

Magistrates Court

Built in 1907 to the designs of the architect, H. T. Wakelam. It is in the Edwardian baroque style typical of civic buildings of the period, being constructed of light red brick and stone dressings with a slate roof and timber windows. Its primary frontage onto Harefield Road is symmetrical: two entrances with octagonal turrets above flank a three-bay court room with arched windows.

(text and image courtesy of Alan Baxter)



View south east along Uxbridge High Street

Built in 1907 to the designs of the architect, H. T. Wakelam. It is in the Edwardian baroque style typical of civic buildings of the period, being constructed of light red brick and stone dressings with a slate roof and timber windows. Its primary frontage onto Harefield Road is symmetrical: two entrances with octagonal turrets above flank a three-bay court room with arched windows.

(text and image courtesy of Alan Baxter)



Nº 81 High Street

No. 81 is a former flour mill constructed in several phases from the mid-eighteenth century through to the early-twentieth century. It was constructed at the point where Fray's River crossed the High Street and was historically known as Fray's Mill.

(text and image courtesy of Alan Baxter)

3.4 Site Photographic Study - Neighbouring Properties



Uxbridge Police Station



Neighbouring houses on Harefield Road



Magistrates Court
(image courtesy of Alan Baxter)

3.5 Site Photographic Study - Surrounding Natural Environment



Uxbridge Lock

This conservation area lies to the west of the Site and straddles the boundary between LB Hillingdon and South Bucks District Council. Although the conservation area is designated and administered by two separate local authorities, it is described and assessed as a single entity here as this artificial administrative boundary is not a tangible element of the experience of the conservation area.

(text and image courtesy of Alan Baxter)



Fassnidge Park
(image courtesy of Alan Baxter)



Rockingham Bridge Conservation Area

The Rockingham Bridge Conservation Area was designated in 2012. It comprises a residential area to the west of the town centre that developed during the early-nineteenth century and today contains a large number of good quality nineteenth-century workers' terraces, as well as a length of the Fray's River and Fassnidge Park, a formal Edwardian public park.

(text and image courtesy of Alan Baxter)

4.0

DESIGN DEVELOPMENT





4.1 Later Living Design Ethos - Ageing Better Design Principles

Designs are conceptualised and conceived by responding to our fundamental Design Principles. These Design Principles are used to guide the vision and establish a consistent framework, informing key design decisions. They drive the design process and will serve as the core guiding principles for the project.

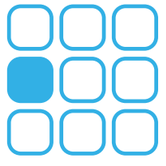
LEGIBILITY

The extent to which the built environment and its elements help seniors understand where they are and how to identify which way they need to go. Legible environments have an easy to understand typology, language and materiality that provide easy to understand hierarchies.



DISTINCTIVENESS

The extent to which the environments give a clear image of where the senior is, what the uses are for, and how they are to be used. Distinctiveness reflects culture and character of their life history through colour, texture, forms and materials.



CONNECTIVITY

Connectivity relates to ability for environments to act as conduits and connectors for seniors and their family friends and greater community.



FAMILIARITY

The extent to which the built environment and its elements are recognisable to seniors and how easily they are understood by them.



ACCESSIBILITY

The extent to which an environment and its components enable seniors to mobilise around spaces and places they need or desire to visit, regardless of any physical, sensory or cognitive impairment.



SAFETY

The extent to which an environment and its parts enable seniors to use, enjoy, socialise and move around the spaces without fear of falling, tripping and becoming disorientated.



INDIVIDUAL CHOICE

Relates to the fact that we are all unique. Environments must facilitate our diverse desires and needs. Environments should not adopt a ‘one size fits all’ mentality. We must consider the wide variety of lifestyles when designing seniors environments so that every person is afforded the same level of choice.



4.2 Later Living Design Ethos - Public Interface

Welcoming Arrival Experience

Distinctiveness, Familiarity ...

Distinctive architecture and interiors help create legibility and familiarity for the Guild Living Community.





Communal & Community Space

Individual Choice, Legibility ...

Integration of communal cafe and restaurants encourage social interaction with friends and family.





Surrounding Context

Connectivity, Safety ...

Cafés, restaurant and amenities are open to the community and encourage social interaction.



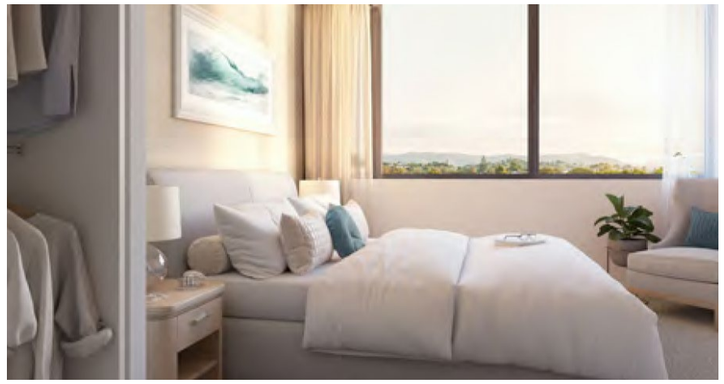


4.3 Later Living Design Ethos - Residences for Care

Private Living

Safety, Familiarity ...

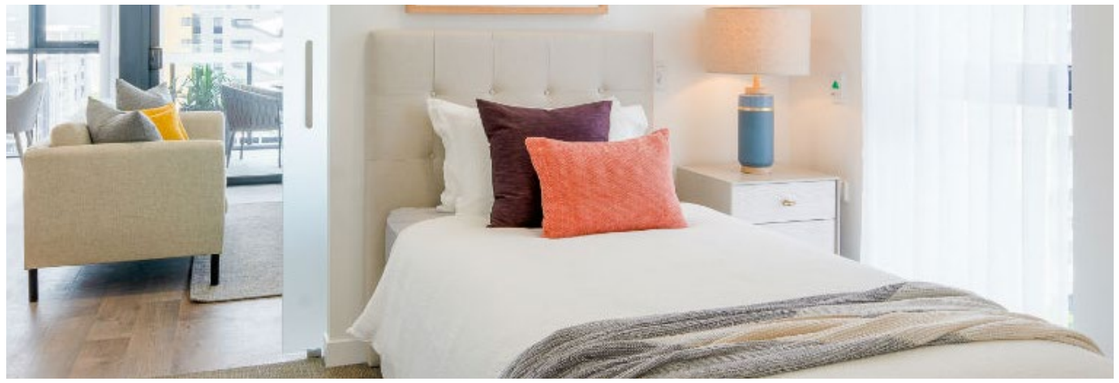
Sprinklers in apartments and common areas around the building allow for flexible open plan interior layouts. Contrasting colour schemes highlight locations and features within.





Care Friendly

Distinctiveness, Legibility ...

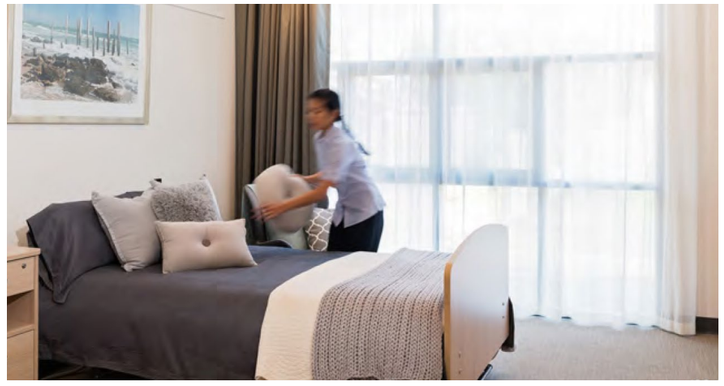


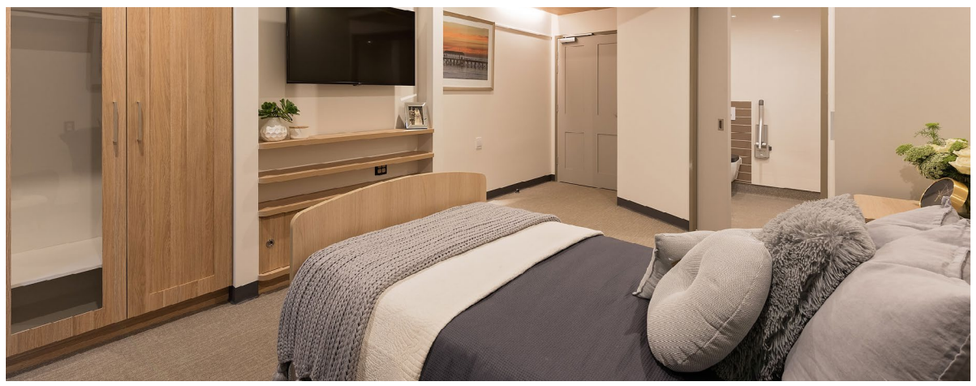


Ergonomic Design

Accessibility ...

Integration of technology aids assist in providing fully accessible living spaces. A distinct entrance and easy to use ironmongery help to provide fully accessible living spaces, encouraging well-being and independent aged living.





4.4 Later Living Design Ethos - Wellness

Wellness Facilities

Accessibility ...

The inclusion of a gymnasium, hydrotherapy pool and treatment rooms with easy access encourage health and well-being for all Guild Members.

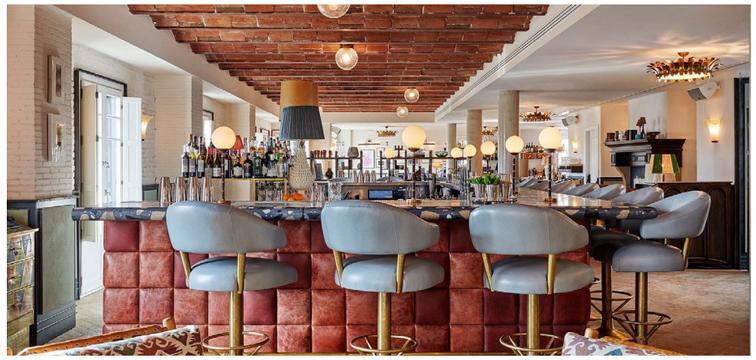




Flexible Communal Spaces

Individual Choice ...

The integration of multi-purpose amenity spaces including library, cafe/restaurant, arts & crafts and multi-use rooms, provide on-site variety and individual choice for Guild Members.





4.5 Later Living Design Ethos - Outdoor Activity & Landscape

Public Landscaping

Distinctiveness, Safety ...

The landscape design responds to the local context creating a variety of spaces for recreation, quiet contemplation and care. Integrated open spaces and semi-private areas with distinctive characteristics which aid legibility and way finding connect the landscape back to the building.





Private Landscaping

Legibility, Familiarity ...

Landscape routes are laid out in a legible manner, level and barrier free. These are obvious and clearly sign posted to avoid any confusion and anxiety. The landscape is designed for the restrictions of aging creating a space that is accessible and usable for all.





Flexible Communal Spaces

Individual Choice, Accessibility ...

Introduction of soft landscaping, trees and street furniture, enhance the amenity for Guild Members and break up large courtyards. These areas provide privacy, shelter and seating to pause, rest and enjoy the experience of outdoor areas.





4.6 Adjacencies & Evolution Diagrams

Massing studies where undertaken to determine the appropriate distribution of development across the site. Our aim his to provide a scheme that respond to the site constraints and also could work with future developments with the area.

Option 1. Option 1 looked to provide a west facing 'C' shaped footprint oriented around a central public courtyard. Taller massing was considered for the northern block though dismissed due to the proximity to the low-rise residences on Lancaster Road. This option failed to provide active frontage along Harefield Road.

Option 2. Provided active along Harefield Road. Create a centralised avenue which was closed off from the public domain. Massing was concentrated towards the south of the development to minimise impact on the neighbouring properties.

Option 3. Separate residential accommodation was created along the Harefield Road elevation. A break in the massing created an entrance point to the central courtyard along the southern elevation. Daylight studies determined that this proposal had problems of overshadowing in the centre of the site.

Option 4 is driven by the following design principles:

Provides active frontage on Harefield Road and on the prominent south-western corner of the development, nearest the Uxbridge town centre.

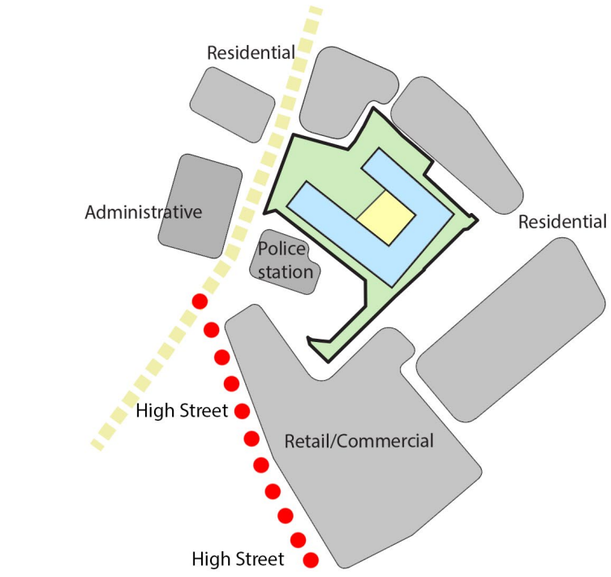
Amenity space/public space to allow connectivity to the public courtyard in the proposed development.

Reinforcing pedestrian connection to the town centre high street and showing consideration of future development context.

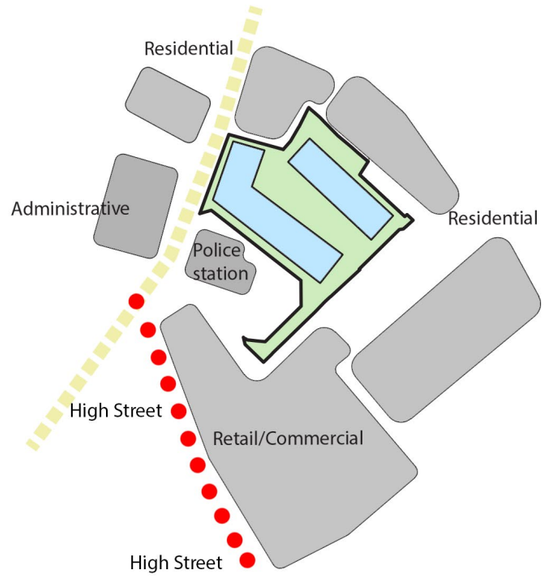
KEY

- Primary activation to street-scape
- Secondary activation to landscape
- Pedestrian connectivity to context
- Ground floor passive link between buildings
- High Street

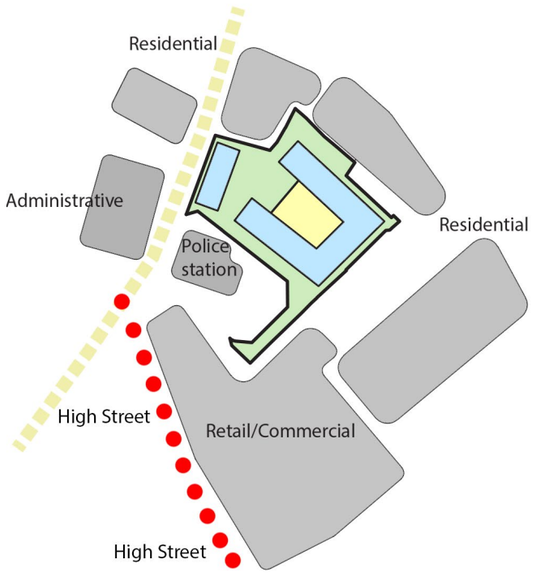
Option 1



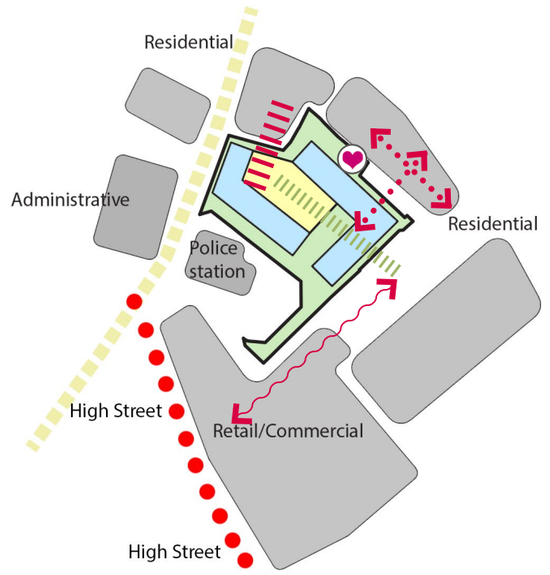
Option 2



Option 3a



Option 3b - current proposal



4.7 Community & Mixed Use Proposals

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

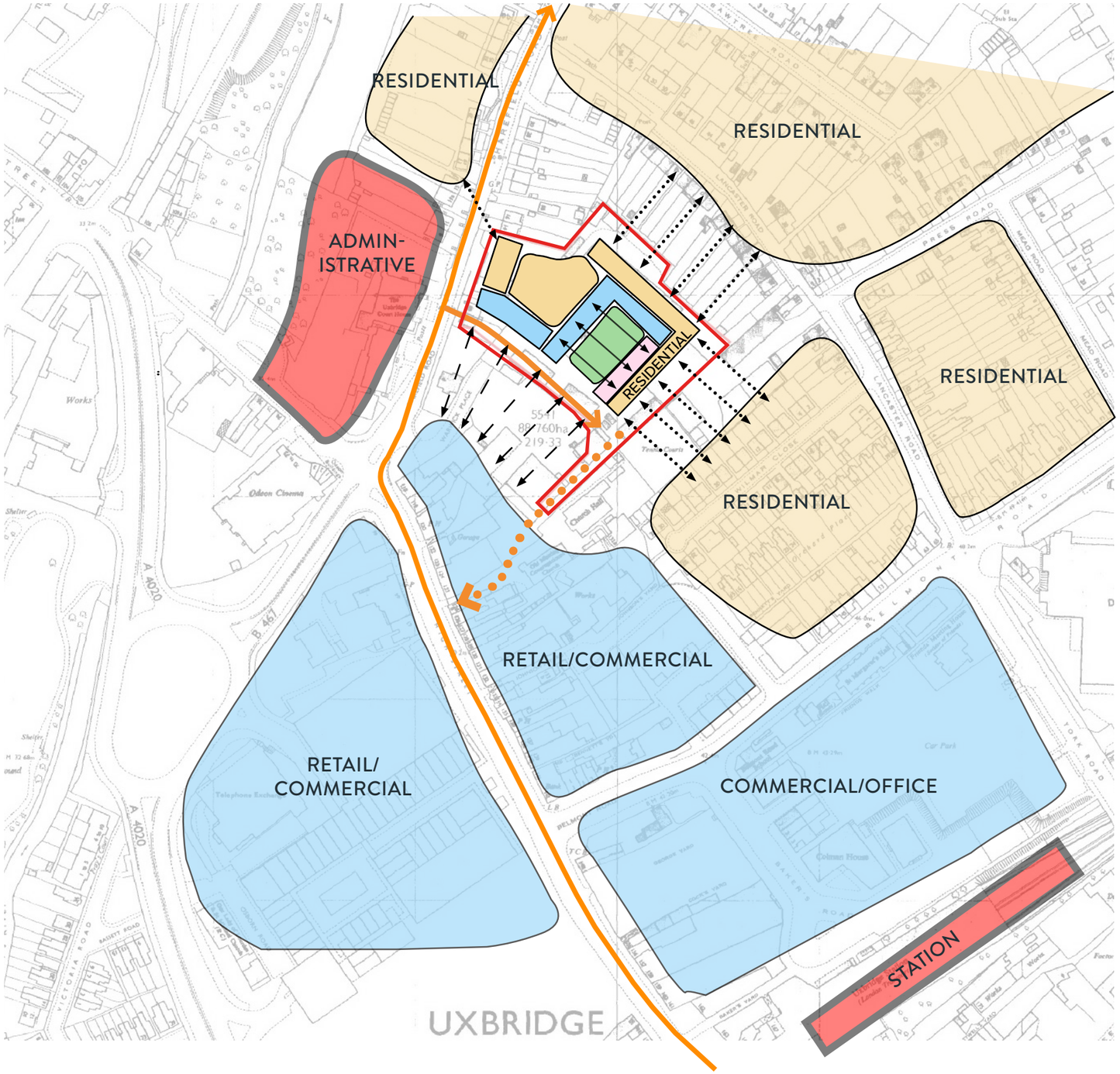
- Integrated nursing care and associated communal and support services
- Communal, care and well-being facilities including a restaurant, café/bar, wellness centre, gym and library/lounge.
- Occupational therapy centre (The Guild Wellness Club) – integral to the c2 use, but also open by membership to the local community.
- Landscaped square and planting strategy to encourage community use, local wildlife and promote biodiversity.
- A permeable pedestrian link through the site connecting the High Street.

The scheme also will offer wider community and employment benefits including:

- Food and beverage amenity that provides active frontage
- Wellness Centre that assists in the care and wellbeing of Members but is also open to the public
- Therapy/consultation rooms that can be used by GPs

KEY

- Residential Care
- Amenities
- Landscape Area
- Childcare
- Pedestrian Route
- Pedestrian Connection
- Relationship to surround context (Residential)
- Relationship to surround context (Retail & Commercial)
- Connection Through Public Realm



4.8 Future Developments Adjacent to the Application Site

The masterplan shown right demonstrates how are the design proposal has been developed with consideration for the potential future development of the neighbouring police station.

Public Destination:

The design creates a ‘destination’ with distinctive architecture and generous landscape areas, creating legibility and familiarity for both the public and Guild Living Community design whilst establishing a permeable pedestrian link towards Uxbridge town centre

A Community Space:

Public landscape areas, café, restaurant and places of wellbeing are connected by two central courtyards creating a lively, activated space with a sense of community.

Distinctive Landscape:

Introduction of soft landscaping, sensory gardens, trees and street furniture, enhance the landscape amenity for bot the public and residence.

Massing:

Taller buildings are appropriately designed to compliment the massing and scale of the nearby Uxbridge town centre.



4.9 Local Context Response

The proposed scheme seeks to provide a transition between the town centre character and use to the south and south-west of the site and the residential character to the north and north-east.

The transition is provided in terms of mass and height as well as facade treatments and landscaped areas. Both the residents gardens and the podium garden open up towards north while the taller elements to the south and west sit adjacent to the higher-rise town centre.



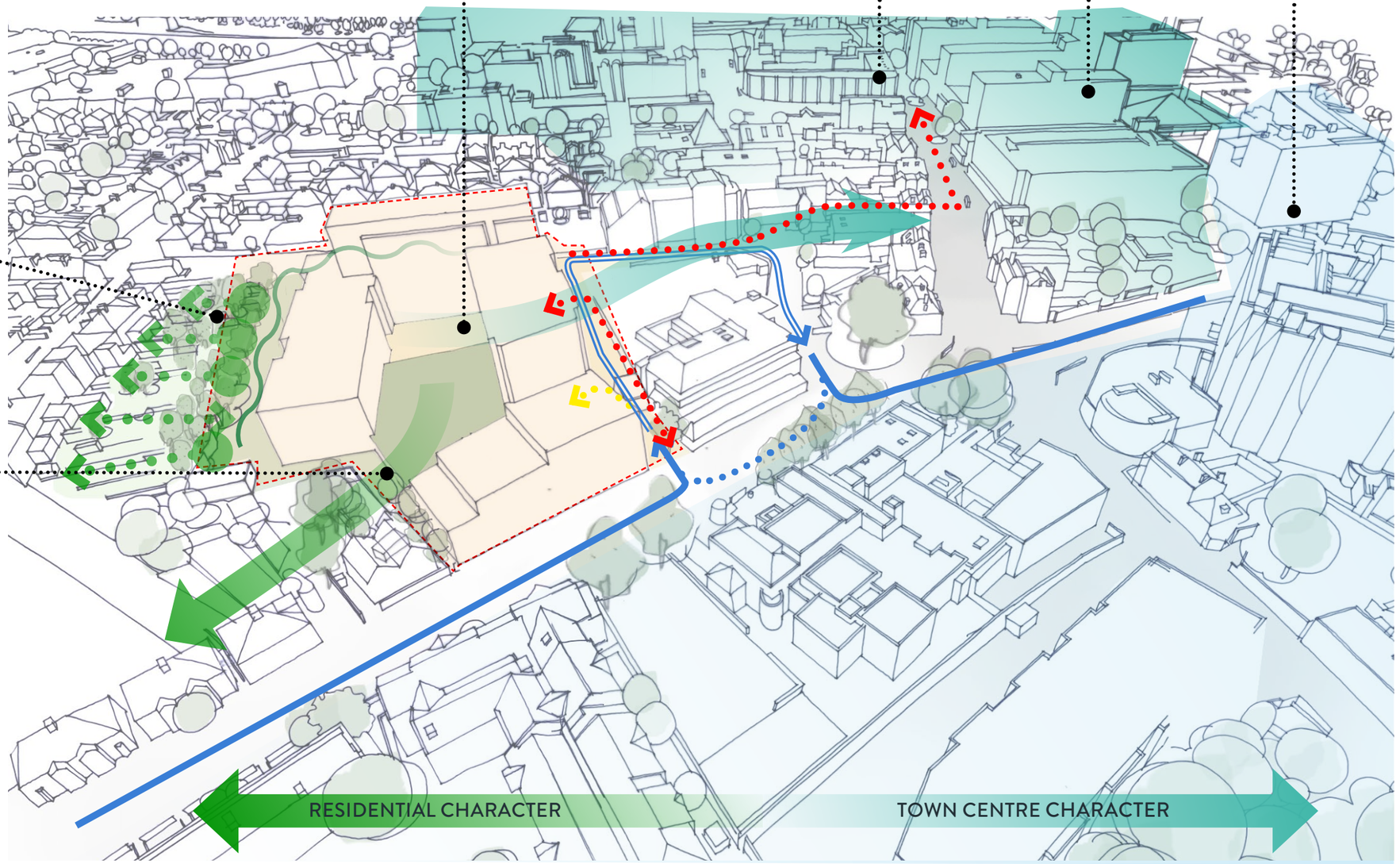












KEY

- Site Boundary
- Vehicular access to car park
- Major Roads
- Pedestrian access
- Shared pedestrian and vehicular access

4.10 Bringing the Park into the Site

Flexible Communal Courtyard

Introduction of soft landscaping, trees and street furniture, enhance the amenity for Guild Members and break up the large courtyard. The resulted areas provide privacy, shelter and seating to pause, rest and enjoy the experience of outdoor areas.

Distinctive Landscaping

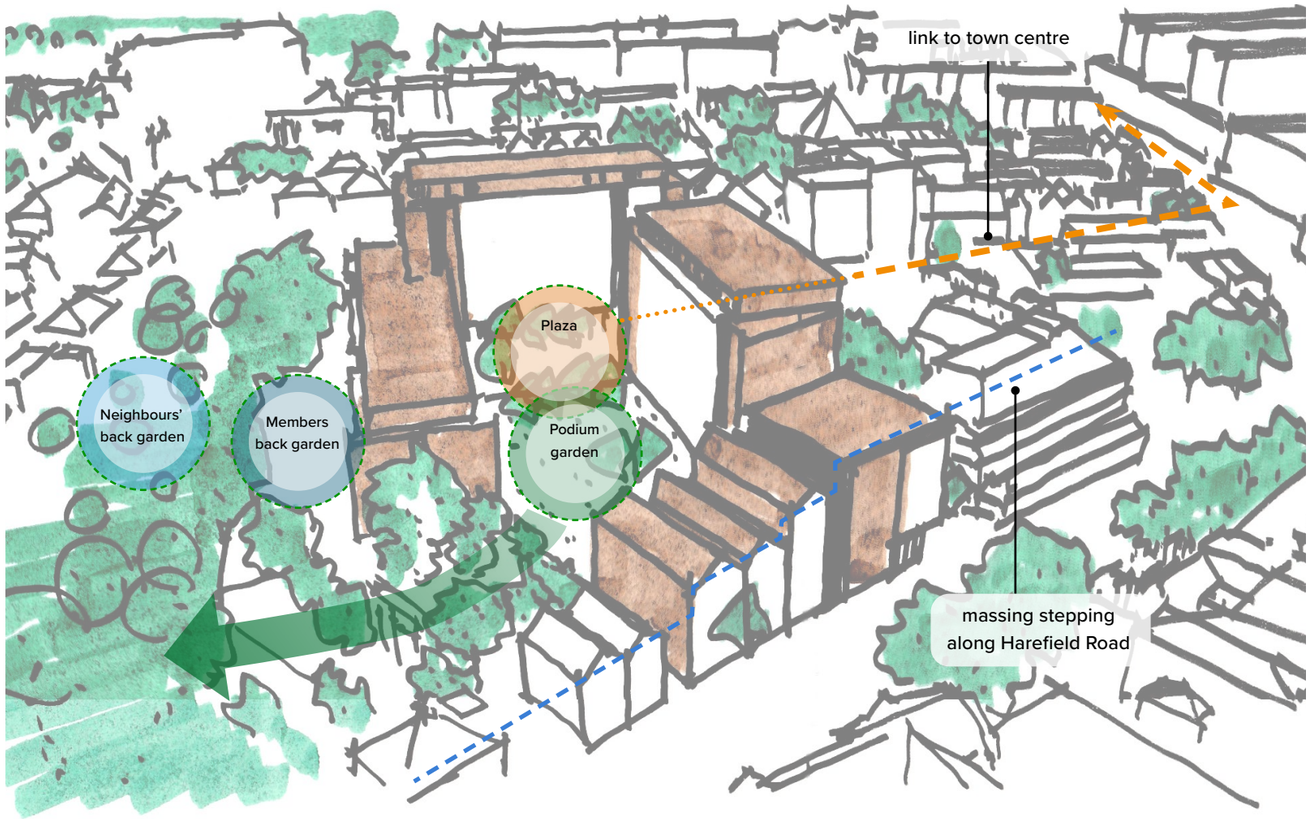
The landscape design responds to the local context creating a variety of spaces for recreation, quiet contemplation and care. Integrated open spaces and semi-private areas with distinctive characteristics which aid legibility and way-finding connect the landscape back to the building.

Legibility

Landscape routes are laid out in a legible manner, level and barrier free. These are obvious and clearly signposted to avoid any confusion and anxiety. The landscape is designed for the restrictions of aging creating a space that is accessible and usable for all.

Privacy and Permeability

The landscaped area ranges from public to private. The main courtyard is a public inviting space that provides both landscaped outdoor areas as well as easy access to indoor public facilities and amenities. The perimeter green route and the residents courtyard located on the eastern boundary have a semi-private character, enabling a higher degree of privacy for Guild Members. The podium garden provides private outdoor amenity.











4.11 Pre-application Engagement with London Borough of Hillingdon

Throughout the design process, the project team have sought to consult with the Hillingdon Borough Council planning officers, acknowledging feedback and refining the design in response. As such, the scheme evolution has been a collaborative and iterative one whereby the planning, design and conservation officers have had significant contribution to the fundamental principles of the scheme.

This chapter discusses and illustrates the pre-application process submissions that helped to establish these key principles as well as the Council's response and how the design team responded to the feedback.

It was agreed in the initial pre-application meeting that the Guild Living Uxbridge team would enter into a Planning Performance Agreement (PPA) to enable a collaborative approach to the pre-application design process with officers.

The goal is to develop a design which meets the objectives set out in the Local Plan, the objectives of Guild Living and derive a high calibre design that would be an asset to the Uxbridge Town Centre and produce numerous benefits to the local community, local businesses and ultimately be a community asset that supports the needs of an ageing population.

The chapter will demonstrate the development of the proposals through the pre-application process.

Planning Performance Agreement schedule held was:

- Initial planning meeting - 24th February
- **Pre-application meeting 1 - 29th May 2020**
- **Pre-application meeting 2 - 19th June 2020**
- Meeting with North Uxbridge Residents Association(NURA) and Cllr Goddard - 22nd June
- Public Consultation Webminar - Introduction for immediate neighbours - 24th June
- Public Consultation Webminar - Questions and answers session with the local community - 1st July
- Meeting with Greater London Authority - 3rd July 2020
- **Pre-application meeting 3 - 10th July 2020**
- Meeting with Greater London Authority - 5th August
- Public Consultation Webminar - Project Update - 1st September
- Public Consultation Webminar - Questions and answers session with the local community - 22nd September

HILLINGDON
LONDON