



# HILLINGDON GARDENS

ADDENDUM TO TOWNSCAPE AND VISUAL IMPACT ASSESSMENT

---

**BMD.19.020.RP.006.A**

**DATE: DECEMBER - 2019**

---

DOCUMENT HISTORY

Project Number: 19.020		Document Reference: BMD.19.020.RP.006			
Revision	Purpose of Issue	Originated	Reviewed	Approved	Date
-	PLANNING	YY	RW	RW	05.12.19
A	PLANNING	YY	RW	RW	16.12.19

Bradley Murphy Design Ltd  
6 The Courtyard  
Hatton Technology Park  
Dark Lane  
Hatton  
Warwickshire  
CV35 8XB

Company No. 7788475

This report is the property of Bradley Murphy Design Ltd. and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of Bradley Murphy Design Ltd.

---

CONTENT

1	INTRODUCTION.....	1
2	POLICY AND GUIDANCE .....	1
3	EXISTING BASELINE CONDITIONS .....	1
4	DESCRIPTION OF THE DEVELOPMENT AND LANDSCAPE / TOWNSCAPE STRATEGY .....	2
5	ASSESSMENT OF LIKELY EFFECTS.....	2
6	CONCLUSION .....	4
	APPENDICES .....	5
	APPENDIX C: UPDATED FIGURE 10: VIEWPOINT LOCATIONS	
	APPENDIX F: SCHEDULE OF LIKELY VISUAL EFFECTS: ADDITIONAL SHEETS FOR VIEWPOINTS 14 - 16	
	APPENDIX G: WIRELINES	

## **1 INTRODUCTION**

### **1.1 Background**

1.1.1 Bradley Murphy Design Ltd. (BMD) were appointed by Inland Homes to prepare a Townscape and Visual Impact Assessment (TVIA) to accompany a planning application for a residential-led mixed use development at the Former Master Brewer Motel and Public House, Hillingdon (hereafter referred to as 'the Site' and 'Proposed Development'). The TVIA was submitted with the planning application to Hillingdon Borough Council in October 2019.

1.1.2 Following submission of the planning application, to assist with determination, Hillingdon Borough Council have asked for the assessment of another three additional viewpoints (14 to 16, as illustrated on **Figure 10** at **Appendix C**), along with submission of wirelines for all viewpoints illustrated on Figure 10 (see **Appendix G**).

1.1.3 The assessment of potential visual impacts of the Proposed Development on these three additional viewpoints is set out in **Appendix F Schedule of Likely Visual Effects** and summarised within this addendum report.

1.1.4 This addendum should be read in conjunction with the October 2019 TVIA Report.

### **1.2 Scope of Assessment**

1.2.1 The scope of assessment remains as reported in the October 2019 TVIA Report.

### **1.3 Methodology**

1.3.1 The assessment of effects on the three additional viewpoints identified by Hillingdon Borough Council complies with **Methodology** contained in **Appendix A** of the October 2019 TVIA Report.

## **2 POLICY AND GUIDANCE**

2.1.1 The policy and guidance remains as reported in the October 2019 TVIA Report.

## **3 EXISTING BASELINE CONDITIONS**

3.1.1 Visibility of the Site remains as reported in the October 2019 TVIA Report. The following viewpoints have been added and their locations are illustrated on **Figure 10**. The detailed baseline description of each viewpoint and the sensitivities of each view are outlined in the **Schedule of Likely Visual Effects** at **Appendix F**.

- Viewpoint 14: View from Western Avenue Leading to A40 Slip Road;
- Viewpoint 15: View from Field to the West of Long Lane Farm Industrial Area;
- Viewpoint 16: View from Hillingdon Trail to the South of Ickenham Marsh.

3.1.2 Wirelines have been produced for the above, along with all viewpoints illustrated on **Figure 10** at **Appendix C**, these are provided in **Appendix G**.

#### ***Summary of the Value of Additional Visual Receptors***

3.1.3 **Table 3.1** below lists the three additional viewpoints that are included in this Addendum and the values attributed as outlined in **Appendix F**, as assessed against the **Methodology** at **Appendix A** of the October 2019 TVIA Report.

**Table 3.1 Value of Visual Receptors**

Viewpoint	Representative Visual receptor and value attached				
	Residents	Pedestrian, cyclists, road users railway commuters	Visitors to heritage assets / Designations / Green Belt	Visitors to leisure ground	PROW Users / local walkers
Viewpoint 14		Very Low			
Viewpoint 15					Low
Viewpoint 16					High

## 4 DESCRIPTION OF THE DEVELOPMENT AND LANDSCAPE / TOWNSCAPE STRATEGY

4.1.1 This section remains as reported in the October 2019 TVIA Report.

## 5 ASSESSMENT OF LIKELY EFFECTS

5.1.1 A detailed assessment of the likely impacts and effects of the Proposed Development on townscape and visual amenity has been provided in the original submission and contained in the **Schedule of Likely Townscape Effects** at **Appendix E** and **Schedule of Likely Visual Effects** at **Appendix F**. Following the production of the **Wirelines** at **Appendix G**, the judgements concluded in **Appendix E** and **Appendix F** the October 2019 TVIA Report have been reviewed and remain unchanged, with a brief summary of the review outlined below.

5.1.2 This Addendum therefore largely addresses the visual effects represented by the additional viewpoints 14, 15 & 16 as illustrated on Figure 10 at **Appendix C**. These visual effects are considered for the following three stages: during construction; immediately on completion (Year 0); and, during operation after establishment of landscape mitigation (Year 15). The following narrative is a summary of the assessment set out in the updated **Appendix F**.

### 5.2 Construction Effects

5.2.1 The construction activities and mitigation measures remain as reported in the October 2019 TVIA Report.

#### **Construction Effects on Visual Amenity**

5.2.2 **Table 5.2** from the October 2019 TVIA Report has been extended below to include findings of the assessment of visual effects during construction for these three additional viewpoints. At this stage, it is considered that there would be **Temporary Minor Adverse** effects for local walkers using the non-designated footpath, as represented by **Viewpoint 15**. The magnitude of impact is considered to be Medium Adverse due to the partial views of construction activities and alteration to a moderate proportion of the current baseline view. Given the presence of the telecom mast and commercial activities on the adjacent Long Lane Farm complex, at a much closer distance, and partial / filtered views of the nearby railway, the impact generated from the construction activities is considered to be less prominent than it might otherwise be to a completely rural setting. Residents occupying properties within the Long Lane Farm complex are unlikely to experience direct views towards the construction activities due to their orientation (looking west) and existing screening provided by boundary vegetation along the edges of the farm.

5.2.3 For all other visual receptors, given the dominance of the urban context including intensive transport corridors (Viewpoint 14) or the strong enclosure provided by layers of vegetation and distance to the Site (Viewpoint 16), temporary effects would be **Minor** or **Negligible Adverse** at most.

**Table 5.2 Summary of Visual Effects at Construction Stage**

Viewpoint	Receptor	Visual Effects - Temporary
Viewpoint 14	Road users, pedestrians and cyclists	<b>Minor Adverse</b>
Viewpoint 15	Walkers	<b>Minor Adverse</b>
Viewpoint 16	Walkers	<b>Negligible Adverse</b>

### 5.3 Operational Effects (Year 0 and Year 15)

5.3.1 The landscape proposals remain as reported in the October 2019 TVIA Report and as submitted as part of the planning application, with minor amendments as requested by Hillingdon Borough Council. Therefore, the landscape mitigation measures and potential impacts upon physical landscape and townscape resources remain as described in the 2019 TVIA Report.

#### *Operational Effects on Visual Amenity*

5.3.2 **Table 5.4** from the October 2019 TVIA Report has been extended below to summarise the findings of the assessment of operational effects on these three additional viewpoints immediately on completion of the Proposed Development (Year 0) and upon establishment of landscape mitigation and enhancement measures (Year 15). As shown in the **Table 5.4**, The walkers to the south west of Ickenham Manor (**Viewpoint 15**) would experience **Minor Adverse** visual effects in both the short and long term, due to the presence of new built form on the skyline and the increase in urban context. However, given the existing context of being located between Ickenham and North Hillingdon, adjacent to the Long Lane Farm complex, A40 and railway, the local landscape has already been heavily influenced by existing urban elements and major infrastructure, altering the degree of tranquillity and sense of place.

5.3.3 For all other receptors at these three viewpoints, the short and long term effects are considered to be **Negligible** at most.

**Table 5.4 Summary of Visual Effects on Completion (Years 0 and 15)**

Viewpoint	Receptor	Visual Effects – Short to Long Term
Viewpoint 14	Road users, pedestrians and cyclists	<b>Negligible Adverse</b>
Viewpoint 15	Walkers	<b>Minor Adverse</b>
Viewpoint 16	Walkers	<b>Negligible Adverse</b>

### 5.4 Review of Visual Effects Following Production of Wirelines

5.4.1 The wirelines indicate that the main views of the proposals would be from locations in close proximity to the Site, where there is limited screening provided by intervening topography, built form and vegetation.

5.4.2 Along Freezeland Way, Viewpoints 2, 3A & 3B illustrate the sequential view on approach from the east, where existing vegetation screens views beyond c. 500m, with closer range views significantly softened by vegetation to the south of the Site. The gateway into the Site, facing the Local Centre, would provide a landmark feature, with the potential to enhance the character of the Local Centre and townscape, serving as a balance to the existing detracting features of this large highway junction.

5.4.3 From the open space to the east of the Site, existing established vegetation on the edge of the Green Belt would soften views of the development, with lower storey heights located along this edge to minimise effects.

5.4.4 Along Long Lane, Viewpoints 4A, 4B & 4C illustrate the sequential views on approach from the south, with proposed buildings marking the Local Centre but only serving as a strong feature to views in close proximity to the Site. Buildings to the west side of the Site would serve as a landmark, improving

the character of the Local Centre and providing a positive backdrop to this highway dominated environment.

- 5.4.5 Within the Ickenham Conservation Area, Viewpoint 5A illustrates how the existing topography and built form prevents influence of the Proposed Development on this heritage area. Proposed built form would become apparent on approach to the Local Centre from the north, heading up and over the A40, where currently the multi-level transport infrastructure described in the TVIA Report dominates the setting. In this location, provision of high-quality architecture would serve to balance this character - enhancing the townscape on this edge of Hillingdon, serving as a strong gateway feature on entrance to the Local Centre and offsetting existing detracting features associated with the train station and crossing over the A40.
- 5.4.6 From more distant locations, the wirelines illustrate how existing intervening built-form and vegetation reduce the influence of the proposals on the landscape and views, with urban and sub-urban features dominating views in many of these locations.
- 5.4.7 Following a review of the wirelines, it is considered that the judgements of impacts and effects remain as reported in the October 2019 TVIA Report.

## 5.5 Likely Effects on the Contribution of Heritage Assets to Landscape / Townscape

- 5.5.1 These effects remain as reported in the October 2019 TVIA Report.

## 5.6 Implications on Local Landscape / Townscape Planning Policies

- 5.6.1 These effects remain as reported in the October 2019 TVIA Report.

## 6 CONCLUSION

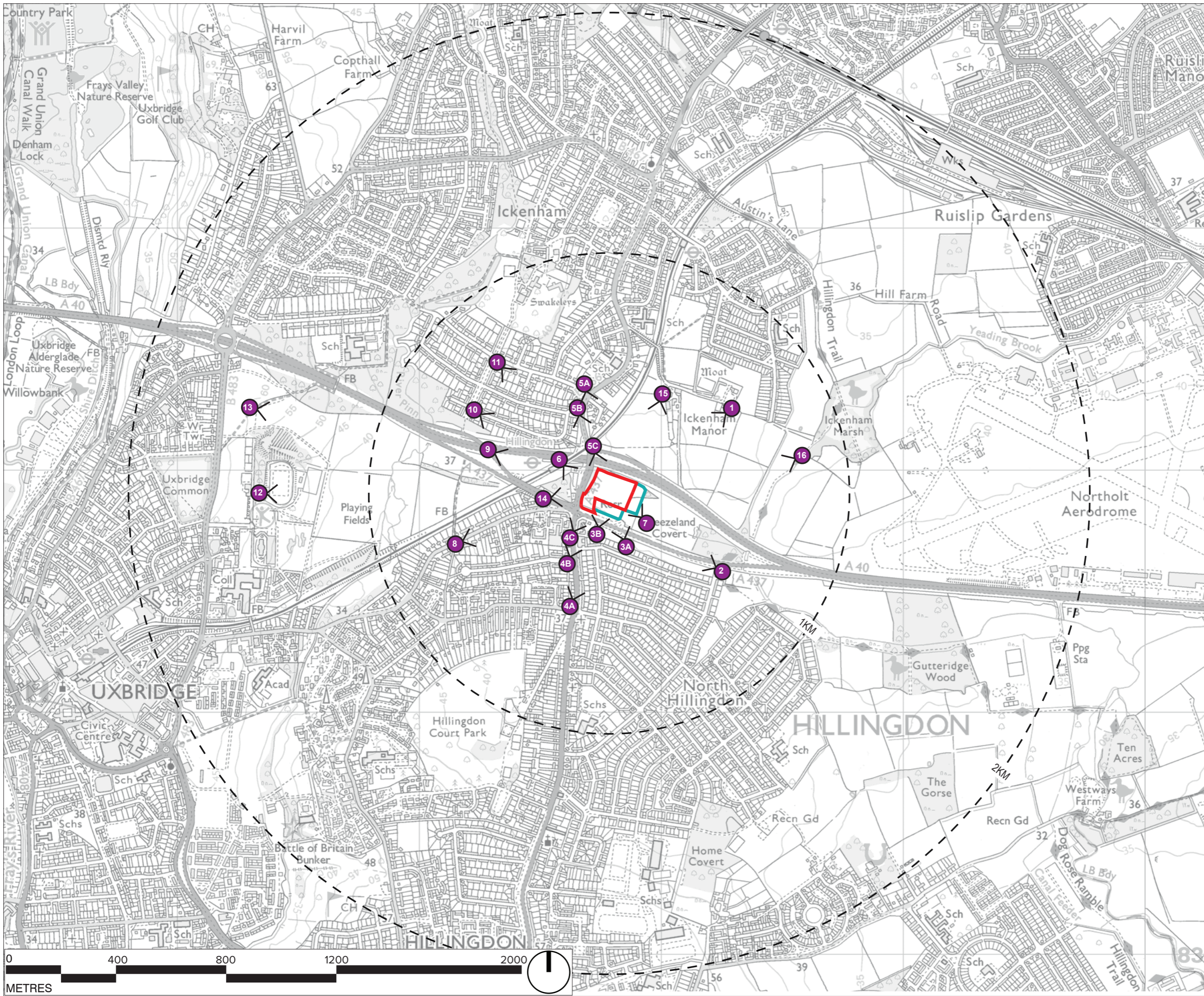
- 6.1.1 Bradley Murphy Design have been appointed by Inland Homes to prepare a TVIA Addendum to provide a supplementary visual impact assessment of receptors represented by three additional viewpoints as requested by Hillingdon Borough Council.
- 6.1.2 TVIA **Figure 10** has been updated to include those three viewpoints (Viewpoint 14, 15, & 16) and has been provided in **Appendix C** of this Addendum. In addition, verified photography and Wirelines have been produced for all of the viewpoints illustrated on **Figure 10**, to assist in confirming the judgements set out in the October 2019 TVIA Report and this Addendum. These Wirelines are provided at **Appendix G** and the judgements of impacts and effects are considered to remain as set out in the October 2019 TVIA Report.
- 6.1.3 Detailed assessments sheets for the three additional viewpoints requested by Hillingdon Borough Council have been provided at **Appendix F Schedule of Likely Visual Effects** of this Addendum. The assessment concludes that the effects of the Proposed Development on these viewpoints would be **Minor Adverse** at most, as a result of the low sensitivity of receptors experiencing these views.
- 6.1.4 As described in the October 2019 TVIA **Methodology**, Major and Substantial effects are considered to be material to decision making, with Moderate effects potential to be material to decision making. Minor or Negligible effects (as concluded for the additional viewpoints) are not considered to be important to decision making.

**APPENDICES**







**APPENDIX C:**

**UPDATED FIGURE 10 : VIEWPOINT LOCATIONS**



This drawing is the property of Bradley Murphy Design Ltd. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained nor disclosed to any unauthorized person either wholly or in part without the consent of Bradley Murphy Design Ltd.

OS Crown Copyright 2019 Licence Number 100022432

-  SITE BOUNDARY
-  EXTENT OF LEASEHOLD LAND
-  DISTANCE FROM CENTRE OF THE SITE
-  VIEWPOINT WITH WIRELINES

- VIEWPOINTS**
- 1: THE FIELD TO THE SOUTH OF ICKENHAM MANOR (GRADE I)
  - 2: HILLINGDON TRAIL / FREEZELAND WAY A437
  - 3A: FREEZELAND WAY
  - 3B: FREEZELAND WAY
  - 4A: LONG LANE A437 / NORTH HILLINGDON
  - 4B: LONG LANE A437 / NORTH HILLINGDON
  - 4C: LONG LANE A437 / NORTH HILLINGDON
  - 5A: LONG LANE B466
  - 5B: LONG LANE B466
  - 5C: LONG LANE A437 / JUNCTION WITH A40 WESTERN AVENUE
  - 6: HILLINGDON STATION / PEDESTRIAN FOOTBRIDGE
  - 7: LONDON METROPOLITAN GREEN BELT ADJACENT TO SITE'S EASTERN BOUNDARY
  - 8: CELANDINE CYCLE ROUTE AND PUBLIC FOOTPATH/ HERCIES ROAD
  - 9: WESTERN AVENUE SLIP ROAD BRIDGE OVER THE A40
  - 10: THE GROVE / THE CHASE (ICKENHAM CONSERVATION AREA)
  - 11: SWAKLEYS DRIVE
  - 12: HILLINGDON SPORTS GROUND / ATHLETICS STADIUM
  - 13: PUBLIC RIGHT OF WAY U54
  - 14: WESTERN AVENUE LEADING TO A40 SLIP ROAD
  - 15: THE FIELD TO THE WEST OF LONG LANE FARM INDUSTRIAL AREA
  - 16: HILLINGDON TRAIL TO THE SOUTH OF ICKENHAM MARSH

A	Additional viewpoints and wirelines	05.12.19
Rev	Description	Date

Purpose of Issue  
**PLANNING**

Bradley Murphy Design Ltd  
6 The Courtyard  
Hatton Technology Park  
Dark Lane  
Hatton  
Warwickshire  
CV35 8XB

t: 01926 676496  
e: info@bradleymurphydesign.co.uk  
www.bradleymurphydesign.co.uk

Client



**InLand Homes**

Project  
**HILLINGDON GARDENS**

Drawing Title  
Figure 10: Viewpoint Locations

Drawn RR	Checked YY	Approved RW	Date 05/09/2019
Job No. 19.020	Scale As Shown	Sheet Size A3	Revision
Drawing Number BMD.19.020.LVIA.FIG.010			

---

**APPENDIX F:**

**SCHEDULE OF LIKELY VISUAL EFFECTS: ADDITIONAL SHEETS FOR VIEWPOINTS 14 - 16**

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
<p><b>VIEWPOINT 14:</b></p> <p><b>VIEW FROM WESTERN AVENUE LEADING TO A40 SLIP ROAD</b></p> <p><b>Receptors:</b> Pedestrians, cyclists and road users</p> <p><b>Direction of View:</b> East</p> <p><b>Grid Reference:</b> E:205529, N:184869</p> <p>AOD +41m</p>	<p>This view is taken from the footway along the southern edge of Western Avenue.</p> <p>The foreground views are dominated by the road corridor of Western Avenue, a slip road leading to the A40, and its associated grass verge, vegetation and lighting columns. The junction with Long Lane is situated in the middle ground, comprising an increase in road width / lanes, traffic lights and pedestrian crossing. Beyond the junction, the Site is located to the centre and left of the view.</p>	<p><b>Value</b> There is no landscape or townscape related designation associated with this view. Influenced by the busy transport network, scenic quality and tranquility in this location are very poor. Therefore, the value of this view is considered to be <b>Very Low</b>.</p>	<p>All Receptors <b>Negligible</b></p>
		<p><b>Susceptibility</b> People travelling in vehicles along Western Avenue are often travelling at high speed and the appreciation of the wider landscape does not form part of their experience. Pedestrians and cyclists are moving through the urban, traffic dominant environment. Therefore, the susceptibility of all users to development of the Site is considered to be <b>Very Low</b>.</p>	
	<p>The south western corner of the Site is visible from this location, with views of the rest of the Site partial and filtered by the well-established vegetation along its western and southern edges.</p>	<p><b>MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)</b></p>	<p><b>EFFECT</b></p> <p><b>Temporary</b></p> <p>All Receptors <b>Minor Adverse</b></p>
	<p><b>During Construction</b> There will be partial views of construction activities - including views of cranes, piling rigs, scaffolding and emerging built form - seen over the canopies of the layers of vegetation to the north of Western Avenue and along the western edge of the Site. Due to the relatively close distance, this addition will change a moderate proportion of the baseline view, with construction activities introducing some uncharacteristic elements into the current view, albeit for a temporary period. Visual detractors of the existing transport corridor and its associated junctions reduce the prominence of these construction activities. Overall, the magnitude of impact is considered to be <b>Large Adverse</b>.</p>	<p><b>Short to Long Term</b></p> <p>All Receptors <b>Negligible Adverse</b></p>	
	<p><b>At Completion (Year 0) and (Year 15)</b> As illustrated by the wireline at <b>Appendix G</b>, at completion, there will be additional built form above the skyline, with contemporary apartment blocks up to 11 storeys providing a landmark feature on approach to the Local Centre, albeit softened and 'grounded' by existing midground vegetation. There will be direct views of the new buildings to the south western corner of the Site including views of the new public realm that forms part of the gateway into the development. Together with proposed green infrastructure, this will considerably improve the current townscape and street scene. Overall, the magnitude of impact will improve to <b>Medium to Large Adverse</b>.</p>		

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	
<p><b>VIEWPOINT 15:</b></p> <p><b>VIEW FROM FIELD TO THE WEST OF LONG LANE FARM INDUSTRIAL AREA</b></p> <p><b>Receptors:</b> Walkers</p> <p><b>Direction of View:</b> South West</p> <p><b>Grid Reference:</b> E:507985, N:185304</p> <p>AOD +36m</p>	<p>This view is taken from a relatively open field to the west of Long Lane Farm, a complex used by various small businesses, including a scrap yard.</p> <p>The foreground views comprise a medium sized pasture field on relatively flat landform. There are views of current commercial activities in the Long Lane Farm complex to the left side of the view. To the right, there are partial and filtered views of the railway track and properties off Long Lane and Turnstone Close. A tall telecom mast serves as a prominent detracting feature above the horizon, seen alongside built form and activities within the Long Lane Farm complex.</p>	<p><b>Value</b> The paths in the fields are not designated as PRow however, they are used by local walkers. A large proportion of this field is designated as a Nature Conservation Site of Grade II Importance, so of local value. Therefore, their value is considered to be <b>Low</b>.</p>	<p>Walkers <b>Low</b></p>
	<p>The Site lies beyond a vegetated horizon and is not currently visible from this location. It is anticipated that the Site is also not visible from the residential properties within Long Lane Farm due to the orientation of these residential buildings and additional screening provided by its own well established boundary vegetation.</p>	<p><b>Susceptibility</b> For walkers, views are largely constrained to the field and adjacent activities represented by this viewpoint, so appreciation of the wider landscape does form part of their journey / activity, with the paths only used by local people. The nature of development proposed would protrude above the skyline, albeit seen in the context of existing detracting features on the Long Lane Farm complex, therefore the susceptibility of these views is considered to be <b>Low</b>.</p>	
	<p><b>MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)</b></p>	<p><b>During Construction</b> There will be partial views of the construction activities - including views of cranes, piling rigs, scaffolding and emerging built form, seen over the canopy of vegetation on the skyline. The construction activities will introduce some uncharacteristic elements over a moderate proportion of the current view. Views of the existing telecom mast and industrial activities on the adjacent large farm complex will reduce the prominence of these construction activities in the view. Overall, the magnitude of impact is considered to be <b>Medium Adverse</b>.</p>	<p><b>EFFECT</b></p> <p><b>Temporary</b> Walkers <b>Minor Adverse</b></p>
<p><b>At Completion (Year 0) and (Year 15)</b> As illustrated by the wireline at <b>Appendix G</b>, at completion, there will be additional built form above the skyline, altering a moderate proportion of the current view, further urbanising the context. However, located between Ickenham and North Hillingdon and adjacent to the Long Lane Farm complex, A40 and railway, the local landscape has already been heavily influenced by existing urban elements and major infrastructure, altering the degree of tranquility. Overall, the magnitude of impact would remain <b>Medium Adverse</b>.</p>	<p><b>Short to Long Term</b> Walkers: <b>Minor Adverse</b></p>		

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
<p><b>VIEWPOINT 16:</b></p> <p><b>VIEW FROM HILLINGDON TRAIL TO THE SOUTH OF ICKENHAM MARSH</b></p> <p><b>Receptors:</b> Walkers</p> <p><b>Direction of View:</b> West</p> <p><b>Grid Reference:</b> E:508571, N:185060</p> <p>AOD +35m</p>	<p>This view is taken from the Hillingdon Trail Long Distance Footpath, to the south of Ickenham Marsh.</p> <p>The foreground views comprise a small / long / narrow pasture field on a slightly sloping area of landform. The Hillingdon Trail lies to the left of the view alongside a field hedgerow. In the middle distance, the field is enclosed by a tree belt comprising some large mature trees and an understorey of shrubs.</p> <p>The Site is situated to the background and is not visible from this viewpoint.</p>	<p><b>Value</b> The field through which the footpath lies is designated as a Nature Conservation Site of Metropolitan or Borough Grade I Importance. Hillingdon Trail is a 20 mile long path through Hillingdon’s countryside. People walking along the Hillingdon Trail pass through woods, fields, meadows, parks and open space as well as crossing busy transport infrastructure and urban areas. In this particular location, the landscape offers a sense of tranquility and rural character. Therefore, for walkers, their value is considered to be <b>High</b>.</p> <p><b>Susceptibility</b> For walkers, their appreciation of the surrounding landscape forms a very important part of their experience. However, views of the form of development proposed would be screened in the summer and heavily filtered in winter, seen in the distance and forming a small part of the view. Therefore, their susceptibility is considered to be <b>Low</b>.</p>	<p>Walkers <b>Moderate</b></p>
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	EFFECT
		<p><b>During Construction, At Completion (Year 0) and (Year 15)</b></p> <p>As illustrated by the wireline at <b>Appendix G</b>, there would be temporary heavily filtered and glimpsed views of construction activities and emerging built form, seen through the layers of intervening vegetation. This addition would alter a very small proportion of the current baseline view and will not reduce the degree of tranquility. In summer, views of the construction activities and new built form will be significantly reduced and potentially completely screened. Overall, the magnitude of impact is considered to be <b>Negligible Adverse</b>.</p>	<p><b>Temporary Short to Long Term</b></p> <p>Walkers <b>Negligible</b></p>

**APPENDIX G:**

**WIRELINES**

# BMD



E: [info@bradleymurphydesign.co.uk](mailto:info@bradleymurphydesign.co.uk)  
W: [www.bradleymurphydesign.co.uk](http://www.bradleymurphydesign.co.uk)  
T: 01926 676496