



Part 2

SITE CONTEXT

2.1 Site Context

West London

This section of the Report assesses the site within its West London context.

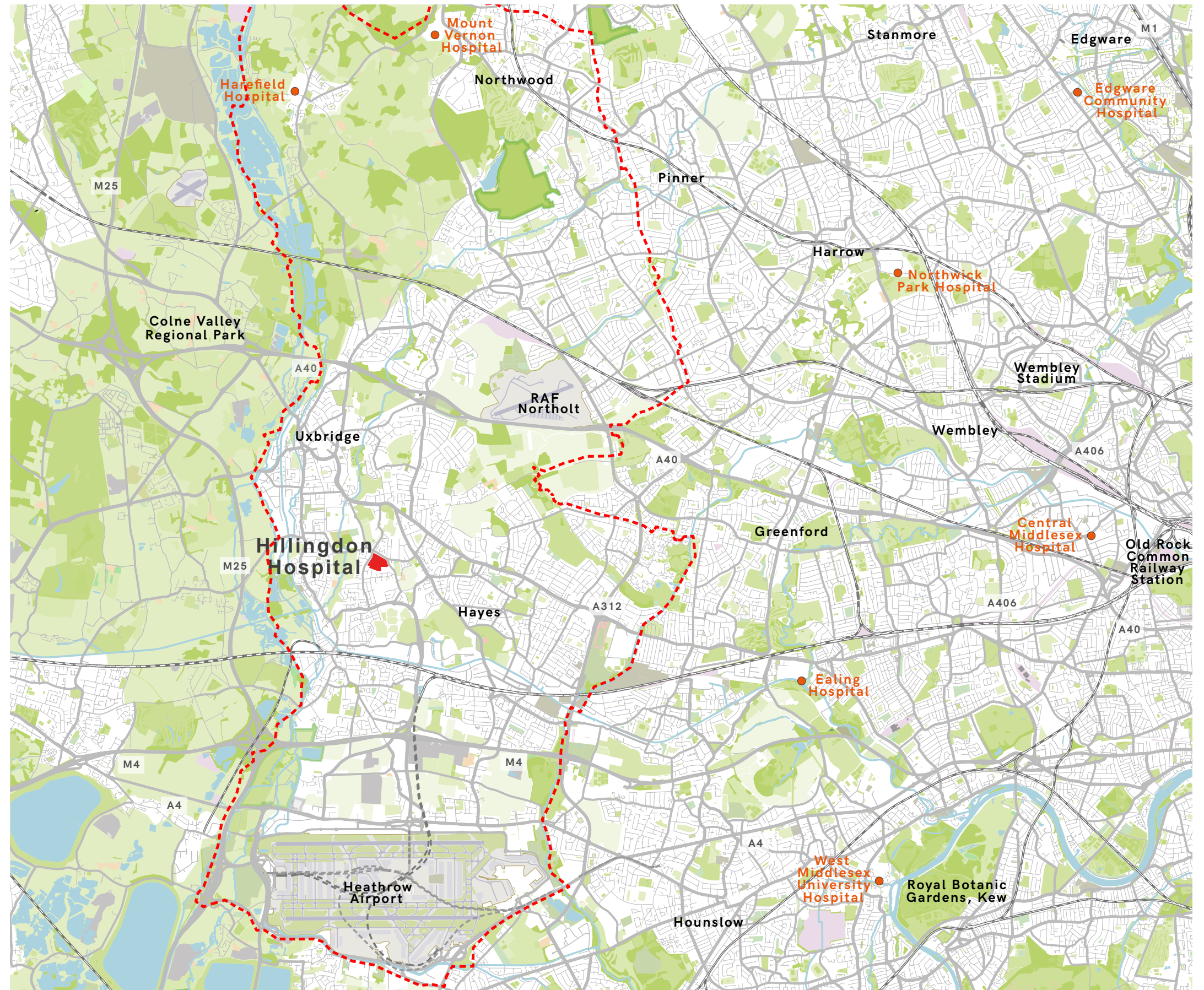
The Hillingdon Hospital is located in the London Borough of Hillingdon which is the most western borough in Greater London.

The borough is approximately 3 times as long (North/South) as it is wide, stretching from Northwood in the North to Heathrow Airport in the South, with three neighbouring boroughs to the East, Harrow, Ealing and Hounslow. Hillingdon is the second largest of London's 32 boroughs by area.

The north of the borough is semi-rural, with large sections protected by green-belt regulation. The south of the borough is more urban and densely populated. It also has areas falling in the 20% most deprived quartile nationally, and a significant number of areas have children living in poverty. Hillingdon is an ethnically diverse borough with around 32% of the population from black and minority ethnic communities, which is lower than London's 35% average. The largest ethnic community is Asian, with Indian community forming 13% of the total population followed by Black at 3.7%.

The Hillingdon Hospitals NHS Foundation Trust provides health services in North West London from two hospitals, Hillingdon Hospital and Mount Vernon Hospital. The Trust delivers healthcare services to the residents of the London Borough of Hillingdon, and increasingly to those living in the surrounding areas of Ealing, Harrow, Buckinghamshire, and Hertfordshire, providing clinical services to over half a million patients a year.

--- London Borough of Hillingdon boundary



The Hillingdon Hospital setting in West London

2.1 Site Context

Immediate Context

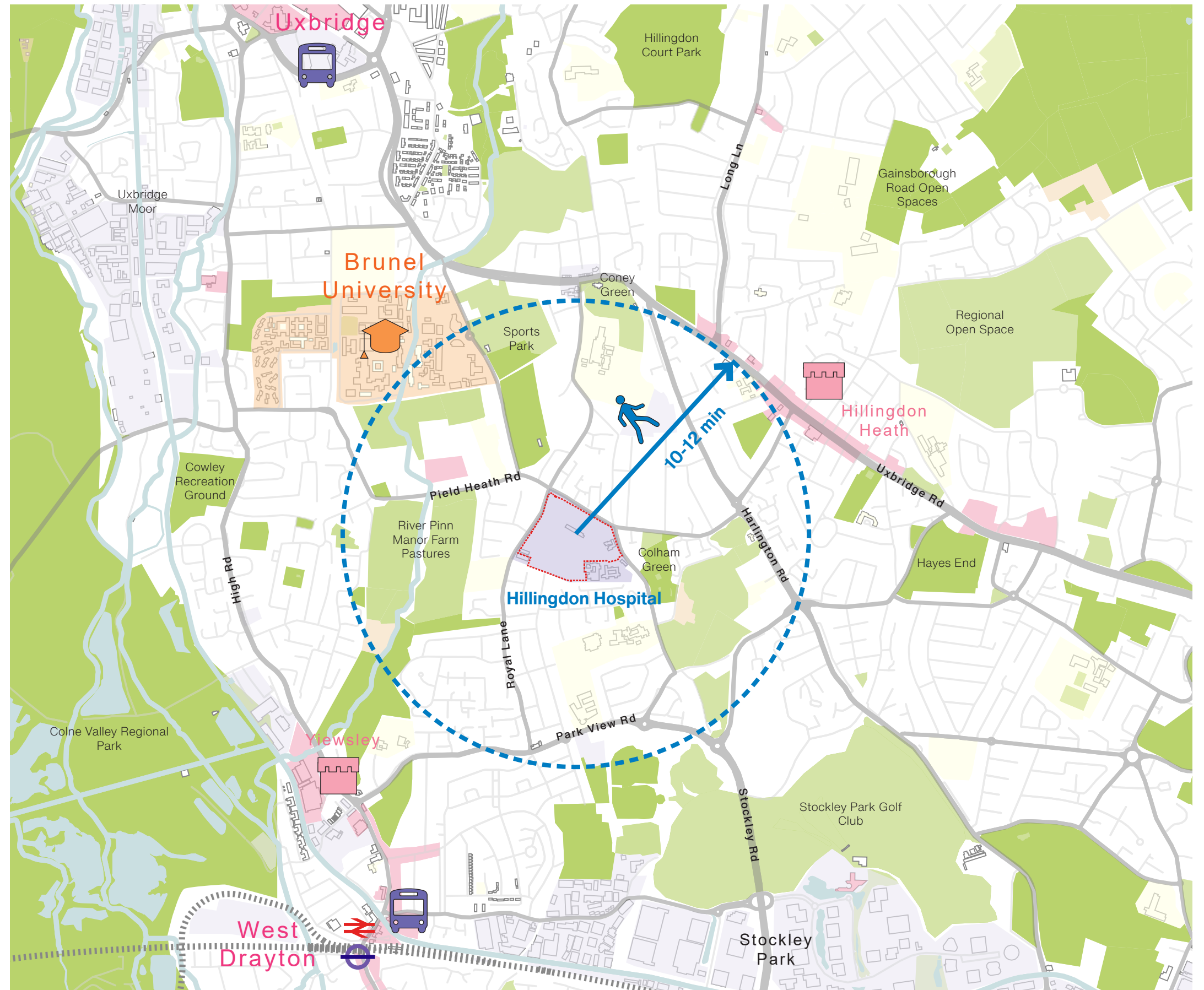
This section of the Report assesses the site within its local context.

Hillingdon Hospital is located within the urban area of Hillingdon and is not subject to any designations such as Green Belt or site allocations.

Hillingdon Hospital is located 10-12 minutes walk from Hillingdon Heath high street and Brunel University.

The nearest key transport hubs are located at Uxbridge and West Drayton, with further connections available at Hayes and Heathrow.

Hillingdon Hospital site is surrounded by green infrastructure, either private or public, many within the 10-12 minutes walking radius.



The Hillingdon Hospital redevelopment context

2.1 Site Context

Access and connectivity

This section focuses on access and connectivity on a regional and local scale, studying the mobility networks.

London Borough's Healthy Street Scorecard was published in July 2019. The Healthy Streets Assessment which follows several indicators gave Hillingdon a 2.0 score out of 10, and it is the fifth from the bottom, showing a potential to improve.

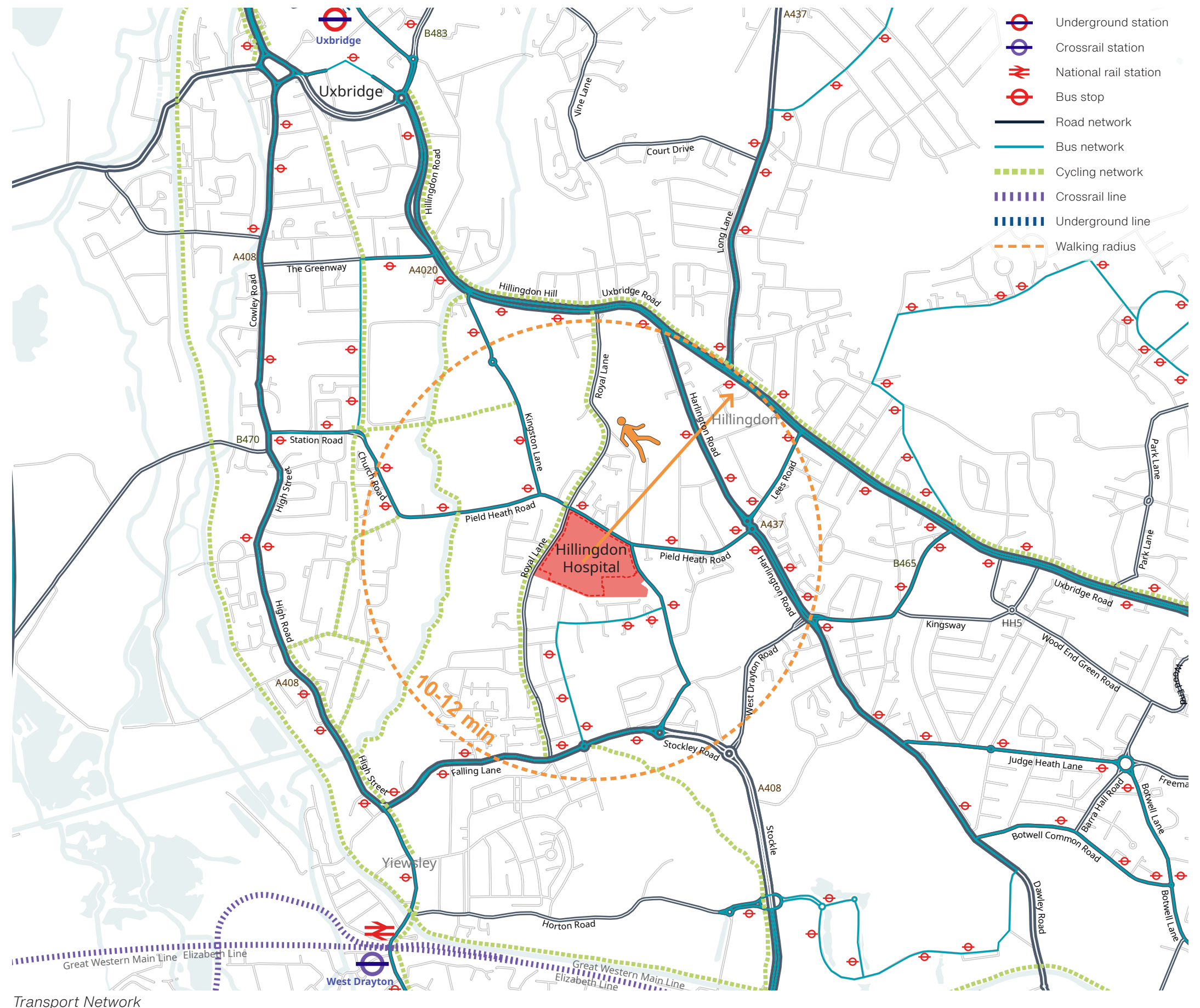
At a regional scale, the site is accessible mainly by vehicle or by public bus demonstrated in the Transport Network diagram to the right. The closest London Underground Station to Hillingdon Hospital is Uxbridge, approximately 3.7km to the north. The closest railway station is West Drayton Station, which is approximately 2.25km south of the site. The main access road to the site is Pield Heath Road, a single carriageway 30mph road that connects to the A437 Harlington Road in the east. In the west it connects to Church Road leading to Station Road and then Cowley High Street. The A437 connects to the Uxbridge Road in the north and M4 in the south.

Pedestrian

Most of the pedestrian routes connecting the site to the local area run along traffic roads. The Site itself forms a barrier to pedestrian movement. Even though there are signalised pedestrian crossing facilities available, the overall pedestrian infrastructure and accessibility is poor.

Cycle

A number of off street cycle routes can be found intermittent way in a north-south direction with no formal cycle route provision in the surrounding area. Cycle access to the site is only through the vehicular traffic road path. There are secured parking spaces for staff, and unsecured parking shed for visitors accounting approx. 70 spaces. There is a Santander Bike station by the entrance.



Transport Network

2.1 Site Context

Public Transport

TfL uses a tool known as the Public Transport Accessibility Level (PTAL) to provide a consistent measure of how accessible public transport services are at a given location. This includes bus, Underground, London Overground and National Rail. PTAL values can range between 0 (no services accessible) and 6b (excellent accessibility to public transport). The PTAL score for Hillingdon Hospital UB8 3NN ranges from 0 to 3 depending on the point of location.

The closest London Underground Station to Hillingdon Hospital is Uxbridge (Metropolitan and Piccadilly lines), approximately 3.7km to the north. There are also the National Rail and Crossrail services from West Drayton , approximately 2.7km to the southwest. At Uxbridge, the Metropolitan and Piccadilly

lines can be accessed. From there, the U1, U3, U4, U5 or U7 buses serve the hospital with a journey time of approximately 12 minutes.

Main connectivity system is through the bus network. The existing bus services that run past the site on Field Heath Road and Colham Green Road are within a distance that makes the bus stops highly accessible given the frequency of services and hours of operation.

There are two stops located on Field Heath Road in proximity of the main entrance. There is an eastbound bus stop located on Field Heath Road (east) in proximity of the existing A&E entrance served by all the listed bus services. There is also a northbound (westbound) service on Colham green Road approximately 40m south of the junction with Field Heath Road.

Vehicular Network

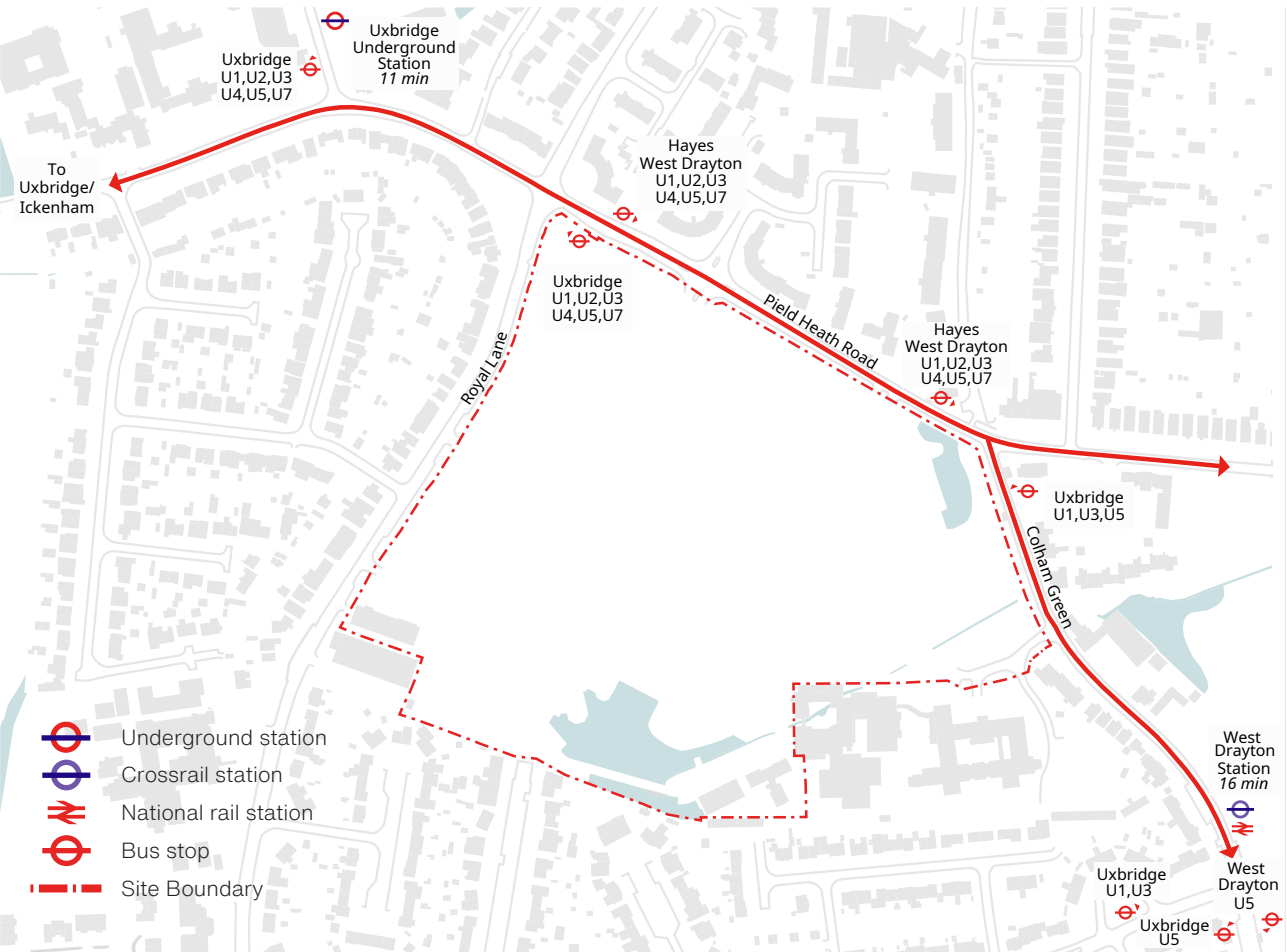
The M4, M25 and M40 are all within a few kilometres of the site, with the nearest main route being the A437, to the east of the site. Various other roads head towards various parts of the local area. The regional scale roads that connect the site with the wider context are Royal Lane, Field Heath Road and Colham Green Road. Field Heath Road connect to two main arteries: Harlington Road to the east and High Street to the west.

Royal Lane and Colham Green Road connect to main arteries to the south and to the north. To the south, they connect with Park View Road and to the north with Uxbridge Road.

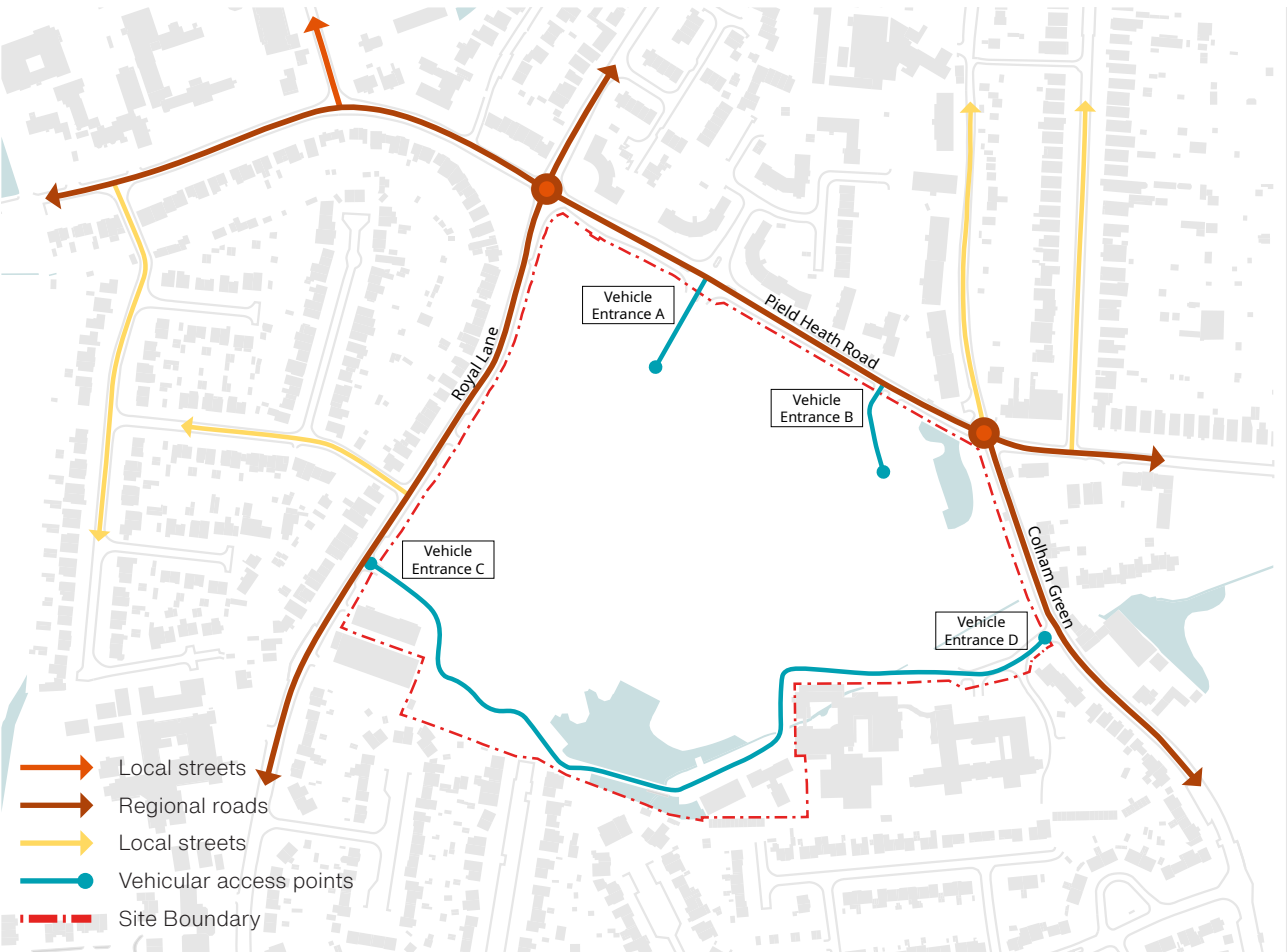
The site is surrounded by residential streets and has a total of 13 access points around its boundary. Of these, 7 are vehicular accesses.

Hillingdon Hospital can be accessed by vehicles and pedestrians/cyclists from vehicle entrance A (main) and entrance B (accident and emergency) on Field Heath Road, entrance C on Royal Lane, and entrance D located on Colham Green Road.

Entrance B on Field Heath Road is the only Ambulance access which is also access for all vehicular traffic, pedestrians and cyclists. Most of the deliveries access through Entrance D on Colham Green Road.



Public Transport



Vehicular Network

2.2 Site Analysis

Existing Site Description

Hillingdon Hospital is located to the south of Pield Heath Road, bound by Royal Lane to the west, and Colham Green Road to the east. The site is located within the Brunel Ward. The site comprises a ten storey block built in the 1960s and a mix of other hospital buildings scattered across the site. Many of the acute beds are in single storey wards built in the 1940s, which are in very poor condition.

The remainder of the site consists mainly of surface level car parking, interspersed with pockets of landscaping. Above: Satellite Imagery of the Site Hillingdon Hospital is located within the urban area of Hillingdon and is not subject to any designations such as Green Belt or site allocations. It is not within a conservation area.

The site is located within Flood Risk Zone 1. There are two Tree Preservation Order (TPO) within the site: one south of The Furze and the second is west of the Woodlands Centre. A culvert runs west-east crossing both TPO's and being canalised under the service road and partially under the Woodlands Centre. On the east of the Site is a Grade II Listed Building, The Furze.

There are several points of access to the site; the main entrance is from Pield Heath Road with a separate access for A&E. There are three separate access points from Royal Lane and a separate access from Colham Green Road. Cycle access is only through the vehicular traffic road path. The site has a PTAL rating of 3. There are three bus stops on Pield Heath Road with links to Uxbridge, Heathrow Central and Hayes Town. Uxbridge town centre is approximately 2km to the north west.

To the west of the site along Royal Lane comprises two storey detached and semi-detached residential properties, to the north west corner of the site lies a three storey flatted residential block rising to four

storeys along Pield Heath Road opposite the entrance to the Outpatient Department.

The site has no planning designation as confirmed by the Hillingdon Policies Map (2020).

Existing Urban Grain

The urban typologies present in the area result in a coarse-grained pattern of streets and buildings within the built form.

The hospital, together with the Woodlands and Riverside Centres, are the elements that break the cohesive linear structure of the immediate context.

In terms of building form, there are very few buildings that stand out because of their size, Meadow Special School being one of them.



Urban Grain

2.2 Site Analysis

Existing Land Use

THH Redevelopment site is situated in a predominant residential area.

At neighbourhood level, there are few schools near the site like Busy Bees at Hillingdon and Meadow Special School to the southwest, Pield Heath House School and Brunel University to the north-west and Hillingdon Manor School to the south-east.

The few commercial uses can be found on the corner of Pield Heath Road and Colham Green Road, and a few east of this intersection.

- Site Boundary
- Hospital Facilities
- Commercial
- Residential
- Religion
- Education

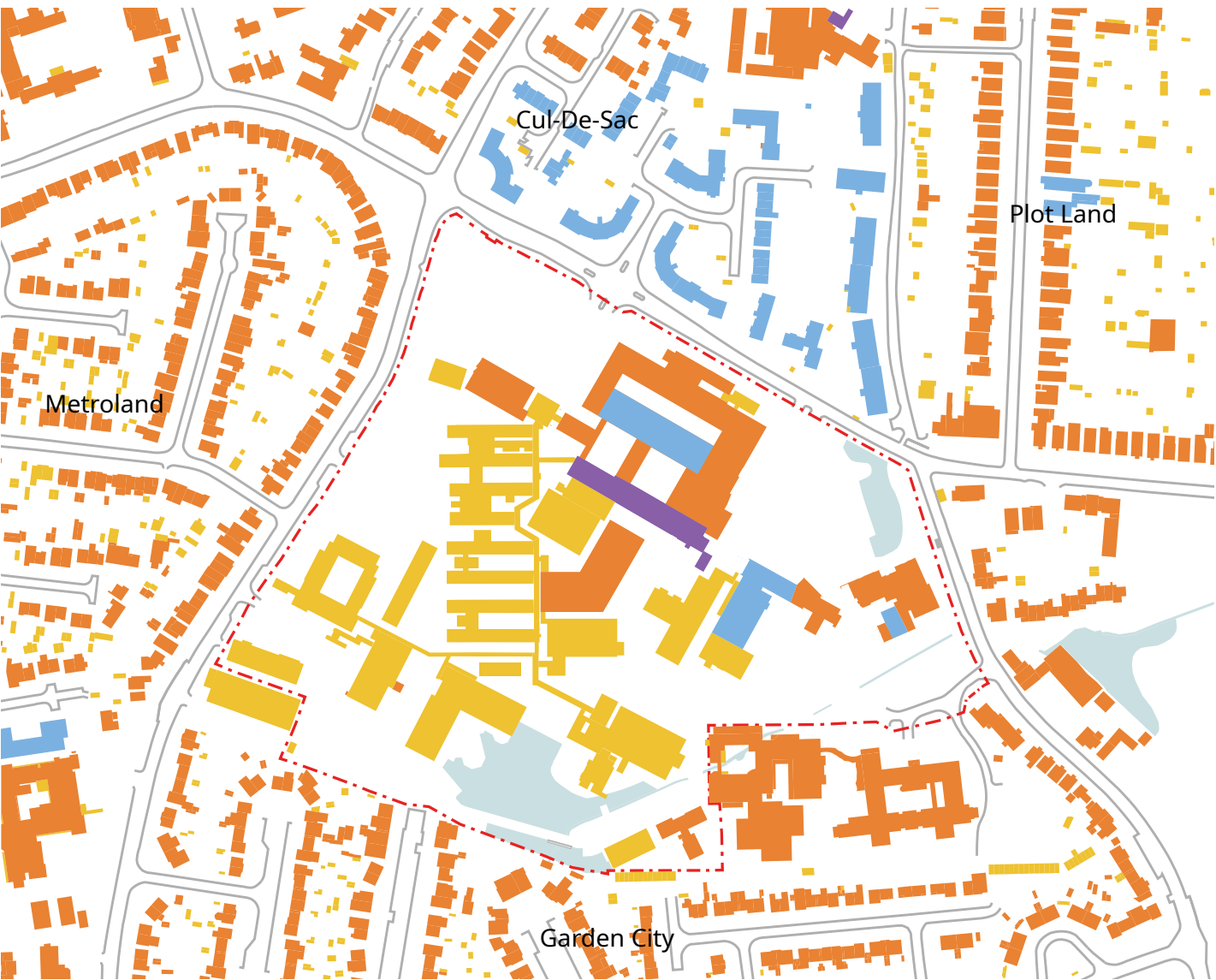


Existing Land Uses

Storey Heights

Overall, the site's immediate context is predominated by 2-3 storeys buildings with the exception of 4 storey buildings to the north side of the site on the postwar Cul-de-Sac. The Hillingdon Estates Department is located north of the Cul-de-Sac and its incinerator can be seen from far due to its height.

- Site Boundary
- 1 Storey
- 2-3 Storey
- 4 Storey
- More than 10 Storey



Existing Building Heights

2.3 Site Considerations

Built Environment Considerations

Vehicle accessibility. The main hospital access and the A&E entrance are located along Pield Heath Road. This road is the main route for private vehicles, ambulances and buses.

Royal Lane and Colham Green are both a two-lane road with one lane for each direction. Both roads have a limited street width siding the Hospital site, specially Colham Green Road which only has pavement on the western side.

Site Permeability. There are four public vehicular entrances to the site. There is an internal road running east-west on the south of the site connecting Royal Lane and Colham Green Road.

The open space on the current site is

dominated by surface car parking with little presence of pedestrian infrastructure for people to access the different entrances of the buildings.

Adjacent properties. The site is surrounded by buildings averaging 2-3 storeys which the hospital building and any proposed residential development must respond adequately.

The Furze. As a Listed II Building, the Furze has to be retained on the site while protecting and enhancing its visibility.

Noise. There are no major noise polluters around the site with the exception of the moderate noise pollution coming from transit street at the northern side of the site (Pield Heath Road) and ambulances.



Built environment considerations

Natural Environment Considerations

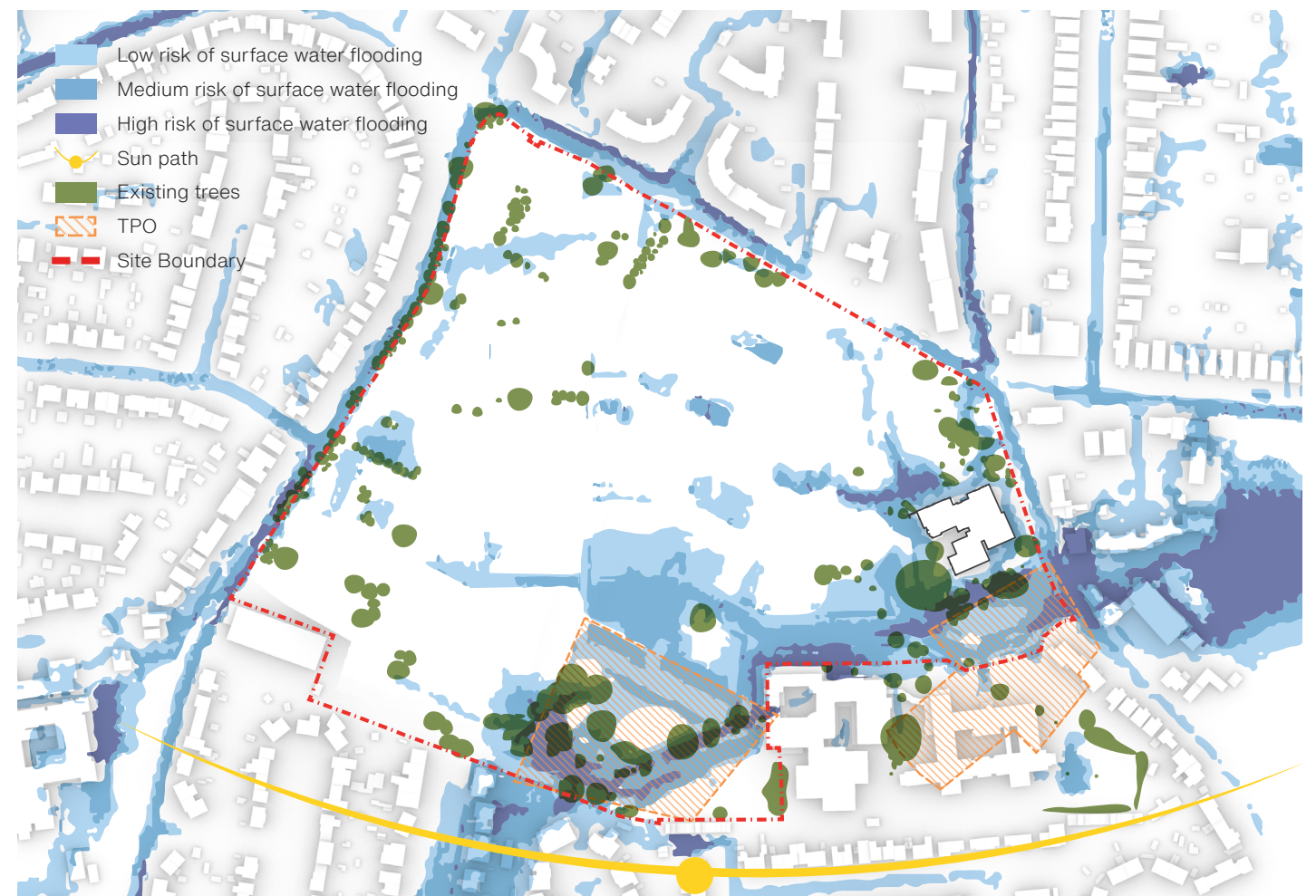
Flood Risk. The site is located entirely within Flood Zone 1, beyond the limits of the 1 in 1,000 year fluvial flood event (<0.1%), which is land at the lowest risk of fluvial flooding. With the exception of surface water flooding, the proposed development site is considered to be at very low risk from all sources.

As part of the Masterplan process existing site levels have been identified with the highest being on Pield Heath Road (+40.43m A.O.D.), and the lowest point is located within the Woodland's protected tree area (+35.10m A.O.D.). The southern and eastern areas of the site have a medium to high flooding risk.

Flood Risk Assessment. A site drainage survey shows a network of both foul and surface water drains across the site that

currently serves the Hillingdon Hospital campus.

Trees. There are two Tree Preservation Order (TPO) areas on the site. TPOs are orders made by the local planning authority to protect specific trees, groups of trees or woodlands in the interests of amenity. One is located south of the site in the Woodlands area (TPO 625), while the second (TPO 411) is on the south east corner of the site below the Grade II listed Building The Furze. There are 192 trees on the site and adjoining land outside of the application boundary. These are judged mostly moderate and low-quality trees, but with 6 high quality trees as stand out specimens which require particular consideration. (For further information refer to the Arboricultural Impact Assessment).



Natural environment considerations