



Part 7

RESIDENTIAL COMPONENT

7.1 Uses

The distribution of land use across the site is informed in first instance by the scale and location of the new hospital on the west, which has been dictated by the site constraints and the need of the existing hospital to remain operational while construction as described in sections Site Constraints and Masterplan Evolution.

The location and organisation of the land uses on the remaining of the site respond to the existing land uses on the immediate context, the site constraints, the requirements of the different users and the levels of connectivity and footfall relative to the surrounding context and modes of transportation.

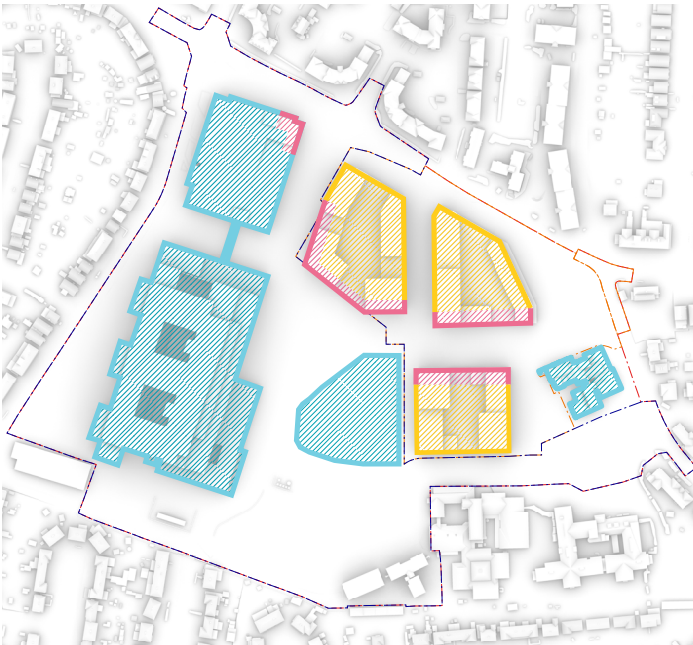
Hospital Car Parking. The location of the Hospital’s MSCP on the corner of Royal Lane and Pield Heath Road concentrates traffic and minimises vehicular movement

Residential. The residential component of the masterplan, up to 33,875sqm, is distributed in three different plots and organised along the main east-west pedestrian axis. Two of the residential plots are facing the existing dwellings on Pield Heath Road while a third one is opposite the Woodlands Centre.

Town centre Uses. Up to 800sqm of the development will be town centre uses, with no single unit being larger than 500sqm, to meet the demands of the new residents and to support the new hospital it is imperative however that the amount of town centre uses at ground floor is balanced against each other to contribute to the activation of the public realm.

The Illustrative Masterplan encourages up to 800sqm town centre uses to be distributed along the main east-west pedestrian, to take advantage of the significant footfall traffic

originated on the Colham Green Road bus stop. The remaining portion of town centre uses are concentrated on the Transport Hub on the MSCP opposite the bus stop at Pield Heath Road.



Ground Floor Land Uses Diagram

	LandUse	Use Class	GEA (m2)
	Hospital	C2	82,938 sqm
	Multi-storey car park	C2	23,505 sqm
	Surface car parking	C2	4,210 sqm
	Residential	C3	33,875 sqm
	Town Centre Uses	E(a), E(b) and E(c)(iii)	800 sqm



Hospital



Hospital



Multistorey Car Park (MSCP)



Surface Car Park



Town centre uses



Town centre uses



Residential



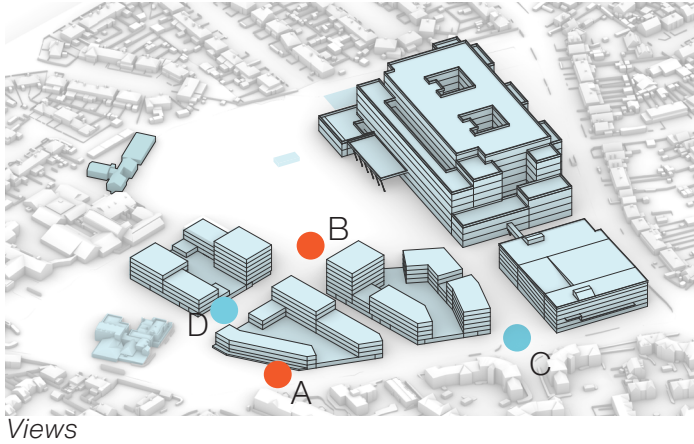
Residential

7.2 Town Centre, Massing and Scale

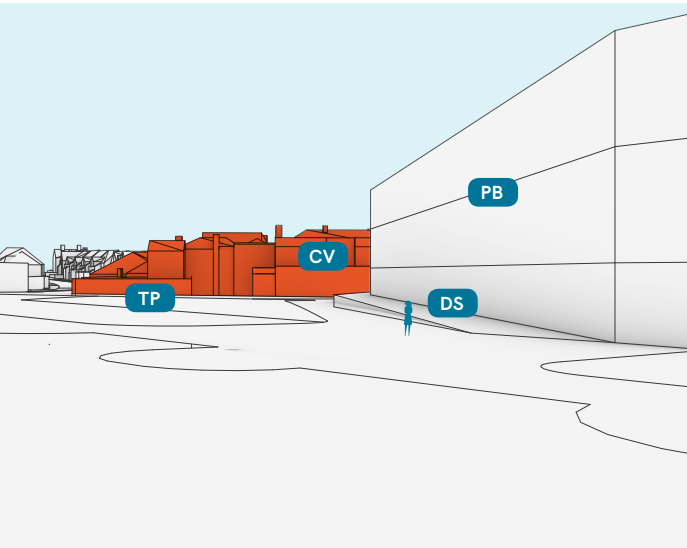
The creation of views and vistas form a strategic part of the public realm and landscape network, underpinning the establishment of key routes and nodes. These key views identify and define recognisable places both within and without, aiding orientation, legibility and cohesion

The Illustrative Masterplan seeks to establish visual connections to places of significance:

- Clear view towards Hillingdon Hospital
- Clear view towards The Furze to respect and enhance the existing heritage



View (A) to the Furze from CGR/PHR Junction

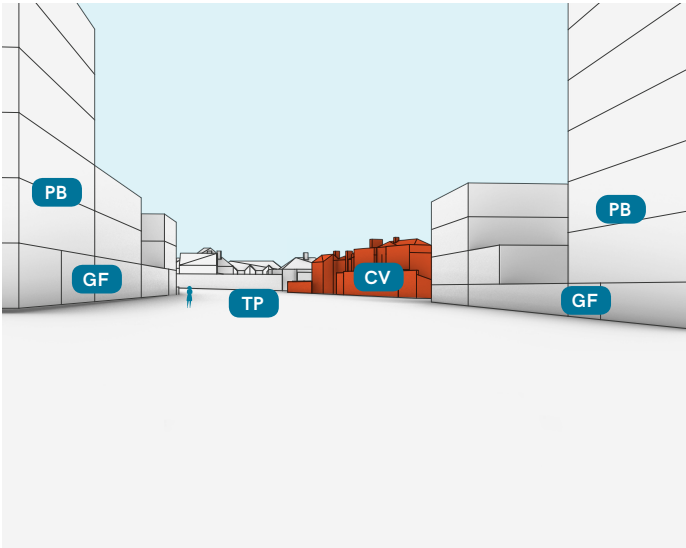


DS Defensible Space. Any fencing as part of the private **defensible space** should not be higher than 1.0mts in order to not obstruct visibility of The Furze.

CV Clear Visibility. Planting and built features within the public realm in the Colham Green Junction should allow for **clear eye level visibility** to The Furze.

PB Projected balconies. Projected balconies on the residential blocks should have a see-through quality.

View (B) to the Furze from the Hospital



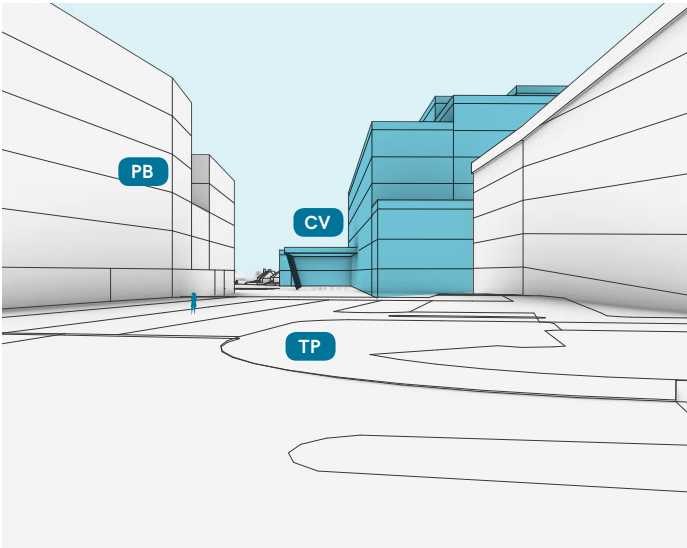
GF Ground Floor. Awnings and other projected elements at **ground floor** should be limited to the spill out areas and avoided elsewhere.

CV Clear Visibility. Planting and built features within the public realm should allow for **clear eye level visibility** from the Central Green Space to The Furze.

TP Tree Planting. Tree Planting should promote species with a canopy above eye level in order to aid in wayfinding.

PB Projected balconies. Projected balconies on the residential blocks should have a see-through quality.

View (C) to the Hospital from PHR access road

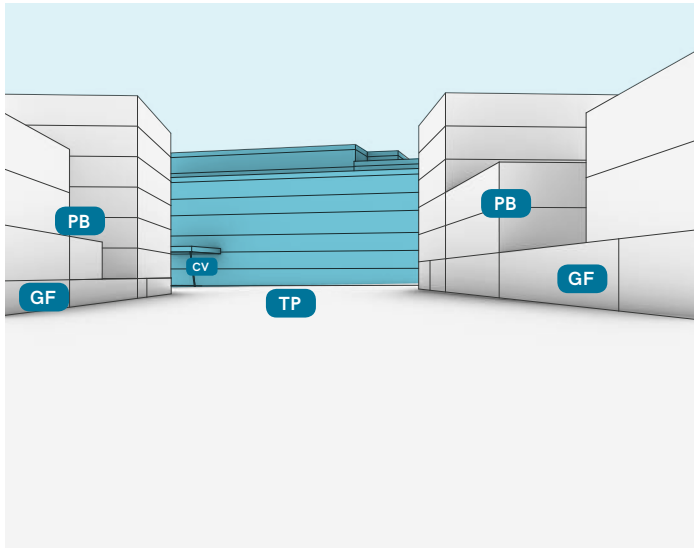


PB Projected balconies. Projected balconies in front of the MSCP should be limited to a minimal when possible and have a see-through quality.

CV Clear Visibility. Planting and built features within the public realm should allow for **clear eye level visibility** from Pield Heath Rd access to Hillingdon Hospital.

TP Tree Planting. Tree Planting should promote species with a canopy above eye level in order to aid in wayfinding.

View (D) to the Hospital from Colham Green Rd Gateway



GF Ground Floor. Awnings and other projected elements at **ground floor** should be limited to the spill out areas and avoided elsewhere.

CV Clear Visibility. Planting and built features within the public realm should allow for **clear eye level visibility** from Colham Green Gateway to Hillingdon Hospital..

TP Tree Planting. Tree Planting should promote species with a canopy above eye level in order to aid in wayfinding.

PB Projected balconies. Projected balconies on the residential blocks should have a see-through quality.

7.3 Sunlight Studies

Public Realm Sunlight

The layout of the plots and massing envelope of the Masterplan is designed to ensure that the location and function of the spaces created are inviting and desirable places to be.

The over arching objective is to optimise the usability of the spaces during the shoulder seasons - spring and summer, when the spaces are most likely to be used by people.

The shadow analysis on the bottom left figure demonstrates that the public realm performs well during the spring and summer days, with the main East-West pedestrian route performing particularly well to accommodate outdoor activities.

Courtyards Sunlight

The BRE acknowledges that each amenity space will have different sunlight requirements depending on their use, however, it is suggested that the 2-hour sun contour is used as a method of assessment, as follows:

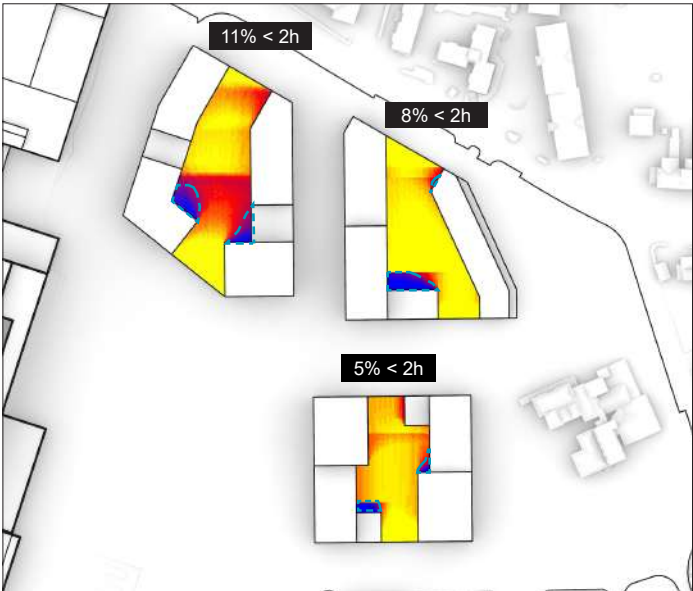
- For proposed amenity space, the amount of area receiving 2 hours of sunlight on 21st March should be no less than 50% of the total amenity space. This is to ensure that activities which require sunlight, for example seating and gardens can be situated within the sunniest spaces.

Facade Sunlight

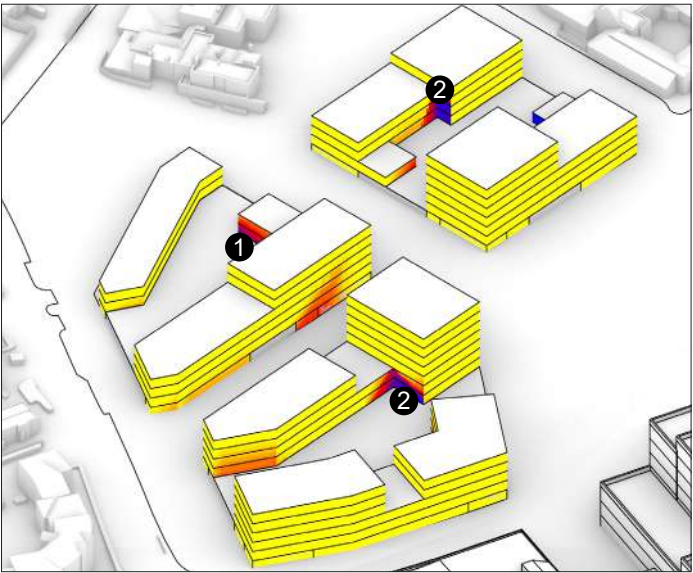
The sunlight analysis on figures below demonstrates that the layout and orientation of residential buildings promote good facade sunlight exposure during spring and summer days. Although the dwellings achieve a good level of daylight exposure, an overheating factor must be considered. Therefore the dwellings' design must provide a good ventilation system.



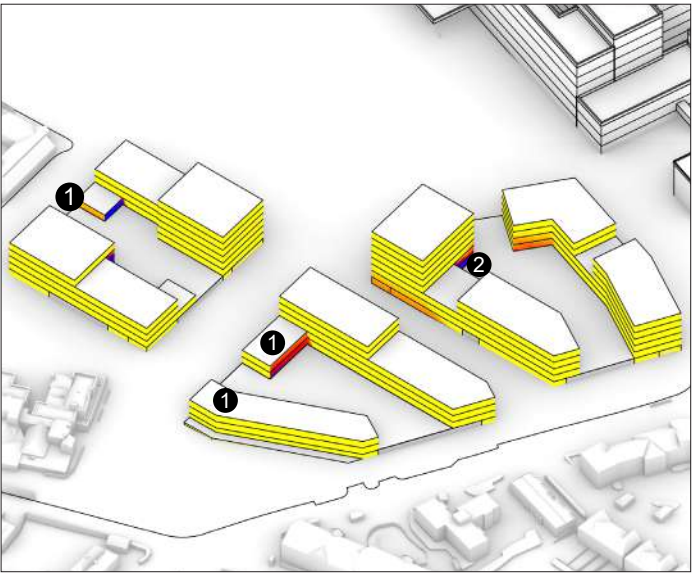
Sunlight analysis - public realm (March 21st)



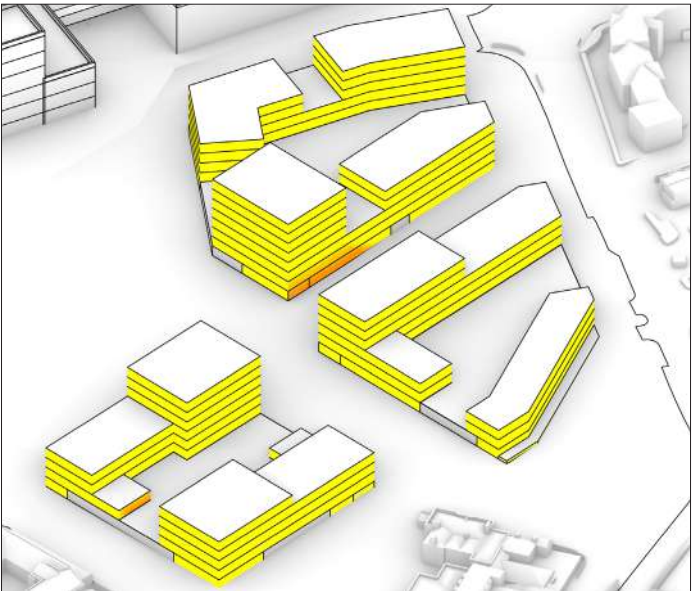
Sunlight analysis - courtyards (March 21st)



North-west facade (June 21st)



North-east facade (June 21st)

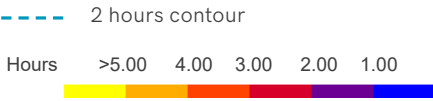


South-east facade (June 21st)



South-west facade (June 21st)

- 1 Double aspect units (windows located on both façades)
- 2 Units 1st & 2nd floor should have windows located on western façades



7.4 Appearance

The scale and appearance of the public realm, architecture and materials are flexible and subject to reserved matters approval. The Design Codes, read together with the Parameter Plans, govern the boundaries of this flexibility.

The Design Codes set out the constraints and rules for the appearance of the development, a summary of which is included below.

A high-quality design has to be maintained across the site in order to create a successful, healthy and long lasting environment around Hillingdon Hospital and Hillingdon's community.

The success of the Public Realm depends directly to the edge conditions. Therefore, the treatment of buildings across the site should correspond to the hierarchy of proposed streets, spaces and character areas. Façades along key public routes and spaces will therefore be treated in a different manner, scale and detail to frontages to access routes and quieter streets and spaces.

The role of the residential buildings in the illustrative masterplan, unless stated otherwise, is not to stand out as unique and



Example of residential podium building



Example of residential building in relation to an open space

singular, but to be a participant in wider placemaking. To ensure a coherent character across the Site, the use of materials should apply to all elements of the architecture. It will be critical that future designs produce coherent compositions which integrate ancillary elements into the overall architectural expression.

The illustrative masterplan proposes podium buildings for the three residential plots and a courtyard arrangement within the plot. It will integrate town centre and residential uses on ground floor in a seamless way to have an active and lively ground floor. It is essential that the design responds to the needs of the ground floor uses and contributes to the overall character of the space they are addressing.

The appearance of the residential buildings need to promote the connection with the public life and sense of community, while maintaining a sense of privacy for the residents. Legibility, security and human scale are of utmost importance in the development.



Example of courtyard arrangement



Example of retail and residential uses on ground floor



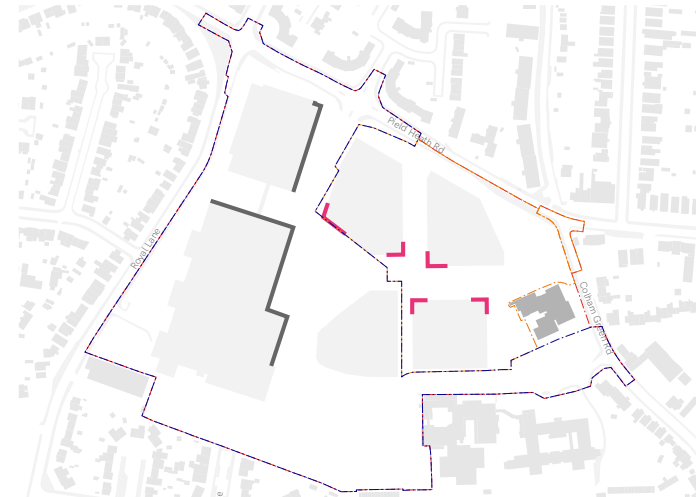
Conceptual section showing active ground

7.4 Appearance

Corners

The illustrative masterplan intended to create an active ground with lively open spaces to invite visitors, local workers and residents. Therefore, all three residential plots have active corners with town uses facing the Central Green Space and the Civic Promenade. The active corners are intended to frame the open spaces along the pedestrian axis that crosses through the site to create an activity corridor. The pedestrian axis provides a setting for social encounters and everyday recreational activities, alongside commercial activities. Furthermore, the active corners encourage spill out spaces promoting a link between the inside and the outside.

The location of the corners may deviate, as described in the Design Codes. To know what type of town centres uses area allowed in the active corners, refer to Section 3 Use.



Indicative Active Corners location



Example of active corners with retail



Example of active corners with retail and spill out

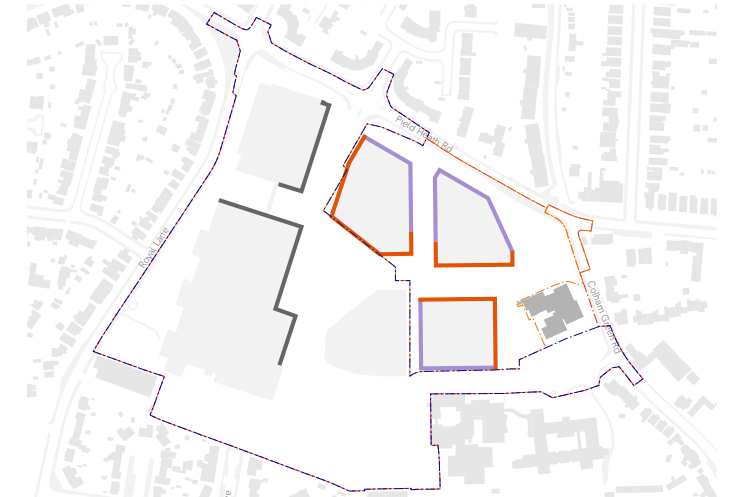
Frontages

The appearance of the residential plots in the illustrative masterplan is nuanced to respond to its immediate context and what they do for the neighbouring open spaces. Block frontages can be identified in two groups: (Refer to the adjacent diagram)

Primary frontage - are active frontages either by town centre uses, entrances or a relationship with the roads or open spaces. Since they have a significant impact on the quality and nature of the public spaces, they are located along main routes to maintain them active and lively.

Secondary frontage - are frontages for refuse, car parking entrances, services entrances, cycle parking storage or blind frontage. They are located along secondary routes or spaces given their inevitable need for direct street access.

Residential entrances are distributed along the four frontages of the plots to encourage activity at all hours of the day.



Indicative Frontages

Primary frontage
Secondary frontage
Site boundary



Example of primary frontage



Example of secondary frontage



Example of residential entrance