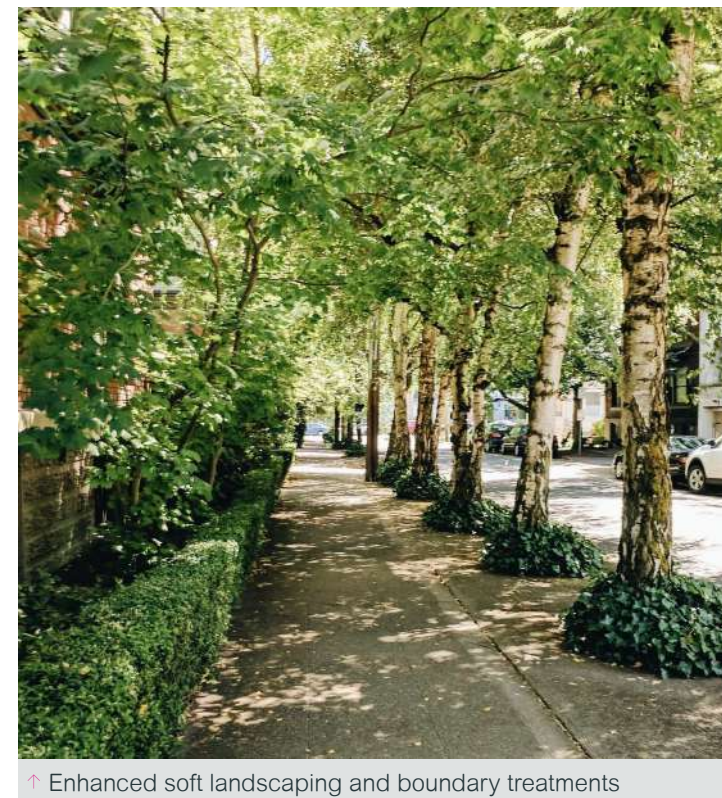
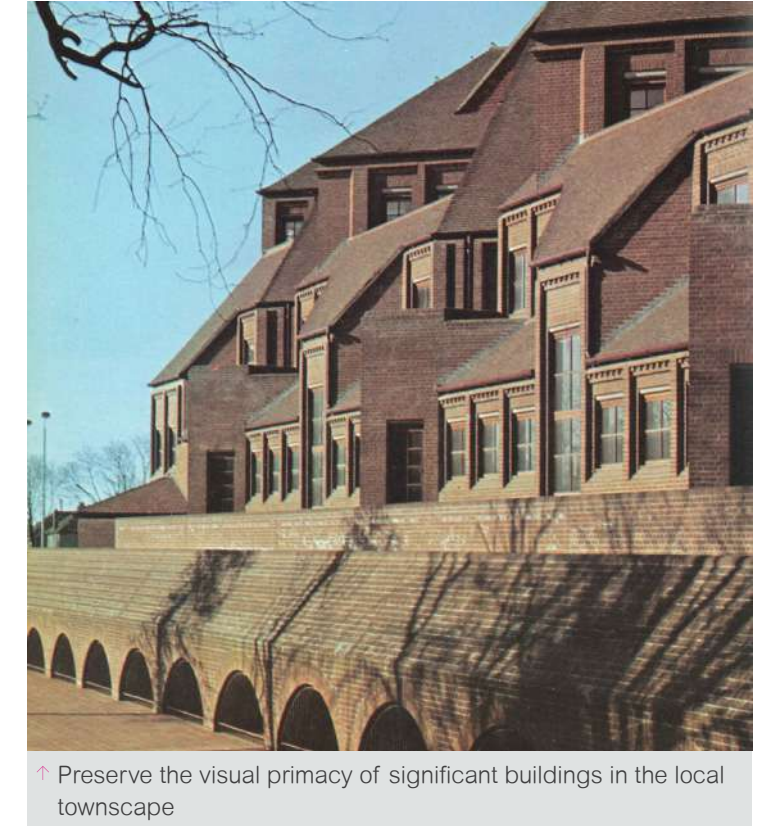
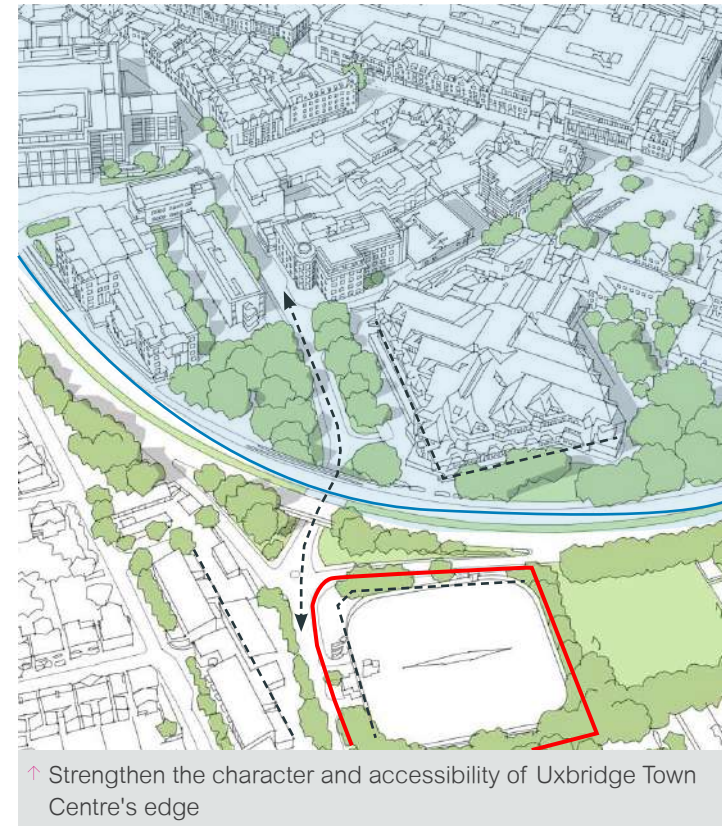


Household lounge

1 Introduction

1.8 Project Vision & Objectives

- Deliver a 160-bed residential care home that meets the existing and growing need for specialist elderly and dementia care, and other specialist care needs in the London Borough of Hillingdon.
- Create a public-facing building that enhances the character and accessibility of Uxbridge Town Centre's edge.
- Alleviate traditional barriers to care by integrating community-facing ground floor uses, improving visibility and social interaction.
- Prioritise resident wellbeing, with environments that support cognitive stimulation, safety, and emotional health.
- Develop a dual-wing layout to separate operations while maintaining shared amenities and enhanced efficiencies.
- Activate the public realm and support regeneration by creating active frontages along the new pedestrian and cycle spine identified in the Uxbridge Town Centre Vision (2024).
- Foster social inclusion through communal spaces for residents to interact with visitors and one another, such as a tea room, hair salon and activity rooms.
- Maximise the site's urban potential by replacing a council staff multi-storey car park with sustainable, long-term community infrastructure that enhances urban greening and supports biodiversity net gain.
- Create employment and training opportunities across a range of healthcare and support services.
- Champion dignity in aging, offering high-quality care within a comfortable, inclusive and therapeutic setting.



Site Context

Cricket Field Road Civic Centre Car Park, Uxbridge, UB8
Proposed Residential Care Home

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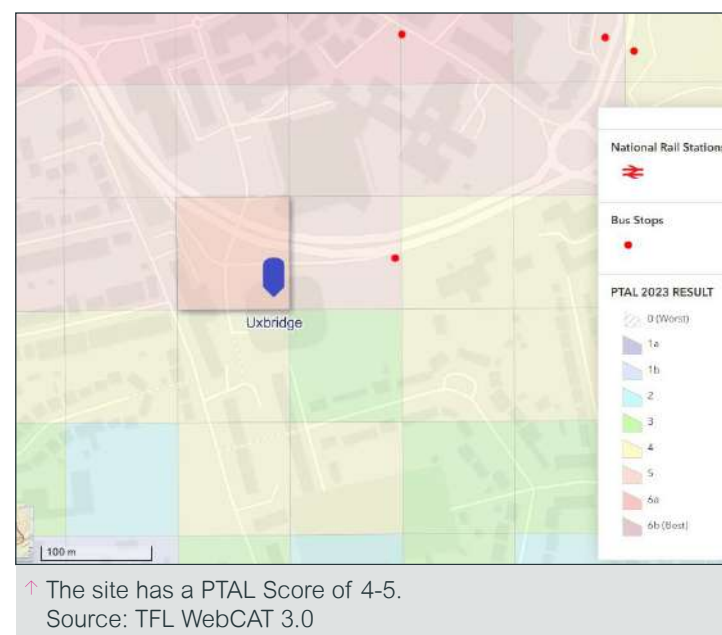
02

2 Site Context

2.1 Site Connectivity

Transport Infrastructure

- The site, outlined in red, comprises a 0.7 hectare (1.74 acre) plot located on Cricket Field Road, immediately south of the A4020 Hillingdon Road in Uxbridge.
- The site is located centrally within Uxbridge and is circa 0.2 miles from the High Street in the town centre.
- The site fronts Hillingdon Road and Cricket Field Road which provides both prominence and accessibility to the neighbouring areas of Ickenham, Hillingdon, Hayes and West Drayton.
- The site benefits from good public transport accessibility with a PTAL rating of 4 to 5.
- Uxbridge London Underground Station is located 520m (approx. 6-minute walk) to the north of the site.
- There are a number of bus services within close proximity of the site. St Andrews Church Bus Stop is 350m away (approx. 4 minute walk) and has six bus services stopping: 427, U1, U3, U4, U7 & A10.
- Despite the proposed loss of the existing car park, there is ample town centre parking capacity, with over 2,700 spaces available for the public during the week, over 3,000 in the weekday evenings and over 3,400 spaces on the Saturday. The site is thus well-positioned for a shift towards sustainable travel modes, aligning with current planning policy objectives to reduce car dependency.



2 Site Context

2.2 Planning Designations

2.2.1 Uxbridge Town Centre Vision 2024

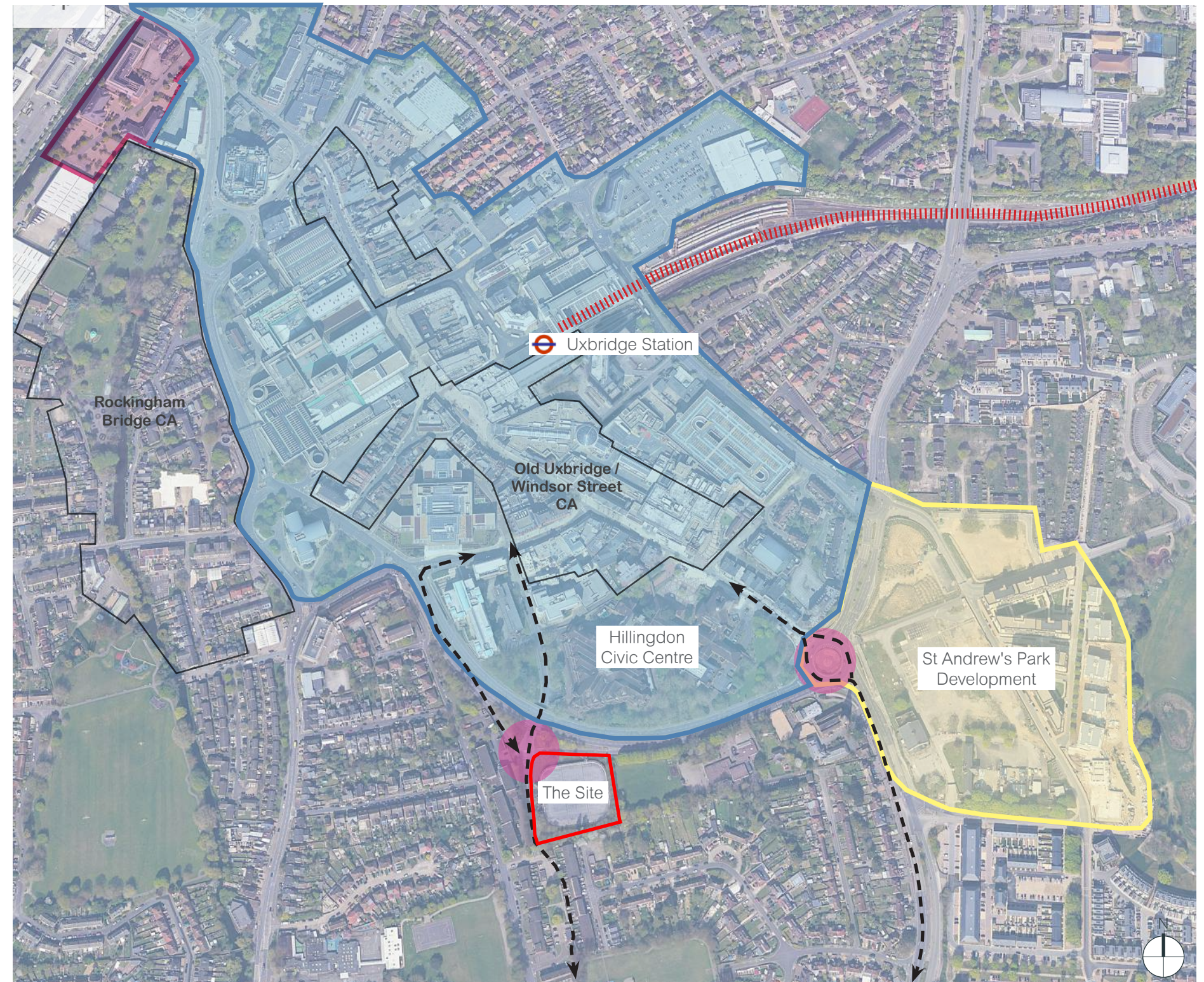
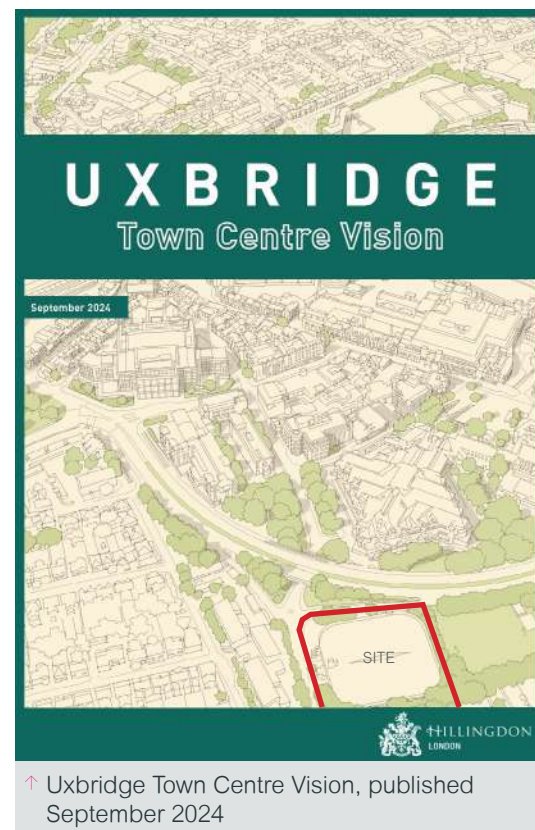
Issues identified in Uxbridge Town Centre:

1. Building Economic Resilience
2. Serving Local Communities
3. Enhancing the Environment

The site was identified as a key opportunity site in the 2024 Uxbridge Town Centre Vision, forming a critical gateway to the Town Centre.

The proposed care home aligns with the vision by introducing a high-quality, community-focused use at this strategic edge.

As part of the new development's access strategy, there is opportunity to improve the junction at Hillingdon Road / Cricket Field Road for pedestrians and cyclists, encouraging modes of active travel.



LEGEND:	 Site boundary	 Town centre	 Railway/Tube connection	 Important pedestrian & cyclist links into town centre	 Important junctions that currently do not adequately cater for pedestrians & cyclists
	 Conservation area	 Town centre expansion			

2 Site Context

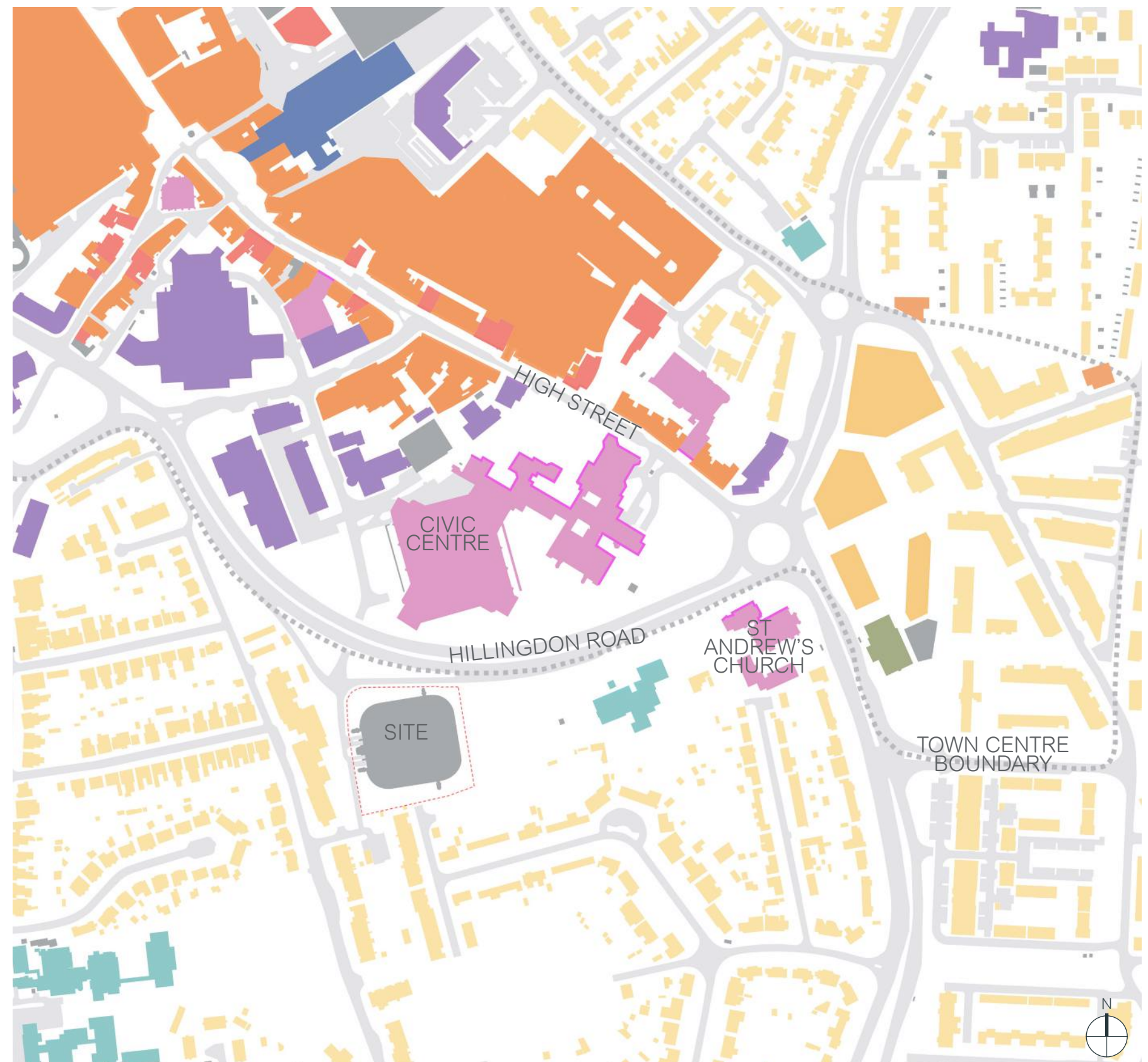
2.2.2 Land Use

The town centre is predominantly characterised by a range of non-residential uses. However, the adopted town centre extension brought forward by the St Andrews Park development to the east of the site introduced a significant amount of new homes alongside new mixed-use spaces and public realm.

The site is therefore well-positioned to tap into the opportunities created by the town centre extension, and contribute towards the revitalisation of the town centre.

LEGEND:

	Residential
	Retail
	F&B
	Office
	Civic
	Education
	Transport
	Parking
	District Centre (A1,A2,B1,C1,C3, SG)
	Assembly & Leisure (D1 / D2)



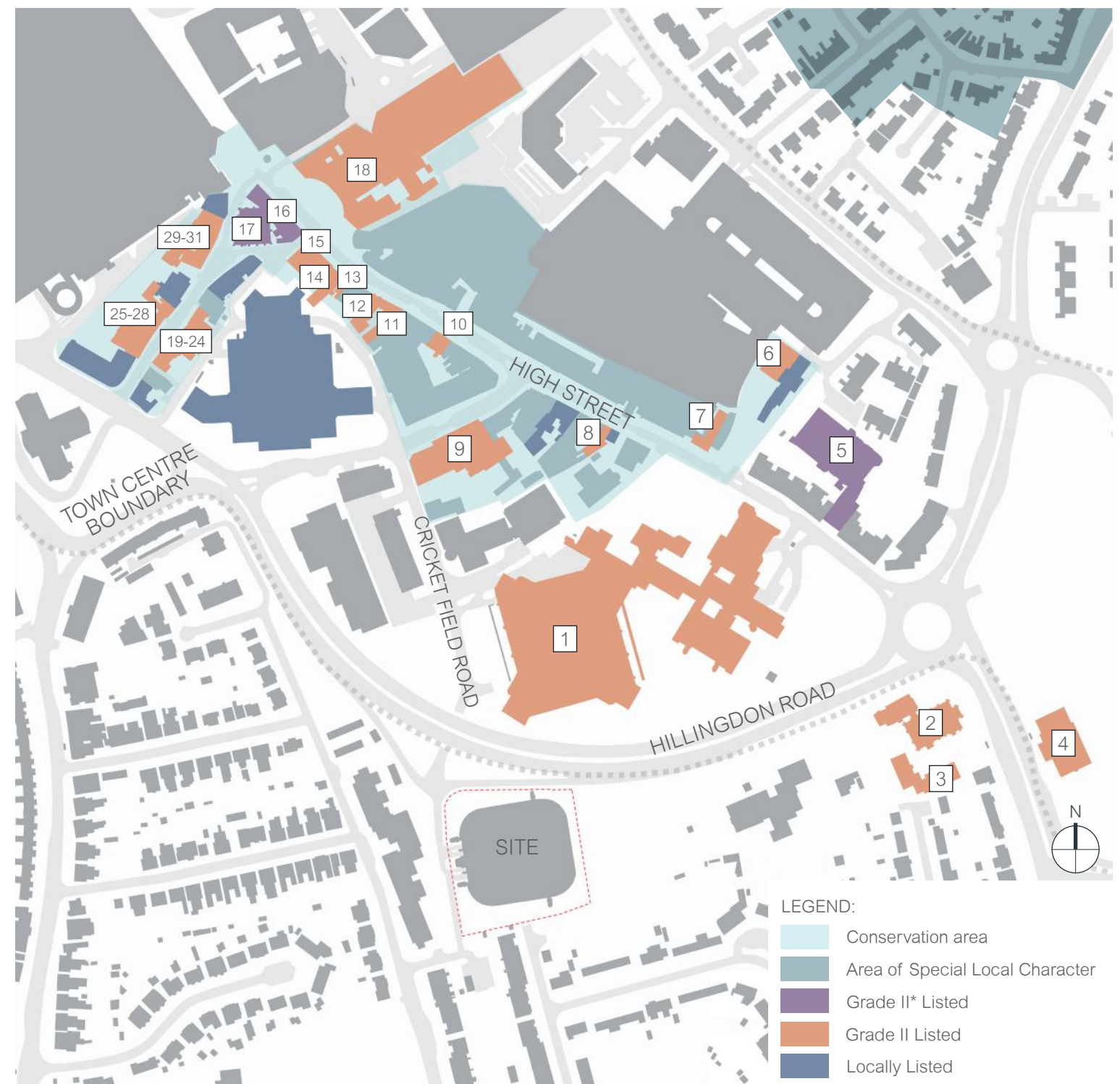
2 Site Context

2.2.3 Heritage & Conservation

The site is not located in a conservation area, but is in close proximity to the Old Uxbridge / Windsor Street Conservation Area (situated north of the site). It covers most of Uxbridge High Street within the town centre and comprises several listed/locally listed buildings.

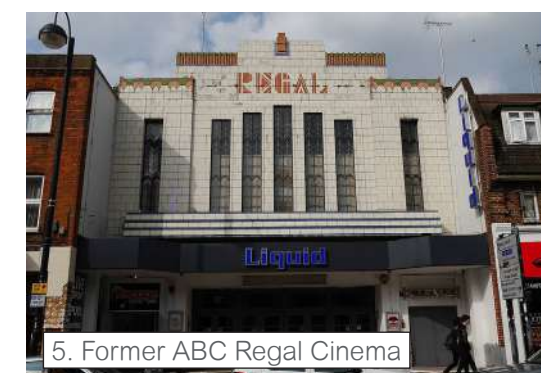
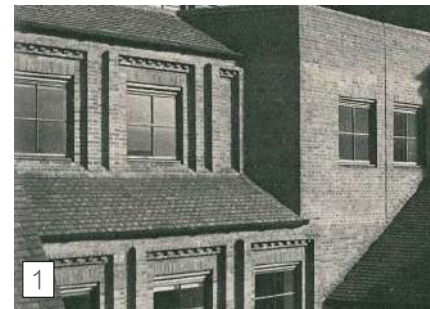
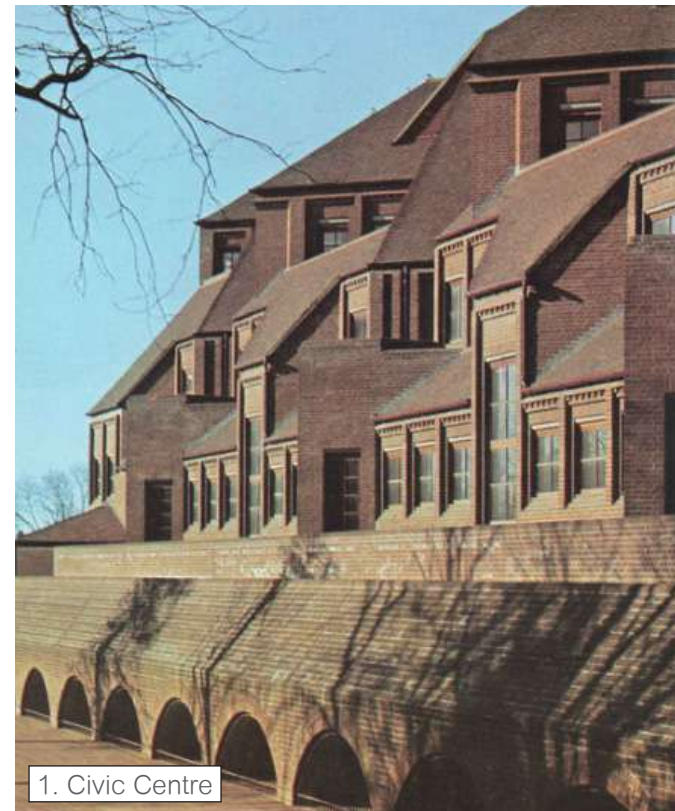
Grade II Listed Buildings (pictured overleaf):

1. Civic Centre
2. St Andrews Church
3. St Andrew's Vicarage, Precinct House & Church Cottage
4. Cinema at RAF Uxbridge
5. Former ABC Regal Cinema
6. The Shrubbery
7. 20&221 High Street
8. 274 High Street
9. Randalls department store
10. 10-11 High Street
11. 18-19 High Street
12. 20 High Street
13. The Three Tuns P.H.
14. 25-27 High Street
15. 28 High Street
16. The Market House
17. Church of St. Margaret
18. Uxbridge Underground Station
19. 10-12 Windsor Street
20. 13-14 Windsor Street
21. 15 Windsor Street
22. 16, 16A, 17 & 17A Windsor Street
23. 18-20 Windsor Street
24. 20 & 21A Windsor Street
25. 39 & 40 Windsor Street
26. 41 & 42 Windsor Street
27. 43-45 Windsor Street
28. 46-48 Windsor Street
29. 50 Windsor Street
30. 51, 52, 52A & 53 Windsor Street
31. The Queen's Head P.H.



2 Site Context

2.2.3 Heritage & Conservation



2 Site Context

2.3 Existing Car Park

The Civic Centre multi-storey car park

The site is currently occupied by a three-storey multi-level car park providing 373 spaces, for Civic Centre staff and visitors during weekdays, and the public on Saturdays only.

Vehicular access is from Cricket Field Road, which connects to the wider town centre road network via a mini-roundabout and underpass.

Approximately 60% of the site is hardstanding, reflecting its existing use as a parking facility. The remainder of the site includes areas of limited soft landscaping and vehicular access routes.

Existing GEA: 12,298m²

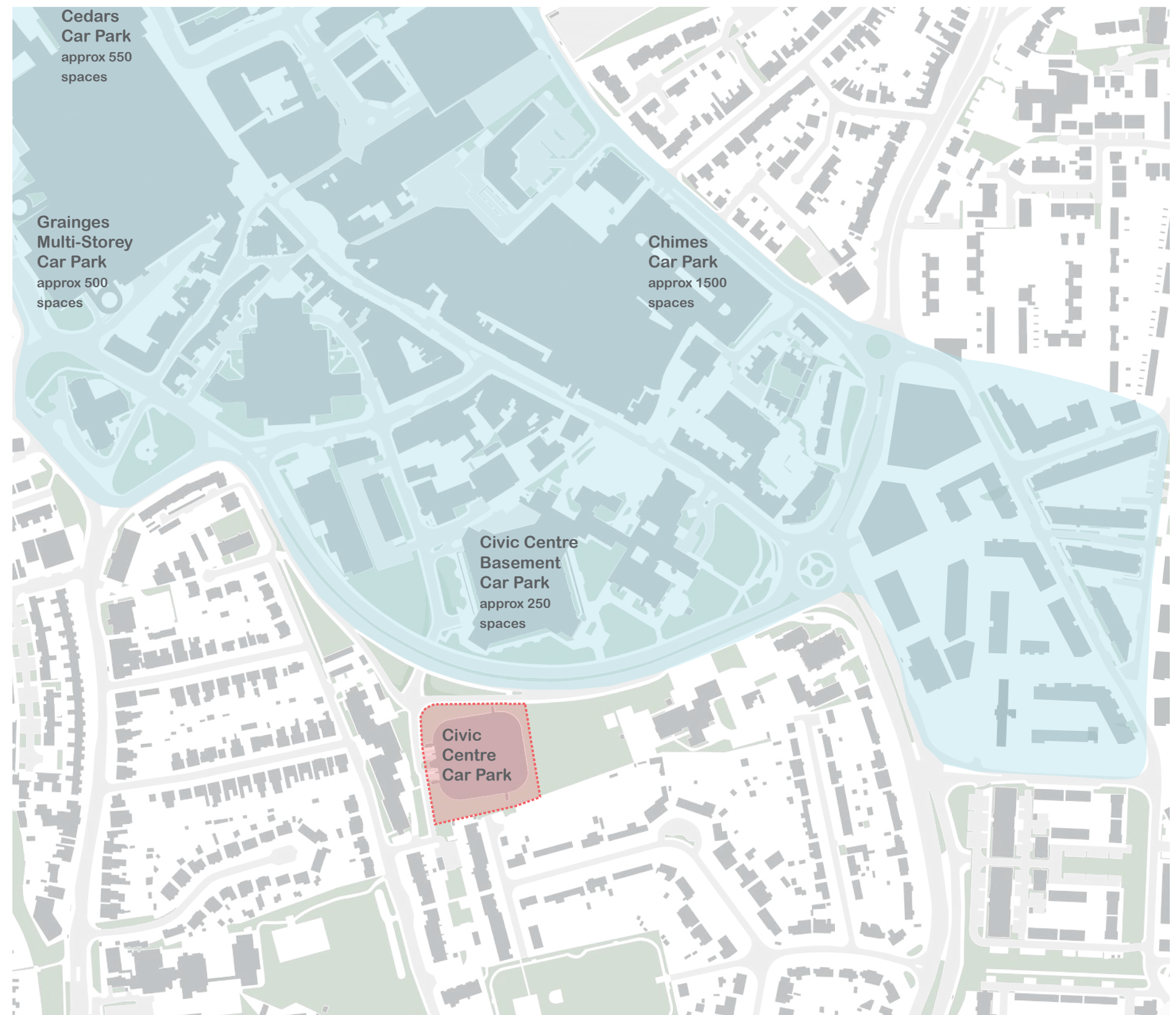
Existing GIA: 7,979m²

Existing town centre parking capacity

The car park forms part of a wider network of parking facilities within Uxbridge Town Centre, including Grainge's Car Park, Cedars Car Park and the Civic Centre basement parking.

The applicant has liaised with the parking team within the London Borough of Hillingdon to establish capacity within their existing town centre car parks. The parking team have confirmed capacity is sufficient to absorb the loss of parking at Cricketfield Road both for their own staff during weekdays and the general public on weekends.

For further detail, please refer to the transport statement prepared by TTP Consulting.



LEGEND:  Town Centre  Site

2 Site Context

2.4 Site Conditions

2.4.1 Topography

The site slopes from east to west along the northern boundary with a fall of approximately 3m.

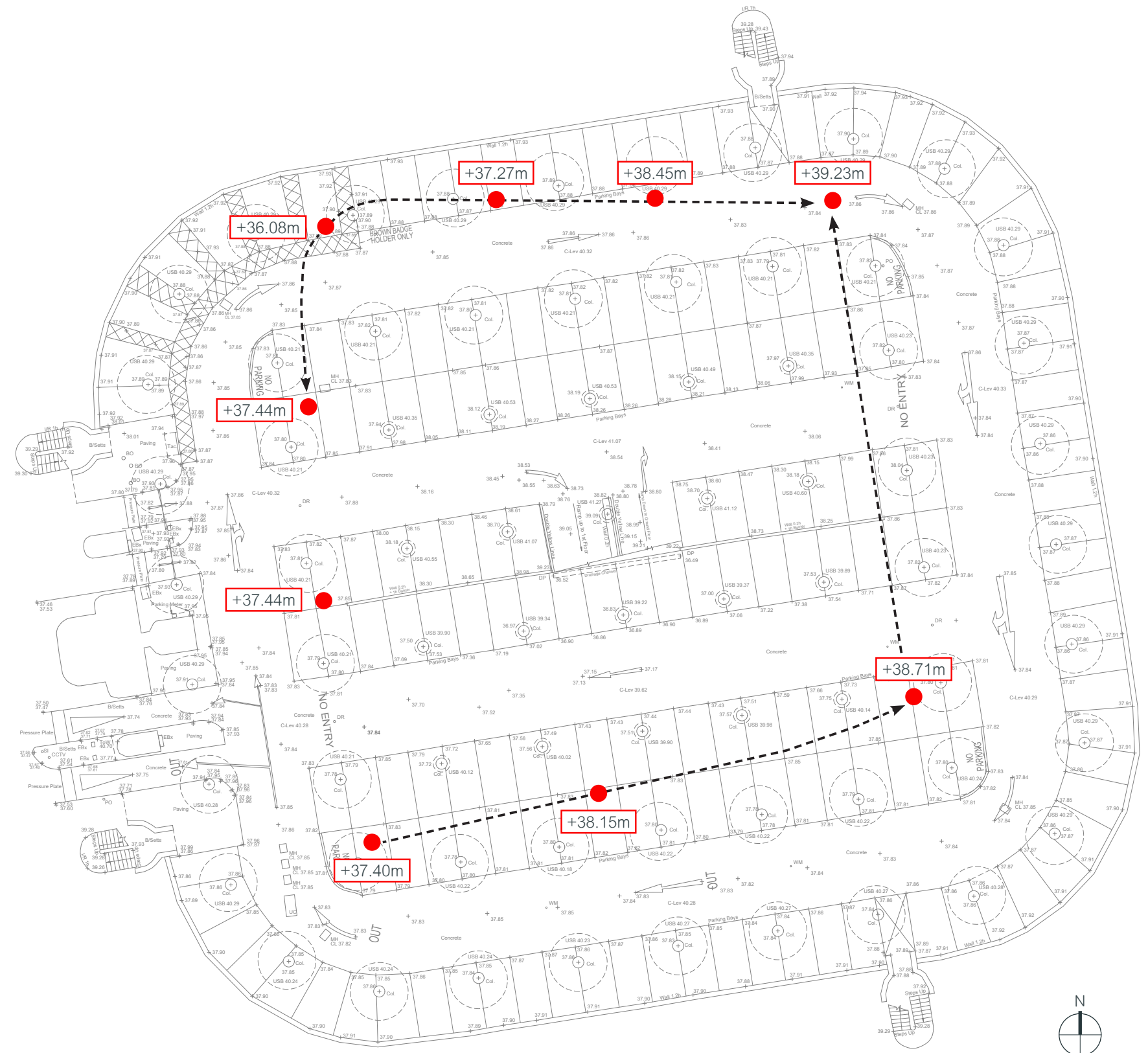
The lowest point sits 36.08m above sea level, in line with the location of the Cricket Field Road roundabout / junction with Hillingdon Road by the northwest corner.

The highest point on the site lies 39.23m above sea level, to the eastern border of the site adjoining the playing field of St Andrews C of E Primary School.

The site topography will be a key consideration for access arrangements and soft landscaping, to be positively utilised and achieve minimal impact on the streetscape and neighbouring residential properties.



↑ The lowest point of the site lies on the edge of the Cricket Field Rd roundabout.
(View looking east from Hillingdon Rd)



2 Site Context

2.4.2 Existing Trees & Root Protection Areas

The site's key frontages along Cricket Field Road and Hillingdon Road benefit from screening provided by several existing Category B & C trees.

The site is also contained by extensive mature tree cover along its southern and eastern boundary, comprising mostly of Category B trees.

These shall be retained wherever possible, with particular attention to the extent of their root protection areas in relation to the proposed development footprint.

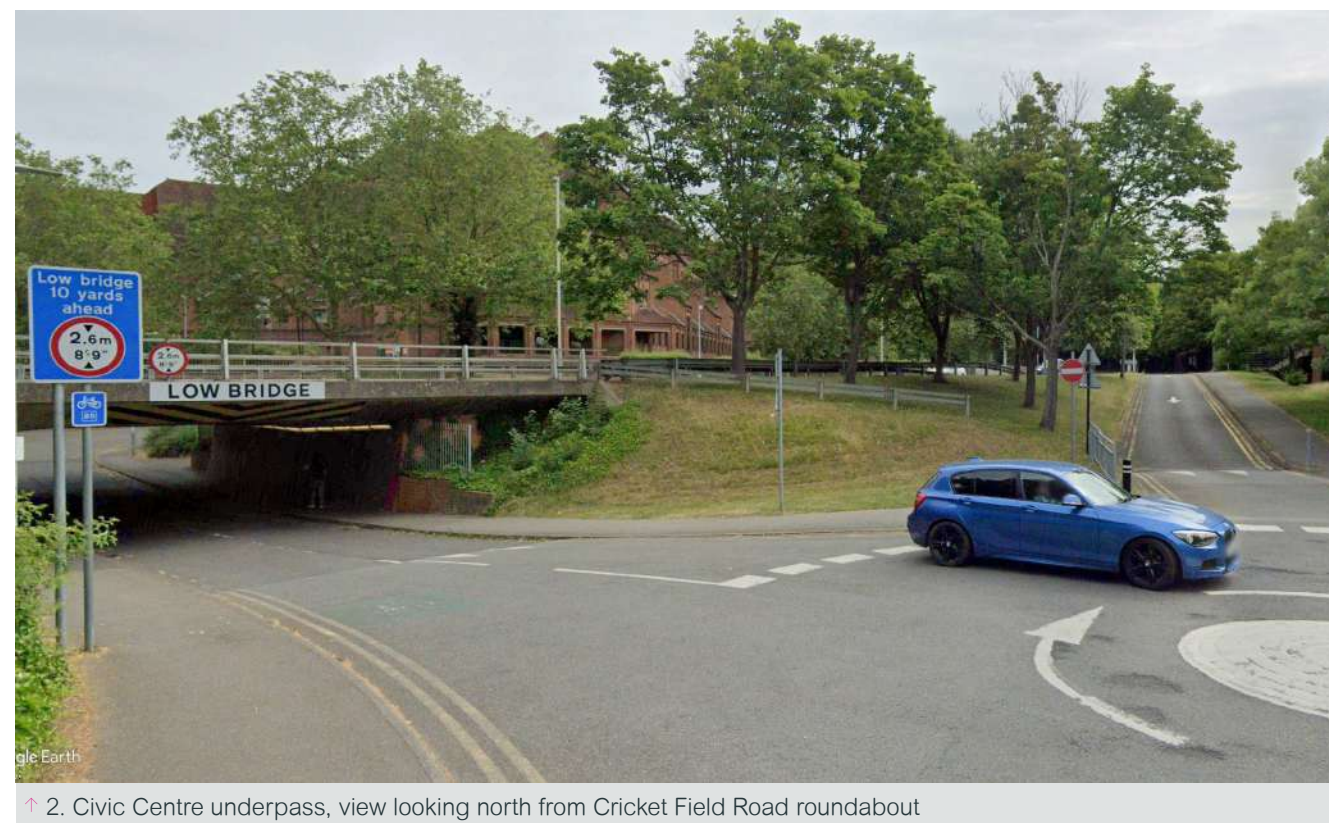
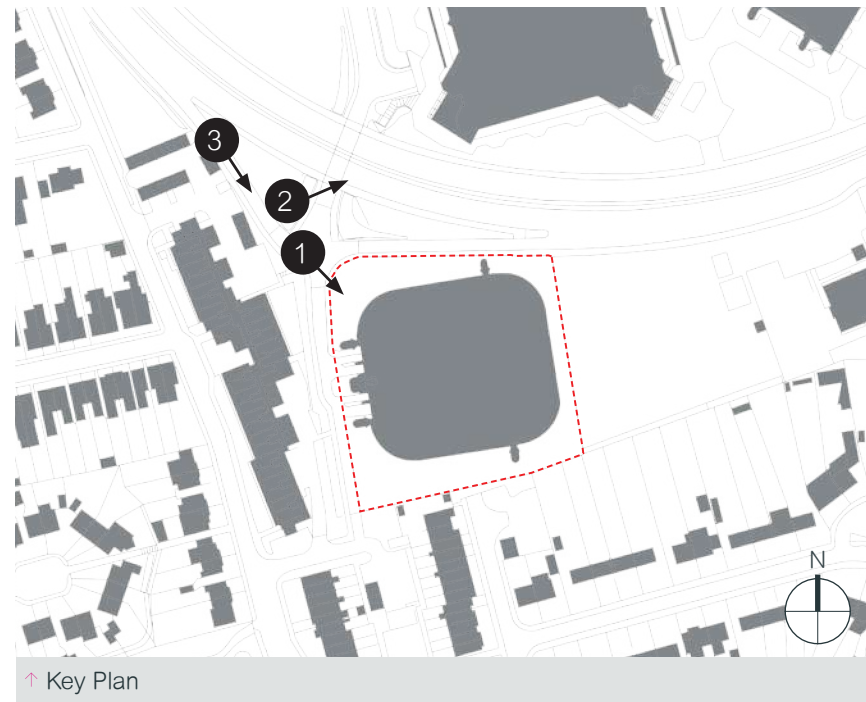
* For further detail, please refer to the supporting Arboricultural Impact Assessment prepared by Arbtech.

Ref No.	Common Name (Scientific Name)	Category
1T	Robinia Pseudoacacia	B1
2G	Tilia Europaea	B2
3G	Mixed Group	B2
4G	Prunus Sp	B2
5G	Common Ash (Fraxinus Excelsior)	B2
6G	Mixed Group	C2
7G	Lombardy Poplar (Populus Nigra 'Italica')	B2
8T	Lombardy Poplar (Populus Nigra 'Italica')	U
9G	Mixed Group	B2
10G	Mixed Group	B2
11G	Tilia Europaea	B2
12G	Tilia Europaea	B2
13T	Norway Maple (Acer Platanoides)	C1
14T	Common Ash (Fraxinus Excelsior)	B1
15T	Tilia Europaea	B1
16T	Common Ash (Fraxinus Excelsior)	B1
17T	Common Alder (Alnus Glutinosa)	B1
18G	Mixed Group	B2



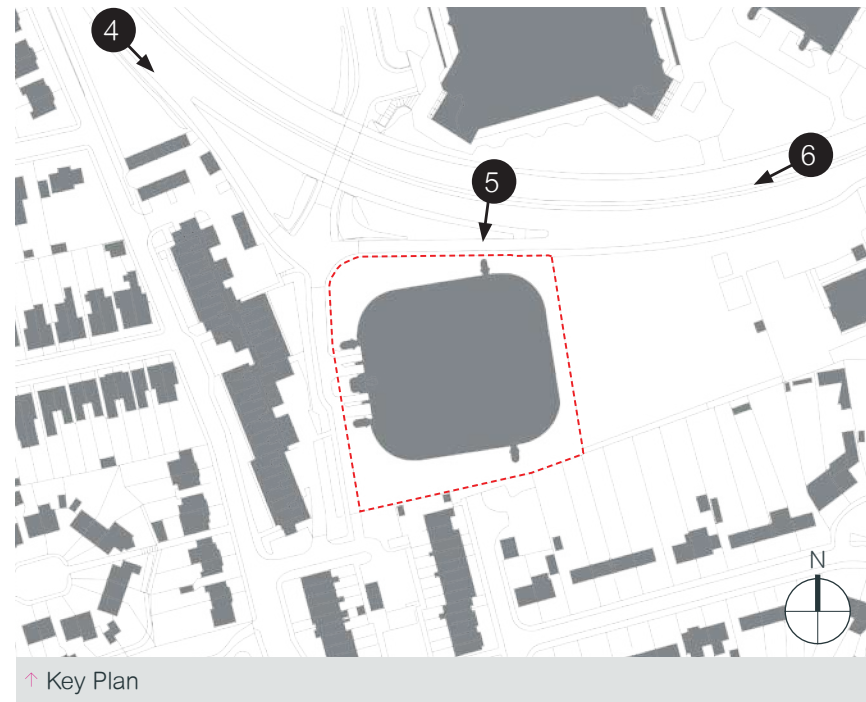
2 Site Context

2.5.1 Site Photos 01



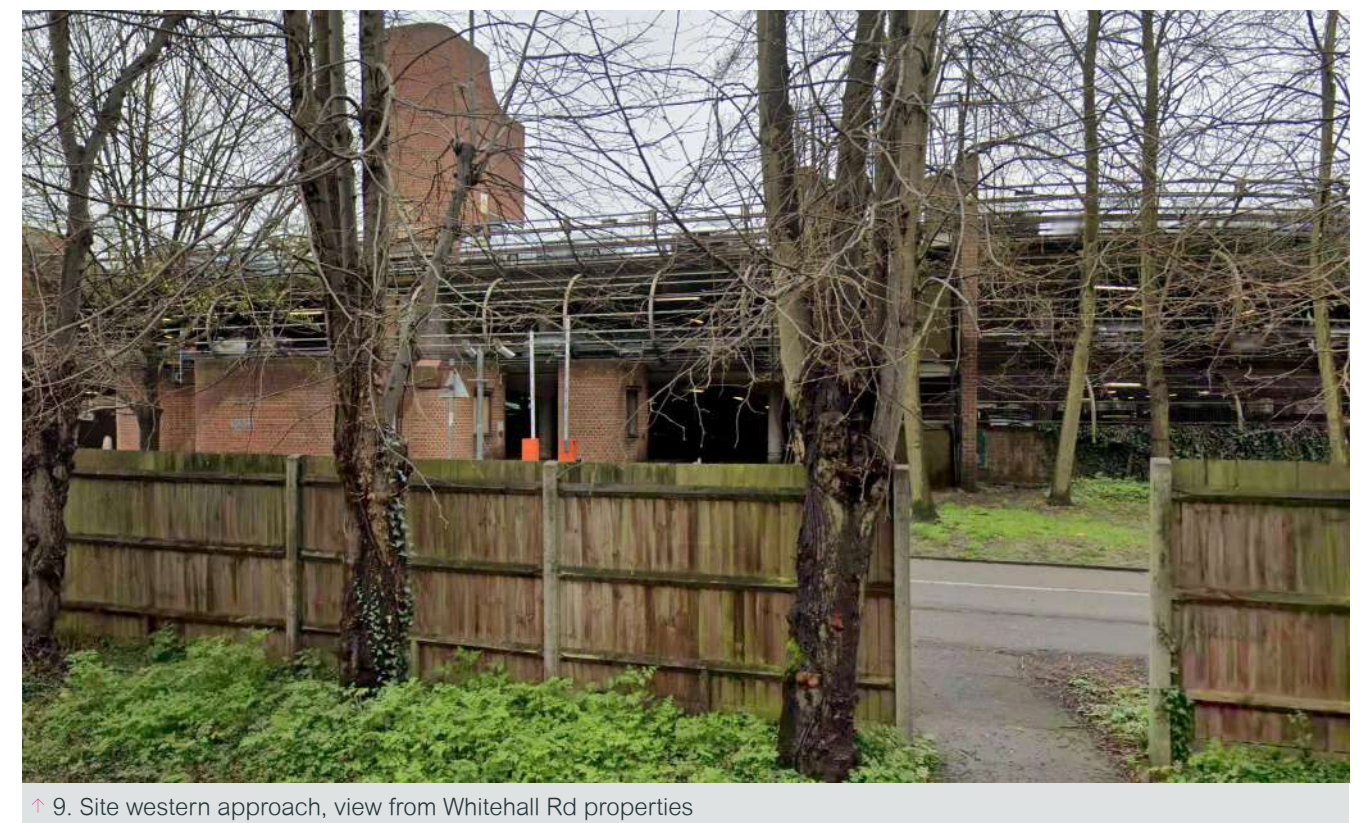
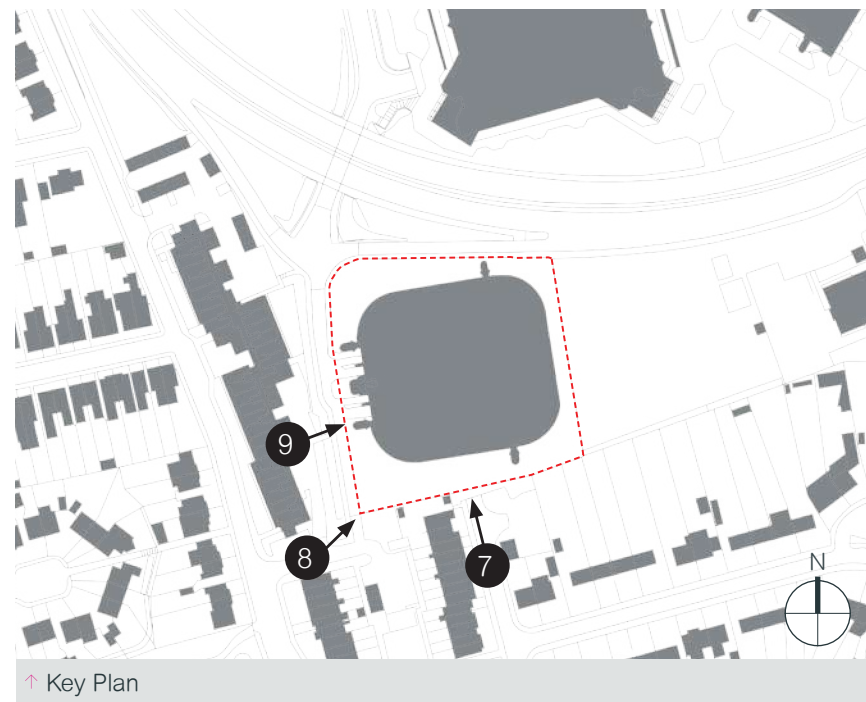
2 Site Context

2.5.2 Site Photos 02



2 Site Context

2.5.3 Site Photos 03



2 Site Context

2.6 Site Constraints

Vehicular Access

- Located on the edge of the town centre, the site is bound by Hillingdon Road - a dual carriageway to the north - and Cricket Field Road to the east.
- The site is accessed from Cricket Field Road, which is a private cul de sac. It is currently occupied by a three storey car park.

Pedestrian & Cyclist Access

- The site benefits from excellent public transport links, and has a PTAL rating of 4-5.
- Pedestrians and cyclists will arrive from the Town Centre through Cricket Field Road.
- The Uxbridge Town Centre Vision 2024 identifies the Cricket Field Road roundabout (circled in pink) as a key junction for improvement, noting that it currently fails to adequately serve pedestrians and cyclists.

Character & Street Edges

- The site's key frontages along Cricket Field Road and Hillingdon Road benefit from screening provided by several existing Category B & C trees.
- The site is also contained by extensive mature tree cover along its southern and eastern boundary.
- A strong visual buffer exists between the car park site and the residential properties along Manor Way, as well as the playing field to the east (St Andrew's C of E Primary School).

Privacy & Rights to Light

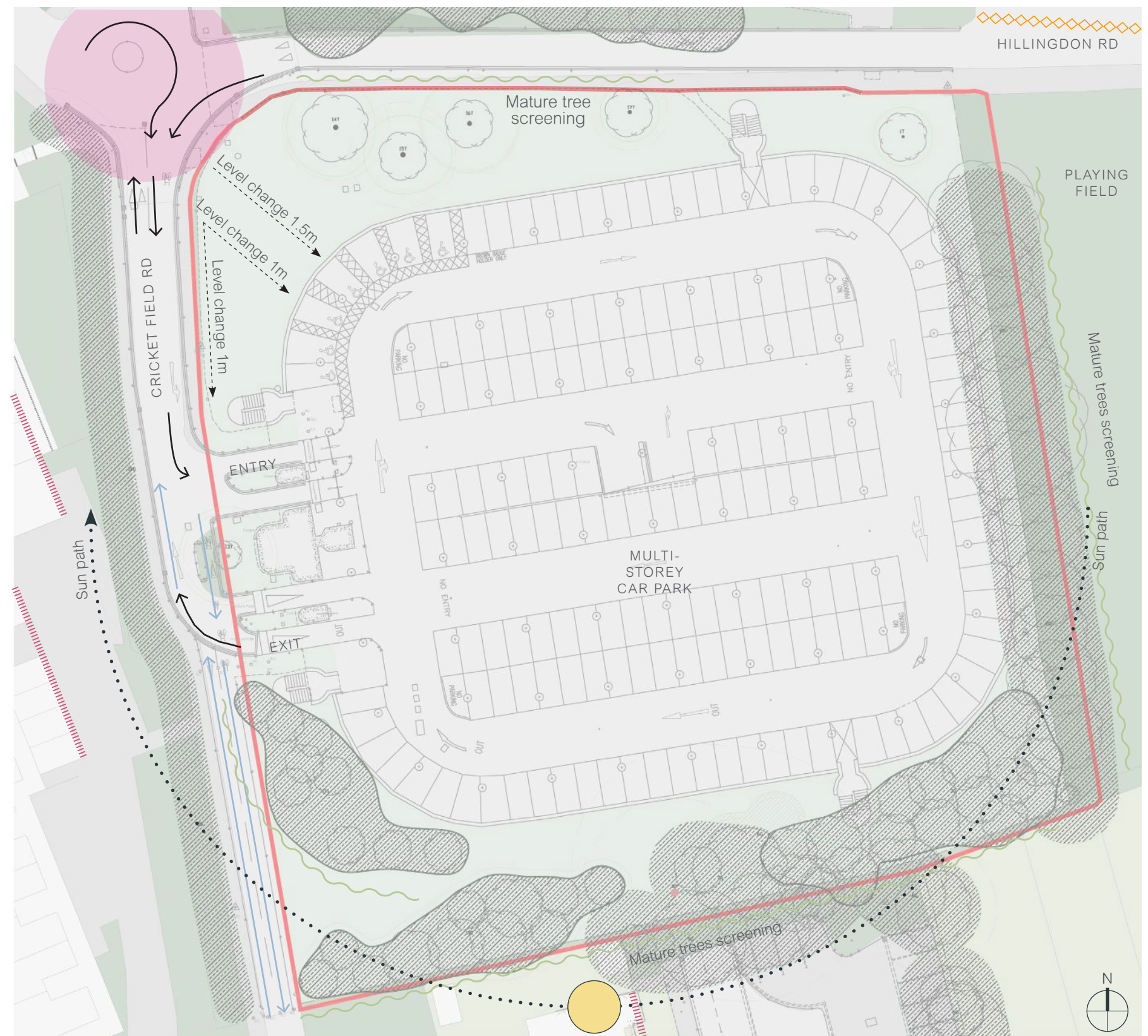
- There are existing residential properties to the west and south of the site whose privacy and access to daylight are to be protected. Overlooking onto the school playing fields to the east needs to be minimal/mitigated.

Topography

- The site falls towards the Cricket Field Road roundabout, with a level change of between 1 to 1.5 metres from the carpark to the northwest corner of the site.

Low Flood Risk

- The site is within Flood Zone 1 with a low probability of flooding.



- | | | | | |
|---|---|---|---|--|
| — Application boundary | → Vehicular access | •••→ Sun path | ~ Mature trees screening | ● Important junction that currently does not adequately cater for pedestrians & cyclists |
| - - - Existing multi-storey car park | → Cycle path | - - - - - Level change | ◇◇◇◇◇ Main traffic | |
| | | Residential frontage | | |

2 Site Context

2.7 Site Opportunities

① Active Frontage

A perimeter block layout establishes active frontages along all public and communal routes, as the site is most prominently viewed from Hillingdon Road and Cricket Field Road. An additional wing extending into the garden subdivides the courtyard into two distinct spaces, creating outdoor amenity at a more domestic scale.

② Vehicular Access

The site adopts a one-way drive-in, drive-out access arrangement via Cricket Field Road.

③ Pedestrian & Cyclist Access

New pedestrian crossings are proposed to improve access at the Cricket Field Rd roundabout junction and at all approach routes to the proposed care home.

The existing cycle lane to the south promotes active travel to the site and towards the town centre.

④ Main Entrance

The main entrance is easily accessible and clearly visible from the primary approach route off Cricket Field Road.

⑤ Service Entrance

A dedicated service entrance is provided on the northwest corner of the building, positioned adjacent to the loading/unloading bay and emergency vehicle parking area.

⑥ Tree-Lined Streets

A line of tree planting is proposed along Cricket Field Rd and Hillingdon Rd, to strengthen the street edge and to retain the character of existing mature trees.

⑦ Root Protection Zones

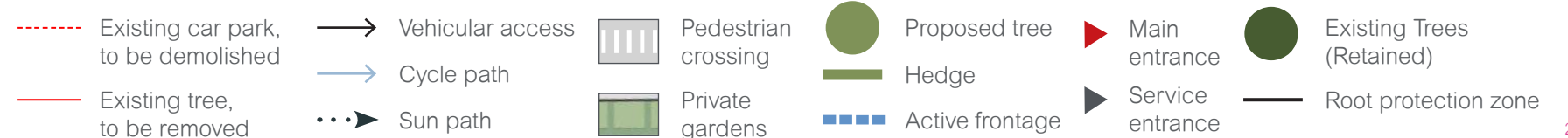
The proposed building footprint minimises tree removal and is appropriately set back from existing root protection zones, ensuring the long-term health and growth of retained trees.

⑧ Communal Gardens

The aspect of the courtyard gardens invites southerly light and creates a bright and generous outlook from key communal areas.

⑨ Private Gardens

Ground floor bedrooms have access to secure private gardens, fostering a strong connection to the outdoors.



Design Development

Cricket Field Road Civic Centre Car Park, Uxbridge, UB8
Proposed Residential Care Home

Design Development

- 3.1 Development Principles
- 3.2 Project Development Timeline
- 3.3 Spacial Planning
- 3.4 Scale & Massing
- 3.5 Privacy & Overlooking
- 3.6 Townscape & Visual Impact
 - 3.6.1 Contextual Setting
 - 3.6.2 Contextual Response
- 3.7 Architectural Character
- 3.8 Precedents - Materiality
- 3.9 Proposed Material Palette
- 3.10 Public Consultation
- 3.11 Pre-Application Meeting

03

3 Design Development

3.1 Development Principles

We have considered the following policies and guidance when developing the proposals:

National Planning Policy

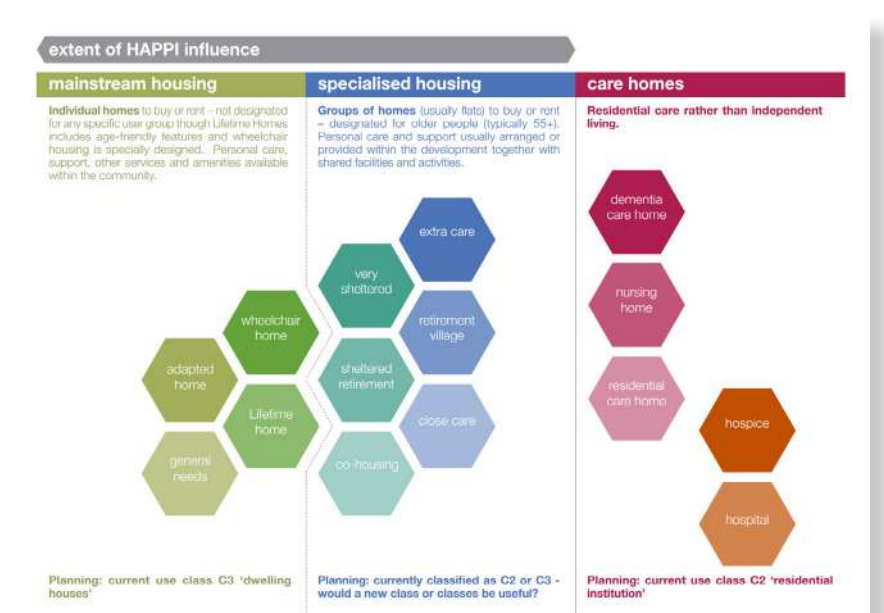
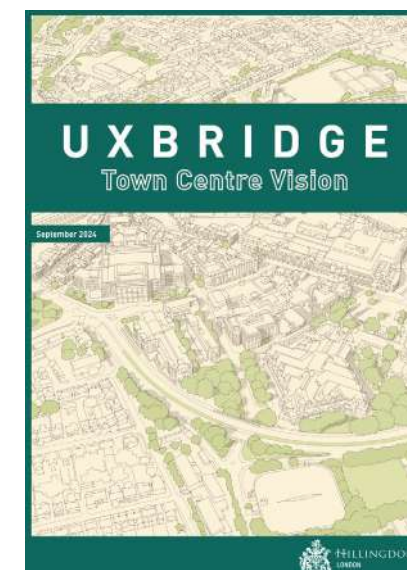
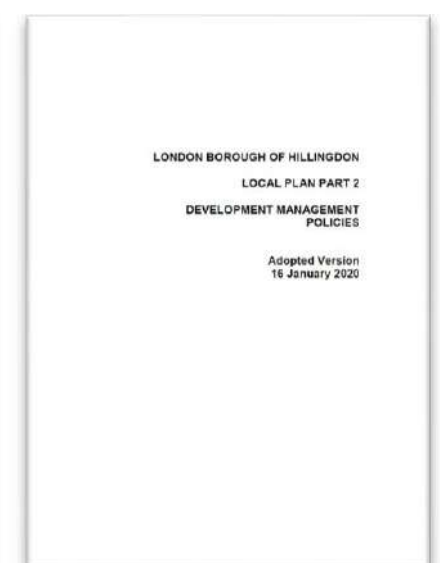
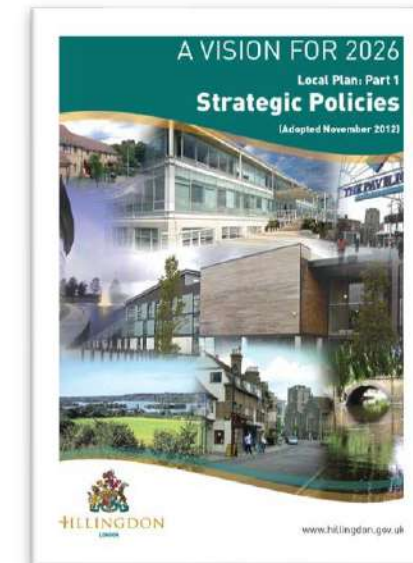
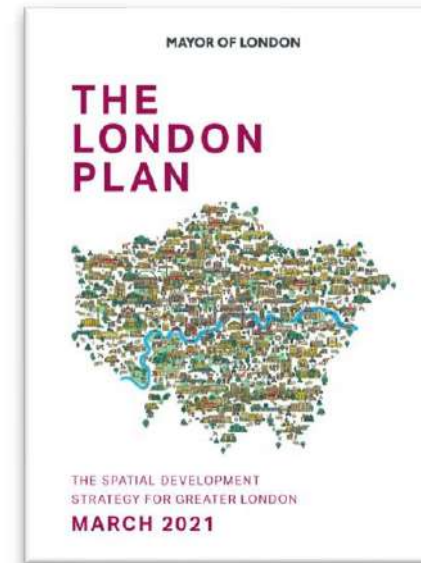
- National Planning Policy Framework (NPPF), Dec 2024.
- National Planning Practice Guidance, Feb 2024.

Local Planning Policy

- London Plan, Mar 2021.
- Hillingdon Local Plan Part 1, *Strategic Policies, Adopted Nov 2012*.
- Hillingdon Local Plan Part 2, *Development Management Policies, Adopted Version, 16 Jan 2020*.
 - Policy DMH 8: Sheltered Housing and Care Homes
- Uxbridge Town Centre Vision, Jul 2025

Care Home Design Guidance

- Care Inspectorate *Care Home for Adults - The Design Guide*, 2022
- CQC (Care Quality Commission) - *Guidance about compliance, Essential standards of quality and safety*, Mar 2010
- HAPPI (Housing our Ageing Population Panel for Innovation) guidelines
- DSDC (Dementia Services Development Centre), University of Stirling, *Environments for Ageing and Dementia Design Assessment Toolkit*



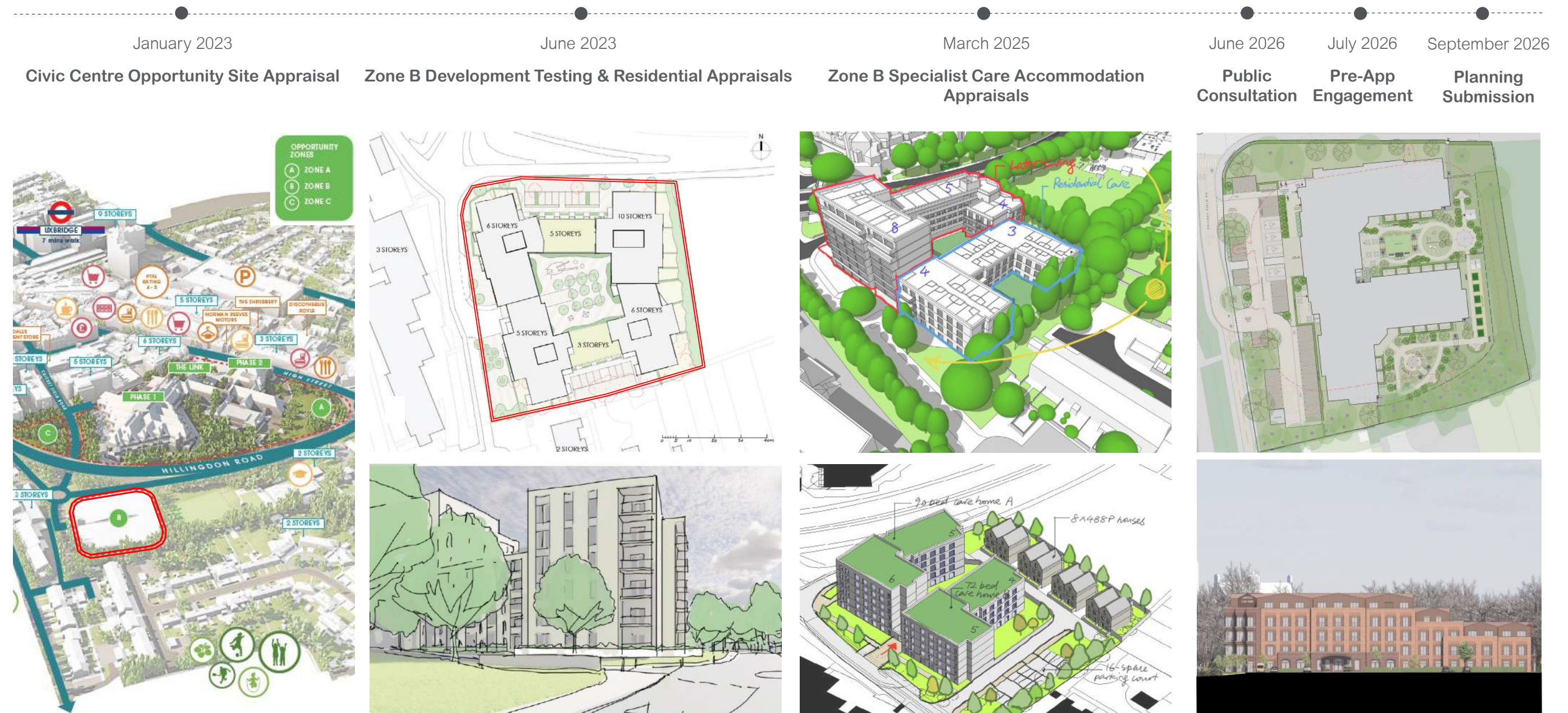
3 Design Development

3.2 Project Development Timeline

As part of the wider Civic Centre transformation programme, three opportunity sites were identified for redevelopment. Following an appraisal of development options, Zone B was identified as being particularly suitable for specialist accommodation due to its relationship with the town centre, public transport accessibility and separation from neighbouring residential properties.

A number of development scenarios were tested, including residential-led schemes and specialist care accommodation. Through site analysis, stakeholder engagement and design review, a care home was identified as the most appropriate use for the site, responding to an identified borough-wide need whilst delivering a high-quality and sustainable form of development.

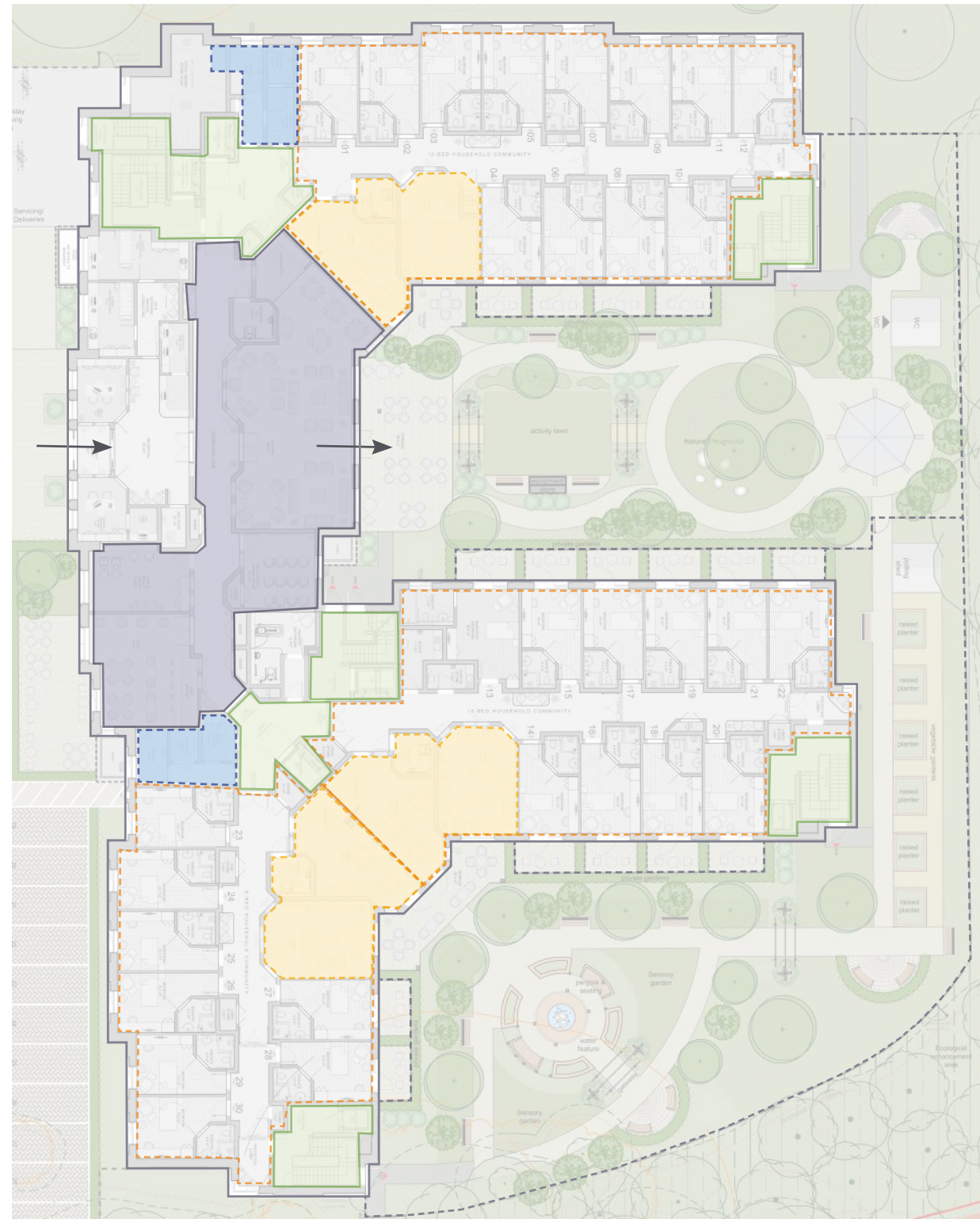
The proposals have subsequently evolved through design workshops, refining the scale, massing, landscape strategy and architectural approach to create a contemporary care home that responds positively to the setting of the Civic Centre and surrounding townscape.



3 Design Development

3.3 Spacial Planning

Household Model of Care



HOUSEHOLDS

Household model consists of:

- 6 - 12 ensuite bedrooms
- Lounge
- Served Kitchenette & Dining room
- Assisted Bathroom
- Sluice
- Services and storage



CIRCULATION

The scheme has 5 escape stairs and two central cores each comprising of 2no. 13 person lift, one for service and one for residents and visitors.



COMMUNAL HUB

Residents have access to communal activity rooms outside their household for socialising with direct access to generous communal gardens. Activity rooms include:

- Lounge and tea room
- Cinema
- Shop
- Hair Salon



EXTERNAL AMENITY



CARE

Every household cluster is managed from a care office with care teams generally on a ratio of 4 residents to 1 team member. Care offices are strategically located between each household cluster to provide oversight of residents and guarantee continuous nursing care.



3 Design Development

3.4 Scale & Massing

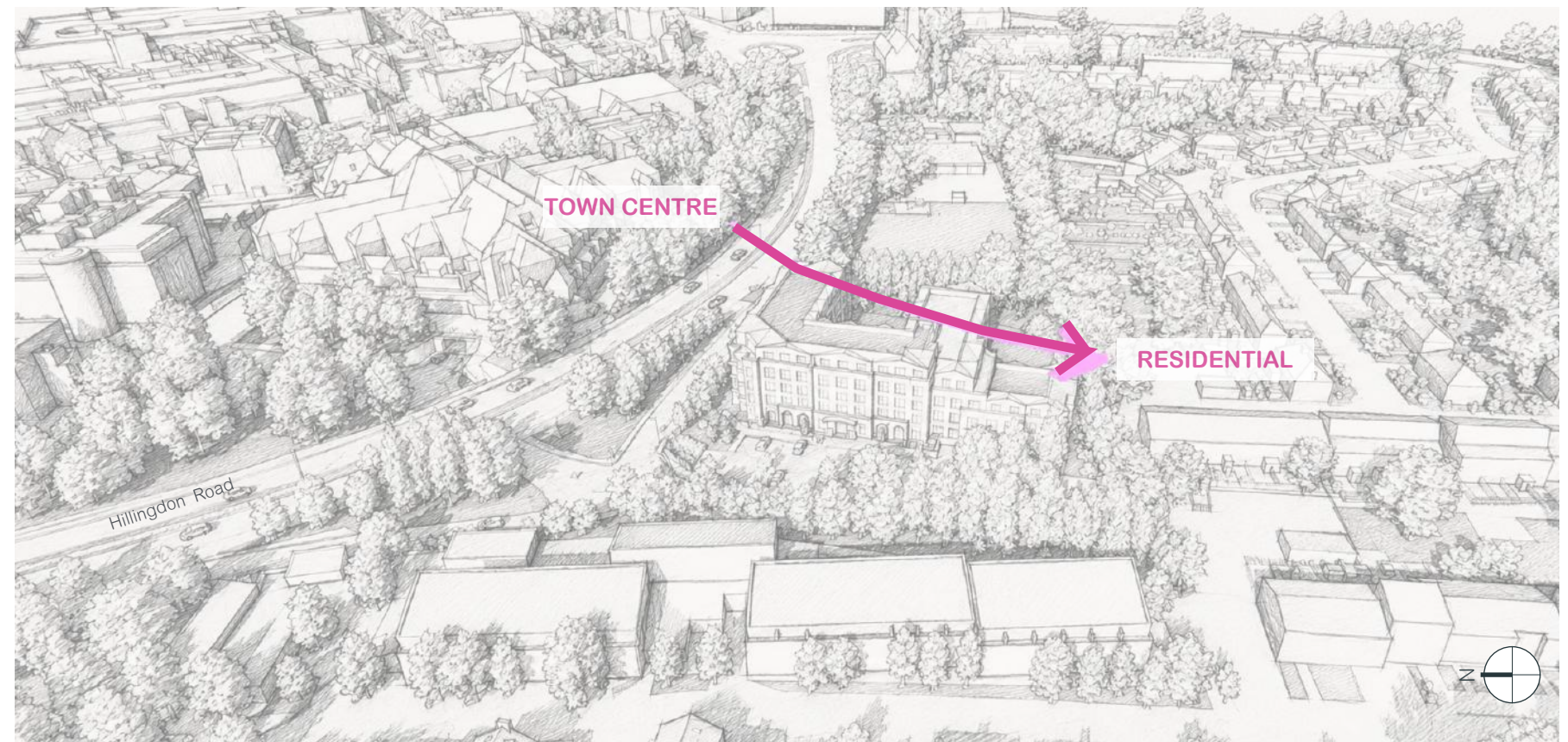
The proposed care home has been carefully designed to respond to its position between Uxbridge Town Centre and the surrounding residential neighbourhoods.

The building adopts a stepped massing strategy, ranging from five storeys towards the town centre and Hillingdon Road to three storeys adjacent to neighbouring residential properties. This creates a clear transition in scale across the site, reducing the visual impact of the development when viewed from Manor Waye and Whitehall Road.

The articulated roofscape and varied building form help break down the overall mass of the building, creating a more domestic appearance and reflecting the layered composition of the neighbouring Civic Centre.

The development also benefits from generous separation distances and existing mature tree screening, which are reinforced through additional landscaping and tree planting around the site boundary.

Overall, the proposed scale and massing maximise the site's potential in this highly sustainable location while responding sensitively to neighbouring homes, the wider townscape and the setting of the Civic Centre.



3 Design Development

3.5 Privacy & Overlooking

Separation Distances

The proposed care home has been carefully designed to respond to its surrounding context and to protect the amenity of neighbouring occupiers.

The site occupies a substantial plot with significant separation distances to surrounding residential properties. Existing mature trees and proposed landscape enhancements provide an additional visual buffer along the site boundaries, reinforcing privacy and reducing the perception of overlooking.

The nearest residential properties are located to the south and west of the site, with separation distances that are considered appropriate for a development of this nature.

Privacy and Visual Screening

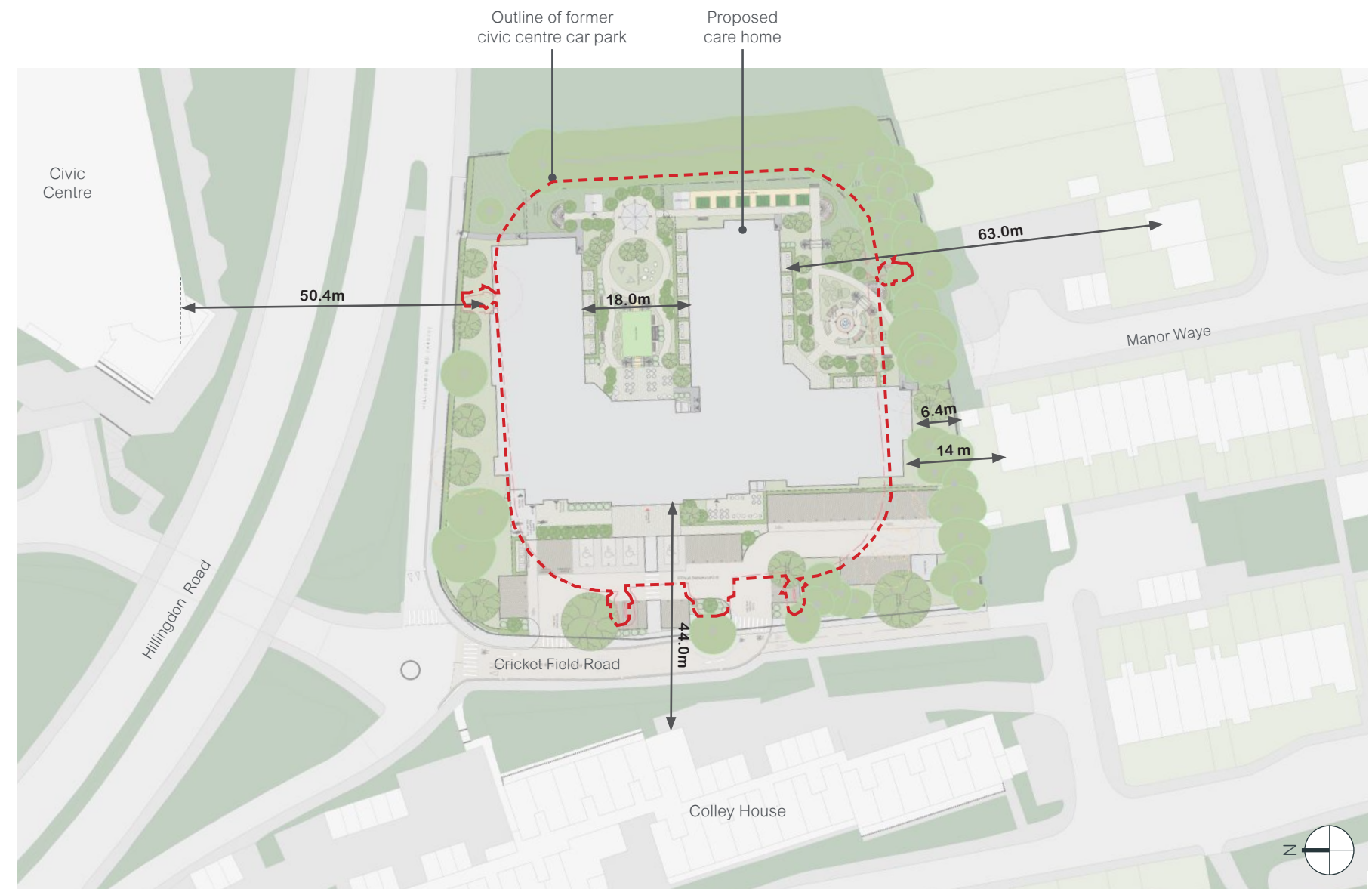
The development incorporates a combination of building orientation, landscape screening and carefully considered window placement to ensure that neighbouring residential amenity is protected. Existing boundary vegetation will be retained where possible and supplemented with additional tree and hedge planting to strengthen screening along the site's edges.

The internal courtyard gardens are designed as secure and private outdoor spaces for residents, enclosed by the building form and landscaping to create a comfortable and sheltered environment for recreation, relaxation and therapeutic activities.

School Playing Fields

To the east of the site, the site adjoins the playing fields associated with St Andrew's C of E Primary School. The building layout and window arrangement have been carefully considered to minimise opportunities for direct overlooking. Existing and proposed landscaping along the eastern boundary will further assist in filtering views and reinforcing the separation between the two uses.

Overall, the proposed development has been designed to provide a high-quality living environment for residents whilst safeguarding the privacy and amenity of neighbouring properties and surrounding community facilities.



3 Design Development

3.6 Townscape & Visual Impact

3.6.1 Contextual Setting

① Town Centre

The site forms a key approach into Uxbridge Town Centre, acting as a transition between civic and residential character areas. Strong street edges and active ground floors are key characteristics of the town centre which should reflect in the proposal - promoting legibility, movement and social activity in the public realm.

② Civic Centre

The site was also historically part of the Hillingdon Civic Centre complex, connected via the underpass at Cricket Field Road. The Civic Centre is a notable example of postmodern British neo-vernacular architecture designed by Robert Matthew Johnson-Marshall & Partners in the 1970s. The proposal should also preserve the Civic Centre's visual primacy as the most significant building within the townscape, creating a modern care home that complements rather than competes with its landmark qualities.

③ St Andrew's Church

In addition, St Andrew's Church, a Grade II listed Gothic Revival parish church designed by Sir George Gilbert Scott in the 1860s, represents another important townscape landmark within the vicinity. These contextual cues are reflected within the proposal through the use of contrasting brick tones, detailed brickwork at openings and edges, vertical façade articulation, and a sensitive transition in scale and setting.

④ St Andrew's Park Development

In parallel, the St Andrews Park development - transforming the former RAF Uxbridge base into a mixed-use neighbourhood of 3-10 storey blocks - establishes a modern town centre extension.

Summary

Collectively, these existing and emerging contextual influences are carefully integrated within the design approach to ensure the proposal responds positively to its setting, reinforcing townscape character, enhancing legibility and visual coherence, and contributing to a high-quality, well-considered addition to Uxbridge Town Centre.



↑ Site aerial view



↑ High Street, Uxbridge



↑ Hillingdon Civic Centre



↑ St Andrews Church



↑ St Andrews Park Development - 1300 new homes, 3-10 storeys

3 Design Development

3.6.2 Contextual Response

Scale & Massing

The proposed five-storey building occupies a key transitional site on the edge of Uxbridge Town Centre, bridging between two distinct urban conditions through its height and cascading form.

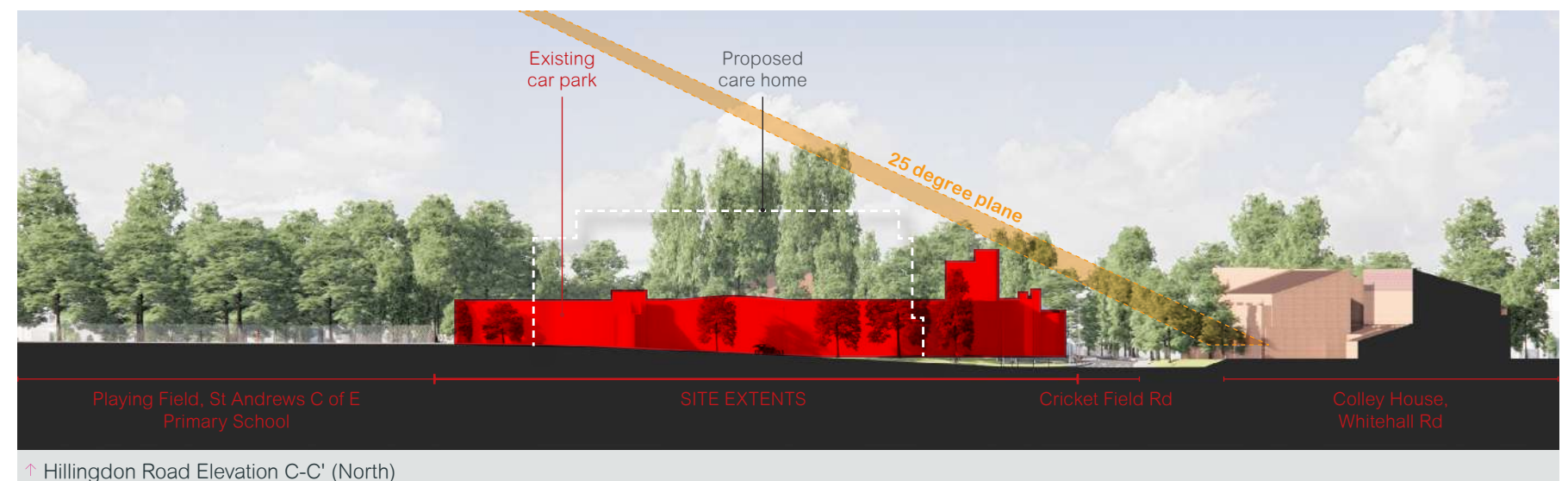
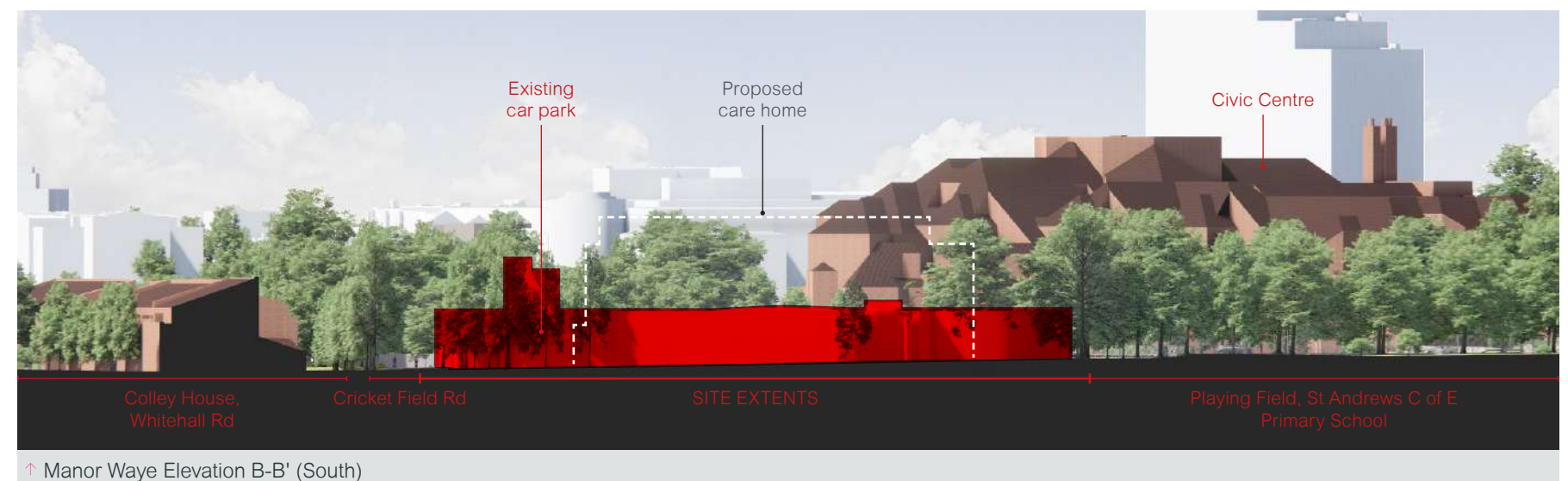
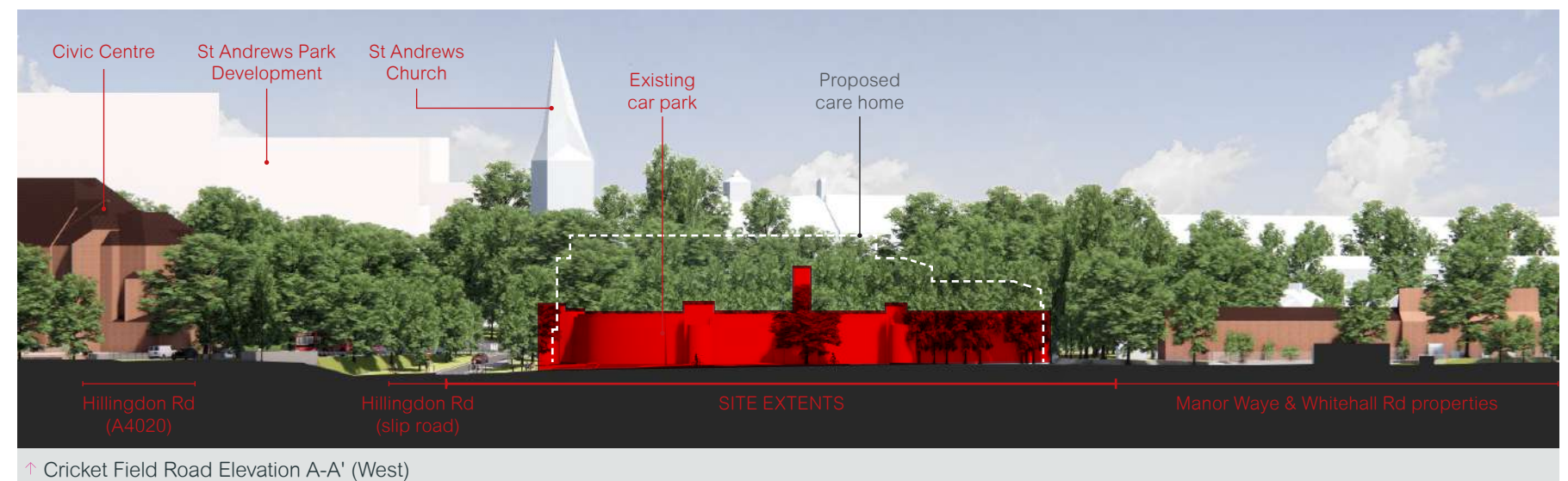
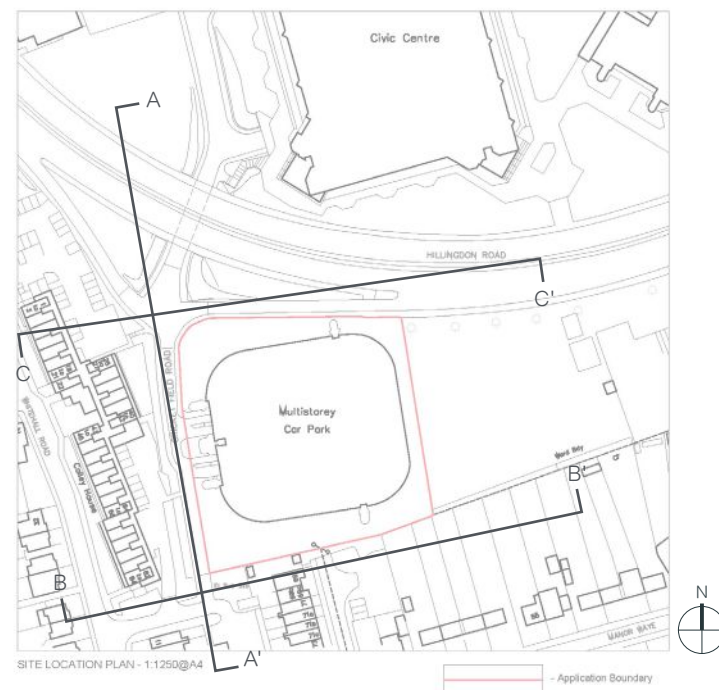
Cascading Roofscape

The proposed roofscape steps down from five to three storeys, softening the building's visual impact and providing a gradual transition toward adjacent residential areas. This modulation reduces perceived bulk in both street-level and longer townscape views.

Edge Conditions

The existing site is well-screened by mature trees along its eastern and southern edges, providing a visual buffer between the playing field and properties along Manor Way.

The proposed building footprint is significantly set back from Cricket Field Road and the playing field as compared with the existing car park extents. This allows for enhanced soft landscaping and tree planting to provide additional screening from Cricket Field Road, retaining a green belt of trees along the street edge.



3 Design Development

3.7 Architectural Character

Contemporary Reinterpretation of the Civic Centre

The site forms part of the wider Hillingdon Civic Centre setting and, as such, the architectural approach has been informed by the character, materiality and composition of the Grade II Listed Civic Centre whilst responding to the operational requirements of a modern specialist care environment.

The proposal does not seek to replicate the Civic Centre directly. Instead, it draws upon the underlying principles of its Postmodern British Neo-Vernacular architecture and reinterprets these in a contemporary manner.

Hillingdon Civic Centre

Designed by Robert Matthew Johnson-Marshall & Partners during the 1970s, the Civic Centre is recognised as one of the borough's most significant civic buildings and an important landmark within the townscape.

The Civic Centre provides a number of key design cues:

- Robust brick construction and craftsmanship
- Layered and articulated roofscape
- Varied massing and building composition
- Strong relationship between architecture and landscape

Design Response

These principles are reinterpreted within the proposal through:

- A contemporary brick-led material palette
- Stepped roof forms and varied building heights
- Strong elevational rhythm and façade articulation
- A clear civic presence appropriate to this gateway site
- Integrated landscaping and green frontage treatments

The result is a contemporary care home that complements the character of the Civic Centre whilst creating a distinct and high-quality building for Uxbridge.



3 Design Development

3.8 Precedents - Materiality

The proposed elevations draw reference to the material palette, textures and depth seen in the precedents pictured to the right. Brick is used as the primary material to ensure durability, longevity and a contextual response appropriate to a residential care setting. Angled recessed window reveals introduce subtle depth and shadow, reducing the perceived mass of the building while avoiding excessive articulation.

This approach provides visual interest through carefully considered proportions and relief. Soldier course detailing and corbelled brickwork are integrated within the masonry to add texture and craftsmanship, referencing traditional brick construction in a contemporary manner.

At lower levels, deeper reveals and more tactile brick detailing help establish a human-scaled street presence, supporting accessibility and resident comfort. Upper levels remain more restrained, reinforcing a coherent and dignified appearance.

Upper floors elevated from plinth through distinction in form and orientation



Hampstead Mansion Block
London Borough of Camden
Architect: Sergison Bates

Olive green metal accents framed by standardised rhythm of red brick piers



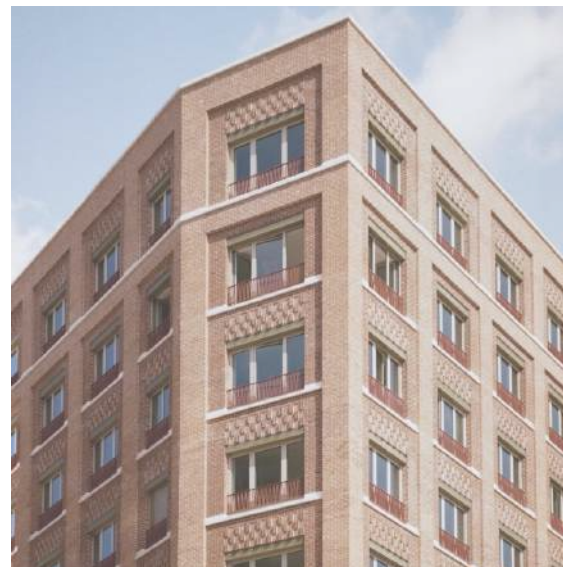
Excelsior Works, Manchester
Manchester City Council
Architect: Tim Groom Architects

Feature brick articulation and stone cills help break down the facade vertically



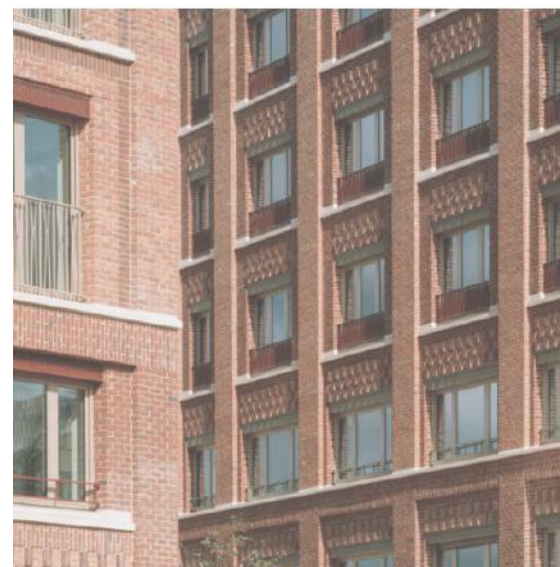
Belle Vue Senior Residence, Hampstead,
London Borough of Camden
Architect: Morris+Company

Architectural language shaped by orientation and integrated blinds / solar shading



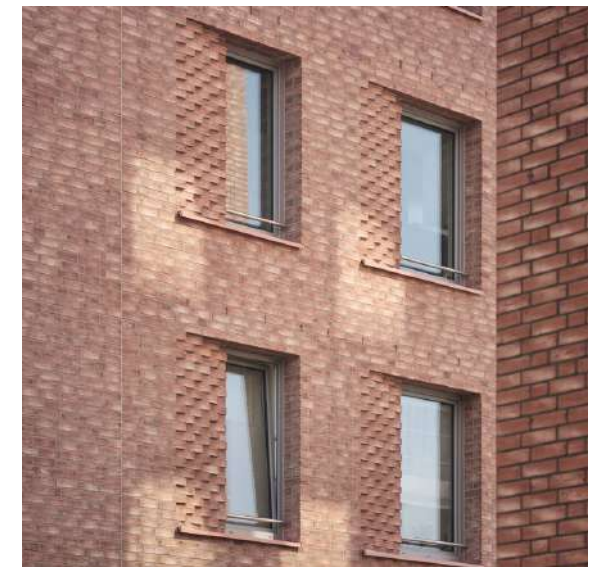
1 & 2 MacFarlane Place, White City,
London Borough of Hammersmith & Fulham
Architect: Maccleanor Lavington

Mix of decorative brick and standard bond patterns applied across the scheme



1 & 2 MacFarlane Place, White City,
London Borough of Hammersmith & Fulham
Architect: Maccleanor Lavington

Recessed brick detail adds textural richness and depth to enhance local streetscape



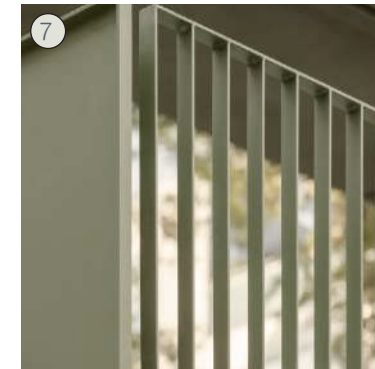
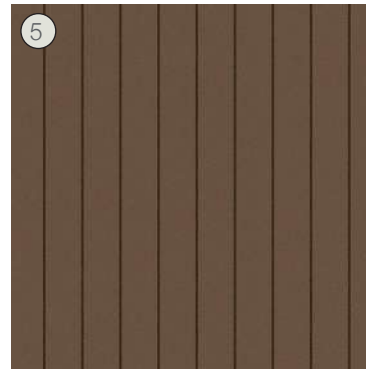
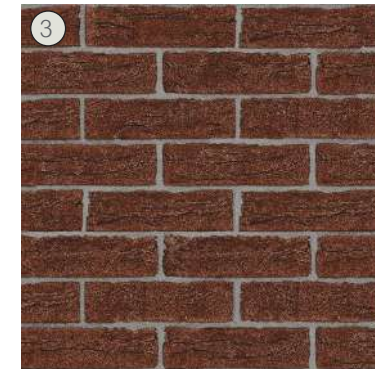
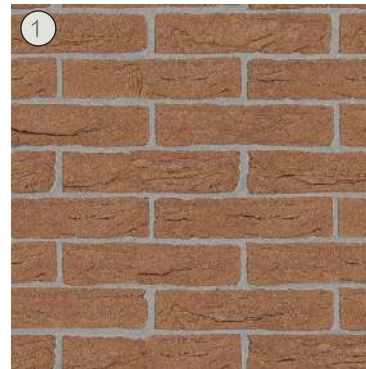
Buchholzer Grün Housing,
City of Hanover
Architect: Busch & Takasaki Architekten

3 Design Development

3.9 Proposed Material Palette

Key

1. Light red facing brick, stretcher bond
2. Light red facing brick, stack bond
3. Dark red facing brick, stretcher bond
4. Dark red facing brick, stack bond
5. Standing seam sheet metal cladding
Colour: Brown
6. PPC aluminium window and door frames,
Colour: Olive Green
7. PPC aluminium railings,
Colour: Olive Green
8. Stone window cills and copings



3 Design Development

3.10 Public Consultation

A public consultation event was held on 30th June 2026 between 3.00pm and 7.00pm at Uxbridge Library, Civic Centre, Uxbridge, UB8 1UW. The event provided an opportunity for members of the local community to review the emerging proposals, discuss the development with the project team and provide feedback.

Invitations were issued in advance to local ward councillors and to local residents within the vicinity of the application site. The event was attended by four people, comprising two ward councillors and two local residents.

Attendees were invited to comment on the principle of the proposed development, its architectural design and relationship with the surrounding area. The comments received are summarised below.

Support for Additional Care Provision

Attendees expressed support for the provision of additional specialist care accommodation and welcomed the opportunity to provide new homes for people in the borough. Comments included:

“Very impressed – I would like to live there.”

“Very pleased to see new homes for Hillingdon people.”

Design and Integration with the Surrounding Area

Positive comments were received regarding the architectural approach and the manner in which the proposed development responds to the local context. Comments included:

“Really like the design – fits in very well.”

“Like the architectural design referencing the Civic Centre.”

Pedestrian Connectivity and Accessibility

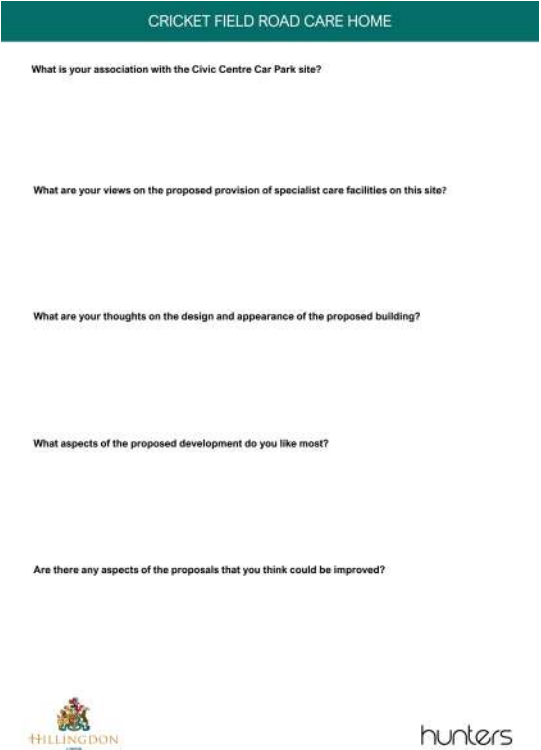
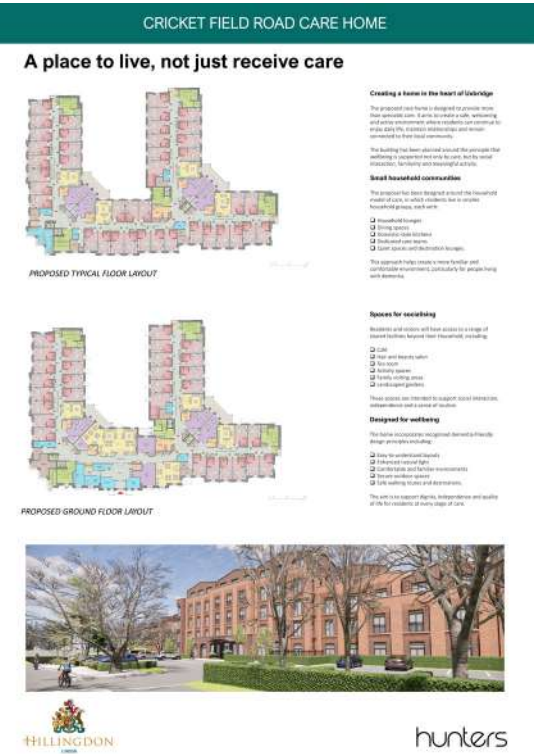
One attendee requested further information regarding connections between the site and the Civic Centre, as below:

“More information on bus stops and pedestrian crossings towards the Civic Centre – the underpass is not pleasant.”

Consultation Summary

Although attendance at the event was limited, the feedback provided by those who attended was positive overall. There was support for the principle of providing additional care accommodation, together with favourable comments regarding the architectural design and its relationship with the Civic Centre.

The principal matter raised related to pedestrian connectivity between the site and the Civic Centre, which has been addressed within the proposal through improved pedestrian crossings. Further details of which are shown on the Proposed Site Plan.



Public Consultation Boards

Public Consultation Event Attendance

* For further detail on the public consultation event, please refer to the supporting Statement of Community Involvement prepared by Hunters.