2.6 Site Analysis: Uxbridge Wider Context

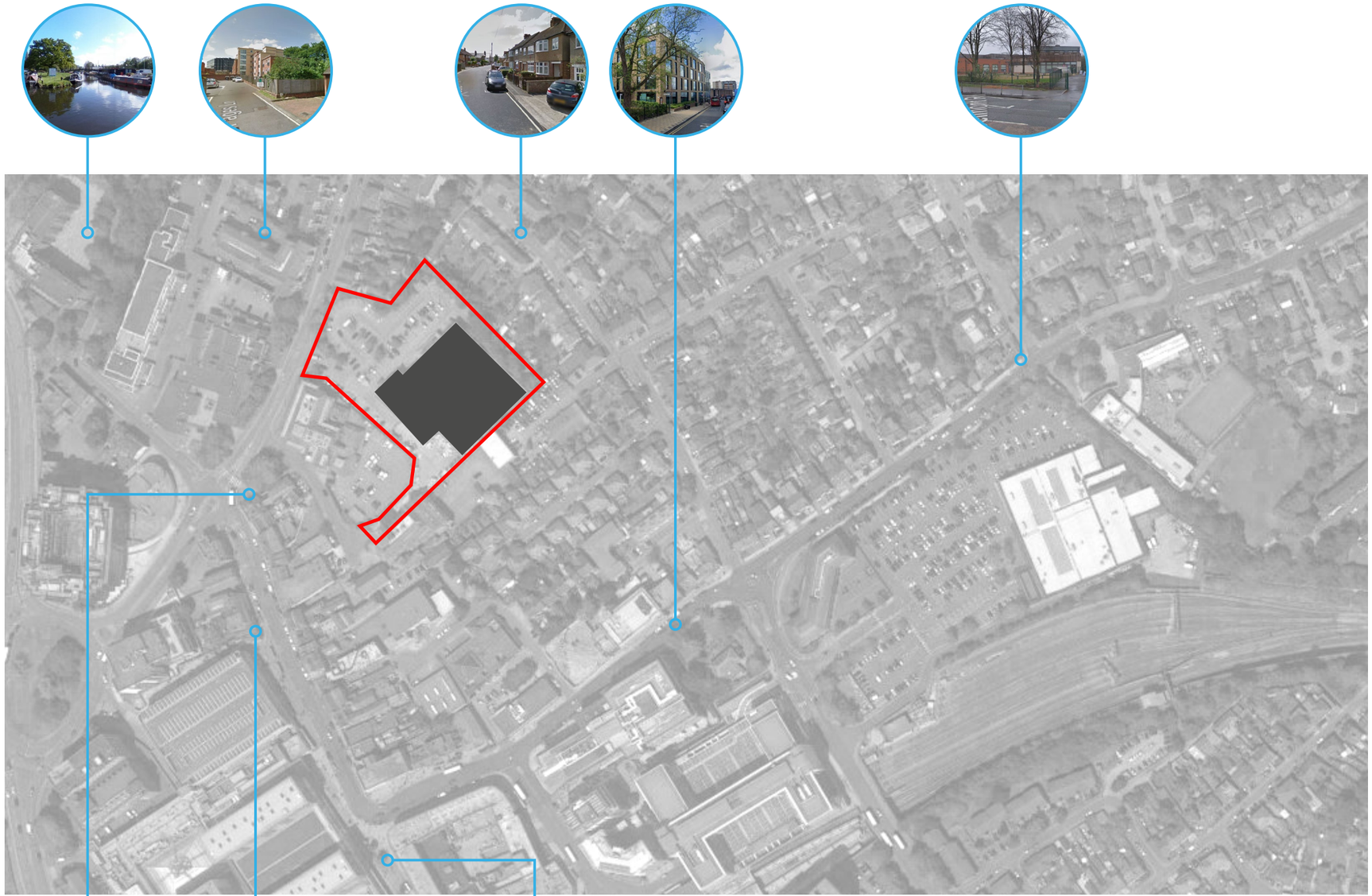
The site falls within the metropolitan town centre of Uxbridge. The following pages assess the site and setting.

The site lies to the east of Harefield Road directly opposite the Magistrates Court. The site is identified as being within Uxbridge Metropolitan Centre sub area, identified for growth, and so has an intrinsic link to the buildings to the south along High Street.

The High Street, to the south of the site, contains a number of listed buildings and older properties with a finer grain street pattern than Harefield Road. The character is more typically vernacular displaying a range of architectural styles and building heights.

Harefield Road itself is more mixed at the north-eastern end with a range of low-rise residential developments, and, towards the west larger scale administrative and commercial buildings.

The north of the site is flanked by back gardens from the properties on Lancaster Road. To the south the site lies next to service areas and garages that are accessible from Penfield Estate.



2.7 Site Analysis: Site Overview

- The 0.93 ha site is situated within the area of Uxbridge Metropolitan Centre;
- The site has two large retail stores with associated service yard, primary access from Harefield Road and a secondary egress that has potential to connect to the main commercial road;
- Private residential dwellings to the north and east, and a service zone to the west. The site sits at a different level from the adjacent properties on these two boundaries, the difference is picked up by a retaining wall for most of the perimeter.

KEY

- Site Boundary
- Site Access
- Existing Trees on Site
- Main Transport Route
- Secondary Pedestrian Route
- Service Yard
- High Street



2.8 Site Analysis: Building Heights

The adjacent diagram illustrates the heights of the existing buildings within and surrounding the site.

The proposed design will strategically consider articulation of the building mass to positively respond to the immediate context of the Town Centre office and retail buildings to the south and south east, as well as to the neighbouring residential dwellings to the north.

The application has the potential to be an important growth opportunity as identified in Hillingdon Local Plan.

KEY

- 1-2 Storeys
- 3 Storeys
- 4 Storeys
- 5 - 6 Storeys
- 6 - 9 Storeys

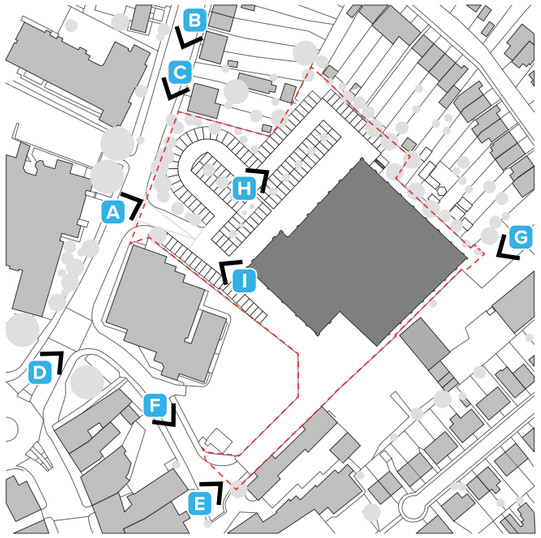


2.9 Site Analysis: Existing Boundary Conditions

The photographs shown demonstrate the lack of frontage and boundary treatment of the site which is substantially closed off through dense hedging or solid brickwork fences and walls.

On Harefield Road, the site is located above street level, providing a visual and physical barrier through a retaining brickwork wall. Access is enabled through a ramp.

There is limited public access to the site, other than that through the shared vehicular and pedestrian ramp. Private access to the site is provided via the service yard (see image ‘E’).















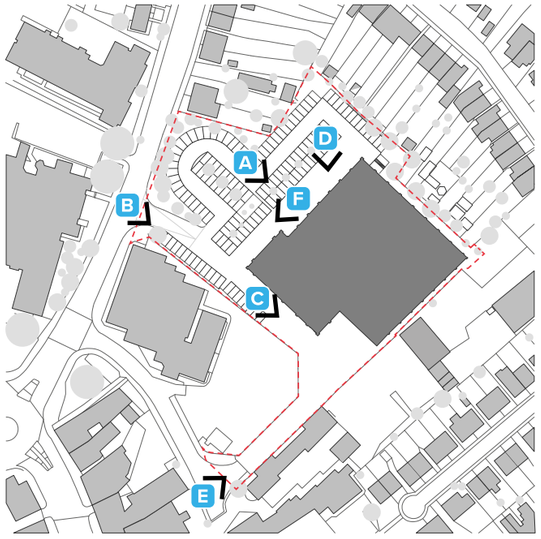






2.10 Site Analysis: Existing Site Views

The existing Halfords and Wickes store is typical of late twentieth century out of town retail, with large floor plate retail outlets and extensive hard-standing and car parking. It is characterised by an industrial appearance in the shape of the pitched brick roof. The existing large format retail units do not contribute to the character of the either the wider town centre or the residential area to the north.















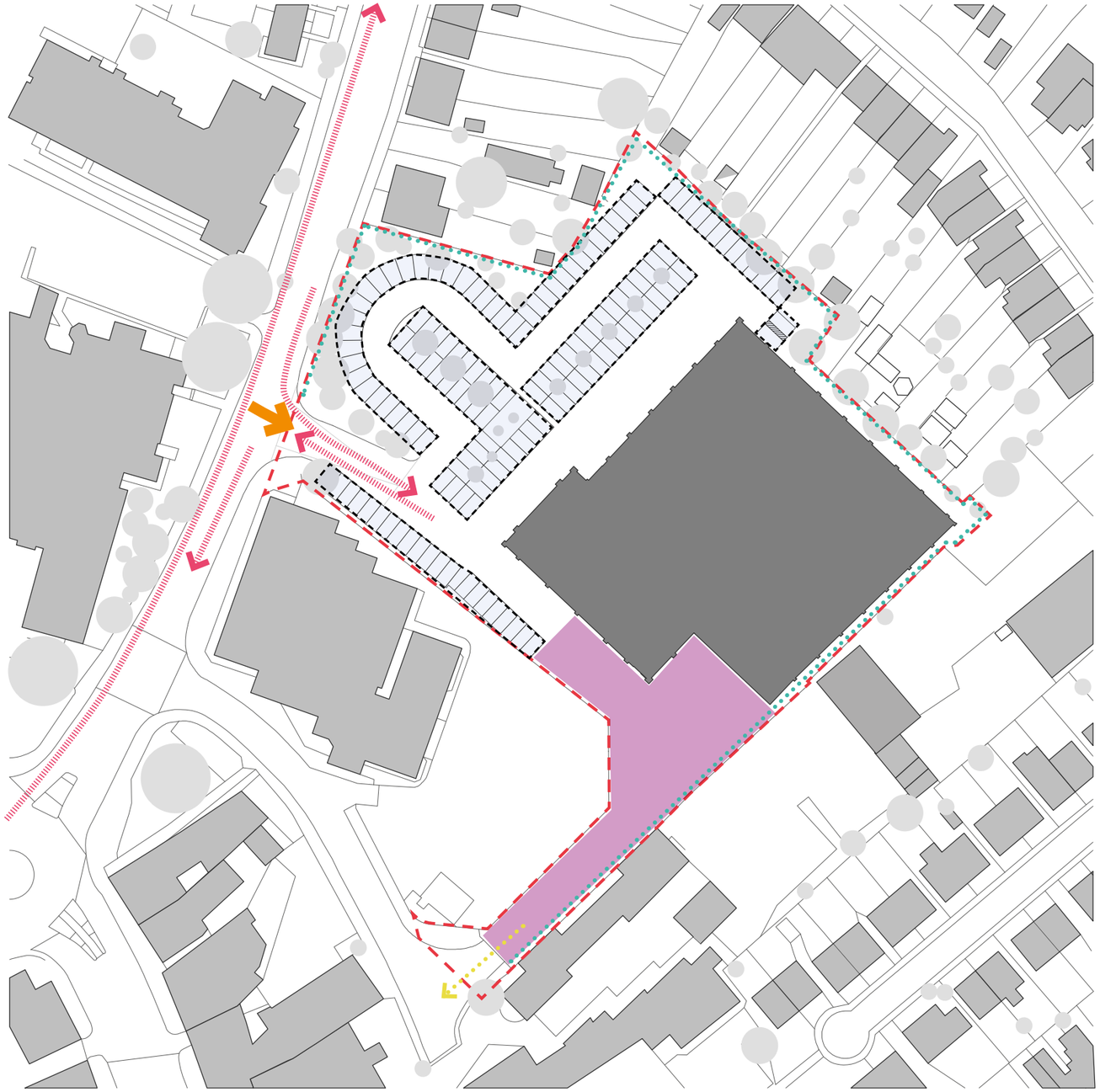
2.11 Site Analysis: Existing Halfords and Wickes Retailers

The diagram illustrates the existing Halfords and Wickes site and key site operations.

The existing retail facility currently forms an insular site with underused potential pedestrian connections to the High Street. The development does not contribute to the active frontage along Harefield Road.

KEY

- Site Boundary
- Existing Trees
- Major Roads
- Secondary Egress
- Site Access
- Existing Services Yard
- Existing Parking
- Boundary Wall/Fence



2.12 Planning Objectives

Planning Objectives

The proposed development has been designed to respond to the objectives set out in the Development Plan comprising: The London Plan (2016); London Borough of Hillingdon (LBH) Local Plan Part 1: Strategic Policies (2012) ('LPP1'); and London Borough of Hillingdon (LBH) Local Plan Part 2: Strategic Policies (2020) ('LPP2'). The draft London Plan has also been a key consideration given that it is approaching adoption and the draft policies should be afforded due weight.

In addition to the policies within the London Plan and draft London Plan, the design seeks to respond to the following key local policies:

The design responds to following policies -

- E4: Uxbridge
- E5: Town and Local Centres
- H1: Housing Growth
- H2: Affordable Housing
- HE1: Heritage
- BE1: Built Environment
- EM1: Climate Change Adaptation and Mitigation
- EM4: Open Space and Informal Recreation
- M6: Flood Risk Management
- EM7: Biodiversity and Geological Conservation
- EM8: Land, Water, Air and Noise
- EM11: Sustainable Waste Management
- T1: Accessible Local Destinations
- T2: Public Transport Interchanges
- T3: North-South Sustainable Transport
- CI2: Leisure and Recreation
- CI3: Culture

- DMTC 1 Town Centre Development
- DMTC 2 Primary and Secondary Shopping Areas
- DMH 7 Provision of Affordable Housing
- DMH 8 Sheltered Housing and Care Homes
- DMHB 1 Heritage Assets
- DMHB 2 Listed Buildings
- DMHB 3 Locally Listed Buildings
- DMHB 4 Conservation Areas
- DMHB 5 Areas of Special Local Character
- DMHB 7 Archaeological Priority Areas and Archaeological Priority Zones
- DMHB 11 Design of New Development
- DMHB 12 Streets and Public Realm
- DMHB 14 Trees and Landscaping
- DMHB 15 Planning for Safer Places
- DMEI 1 Living Walls and Roofs and Onsite Vegetation
- DMEI 2 Reducing Carbon Emissions
- DMEI 3 Decentralised Energy
- DMEI 4 Development in the Green Belt or on Metropolitan Open Land
- DMEI 9 Management of Flood Risk
- DMEI 10 Water Management, Efficiency and Quality
- DMEI 11 Protection of Ground Water Resources
- DMEI 14 Air Quality
- DMCI 3 Public Open Space Provision
- DMCI 4 Open Spaces in New Development

HILLINGDON
LONDON

HOUSING

HEALTH SERVICES

EMPLOYMENT



2.13 RIBA Design Guidance

The RIBA analysis report supported by professionals, published in October 2018 outlines ten key characteristics of places where people want to live. The aim is to address poor design quality in new build housing developments and by setting out the criteria for assessing the proposed scheme design and later living design principles.

This report was produced in response to MP Sir Oliver Letwin's independent review of Build Out Rates to increasing quality and supply of new housing through better design and place-making.

1. The right place for the right housing
   ESTABLISHING THE PLACE
2. A place to start and a place to stay
   FOSTERING THE COMMUNITY
3. A place which fosters a sense of belonging
   CREATING A DISTINCTIVE IDENTITY
4. A place to live in nature
   GREENING THE NEIGHBOURHOOD
5. A place to enjoy and be proud of
   BUILDING AN ENGAGING PLACE
6. A place with a choice of homes
   ACCOMMODATING CHANGING LIFESTYLES
7. A place with unique and lasting appeal
   BUILDING IN CHARACTER AND QUALITY
8. A place where people feel at home
   GIVING FORM TO THE IDEA OF HOME
9. A sustainable place for future generations
   FUTURE-PROOFING A PLACE FOR TOMORROW
10. A place where people thrive
    PROMOTING HEALTH AND WELL-BEING

Ten Characteristics of FUTURE PLACE

Places where People want to Live



RIBA response to the Independent Review of Build Out Rates by Sir Oliver Letwin MP

RIBA Architecture.com

Foreword



The RIBA has produced an analysis, drawn from the professional advice of its members, in response to Sir Oliver Letwin's Independent Review of Build Out Rates. This has identified the necessary conditions for, and characteristics of, high quality new places where people want to live. The following RIBA report is the precursor to the Future Place project, a partnership with the Local Government Association, Royal Town Planning Institute and Chartered Institute of Housing, which will highlight exemplary placemaking practice around the country.

We hope that this analysis will reinforce the conclusions of the Letwin Review by providing valuable evidence and case studies demonstrating the relationship between design quality and the rate of supply in the delivery of much needed, well-built, affordable homes. Specifically, we commend and respond to the review's conclusion that:

"If either the major house builders themselves, or others, were to offer much more housing of varying types, designs and tenures on the large sites that matched appropriately the desires of communities, then the overall absorption rates could be substantially accelerated."

The Letwin Review stops short of identifying a direct link between improved design quality and increasing the rate of supply; this report picks up where the review leaves off by providing a blueprint for how to achieve this. We have identified a range of case studies which demonstrate what a successful place looks and feels like. From these, we have established ten characteristics of successful and attractive places, which put design quality at the centre, and can be easily replicated across the country. The specific characteristics of this design quality form the substance of the RIBA's response.

It is equally important to have the right environment for delivery that will make these places where people want to live possible. The necessary context for successful placemaking is often neglected, but only by addressing this can we improve both the quality of the homes we are building and the rate of supply. High quality design is essential, but it must be founded upon the right leadership, the right funding and delivery models, the right collaborative and innovative processes, and the right skills and resources. Accordingly, this document begins with the four major conditions necessary for successful placemaking, based on the most successful delivery models seen in both historic and recent practice.

We welcome the opportunity to have a more robust discussion about how we deliver the homes needed in this country. Improving design quality and increasing supply will be mutually reinforcing when managed in the right way. Changing our approach to achieving this is essential to ensure we build places that will last, and where people want to live.

RIBA President Ben Derbyshire

*The subsequent design analysis has been prepared using these characteristics as a guide.

3.0

CONTEXTUAL SITE ANALYSIS







3.1 Town Use/Character

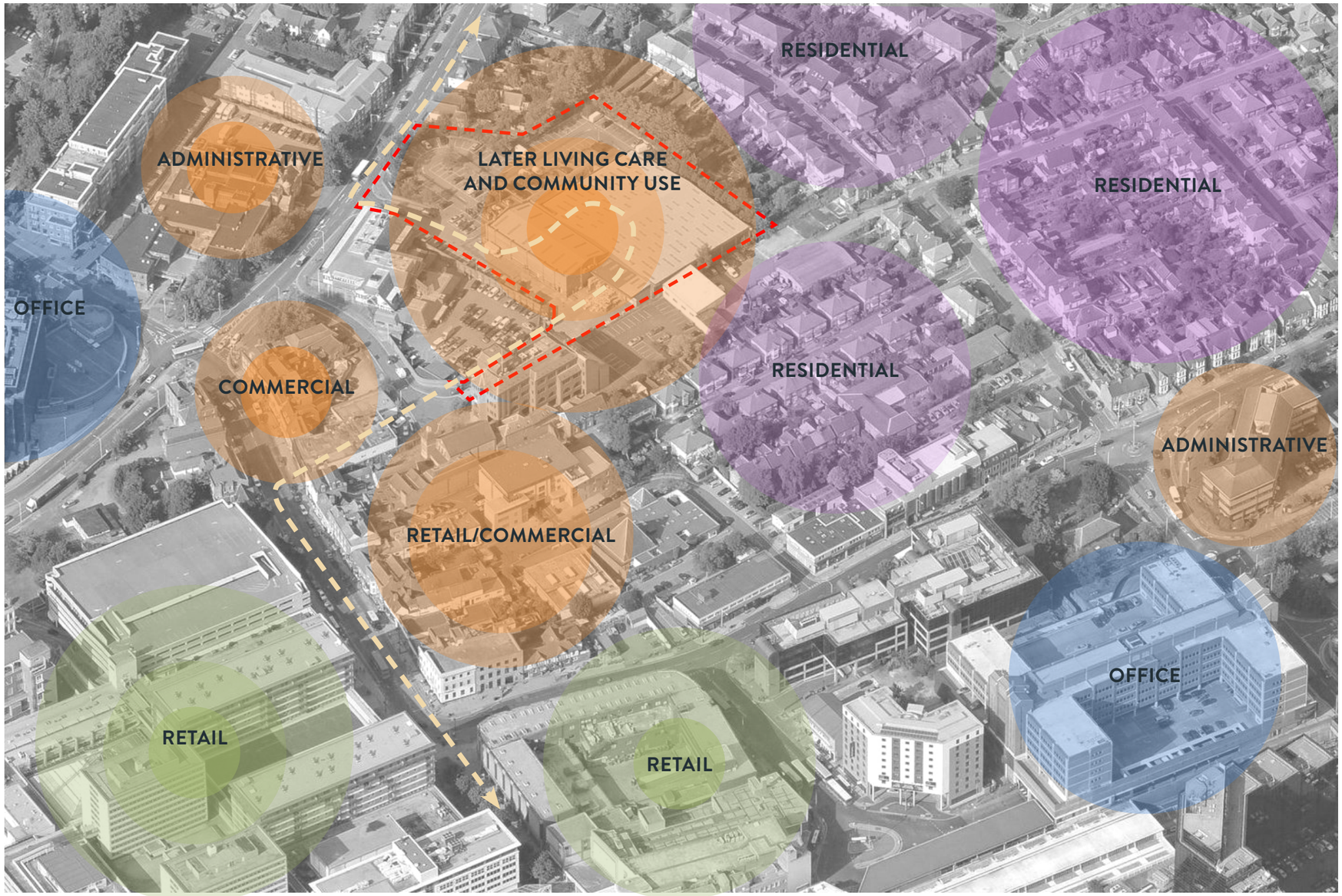
The site is situated to the northern part of Uxbridge Town Centre, flanked by administrative buildings to the north and west, and by residential developments on the east.

The site is in close proximity to High St, the main commercial/retail area in Uxbridge.

The proposed Later Living community will add a diverse, vibrant mix of amenity uses that will sit comfortably within the context of the Town Centre to the west and the adjoining residential properties to the east.

The scheme will provide much needed additional housing and extra care facilities for older persons living on the site and for the local community with the benefit of introducing new public open space, publicly accessible amenities at ground floor level along with new employment opportunities adding to the vibrancy of the Metropolitan Centre.

The proposals will provide sustainable development that will provide an ongoing community asset that makes the best use of the land available at this site and ensures that the scheme will contribute to the Town Centre and also respect neighbouring amenity close to the site.



3.2 Site Constraints and Opportunities

The following Diagram has been developed to identify the main site constraints and opportunities both adjacent to, and within the site boundary.

The site has extensive screening to all boundaries. The building is set back from Harefield Road, where the main access and egress is located. To the rear, the footprint of the existing building is hard up against the boundaries of the rear gardens of Lancaster road and garages. The site slopes up from Harefield Road, generating an additional physical and visual boundary in the form of the retaining wall and planted area facing the street.

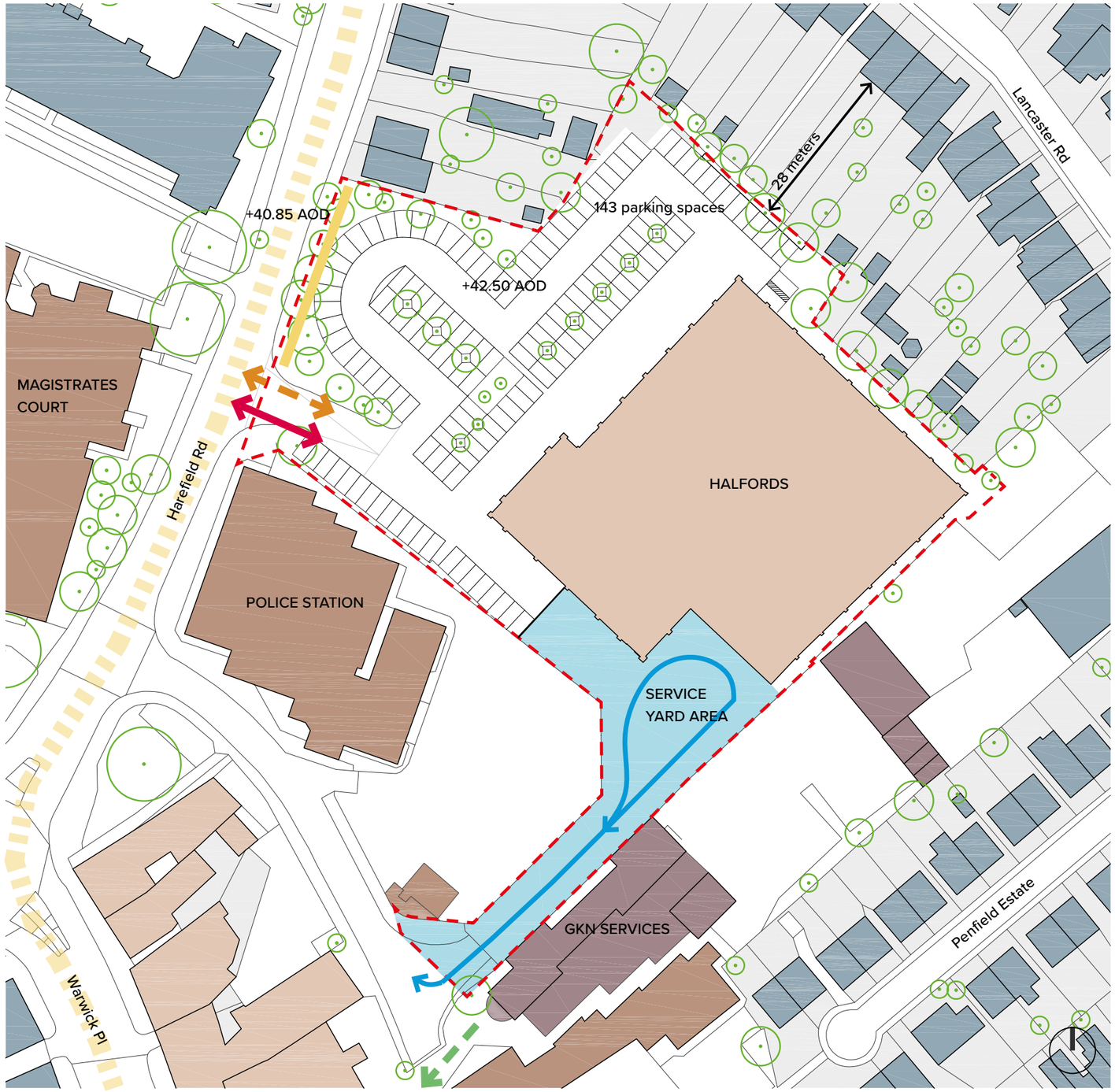
The proximity to the Metropolitan Centre provides good opportunity to activate the ground floor uses within the site as well as on the frontage along Harefield Road.

New buildings should carefully generate a transition between the Metropolitan Centre character to the south-west and the residential character towards the east of the site.

There is an opportunity to establish a new public square within the scheme that also connects to the Centre.

KEY

- Main vehicular access
- Vehicular services access to service yard (no pedestrian access)
- Service yard area
- Existing pedestrian access to site
- Potential pedestrian connection through high street
- Existing trees
- Potential active frontage
- Major roads - traffic route
- Site Boundary
- Residential
- Civic Buildings
- Commercial
- Office



3.3 Site Photographic Study - Wider Surrounding Context



Belmont Road office building



Hillingdon Civic Centre



Cricket Field Road Hubspace