GUILD LIVING

@ UXBRIDGE.

Design and Access Statement

SEPTEMBER 2020

GUILD LIVING | Legal & General



GUILD LIVING AT UXBRIDGE

Design & Access Statement

September 2020 - REVISION P2

marchesepartners Legal & General GUILD LIVING



REVISION + DISCLAIMER PAGE

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Any areas indicated in this document are approximate. They relate to the likely areas of the building at the current state of design, using the stated option (e.g NIA) from the Code of Measuring Practice 6th Edition RICS/ISVA. Any decisions to be made on the basis of these predictions, whether to project viability, pre-letting, lease agreements or the like, should include due allowance for the changes inherent in the design development and building process. It should be further noted that:

There is design development yet to take place that might affect them;

The drawings included may not allow for anomalies in relation to surveyed/drawn plans;

The Contractor is required to work to specific tolerances during construction.

The information contained within this document is not comprehensive and in all cases the design, construction and operation of the development must comply with all relevant local and international, bye-laws, regulations and standards.

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1.0

INTRODUCTION





1.1 Executive Summary

This Design and Access statement has been prepared by Marchese Partners Architects, in conjunction with the Consultant Team listed overleaf. This document is intended to support the full planning application for the proposed later living development of the Uxbridge site on behalf of Senior Living Urban (Uxbridge) Ltd for Guild Living.

The site is located on the edge of the densely developed Uxbridge Town centre, adjacent to the Police Station and close to the historic Uxbridge High Street. Public administrative buildings and residential developments are located to the east and north of the site respectively. The site current accommodates Wickes and Halfords retailers, typical of late twentieth century out of town retail warehouse units, with large floorplate and extensive surface parking. Though there are no designated heritage assets on the site itself however, there are a number of heritage assets within the vicinity of the site and wider town centre (see 2.0)

The proposed scheme will deliver a variety of later living accommodation options, with levels of care tailored to the individual, complemented by a suite of public facilities including a nursery, a cafe and bar, a restaurant, a wellness centre, and an accessible public plaza area. The scheme is designed to be accessible from to the nearby High Street. The proposed development would make effective use of land and contribute to employment opportunities whilst delivering specialist extra-care housing for older persons.

The proposal has been informed by pre-application discussions with Hillingdon Council as part of the Planning Performance Agreement (PPA) and pre-application discussions with the GLA, integrating a series of design, landscape, visual and heritage analysis as well as detailed public consultation progress. The PPA process has been a comprehensive review of the development's potential, contextual response and policy compliance which will be outlined within this Design and Access statement and accompanying Planning Statement, prepared by Avison Young.

Redevelopment of the site to provide a new care community (Use Class C2) arranged in two buildings comprising a total of 194 units. These include Guild Living Residences, Guild Care Suites, Guild Care Residences and communal amenity, care and well-being facilities and nursery, together with associated back of house and service areas, pedestrian and vehicular access, car and cycle parking, landscaping, private amenity space and public open space.

1.2 Team

Consultant Team:

- Owner: Legal & General
- Employer: Guild Living
- Project Manager: Cast
- Cost Consultant: Cast
- Planning Consultant: Avison Young
- Lead Designer: Marchese Partners
- Architect: Marchese Partners
- Interior Designer: Marchese Partners
- Main Contractor: Morgan Sindall
- Civil: Tier
- Structural: Tier
- Geo-environmental: Tier
- MEP Engineer (inc. Fire, Security, VT, Lighting: Chapman BDSP
- PR & Communications: Forty Shillings
- Heritage & Townscape Consultant: Alan Baxter
- Acoustic Consultant: RBA Acoustics
- Transport & Traffic: Pell Frischmann
- Landscape Architect: Andy Sturgeon
- Approved Inspector (Building Control): MLM
- Access Consultant: Earnscliffe
- Principal Designer: Orsa
- Viability: Avison Young
- Daylight, Sunlight & Right to Light: Avison Young
- Environmental: WSP
- Arboriculture: WSP
- Archaeology: WSP
- Wind: WSP
- Ecology: WSP
- Utilities: The Utility Buyers

1.3 Marchese Partners

Specialist extra care designers

With the requirement to ensure the development is designed to the highest quality, Marchese Partners International Ltd. were appointed as Design Architects to lead the design and development of the project along with a supporting team of highly skilled and experienced consultants.

Marchese Partners is an international firm of architects, master planners, and interior designers who are globally recognised leaders in the design of later living and aged care projects.

The practice was established in 1994 in Sydney by Eugene Marchese and Steve Zappia and they currently operate nine studios internationally. The London studio was established in 2015, and with Stewart Dean leading the design process, the project has benefited from a wealth of research, insight and experience from both Marchese Partners' London and international operations.

Marchese Partners are a passionate, revolutionary later living & aged care consultancy that delivers a new vision in ageing design & research. Their philosophy is a blend of art and science; the art in designing, planning and creating an environment that is beautiful and a joy to live and work in; the science is the application of proven research and findings from research partners that transform the principles of Person Centred Living into a fully functional experience.

Marchese Partners is excited to be at the forefront of current thinking in employing design principles to ensure residents can age in place in retirement living schemes no matter what their age or care needs and stay with the scheme as care needs change with age.

Designs are centred around residents' individual circumstances and their well-being. Schemes are conceptualised and developed by responding to a series of fundamental Design Principles (see 4.1); ensuring consistency of advice based on research.

Utilising the latest virtual reality and BIM technologies during the design process, as a practice they are at the forefront of enabling clients and end users alike, experience how the spaces feel; thereby eliminating any misunderstandings that can come from deciphering architectural plans. This is increasingly important when designing for dementia – to give both the developer and the resident the ability to interact with their projects and future homes in an immersive experience.

Marchese Partners have experience across projects ranging from £2million to £150million in construction value. The team is well versed in all aspects of design, across all phases of project delivery and are committed to delivering on time and on budget as well as setting new benchmarks in terms of innovation, design and quality.



1.4 Marchese Partners

Our ‘WHY?’

We are passionate about Later Living Design ...

Our WHY is to ensure that the lives of Seniors are improved through every decision we make as designers.

Our ‘HOW?’

We combine art and science ...

Our HOW is a combination of the creative mind and the latest innovative thinking in the field of aged care research. Our decisions are backed by the evidenced based research of the worlds leading academic institutions through our research partners ‘design for ageing’ auditing process.

Our ‘WHAT?’

We design beautiful Later Living environments ...

WHAT we have been designing in Later Living and Extra Care has changed people’s lives for over 15 years. We have an extensive selection of Award Winning and innovative Seniors environments that have delivered new benchmarks for the industry.



1.5 Our Research Partners

Quite simply, creating seniors environments cannot be guesswork. Achieving architectural, operational, social and financial goals stems from an inspired vision based on guidelines that are framed by rigorous scientific research.

The resources of research and analysis undertaken by the University of Stirling's leading academics underpin the practical solutions we bring to the design, construction, and operation of exceptional Seniors Living & Aged Care environments

UNIVERSITY OF STIRLING

The Dementia Services Development Centre (DSDC) is a registered charity & international centre of knowledge and expertise dedicated to improving the lives of people with dementia. The DSDC is based within the University of Stirling and work alongside the Faculty of Applied Social Sciences to disseminate their research through teaching, consultancy services and publications. The Dementia Services Development Centre are world leaders in Dementia research. Their areas of focus include:

- Leading new thinking on dementia
- Stimulating and promoting innovation
- Facilitating exchange of ideas and knowledge
- Growing understanding and connection

dsdc
Dementia Services Development Centre

The University of Melbourne School of Population and Global Health offers a course on designing for Ageing that is at the forefront of international science in its field. We have many of our Associates and Senior Associates enrolled in this course to provide them with the framework and understanding to allow them to effectively design seniors environments that are created to improve the quality of life for each resident.

earnscliffe
making access work

Guild Living is working in partnership with the University of Bath and Professor Malcolm Johnson to undertake a study into loneliness. A professor of Health and Social Policy at the University of Bath since 1995, Professor Johnson has written twelve books, including 'Spiritual Dimensions of Ageing', and over 160 chapters, articles and monographs. Prof. Malcolm has recently attracted the public's attention as lead experimenter on Channel 4's "Old People's Home for 4 Year Old's" and is now supporting Guild Living to create an academic-led approach to support better ageing in later life.

UNIVERSITY OF BATH

1.6 Guild Living - Brief & Unit Mix

An extension of the local community housing

- Address a pressing need for specialist accommodation for older people in the area.
- Contribute towards the Council's housing supply shortfall.
- Free up other sectors of the housing market by releasing much-needed family housing.
- Integrating a generation through provision of specialist elderly accommodation into an accessible town centre location.

Support local healthcare

- Optimise the low density use of the site and optimise to create a new area of productive and attractive townscape.
- Support the local healthcare system through the provision of additional transitional care services.
- Improve wellbeing and social interaction, offering better health outcomes and reducing healthcare costs.
- Integrate the care facilities into the local community.

Design & urban planning

- Deliver an exemplar scheme in terms of architectural design, including the standard of facilities, sustainability criteria, landscaping and in the provision of support and care.
- Support the creation of a mixed and balanced community that addresses intergenerational needs and aspiration.

A broad mix of inter-generational activities is proposed on the site comprising:

- 161 Guild Living Residences [GLR] - 1, 2, 3 bedroom mix as part of Guild offering within new residents community. Specialist older persons accommodation together with integrated nursing care and associated communal and support services (Use Class C2).
- 26 Guild Care Suites [GCS] - Specialist Transitional care apartments. A sub community that offers a greater range of care and support services.
- 7 Guild Care Residences [GCR] - Larger GCS transitional care apartments with GCS range of care and support services.
- Communal, care and well-being facilities including a restaurant, café/bar, wellness centre/gym, library, craft room.
- Occupational therapy centre (The Guild Wellness Club) – integral to the C2 use, but also open to the local community.
- Children's nursery – approximately 320sqm (Use Class D1).
- Associated back of house and services areas, car and cycle parking, extensive landscaping and improvements to public realm.



USE CLASS C2 UNITS:

- 161 GUILD LIVING RESIDENCE (10% of the GLR's will be M4(3) wheelchair accessible units and the remaining 90% M4(2).
- 7 GUILD CARE RESIDENCE
- 26 GUILD CARE SUITES & TRANSITIONAL CARE

1.7 Guild Living - Operator Statement

We are Guild Living

Our mission is to enable older people to live extraordinary lives.

We're passionate about later living - but not as you currently know it. The time has come to look at ageing in a whole new way.

Led by academic research, we're developing a deep understanding of the loves, fears, wants and needs of older people to deliver innovative alternatives to the underwhelming options currently available.

Working in partnership with Legal & General, one of the United Kingdom's most trusted institutions, we're creating third age "communities for life" in the heart of towns and city centres right across the UK.

Guild will offer a range of living options including sale or rental in beautifully crafted environments that are designed to transform the physical, emotional, cognitive and financial well-being of every individual.

At Guild Living, we believe that individually we are great, and together we are extraordinary.



1.8 Guild Living - Who Are Guild Living?

Guild Living develops and operates innovative later living communities in town and city centres, combining inspiring architecture and interiors, integrated academically-accredited wellness programmes, and thoughtful services that enable enriched and active lifestyles.

Guild Living are a unique partnership between Legal & General and global experts in architecture, development, operations and wellness. Together, we share a vision to deliver ground-breaking later living communities and proven well-being methods to preserve the physical, cognitive, and emotional health of the residents.

Guild Living are creating a new benchmark for later living in the UK and with it a new future, enabling your best life.





1.9 Guild Living - 6 Pillars of Wellness

01 NUTRITIONAL

NEEDS:

High/Low blood pressure, swallow difficulties, weight loss/gain, loss of appetite, skin integrity.

NUTRITIONAL PLANNING:

Identify eating patterns, food likes & dislikes. Develop plan that supports needs.

02 COGNITIVE

NEEDS:

Confused, forgetful, anxiety.

COGNITIVE PLANNING:

Routine, brain training, calming therapies, increase cardio exercise, review diet, increase hydration.

03 PHYSICAL

NEEDS:

Mobility, risk of falls, balance, grip, muscular & skeletal improvements.

PHYSICAL PLANNING:

Heart rate exercise, strength, flexibility, physio, swim, hydrotherapy.

04 EMOTIONAL

NEEDS:

Sense of purpose / value, belonging, meaningful relationships, low mood.

EMOTIONAL PLANNING:

Connections with like-minded others, engage the wider community, roles or activities which build on known passions.

05 FINANCIAL

NEEDS:

Security and control. Knowing others will be provided for in the future but that you have all you need for the 'now'.

FINANCIAL PLANNING:

Independent advice and guidance, opportunities to safely engage with experts with no links to our organisation.

06 CARE SUPPORT

NEEDS:

Personal or clinical needs.

CARE PLANNING:

To incorporate all Well-being foundations expertise in support plan

GUILD LIVING WELLNESS PLATFORM.

Guild Living - 6 Pillars of Wellness

Our vision is to redefine Third Age Living by creating a holistic Wellness approach to our Member's health-span.

We will achieve this through expertise and development of our Wellness Foundations: Physical, Cognitive, Financial, Clinical, Emotional and Nutrition. We will deliver and implement all our Wellness Foundations and work alongside an approved care provider, who will deliver all regulated activities.

The Six Wellness Foundations will be delivered within environments that offer Members:

- Expertise, therapies and activities designed by professionals across all the pillars of Wellness that feed the personal plan of each Member.
- Social engagement with the wider community that develops meaningful relationships and a sense of belonging for our Members.
- Higher levels of care support that deliver the best possible quality of life on an 'as needed' basis.
- Financial confidence was a result of 'care security' and the ability to remain living in a Guild Living community via the accommodation options.
- The appropriate support for members to live as independently as possible within Guild Living Residences, Guild Care Residences or Guild Care Suites.



19,971

Estimated number of over-65's living alone in Hillingdon by 2020.

500,000

More people aged over 65 living alone in the UK since 2008.

80%

Retirement community residents are less likely to enter hospital.

9,020

Over 65-year olds in Hillingdon have very limited day to day activities.

2.0

SITE ASSESSMENT





Denham
Chalfont Park (Hotel)
GERRARDS CROSS STA.
Bulstrode Park
Camp
Golf Co.
The Fishery
Denham Studios
Denham Golf Stn.
R. Misbourne
R. Colne
Union Canal
Gerrards Cross
DENHAM STA.
A 40
St. Huberts
Red Hill Inn
Dukes Wood
A 332
Alderbourne Manor
Denham Mount
Denham
The Lea
Fulmer
Fulmer Hall
Stoke Common
Fernacre
Ford
Rush Green
Alder Bourne
Queens Head
Brimenagh
Hollybush Hill
Heatherden
Pinewood Studios
New Denham
Round Coppice
UXBRIDGE
Breakspear
Ruislip Common
Ruislip Res.
B 455
B 472
B 486
Eastcote
PIN
Ruislip
Kingsend
B 466
Ickenham
B 463
Swakeleys
N.T.
Northolt Aerodrome
South Ruislip
Northolt
A 4090
Mansfield Ho.
Inn
Iver Heath
A 4007
Black Park
Wexham Street
Poges
Wexham Park
Wexham
Wexham Court
Langley Park
St. Johns
Swallow Street
Delaford Park
George Green
Love Green
Iver
Love Hill
Shreding Green
Middle Green
Trenches
B 470
Grand Union Canal
IVER STA.
LANGLEY STA.
Langley Marish
Convent
Horsemoor
Thorney
WEST DRAYTON & YIEWSLEY STA.
West Drayton
A 408
A 4020
Hillingdon Court
Golf Co.
Hillingdon
Hillingdon Heath
Hayes End
Colham Green
Woodend Green
Cowley
Cowley Peachey
Yiewsley
B 465
B 464
Hayes
Down Barns
Yeading Brook
West End
Yeading
A 312
SOUTHALL
Botwell
Southall Green

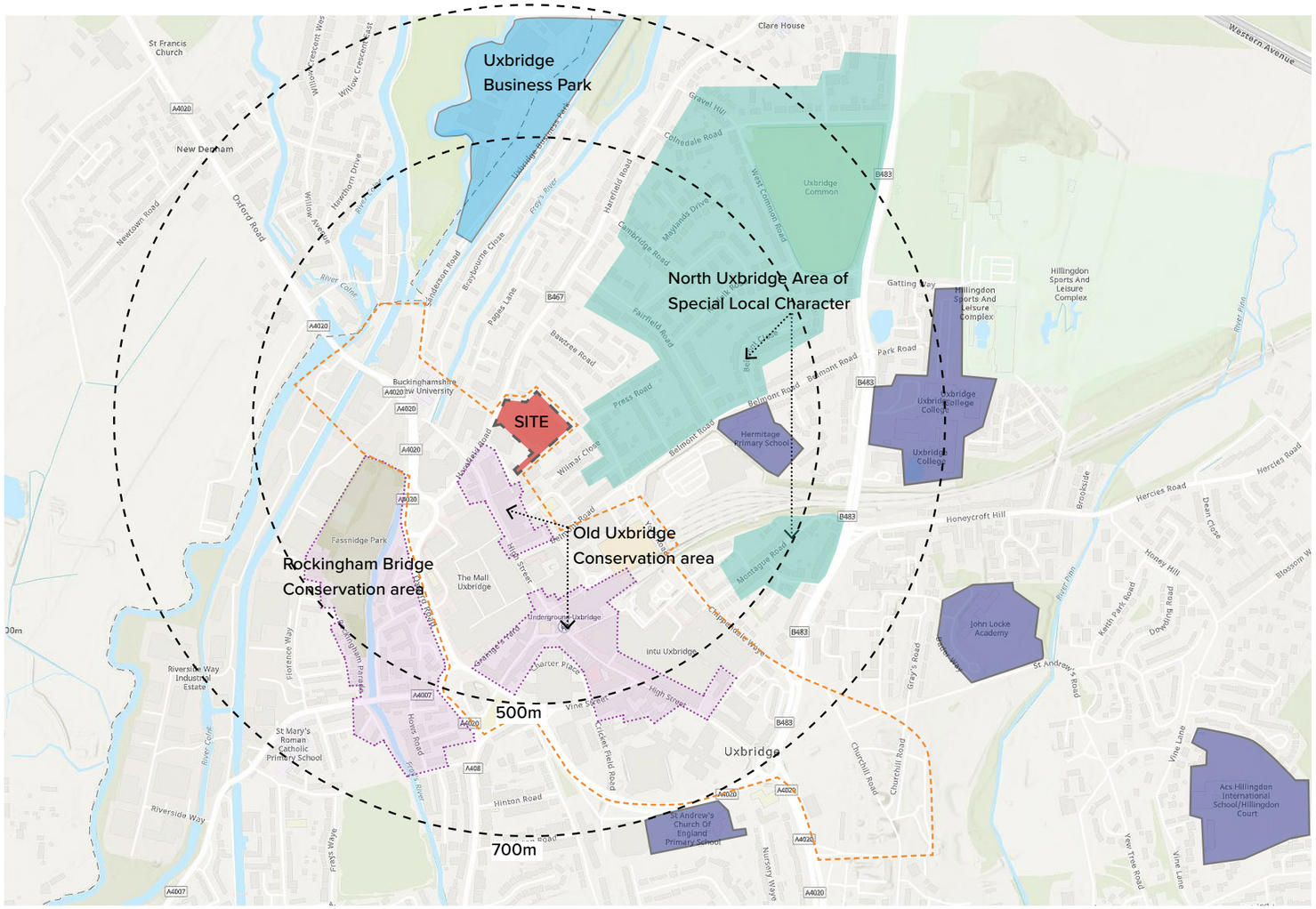
2.1 Site Location

The site is located along Harefield Road within the Uxbridge town centre, approximately 500m north of Uxbridge Underground Station. The site covers an area of 0.93 hectares (2.3 acres) as indicated by the red shaded area on the plan. The main access into the site is to the north-west via Harefield Road. A secondary egress onto Warwick Place, to the south is currently used for servicing.

The existing Wickes and Halfords building, which is equivalent to 2-3 residential storeys in height, occupies the south-eastern part of the site, with the western part occupied by an area of surface car parking.

The site & location can be summarised as follows:

- Though there are no heritage assets on the site itself there are a variety in the immediate vicinity and within the 1km study area. These are identified in the Heritage and Townscape Assessment produced by Alan Baxter.
- The site is located close to the existing town centre shopping district, and is approximately 500-800m north from Uxbridge Railway Station.
- The Uxbridge Lock on the banks of the Grand Union Canal is 200m north from the site, providing access to a variety of outdoor water leisure activities.
- Residential dwellings along Harefield Road flank the northern site boundary.
- The multi storey mixed use 'The Pavilion' development along with other commercial and retail premises make up the street context along High street, only 200m away from the site.
- The site is bounded by the police station and a service yard on two of its boundaries, west and south.
- Fassnidge Park located 400m to East of the site provides access to outdoor leisure amenities.
- The site lies within the town centre already characterised by large scale development.



KEY

- Schools
- Business Park
- Conservation areas
- Town Centre
- Areas of special local character

2.2 Uxbridge Conservation Areas

To the south of the site, the conservation area of Old Uxbridge/ Windsor Street represents the main commercial focus of the town centre. In 1973 the conservation area was only referencing to Windsor street, to amalgamated in 1987 to form Old Uxbridge Area. This area houses most of the listed buildings located in proximity of the development site.

To the east of the site lies North Uxbridge Area of Special Local Character, which is mostly residential and comprising a mixture of houses.



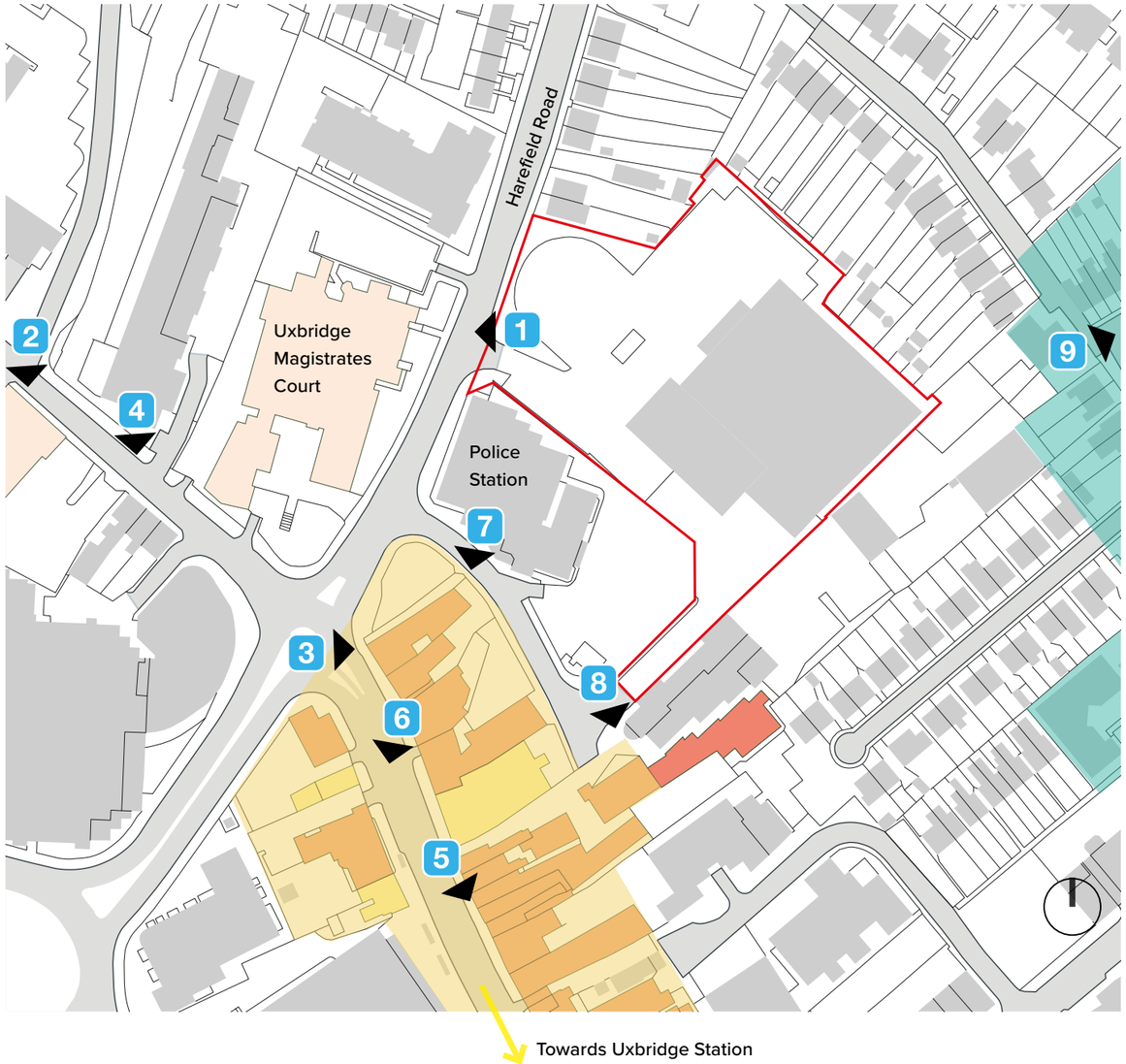
Development Site



Old Uxbridge / Windsor Street Conservation Area

North Uxbridge Area of Special Character

2.3 Local Listed Buildings



KEY

- Development Site
- Special Local Character
- Conservation Area
- Listed Building Grade II
- Locally Listed Building



1 Uxbridge Magistrates' Court - Locally listed building



2 View looking South of High Street - Locally Listed Building



3 View looking East of High Street - Listed Building Grade II



4 View looking South of High Street



5 View looking down High Street towards Uxbridge Station



6 View looking South of High Street - Listed Building Grade II



7 View from Warwick Place - Listed Building Grade II



8 Soteria Church- Listed Building Grade II



9 View from Press Road - Special Local Character

2.4 History of Uxbridge

The area surrounding Uxbridge High Street has been occupied since prehistoric times, with evidence of settlement of the area from the Mesolithic period through to the Iron Age, and scattered evidence for Roman-era activity. Archaeological evidence indicates that Uxbridge High Street developed from at least the twelfth century and has been continuously occupied ever since.

Having initially formed as a secondary settlement to nearby Hillingdon, near the crossing point of the Frays and the Colne rivers, Uxbridge grew prosperous on the proceeds of its riverside mills and developed into an important market town in its own right, eventually eclipsing Hillingdon itself. Uxbridge became an important stopping point along a significant coaching route from London to Oxford, and inns and shops developed to cater to this passing trade.

The arrival of the Grand Junction Canal (now known as the Grand Union Canal) in the 1790s brought heavy industry to Uxbridge, which was focused in the canal-side area known as Uxbridge Moor.

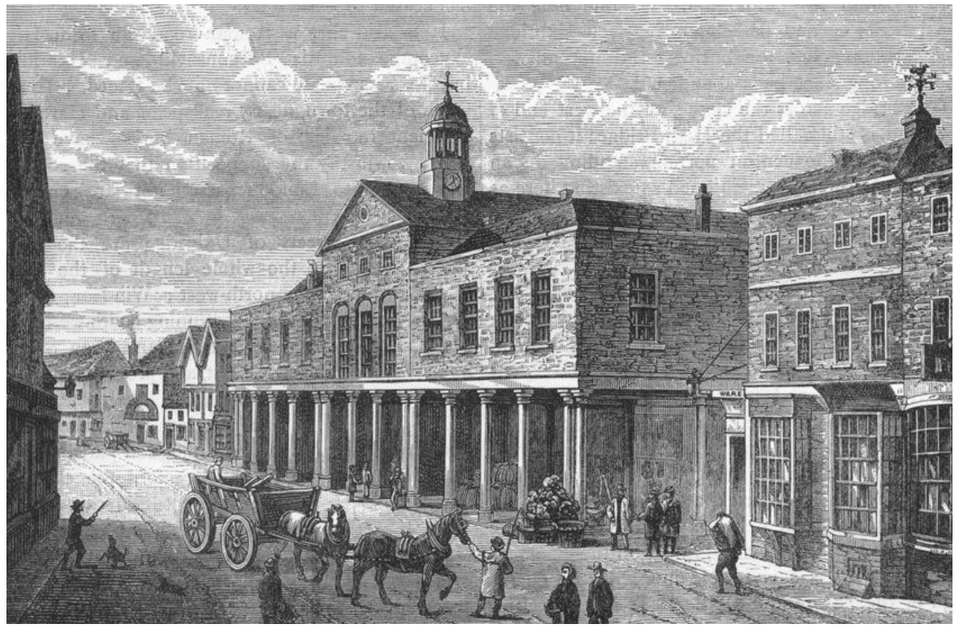
Coaching traffic was succeeded by the railways, which arrived in Uxbridge in 1856 with the construction of a terminus station in Vine Street (now demolished). In 1904 a terminus of the Metropolitan railway was built in Uxbridge (rebuilt in its current form in 1938), and a terminus of the Great Western Railway, Uxbridge High Street station, was opened on the High Street in 1907, between the canal and the River Fray. The railways transformed Uxbridge into a commuter town, prompting significant residential development. The most significant wave of residential construction came in the inter-war and post-war periods into the 1960s, when intense council home-building programmes and the expansion of 'Metroland' transformed the character of the area. To this day suburban early twentieth century housing forms the majority of Uxbridge's current built form.

From 1961, plans to relieve congestion in the High Street resulted in the creation of the new relief road to the south and west. Sites in the town centre were bought up and redeveloped as a shopping destination, changing the scale of the buildings of central Uxbridge.

(Guild Living, Uxbridge Initial Heritage and Townscape Assessment / 1915-100 / July 2020 Alan Baxter)



Rocque's 1754 Plan of Middlesex



Market House, Uxbridge High Street, 1818



The Uxbridge enclosure map of 1825



Uxbridge High Street station in 1907

2.5 History of Uxbridge

1754 PLAN OF MIDDLESEX

The site, first depicted here in 1754 was used as communal grazing land, marked ‘Uxbridge Common’ on Roque’s plan of Middlesex



1754

Roque’s 1754 plan shows the linear development of the town, leading in a south east strip from to the two bridges over the Frays River and the River Colne.

Harefield Road was then little more than a track leading to Uxbridge Common north of the town.

1200



The area surrounding Uxbridge High Street has been occupied since prehistoric times, with evidence of settlement of the area from the Mesolithic period through to the Iron Age, and scattered evidence for Roman-era activity.

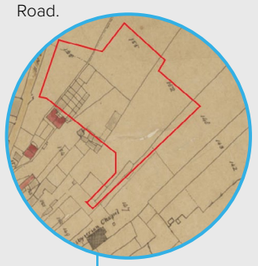
The arrival of the Grand Junction Canal (now known as the Grand Union Canal) in the 1790s brought heavy industry to Uxbridge, which was focused in the canal-side area known as Uxbridge Moor.



1790

1825 UXBRIDGE ENCLOSURE MAP

The Uxbridge enclosure maps of 1825 show that today’s Site was composed of parts of three elds around a yard accessed from the High Street to the southwest. The access lane was to the north of what is now No. 118. Harefield Road.



1825

1856



in 1856 Coaching traffic was succeeded by the railways, which arrived in Uxbridge with the construction of a terminus station in Vine Street (now demolished).

1904 a terminus of the Metropolitan railway was built in Uxbridge and a terminus of the Great Western Railway, Uxbridge High Street station, was opened on the High Street in 1907



1907

1930 -1960

The most significant wave of residential construction came in the inter-war and post-war periods into the 1960s, when intense council home-building programmes and the expansion of ‘Metroland’ transformed the character of the area

In 1961 plans to relieve congestion in the High Street resulted in the creation of the new relief road to the south and west. Sites in the town centre were bought up and redeveloped as a shopping destination, changing the scale of the buildings of central Uxbridge



1961

1934 - 1962



Between 1934 and 1962, the Albert Iron Works were demolished and replaced with a large square warehouse building, used as a builders merchants in its latter years. This would be the future site of the proposed development

The Site was excavated in 1993 and 1994, and the existing buildings constructed from 1995

1993

TO DATE

The site has been in its current state since 1995 since the Halfords building was built, this is outline in Red in the image below.



2020