

3 Design Development

3.11 Pre-Application Meeting

A pre-application meeting took place on 8th July between 4:00pm and 5:00pm.

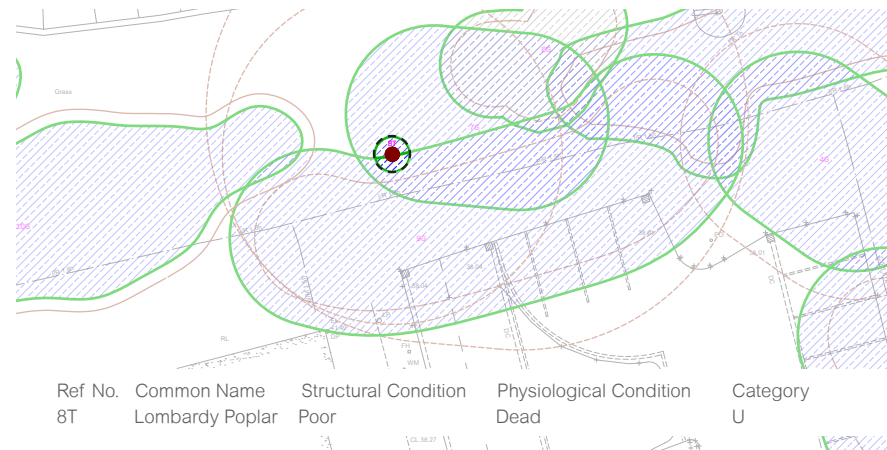
The following points were raised for discussion during the meeting, with the actions taken to respond to these outlined below.

① Southern Boundary Infill Planting

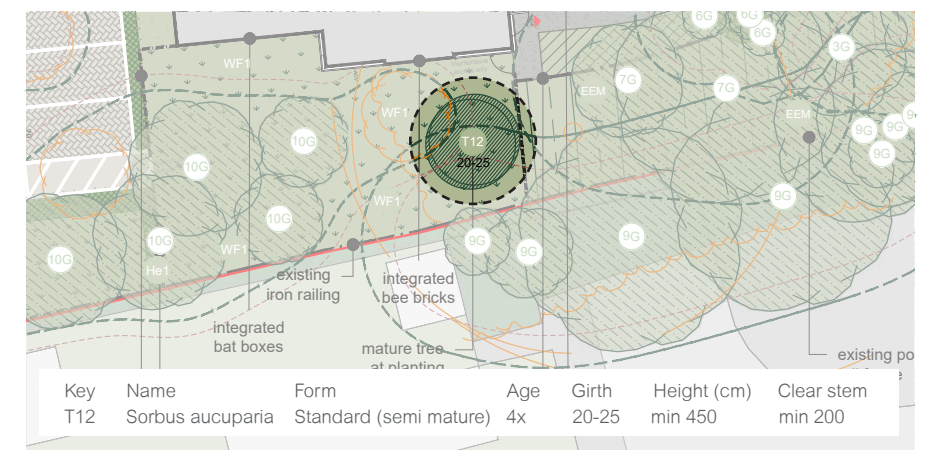
A new tree (T12) is proposed along the southern boundary to replace an existing Category U tree (8T), which is considered unsuitable for retention. Clarification was sought as to whether T12 would provide an appropriate height and canopy spread in relation to the adjacent mature trees.

In response, T12 has been specified as a semi-mature specimen at the time of planting to integrate more effectively with the adjacent mature vegetation.

Further details of the landscape strategy are provided in the Arboricultural Impact Assessment prepared by Arbtech.



Enlarged Extract of the Existing Tree Survey



Enlarged Extract of the Landscape Plan

② Roundabout Junction Signage

The proposed signage at the roundabout junction was considered overly prominent and of limited wayfinding benefit, given the signage planned for the main entrance.

It was agreed that the proposed signage at the roundabout junction should be omitted and the area enhanced with soft landscaping, to create a more attractive and welcoming feature at the roundabout.



Signage at Roundabout Junction



Revised Signage at Roundabout Junction

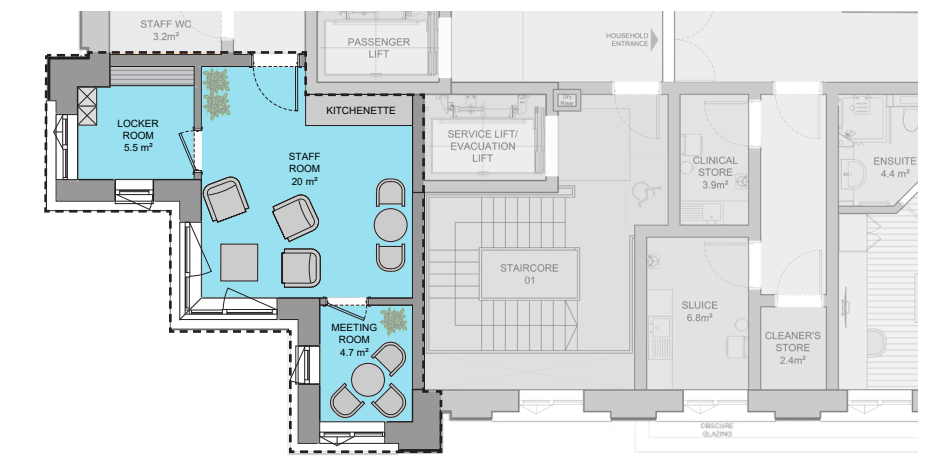
③ Responding to the Prominent Corner Site

Clarification was sought on the suitability of the spaces created by the proposed feature corner at the roundabout junction, which is architecturally articulated to form a distinctive focal point and enhance its presence within the surrounding streetscape.

The rooms behind the feature corner are intended for staff use and comprise a main staff room, a meeting room, and a locker/storage area where staff can securely store their belongings. This prominent location was selected for these facilities because of its open outlook and the consistent north light it receives. The distinctive triangular form of the external corner is carefully resolved internally to create three orthogonal rooms of an appropriate size and proportion for their intended functions.



Visual of North-West Corner



Typical Floor Plan

The Proposal

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

The Proposal

- 4.1 Proposed Site Plan
- 4.2 Proposed Floor Plans
 - 4.2.1 Proposed Basement Plan
 - 4.2.2 Proposed Ground Floor Plan
 - 4.2.3 Proposed First Floor Plan
 - 4.2.4 Proposed Second Floor Plan
 - 4.2.5 Proposed Third Floor Plan
 - 4.2.6 Proposed Fourth Floor Plan
 - 4.2.7 Proposed Roof Plan
- 4.3 Proposed Elevations and Sections
 - 4.3.1 Proposed Street Sections A-A' & B-B'
 - 4.3.2 Proposed Sections C-C' & D-D'
 - 4.3.3 Proposed Elevation E-E'
 - 4.3.4 Proposed Elevation F-F'
 - 4.3.5 Proposed Elevations G-G' & H-H'
 - 4.3.6 Proposed Bay Elevations
 - 4.3.7 Proposed Out Buildings
- 4.4 Proposed Artistic Impressions
 - 4.4.1 Cricket Field Road - North West Approach
 - 4.4.2 Cricket Field Road - South Approach
 - 4.4.3 Hillingdon Road - East Approach
 - 4.4.4 Hillingdon Road - West Approach
 - 4.4.5 Car Park - South Approach
 - 4.4.6 Car Park - Entrance
 - 4.4.7 Courtyard
- 4.5 Landscape Strategy
 - 4.4.1 Building Forecourt Landscape Strategy
 - 4.4.2 Dementia Friendly Landscape Strategy

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4 The Proposal

4.1 Proposed Site Plan

Building Footprint

The building's F-shaped form has been designed to optimise daylighting and aspect, support the care home's operational needs, and respond to site constraints such as existing tree canopies and root protection areas.

Public Realm & Boundary Treatment

A total of 7no. trees will be removed to facilitate the proposal. These are a mix of Category C (low quality) trees and Category B trees, many of which currently sit within a line of mature tree coverage to the south of the site.

For further information, please refer to the arboricultural impact assessment prepared by ArbTech.

To maintain a strong green edge, new native hedging and infill tree planting are introduced along Hillingdon Road and Cricket Field Road, softening street edges and enhancing the local character.

Private Outdoor Amenity

Residents are provided with a variety of secure outdoor spaces, including courtyard gardens, patios, meadows, activity lawns, private gardens, and balconies. Ground-floor bedrooms benefit from direct access to private gardens, strengthening connections to the outdoors.

Two distinct garden areas support household separation from an operational perspective as well as reinforcing a domestic scale. The building's orientation maximises southerly light into key communal areas.

