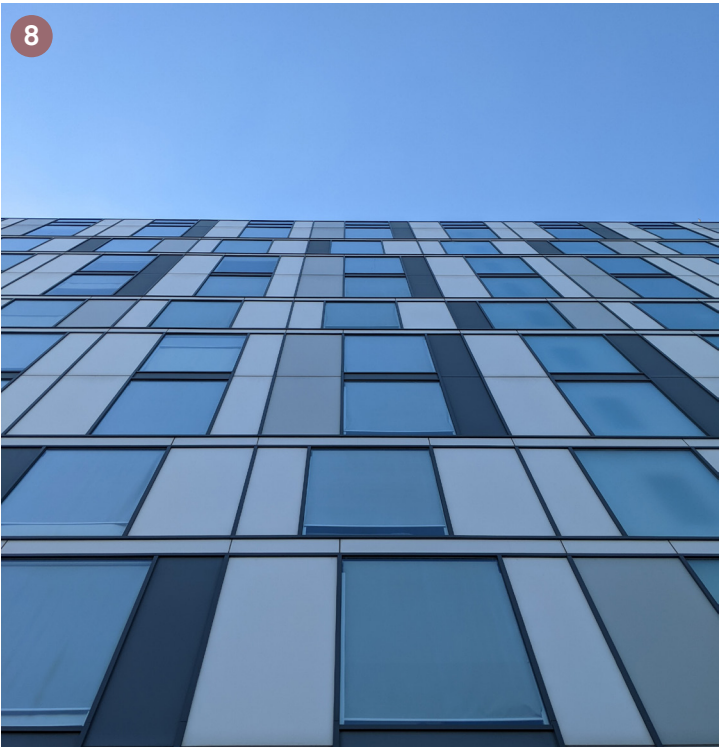


3.1 Existing Site

3.1.3 Building Photos

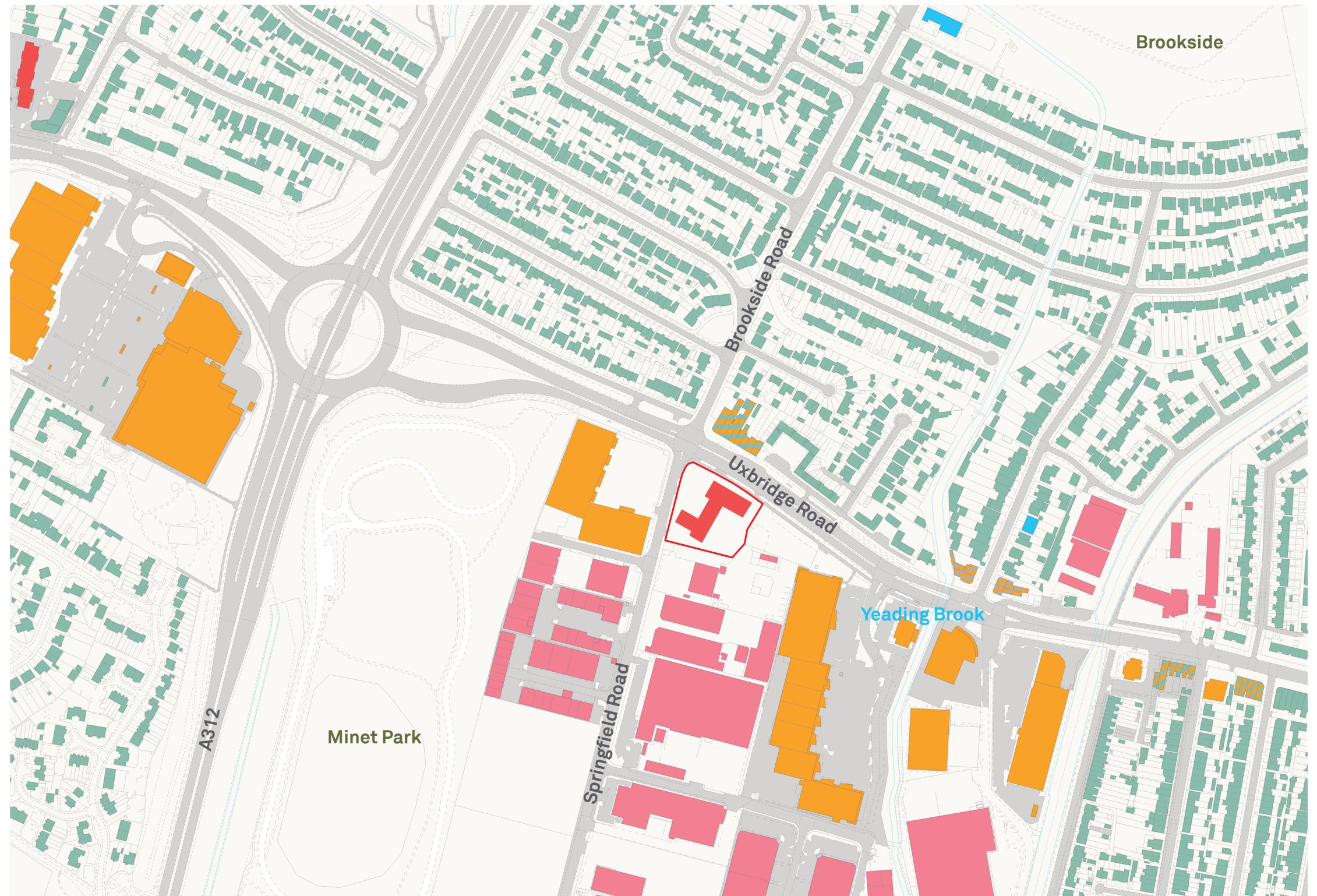


3.2 Existing Context

3.2.1 Land Uses

On the Boundary

Uxbridge Road acts as a boundary between the Northern residential area, and the Industrial/Commercial zones that surround the site to the south. 2 very distinct architectural typologies are present, a brick based residential, and a metal based industrial. The Hotel, as the only tall building currently in the area (a neighbouring 15 storey scheme has planning consent), is independent of either of these 2 typologies.



Key

- Site
- Residential
- Hotel
- Industrial
- Commercial
- Community

3.2 Existing Context

3.2.2 Urban Grain

Originally part of the edge of London the traditionally Industrial and Agricultural area has over the past century transformed with the outward growth of the city. The once agriculture land has been built on to meet the demand of housing, but the industrial land has managed to remain.

The semi-detached housing found to the north of the site creates a regular configuration of long linear roads, with housing and gardens back to back. The industrial and commercial buildings occupy vast footprints in comparison, however a large quantity of surface car parking provides separation between each building.



Key

- Site
- Building
- Road
- Green Space
- Waterway

3.2 Existing Context

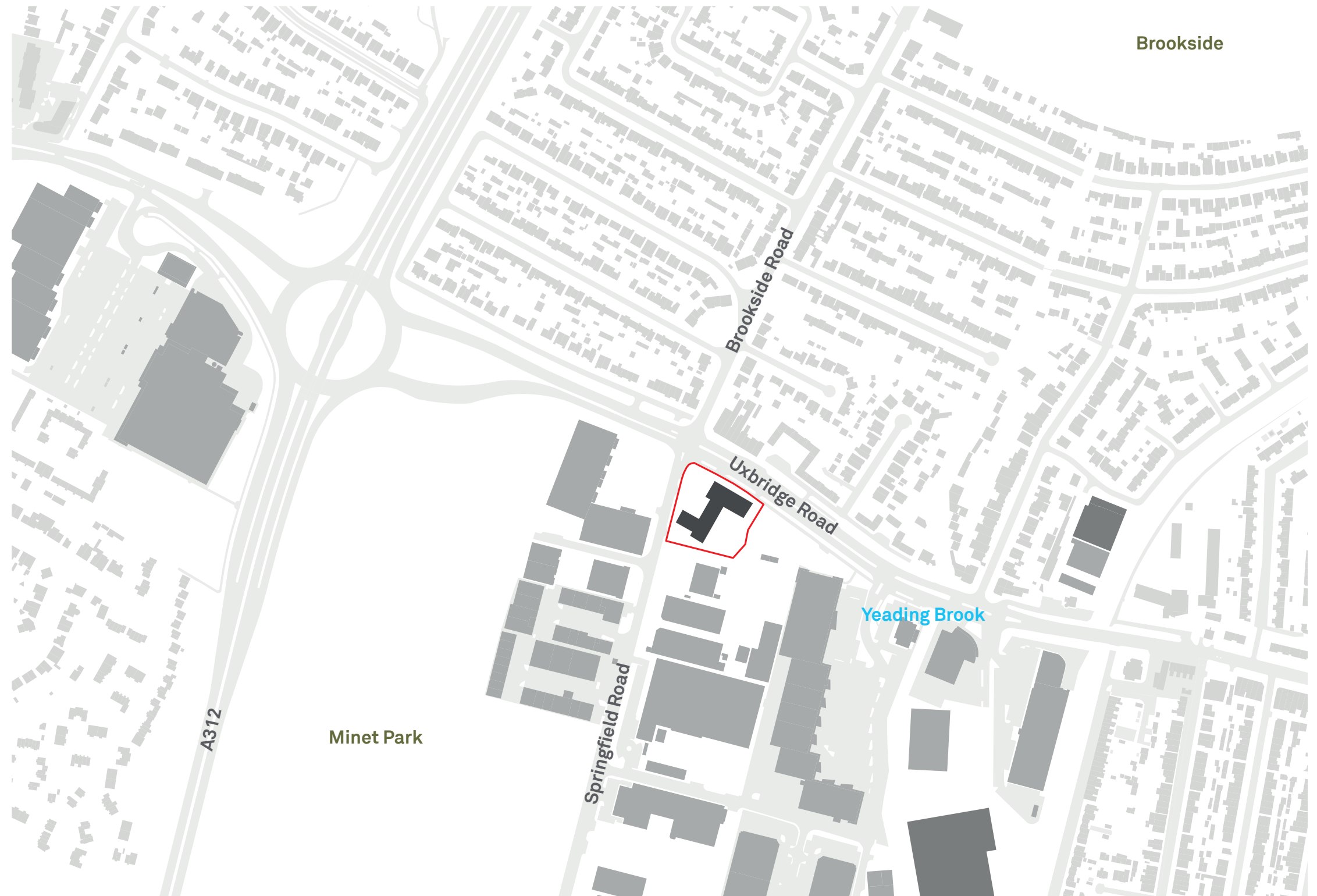
3.2.3 Building Heights

Standing Out

Much of the area comprises of low-mid height buildings. 2 and 3 storey buildings surround the building, with the industrial units being taller than the adjacent housing due to their more substantial floor to ceiling heights.

The existing building, built in the 1960s, is an exception to the rule, with a 13 storey height (including roof plant), the building is a noticeable structure on the skyline.

Although for decades the existing building has been the only tall building in the area, recent consented planning schemes, and the developments to the nearby Elizabeth Line stations has brought significant heights to the area.



Key

- Site
- 2 Storeys
- 3 Storeys
- 4 Storeys
- 12 Storeys

3.2 Existing Context

3.2.4 Green Spaces

Substantial Open Space

Although the immediate urban grain is of a medium density, there is a significant amount of open green space in both Minet Country Park to the west, and Brookside to the north.

The 36ha Minet Country Park provides a place to walk and has a purpose built cycle track, and a visitor centre.

Brookside provides playing fields, Allotments and links to the Grand Union Canal and Willowtree Marina.

Each green space provides an opportunity for creating better, safer public connections across the proposed site.



Key

- Site
- Green Space
- Waterway