

St. Andrew's Gate, Town Centre Extension, Uxbridge  
Hybrid Planning Application

Townscape and Visual Appraisal



**St. Andrew's Gate, Town Centre Extension,  
Uxbridge ('the TCE site')**

Townscape and Visual Appraisal  
Vinci St. Modwen (VSM)

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# 1.0 Introduction

- 1.1 This Townscape and Visual Appraisal (TVA) has been prepared by Lichfields on behalf of Vinci St. Modwen (VSM) to accompany a hybrid planning application for a residential-led mixed use development on part of the land formerly occupied by RAF Uxbridge, east of Hillingdon Road referred to as St Andrew's Gate: Uxbridge Town Centre Extension ('the TCE Site') for:

*Hybrid planning permission comprising:*

*Outline planning permission (with all matters reserved) for residential development and commercial uses, to be occupied flexibly within Use Classes E(a), E(b), E(c), E(e), E(g)(i), E(g)(ii) and a convenience store (Use Class E(a)); plus car parking, hard and soft landscaping, and all other associated works.*

*Full planning permission for reinstatement of gym use (Use Class E(d)) and change of use to provide a café (Use Class E(b)) within the former cinema building; and external alterations; and associated car parking, hard and soft landscaping and all other associated works.*

*Masterplan to be delivered on a phased basis with Full proposals for the former cinema building to be delivered alongside Outline phases.*

- 1.2 The Site has an area of 1.80ha and is situated in the south-eastern corner of Uxbridge Town Centre (see Figure 1) in the London Borough of Hillingdon (LBH).
- 1.3 This TVA has been prepared to provide an analysis of the potential townscape and visual effects arising from the proposed development. It has been undertaken in accordance with the Guidelines for Landscape and Visual Impact Assessment, 3rd edition (GLVIA3); associated Landscape Institute Guidance, and with reference to the relevant planning policy context.
- 1.4 A more detailed overview of the methodology and criteria applied to the assessment is provided in Appendix 1.

- 1.5 In summary, the assessment considers:

1. The townscape character of the site and its surroundings,
2. The visual role of the site in the surrounding area,
3. The sensitivity of the existing townscape and views to change, having regard to the susceptibility of receptors to change and the value of the townscape and visual resources,
4. The scale and extent of the change to the townscape and views that would result from the proposed development; and
5. The effects of the proposed development on key townscape and visual receptors and whether the change would be beneficial, neutral or adverse.

- 1.6 The appraisal has been based on visualisations produced by Preconstruct and application drawings/Design and Access Statement (DAS)/Design Code (DC) produced by Pollard Thomas Edwards (PTE), Purcell and Gillespies.

## Structure of the Report

- 1.7 The report contains the following further sections:

- **Section 2: Summary of planning policy context** – provides a high-level overview of the key planning policy requirements,
- **Section 3: Baseline conditions** – defines the scope of the study area and sets out the existing townscape character of the site and surrounding area, the main visual receptors and key representative views,
- **Section 4: The proposed development** - summarises the proposed development,
- **Section 5: Townscape and visual appraisal** - considers the potential for townscape and visual effects and whether these are beneficial, neutral or adverse in light of the relevant policy context and townscape character of the site and surrounding area; and
- **Section 6: Summary and conclusions** - summarises the findings of the analysis relevant to the proposal.



Figure 1: Site location plan (Google Earth, 2020-2022)

Site Boundary

**Points of Interest:**

- A - Former Cinema building
- B - Ceremonial Gates
- C - Mons Block
- D - Town Centre West development site
- E - Hillingdon House

- F - Battle of Britain Bunker
- G - St. Andrew's Church
- H - Hillingdon Civic Centre
- I - The Chimes Shopping Centre
- J - Uxbridge Underground/Bus Station
- K - Grays Road development site



# 2.0 Summary of planning policy context

- 2.1 The relevant statutory development plans comprise The London Plan (TLP) (adopted March 2021) and the Hillingdon Local Plan (HLP) Parts 1: Strategic Policies (SP) (adopted November 2012) and 2: Development Management Policies and Site Allocations and Designations (DMPSAD) (adopted January 2020).
- 2.2 The following local and national policy and guidance is also relevant and is a material consideration:
  1. RAF Uxbridge Supplementary Planning Document (RAF SPD) (January 2009),
  2. Hillingdon Townscape Character Study (HTCS) (November 2013),
  3. London Plan Guidance: Optimising Site Capacity: A Design-led Approach (June 2023)
  4. National Planning Policy Framework (NPPF) (December 2023),
  5. National Design Guide (NDG) (January 2021),
  6. National Model Design Code (NMDC) (July 2021); and
  7. National Planning Practice Guidance: Design.
- 2.3 Figure 2 shows the policy context of the Site and surrounding area. The Site is situated within Uxbridge Town Centre and 'Site Allocation (SA) 28 – St Andrew's Park, Uxbridge'. The Site does not fall within a conservation area; however, the 'Old Uxbridge/Windsor Street' Conservation Area is located approximately 150m to the north-west.
- 2.4 There are no strategic or locally protected views affecting the Site. The RAF Uxbridge SPD refers to the "protection and enhancement of key views, in particular of Hillingdon House [to the east of the Site] which will help reinforce local identity", though none of these are identified as being specifically protected.
- 2.5 The townscape and visual policy context requires consideration of the following:
  1. Is the Site in a location where change or increased densities are encouraged? Is the proposal 'High Building'? Is it an appropriate location for a high building in principle? (TLP Policy GG2; HLP P1 Policy BE1; DMHB 10 ; NPPF Paragraphs 128, 135),
  2. Are the proposals sympathetic to local character and history or within an area of poor character? Is the development well integrated with the context including surrounding built development and landscape setting? Has regard been had to factors including topography; existing building layout, form, scale, appearance, details and materials, views and uses? Would it contribute to local distinctiveness or create a positive new identity? (TLP Policy D3; HLP P1 Policy BE1; HLP P2 Policy DMHB 11; NPPF Paragraph 128, 135; NDG),
  3. Would the visual impact of the scheme be acceptable having regard to pedestrian scale, form, proportions and the top of the building? Would it reinforce spatial hierarchy, legibility and wayfinding? Would the height, form, massing and footprint be appropriate to the townscape context? (TLP Policy D9; HLP P1 Policy BE1; HLP P1 Policy DMHB 10),
  4. Would the proposals create a well-defined public realm and high-quality place that is attractive, safe and functions well? Is it legible with recognisable streets and spaces and do buildings positively define streets? Have existing trees and natural features been retained and street trees introduced where possible? Would landscaping be appropriate and effective? (TLP Policy D3, D8 and G7; HLP P1 Policy EM4; HLP P2 Policy DMHB 10, DMHB 12, DMHB 14; NPPF Paragraphs 135, 136; NDG),
  5. Is the proposal of the highest architectural and urban design quality? Is the scheme attractive? Has consideration been given to the relevant requirements local and/or national design guidance? (TLP Policy D3 and D8; HLP P1 Policy BE1, EM4; HLP P2 Policy DMHB 12; NPPF Paragraphs 131, 135, 137, 139); and
  6. Does the proposal optimise the use of land? (TLP Policy GG2; NPPF Paragraphs 123, 135).
- 2.6 A more detailed summary of the relevant policy context is provided in Appendix 2.

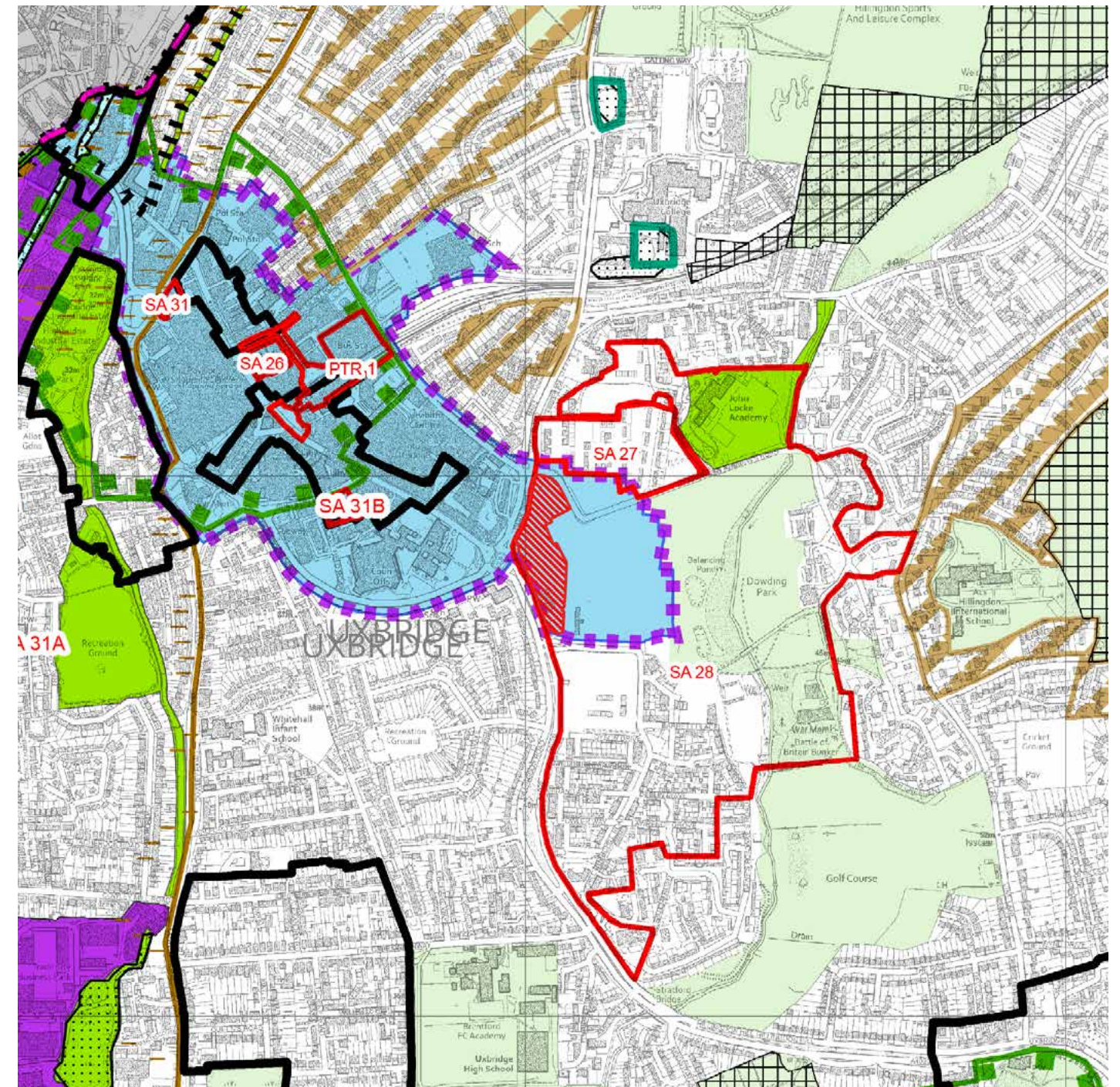


Figure 2: Planning policy context (extract from Local Plan Part 2 Policies Map, 2015)





# 3.0 Baseline conditions

- 3.1 The baseline has been established by a combination of desk study and fieldwork.
- 3.2 The desk study included a review of the relevant policy context and documents that define the townscape character of the site and surrounding area including Ordnance Survey mapping, aerial photography, historic mapping, conservation area appraisals and the HTCS. A Zone of Theoretical Visibility (ZTV) plot has been prepared using GIS to help to define the zone within the proposed development may be visible.
- 3.3 Fieldwork recorded the character and qualities of the site and the surrounding area, confirmed the ZTV and the location of people in the surrounding area who may experience changes in their visual amenity. Fieldwork was undertaken on 3rd April 2023 under clear weather conditions.

## Site and surrounding area

- 3.4 The former cinema building is disused. Excluding the Gate, the Site is otherwise enclosed by construction hoardings and is not in active use, other than a temporary public right of way (PROW) linking to Park/Hillingdon Road and St. Andrew's Road.
- 3.5 The Site is located to the east of Park Road and Hillingdon Road which connect via a roundabout junction. It is bound to the north and northeast by St. Andrew's Road; to the east by the spine road – separating the Site from the adjacent Town Centre West (TCW) phase of the wider St. Andrew's Park development, and the locally listed Mons building (previously utilised as a military barracks, now vacant) – and to the south by Burton Road. Completed phases of the wider development are situated further east between Churchill Road and Dowding Park, which provides a significant local amenity within a large area of urban green space (including sports pitches and play spaces) following the course of the River Pinn. To the east of the park are the Grade II-listed Hillingdon House and Battle of Britain Bunker.

- 3.6 The Site lies within the eastern section of Uxbridge's demarcated Town Centre boundary, which comprises a range of retail, commercial and community uses as well as sustainable transport options (including Uxbridge Underground Station and Bus Station, both within walking distance of the Site via the Underpass) centred around High Street to the west. The Grade II-listed St. Andrew's Church is located on the opposite side of Hillingdon Road adjacent to the roundabout. Further to the west of the Town Centre are the Grand Union Canal and River Colne. To the north of the Site are areas of residential development separated by the north-south route of Park Road and Underground line.
- 3.7 Though much of the Site has been largely cleared, it has retained some historical features of the original RAF Uxbridge base; the Ceremonial Gates – which have local townscape value – and the listed former cinema building, which also has value but is detracting to some extent given its currently dilapidated state. Both are visible from outside the Site and contribute to its character. The Site is largely inaccessible with hoarding which forms a barrier along its edge whilst also screening much of the vacant brownfield land from view. A limited number of trees are varied in their amenity value and confined to self-contained areas within the Site.
- 3.8 Overall, the Site has a Low to Medium townscape value.



Photo 1: Northern edge of the Site as viewed from St. Andrew's Road



Photo 2: Western edge of the Site (including Ceremonial Gates) as viewed from High Street



Photo 3: Former cinema building as viewed from Hillingdon Road



Photo 4: Construction entrance to the Site via spine road (former cinema building seen to left)



Photo 5: Temporary PROW through the Site



Photo 6: Southern edge of the Site as viewed from Burton Road



## Townscape character

- 3.9 To establish the townscape character of the surrounding area and the contribution of the application site to this character, fieldwork and desk study has been undertaken to define broad areas that, on the whole, have similar townscape characteristics (noting that there may be some anomalies within them).
- 3.10 For each character area identified, the key characteristics – the physical, experiential, aesthetic and perceptual factors - that give the area its distinct sense of place are set out. Based on the GLVIA3 (para 5.5) and the NDG (para 34), this has considered the following aspects of townscape character where relevant:
1. The context and setting,
  2. Topography and relationship to built form,
  3. Historic evolution,
  4. The urban grain – pattern and scale of streets, development plots and buildings,
  5. Land use and activity,
  6. Movement patterns,
  7. The scale, mass, form and proportion of buildings,
  8. Building style, details and use of materials including vernacular traditions; and
  9. The public realm including the role of open spaces and vegetation.
- 3.11 These aspects are usually positive features but can also be negative in a degraded environment. The townscape/landscape receptors that may be sensitive to change arising from development are those positive characteristics are that could be directly or indirectly affected.
- 3.12 The value of the townscape has also been assessed having regard to any designations and the value of its component parts. The existing townscape quality and value is categorised as very high, high, medium, low or very low, based on the scoring criteria in Appendix 1.

## Wider context and setting

- 3.13 The wider area is situated within the Thames Valley National Character Area (NCA) (115), described as a “*very diverse landscape...*” comprising “*flat and low-lying land, rising to low, river-terraced hills*” to the west; to the east towards London, “*the natural character of the area is overtaken by urban influences: a dense network of roads (including the M25 corridor), Heathrow Airport, railway lines, golf course[s], pylon lines [and] reservoirs...*”<sup>2</sup>
- 3.14 The HTCS describes Uxbridge as “*a significant town centre in West London*” that “*has always been an important economic centre on the trade route between London and Oxford.*” It notes that:
- “*Much of the historic fabric of the town centre core is still intact. The High Street and Windsor Street contain a good number of important historic buildings... and are of significant importance to the character of the centre and are sensitive to change.*”
- 3.15 It also notes that:
- “*...the Metropolitan Railway reached the town in 1904 along with the tram connection. In the 1920s and 1930s the town grew significantly with new residential neighbourhoods alongside new schools, churches and cinemas. An extensive plant nursery to the south of RAF Uxbridge existed until 1958 when the business folded. This site was to become Brunel University, for which construction commenced in 1962...*”<sup>3</sup>
- 3.16 The Site forms part of a larger area that was occupied by RAF Uxbridge until 2010. Planning permission for the redevelopment of the former RAF site as St. Andrew’s Park – including the application Site – was previously granted in 2012, with amendments approved in 2015.

- 3.17 A number of developments within St. Andrew’s Park have been recently completed, consented or are under construction. This includes: The Dice, a series of apartment buildings between Hornchurch Road and Dowding Park; an assisted living development by Anchor Housing to the north of St Andrew’s Road (‘Phase 5’), apartment buildings within TCW and residential development to the east of the Mons building.



Photo 7: The Dice development as viewed from Dowding Park



Photo 8: Site of assisted living development to the north of St. Andrew’s Road



Photo 9: TCW development



Topography

- 3.18 The topography of the Site and surrounding area is shown at Figure 3.
- 3.19 The Site slopes gently from north to south, ranging from c.45-50m AOD. It forms part of the southern tip of a plateau which has a high point of c.60m AOD to the north of the Town Centre around Park Road. To the east, the landform slopes downwards to the River Pinn (c.30m AOD) before climbing towards another plateaued area to the southeast around 1km from the Site. To the west and south, the landform sits at a generally consistent datum of c.36-39m AOD (with isolated areas of lower ground) with an area of relatively flat land (c.30-32m AOD) west of the Grand Union Canal/River Colne.

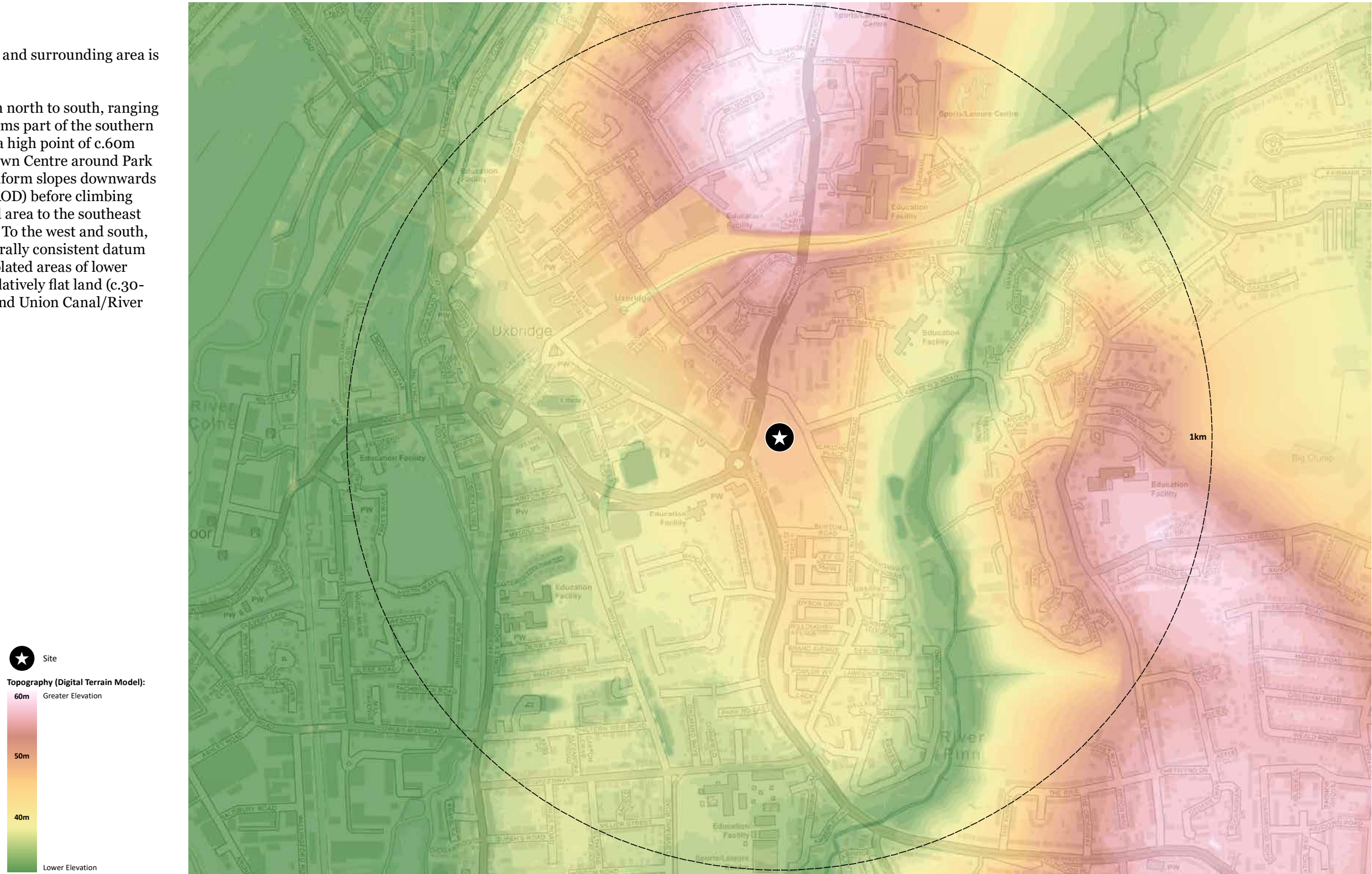


Figure 3: Topography plot (National LiDAR Programme, 2021; Ordnance Survey mapping); Site indicated with star



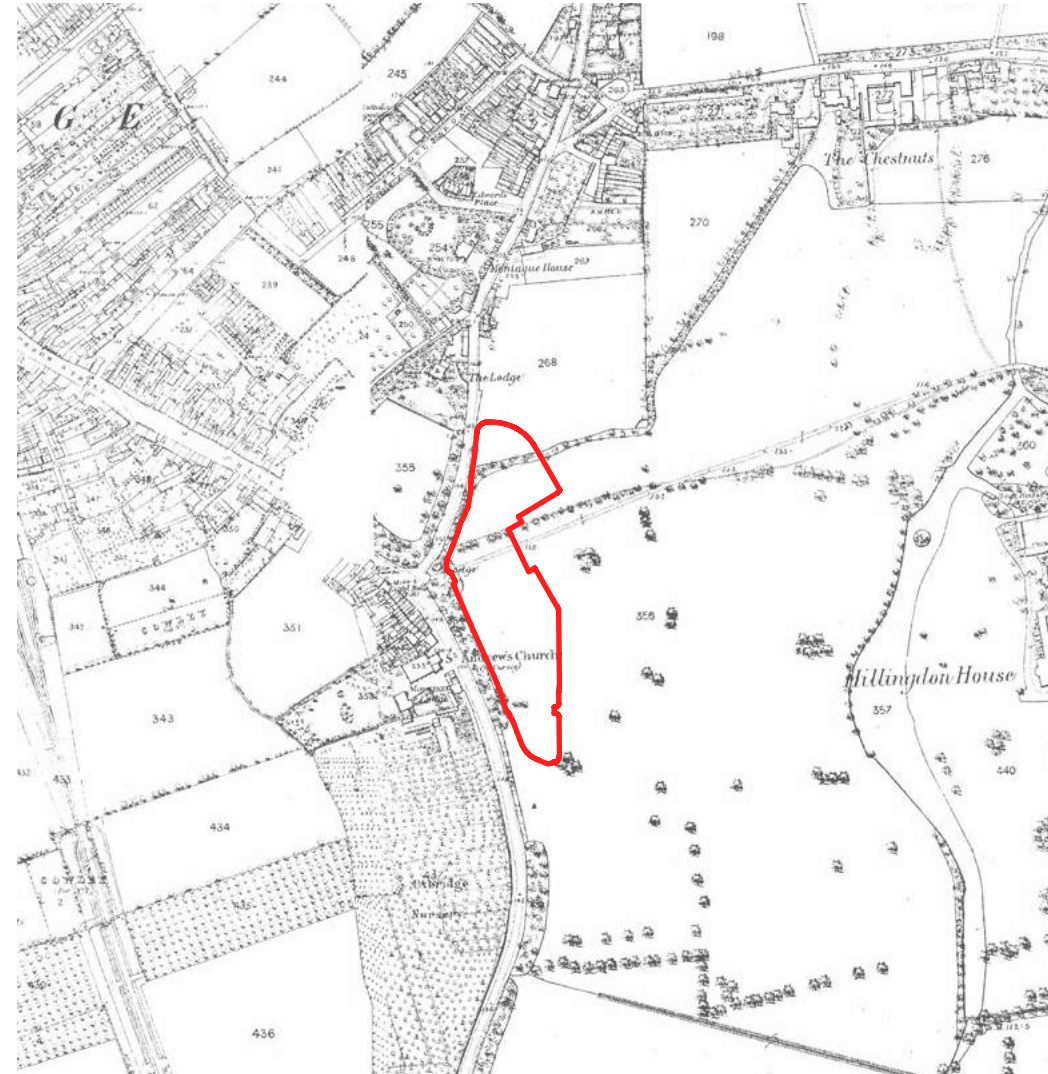
## Historic evolution

3.20 The HTCS states that:

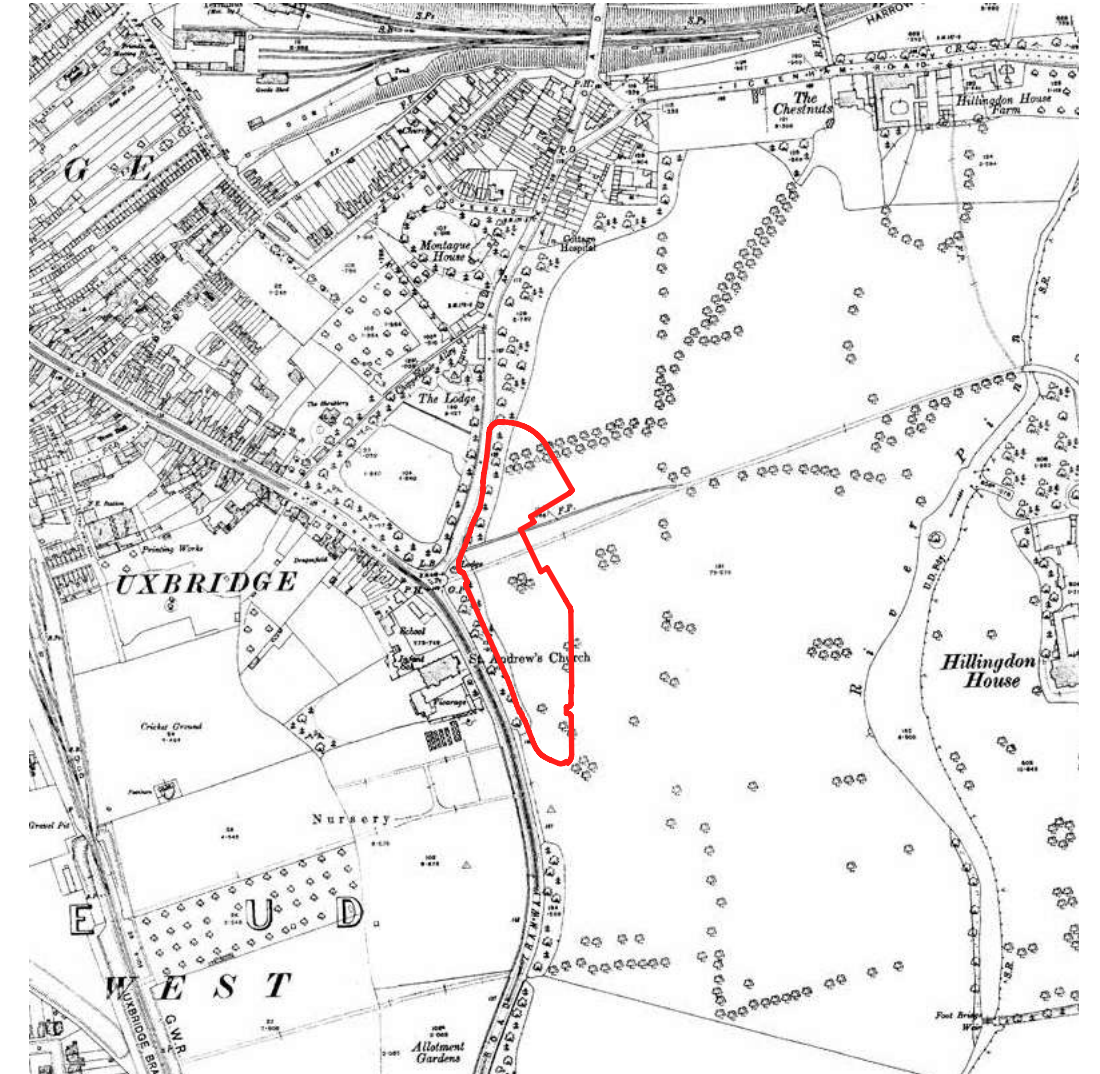
*“Uxbridge grew up alongside the River Colne on the ancient route between London and Oxford. In the 18th century Uxbridge was a major corn market and flour milling centre. It was also important for business and as a civic centre for West Middlesex and Buckinghamshire.”*<sup>24</sup>

3.21 Uxbridge’s historic Town Centre was already well-established by the end of the 19th century. The majority of development at this time was situated along the High Street, between the High Bridge Crossing over the Grand Union Canal/River Colne to the west and the Hillingdon End junction to the east adjacent to St. Andrew’s Church, which dates from the mid-19th century. The Town Centre was bounded by open fields and estate grounds including those of Montague House and Park Lodge to the northeast. The Site at this time was situated within the expansive open grounds of the Hillingdon House estate, the main house (now Grade II-listed) having been rebuilt in 1844 following a fire. Uxbridge Nursery was located to the south.

3.22 The early 20th century saw the establishment of the Harrow and Uxbridge Railway and Great Western Railway lines, both terminating at Uxbridge to the northeast and southwest of High Street respectively. Much of the remaining town centre and adjacent areas remained relatively unchanged through the first half of the 1910s, with a cricket ground having been established to the northwest of the Nursery.



Map 1: 1885-1886 (Promap/Ordnance Survey)



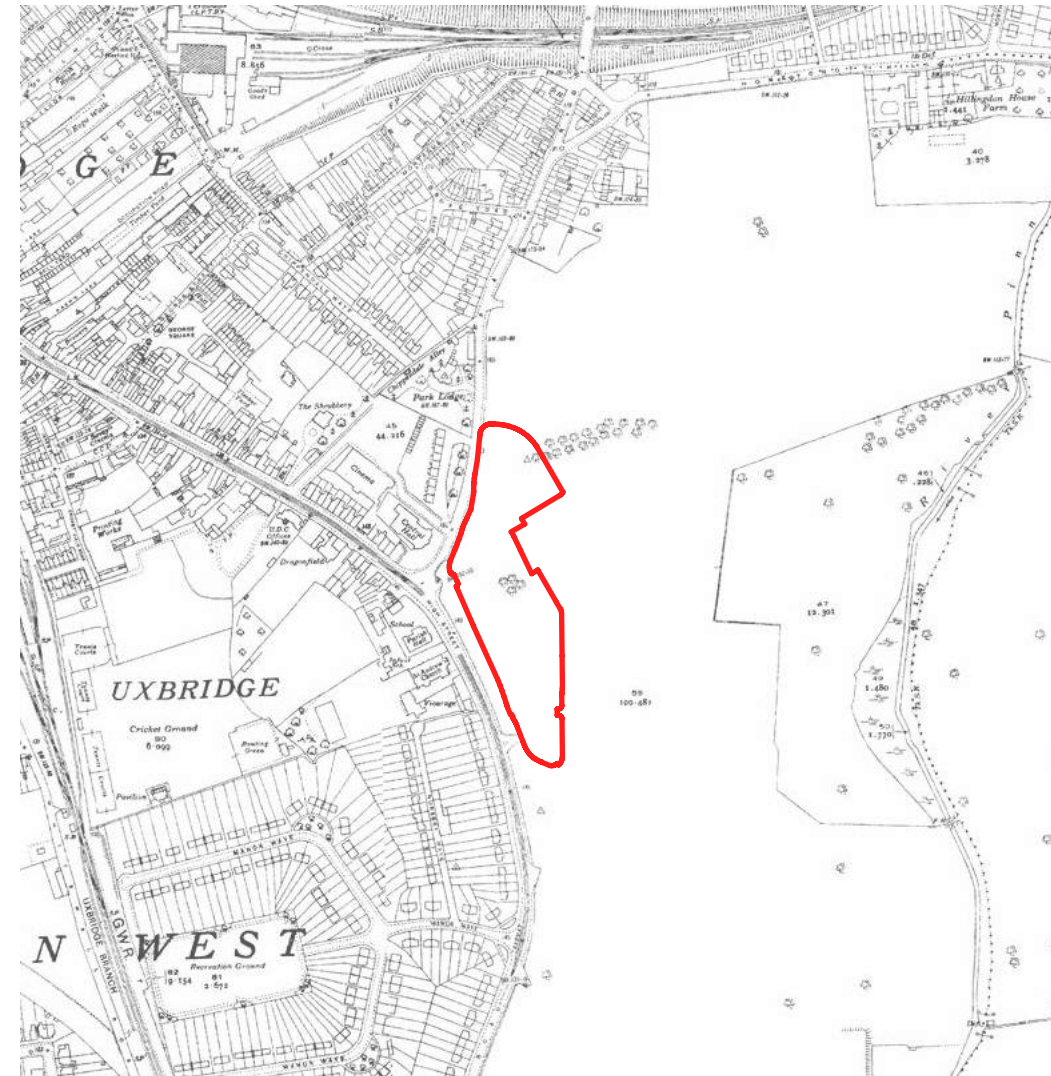
Map 2: 1914 (Promap/Ordnance Survey)



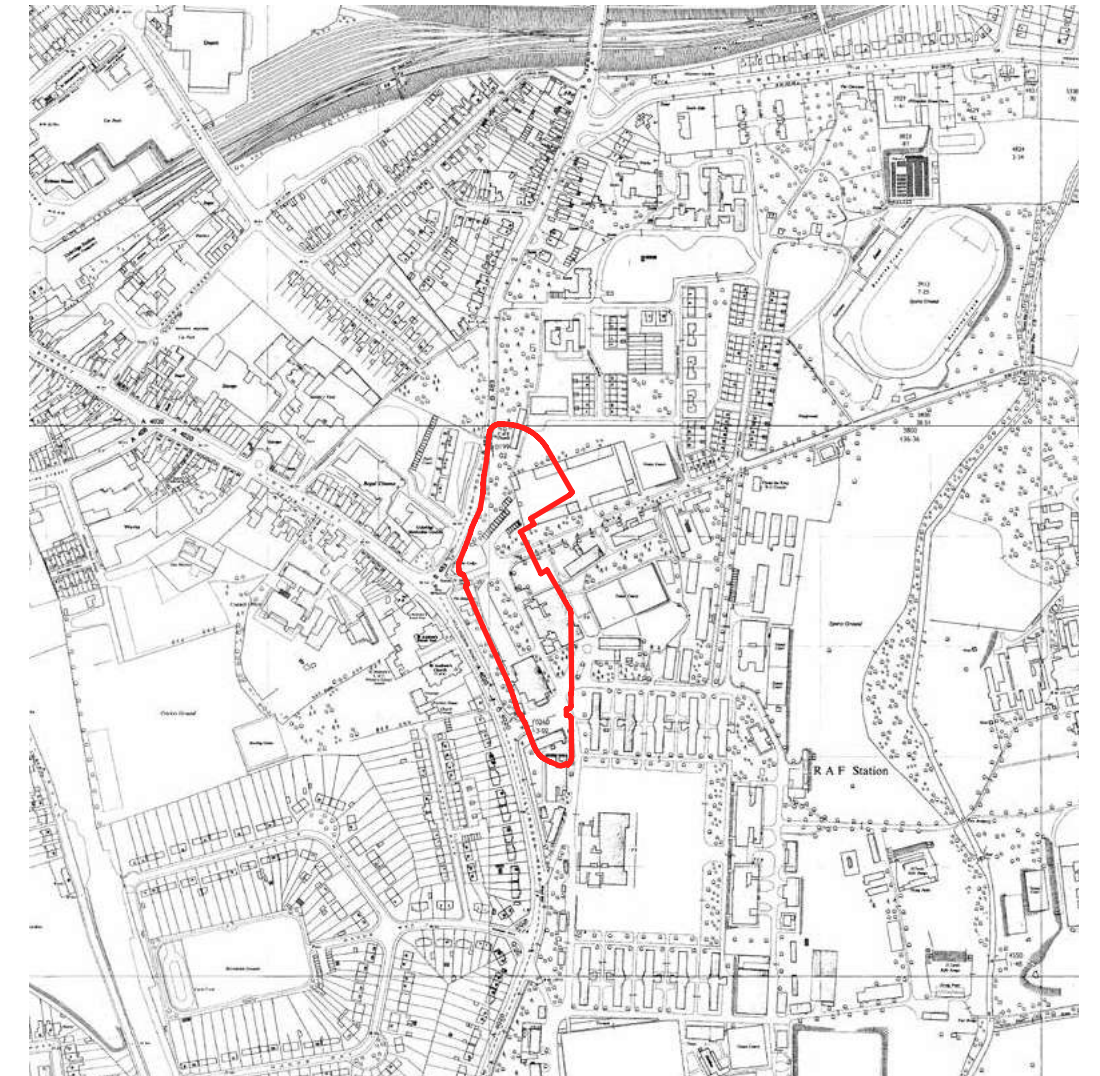
3.23 The Hillingdon House estate was purchased by the British Government in 1915 and was originally intended to be used as a prisoner of war camp. Following local opposition, the estate instead served as a convalescent hospital, later coming under the control of the Royal Air Force in 1918. During the inter-war period, various buildings were constructed across the estate, including barracks, a sports ground, the now Grade II-listed former cinema building, and operations room, which later became known as the Battle of Britain Bunker (including the now Grade I-listed Group Operations Room). Due to its military use, the base is not shown on inter-war maps; later mapping dating from the 1960s shows its full extent. St. Andrew's Gate was introduced as a ceremonial entrance to the base in 1957. By this time, several areas of residential development had expanded the Town Centre further to the north and south, occupying the previous grounds of Montague House and Uxbridge Nursery.

3.24 RAF Uxbridge formally closed as a military base in 2010. Some elements have been retained including a rifle range, the Mons building, the listed former cinema building and the Battle of Britain Bunker, the latter having been converted into an exhibition and visitor centre. Much of the wider base has since been developed into residential use, with Dowding Park occupying previous sports grounds.

3.25 Further information on the historic context of the site is provided in the Heritage Statement accompanying the planning application.



Map 3: 1934-1935 (Promap/Ordnance Survey)



Map 4: 1963-1973 (Promap/Ordnance Survey)



Townscape character and quality

- 3.26 The HTCS defines the ‘urban typologies’ of the borough; i.e. buildings and places which share common characteristics. These typologies have formed a starting point for the analysis of the townscape character and quality of the Site and surrounding areas and this is reflected in the naming of the characer areas. However, some changes to the boundaries of those areas have been made to account for changes to the urban context since the HTCS was published (most notably the decommissioning and subsequent redevelopment of the RAF Uxbridge site).
- 3.27 The following townscape character areas (TCAs) have been defined and evaluated to form the baseline for the townscape assessment:
- 1. Former RAF Uxbridge Regeneration Area,
  - 2. Uxbridge Town Centre,
  - 3. Montague Road Plotland,
  - 4. Apartments and emerging apartment-led developments,
  - 5. Garden City-Style Estates; and
  - 6. Contemporary Urban Village.
- 3.28 The locations and extents of each area are shown in Figure 4. The characteristics of each TCA are detailed on the following pages. The value of each has been evaluated by reference to Table 1 in Appendix 1 .

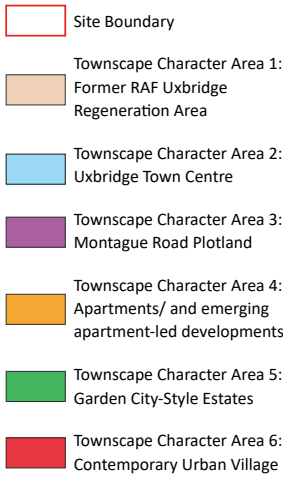


Figure 4: Townscape character areas plan (Google Earth, 2020-2022)



# TCA1: Former RAF Uxbridge Regeneration Area

**3.29 Historic evolution** – This area formed part of the Hillingdon House estate and subsequently the RAF Uxbridge base. Though much of the area has been cleared for redevelopment following the latter's closure – including the removal of tennis courts and barracks' buildings – several now-abandoned houses remain to the north (the 'Grays Road' estate) as well as the Grade II-listed former cinema building to the south and locally listed Ceremonial Gates at the area's western edge.

**3.30 Land use and activity** – The TCA currently comprises largely open or abandoned/run-down vacant brownfield areas. The TCA forms part of the wider St. Andrew's Park mixed-use development and includes the TCE Site to the south; Phase 5 to the north of St. Andrew's Road, which will include assisted living accommodation and apartments, and the Grays Road estate which was returned to Annington Homes Limited in 2019 with the intention of redevelopment for residential use.

**3.31 Street and movement patterns** – The area is bounded by the primary routes of Hillingdon Road and Park Road to the west. St. Andrew's Road passes through the area from west to east. There are remnants of secondary roads present within the Grays Road estate to the north, although this area is currently inaccessible. Pedestrian movement is generally limited to primary routes, the various development sites throughout being enclosed by hoarding which limits permeability - with the exception of the PROW through the Site.

**3.32 Urban grain, building/plot layout and relationships** – The urban grain is sporadic and fragmented, with much of the area having been cleared of development. A series of medium-sized, irregular-shaped urban blocks have been introduced, defined by surrounding roads. There is a finer grain of remaining vacant buildings within the Grays Road estate; houses are set well back from the street – containing sizeable front and rear gardens – with the backs of plots separated by interstitial areas of open space.

**3.33 Built form, scale and massing** – The vacant houses within the Grays Road estate comprise two-storey semi-detached and terraced buildings with hipped and gabled roofs. The longer terraces are relatively simple in form, whilst smaller runs of 3-4 houses have some massing variety with the inclusion of front gables and projecting front window bays. Chimney stacks are also a feature. The former cinema building comprises a double-height rectangular form with a pitched roof as well as additional 1-2 storey elements at the side, front and rear.

**3.34 Architectural style, materials and details** – The Grey's Road estate houses are faced in white render and red brick, with grey slate roofs. The former cinema building is constructed from similar materials, and features brick buttresses and pilasters, a carved wooden eaves cornice and Diocletian window in the tympanum. The additional elements of the building have a plain, functional appearance with flat roofs.

**3.35 Landscape elements** – The area has few notable landscape elements beyond some trees present to the south and west, including a retained mature tree to the north of the former cinema building. Much of the area comprises rough or unmaintained ground across its extent.

**3.36** The TCA has some historic value as part of the former RAF Uxbridge base and includes a listed and locally listed building. Aside from these two assets, however, much of the evidence of the area's prior use has been lost as various sections have been cleared and/or redeveloped. Most of the TCA is publicly inaccessible and enclosed by hoarding which, along with the major roads to the west creates an unattractive interface with the wider Town Centre (see TCA2). The Grays Road estate is in a state of disrepair and detracts. Overall, TCA1 has a Very Low value. The former cinema building and the Ceremonial Gates are positive townscape receptors and have medium value.



Photo 10: View northeast along St. Andrew's Road towards entrance to Grays Road estate



Photo 11: Southern frontage of the former cinema building



Photo 12: Grays Road estate



# TCA2: Uxbridge Town Centre

**3.37 Historic evolution** – The town centre of Uxbridge originated along High Street, with development spreading outwards from this key route to the northeast and southwest throughout the late 19th and early 20th century. Historic buildings of note include Uxbridge Underground Station (Grade II), The Market House (Grade II\*) and two listed churches, St Andrew's and St. Margaret's (Grade II and Grade II\* respectively). The TCA also incorporates the Old Uxbridge/ Windsor Street Conservation Area.

**3.38 Land use and activity** – The area includes a combination of civic, retail, office, commercial and leisure uses. It is a focus for activity during the day and into the evening with people accessing shops, employment and other services as well as travelling to the station. The main shopping area is located along High Street and includes The Chimes and The Pavilions Shopping Centres. St Margaret's Church is located at the junction of High Street and Windsor Street opposite the station. Hillingdon Civic Centre is located to the south of High Street, whilst St Andrew's Church and St Andrew's C of E Primary School are situated to the south of Hillingdon Road. Commercial buildings are mainly concentrated to the west of the area along Vine Street and Cricket Field Road with others located at the periphery of the retail area to the north. The area also includes several large multi-storey car parks serving both the civic and shopping centres.

**3.39 Street and movement patterns** – There are a variety of scales and types of routes through the area with a stark contrast between the peripheral main roads, dual carriageways and the historic streets and pedestrianised areas. The area is bounded by Chippendale Way/York Road to the northeast and Park Road to the east. Hillingdon Road/Oxford Road are major routes passing along the southern and western edges of the area. High Street, Vine Street and Windsor Street form the historic arterial routes through the centre of the area, the former partially pedestrianised. There are also internal malls within the shopping centres. Uxbridge Underground Station is located towards the centre of the area.

**3.40 Urban grain, building/plot layout and relationships** – The urban grain is varied, being relatively tight-knit particularly along the historic routes through the centre of the area – which contains smaller, irregularly shaped blocks housing small, narrow plots – with larger blocks at the periphery where the Town Centre has been redeveloped or expanded. Building footprints generally fill the blocks with small areas of rear/ courtyard car parking or back-of-house areas present.

**3.41 Built form, scale and massing** – Buildings of 3-5 storeys are situated towards the centre along High Street, forming terraces with pitched, mansard and dormer roofs. Many of the newer buildings towards the area's extents – such as The Chimes Shopping Centre and The Charter Building – are of much larger scales and have blockier, rectangular forms with stepping and flat roofs. They have some intervisibility throughout the area as a result and are generally oriented towards main roads at the edges of the TCA. The Town Centre has several tall buildings of up to approximately 11 storeys in height – generally comprised of rectangular and L-shaped blocks – many of which are situated above The Pavilions Shopping Centre to the south-west. The tallest is Harman House located to the north of the TCA. The shopping centre buildings feature centralised glazed extrusions indicating the main thoroughfares below. Uxbridge Underground Station possesses a distinctive curved frontage at its entrance.

**3.42 Architectural style, details and materials** – The area has a variety of architectural styles reflecting the varied building ages and uses throughout. Those along the High Street are generally constructed from red/buff brick or dark timber in the Tudor style. Many feature several elements of detailing including quoins, decorative brick lintels and parapets. The Market House features a colonnaded frontage at ground level with a centralised rounded window and bell-cupola, whilst Uxbridge Underground Station is Art Deco in style with long horizontal window bays, brick reliefs and sculptural elements above the entrance. Newer buildings towards the edges of the TCA utilise curtain wall glazing, cladding panels and light-coloured stone. These have limited detailing and are expressed instead through their form with a number of setbacks and extrusions.

**3.43 Landscape elements and public realm** – There are few notable landscape elements within the town centre given its tight-knit distribution of building plots and large-scale contemporary buildings. There are some interstitial areas of adjacent landscaping/planting, such as those around the Civic Centre which front Hillingdon Road along with an expansive paved square fronting High Street. Street trees are also present along the latter, as well as widened areas of pedestrianised space fronting the station and shopping centre entrances. The public realm within the shopping centres is a semi-private space and only accessible when the shops are open.

3.44 The Uxbridge Town Centre TCA is robust and well-established with a variety of retail, office and civic uses reflecting its Metropolitan town centre status. The varied ages of development results in a dynamic townscape area. Though permeability and connectivity are limited by the large-scale plots and busy roads at the edges of the TCA, the partially pedestrianised High Street has good legibility along its extent with a tight-knit urban grain that provides visual separation from the former. There are limited open areas/areas of green space in which to dwell, though street planting along High Street and within the Civic Centre square provide some visual amenity. Key buildings such as the station have a distinct architectural character. Overall, TCA2 has a Medium to High townscape value.



Photo 13: View northwest along High Street (The Chimes Shopping Centre seen to the right)



Photo 14: View northwest along High Street (Market House seen to the left, taller contemporary buildings visible behind)



Photo 15: Entrance to Uxbridge Underground Station



# TCA3: Montague Road Plotland

**3.45 Historic evolution** – Parts of the area were developed during the 19th century, with the majority emerging during the 20th century – partially occupying what were previously the grounds of Montague House. A characteristic of this typology is that it has evolved gradually with new houses added and properties extended over time.

**3.46 Land use and activity** – The area is relatively quiet and predominantly residential in use with associated facilities including an early years centre to the south and a public house and convenience store located along Park Road to the east.

**3.47 Street and movement patterns** – The area is bounded by Chippendale Way to the south-west, Park Road to the east and the Underground line to the north. Montague Road forms an historic linear route through the centre of the area. The area is generally permeable including a footpath north of the early years centre, although there are cul-de-sac arrangements to the south.

**3.48 Urban grain, building/plot layout and relationships** – The plotland typology is characterised by perimeter blocks of small to medium sized plots fronting streets. Urban blocks are irregularly shaped in response to surrounding constraints such as roads and the Underground line and are of varied sizes. The largest block includes a cul-de-sac and parking area which fragments its otherwise predominantly perimeter arrangement.

**3.49 Built form, scale and massing** – There are a combination of detached and semi-detached properties, with an isolated terraced run fronting Park Road. Buildings are generally two storeys with some roof dormers and side extensions present. Semi-detached houses are mostly simple rectangular forms with hipped roofs, some with bays (both single and two storey). Older properties have some variety in their form with a combination of pitched roof forms oriented parallel to the street as well as hipped roofs.

**3.50 Architectural style, details and materials** – The architectural style, detail and materials of buildings varies depending on their age. There is a combination of red/buff brick and white render, along with slate and red/grey roof tiles. Many semi-detached properties feature projecting squared, chamfered and curved two-storey bays, some with vertical tile cladding, render or roughcast on the frontages between the ground and first floor windows. Chimneys are centralised along the party wall. This house type also features attached garages, recessed porches and painted concrete lintels. Older 19th century properties have additional details including quoins and curved brick heads in addition to stone window surrounds. Expressed timber frames are present in isolated instances.

**3.51 Landscape elements** – Properties feature generously-sized rear gardens occupying the centres of urban blocks, whilst front gardens are generally smaller. There is a lack of planting and trees on the street side with these being mostly confined to the rear gardens. A tree belt along the northern edge serves as a buffer between the wider TCA and the Underground line. There are no dedicated green or amenity spaces.

**3.52** The area has a varied though cohesive residential character and a largely well-defined and permeable arrangement of perimeter blocks. The range of house types reflects the historic evolution of the area and provides some variety along street frontages. The spacing of the detached and semi-detached properties generally allows for gaps between buildings and intervisibility with gardens at the centre of the urban blocks, whilst the terraces along Park Road present a continuous frontage to the street. Architectural details and materials vary across house types, with older properties in the northern part of the area providing increased visual interest – with less coherence within the townscape to the south. Overall, the area has a Medium value.



Photo 17: View west along Grove Road from Park Road



Photo 18: Semi-detached properties seen along Park Road



Photo 19: Terraced properties seen along Park Road



# TCA4: Apartments and emerging apartment-led development

**3.53 Historic evolution** – This area/ residential typology has been established relatively recently following the closure and redevelopment of the former RAF Uxbridge base.

**3.54 Land use and activity** – The area is residential in use, although parts are still under construction with associated temporary construction activity present within an otherwise relatively quiet area. The retained Mons building to the south-west of the TCA is intended to be converted to residential use.

**3.55 Street and movement patterns** – Churchill Road and Hornchurch Road form the main routes which run north-south through the area, connected via Modin Place and the historic east-west route of St. Andrew's Road which follows the line of the original estate road to Hillingdon House. Pedestrian access largely follows these routes, with spaces between the residential buildings being mostly gated, private areas for residents' use. There is some connectivity between buildings to the east to Dowding Park.

**3.56 Urban grain, building/plot layout and relationships** – The urban grain is defined by the arrangement of the apartment building plots, which themselves have been shaped by the surrounding road network within small urban blocks. The buildings have a mix of linear, L-shaped and rectangular footprints of medium scale that define the street frontages and enclose private amenity spaces between. The easternmost block has a linear rectangular layout and is less defined along the eastern edge where it fronts onto Dowding Park, with a series of standalone plots providing permeability between.

**3.57 Built form, scale and massing** – The generally urban typology consists of medium-rise development ranging from 3-8 storeys, with buildings increasing in height towards the Town Centre from southeast to northwest. The area features a combination of 3-4 storey rectangular apartment blocks (The Dice); linear stepped buildings with chamfered ends in response to the block structure (5-7 storeys), and larger L-shaped buildings (5-8 storeys) which possess greater variety and scale in their use of stepping. Roofs are generally flat with setback upper levels and expressed circulation cores in places.

**3.58 Architecture, details and materials** – Buildings have a contemporary architectural aesthetic, utilising a palette of buff, grey and red brick tones. Taller buildings are articulated through vertical projecting bays and balconies with vertical brick relief motifs at the corners and setback upper levels clad in complementary beige-coloured vertical steel panels which are also used on building cores and entrances. The apartment buildings to the east use grey-toned brick slips set within a grid-like arrangement which frames vertical full-height windows. The corners and upper levels are setback, revealing the frame which encloses the balcony spaces.

**3.59 Landscape elements** – The street environment around the buildings is well planted with trees and includes high quality paving and surfacing. The spaces between the apartment buildings are a mixture of public and private amenity space with grassed areas and informal play. Two of the urban blocks feature landscaped podiums which respond to the topography of the area and include resident parking beneath. The spaces between The Dice buildings to the east connect directly to Dowding Park via a series of footpaths.

3.60 The completed parts of the TCA have a cohesive, contemporary residential character. The arrangement of urban blocks and plots facilitates good legibility and connectivity through the streets and spaces between, with good access and views towards Dowding Park to the east. The architecture, urban design and public realm are all of good quality and have been well-maintained, with clearly delineated separation between public and private areas. The westernmost urban block is currently under construction but when completed will contribute further to the area's character with a similar architectural style. At present, the area has a Medium value with potential for the completed area to be of High value.



Photo 20: View southeast along Churchill Road



Photo 21: View south along Hornchurch Road towards The Dice development



Photo 22: Private residents' garden



# TCA5: Garden City-Style Estates

**3.61 Historic evolution** – An area to the west of Hillingdon Road dating from the first half of the 20th century that was developed as a residential estate on land formerly used as a nursery.

**3.62 Land use and activity** – A relatively quiet residential area.

**3.63 Street and movement patterns** – Hillingdon Road forms the eastern edge of the area as does Whitehall Road to the west. Manor Way is a cul-de-sac laid out in a semi-formal arrangement around a central recreation ground, and Orchard Way has a T-shaped arrangement with several crescents along its extent.

**3.64 Urban grain, building/plot layout and relationships** – Urban blocks are of varied shape and generally medium sized. Most are perimeter blocks with development setback from the street edge to varying degrees, with the centres of blocks accommodating gardens. The blocks are arranged in a symmetrical layout following the route of Manor Way and Orchard Way. Buildings within have a generally consistent alignment except where they are set back further to define and enclose open spaces. There is a generally fine grain of narrow plots with many of the houses having long rear gardens.

**3.65 Built form, scale and massing** – Buildings are one and two storeys. House types comprise semi-detached and short terraced runs. Buildings have generally square plans with predominantly hipped roof forms, projecting front gables and some dormer roofs present within bungalows.

**3.66 Architecture, details and materials** – The buildings feature mainly render or roughcast render on their frontages with red tiled roofs. Detailing is limited and includes white-framed casement windows and tall rendered chimney stacks.

**3.67 Landscape elements** – This typology is characterised by small areas of shared green and open space integrated within the layout. There is a larger area of open space – Manor Way Recreation Ground – at its centre which features playing fields and a playground. Houses have generously sized front and rear gardens, the former characterised by brick walls, gates and hedges along their edges – although some of these have been eroded by the introduction of increased parking. Development arranged in crescent layouts is setback behind small, grassed verges containing mature trees.

3.68 This typology has a coherent layout and generally plain but consistent architectural appearance. The inclusion of landscape features allows for greater connectivity through the area and contributes to visual amenity. Overall, the TCA has a Medium value.



Photo 23: View west along Manor Way



Photo 24: View southwest along Manor Way



Photo 25: Manor Way Recreation Ground



# TCA6: Contemporary Urban Village

**3.69 Historic evolution** – The area has been recently redeveloped following the closure of the RAF Uxbridge base as part of the wider St Andrew's Park scheme.

**3.70 Land use and activity** – The area is almost entirely residential with areas of associated public realm.

**3.71 Street and movement patterns** – Churchill Road bisects the area from north to south, connecting to a series of secondary routes which form a grid-like layout of streets within the northern section of the area – with several cul-de-sacs to the south and east accessed via Valley Road and Dawe's Close.

**3.72 Urban grain, building/plot layout and relationships** – Urban blocks are generally medium sized. Those to the north have a mostly rectangular arrangement with development located at the perimeter and setback from the street edge to varying degrees to facilitate areas of parking as well as pavements/wide grassed verges along Churchill Road. Plots are small, long and narrow – with larger plots to the west housing apartment buildings. Blocks to the south have a more irregular layout – which allows for increased variation of plot distribution, with many set back from the road edge to a greater extent – and there is also increased separation between the plots resulting in a looser urban grain – though the arrangements of individual cul-de-sacs are still relatively tight-knit.

**3.73 Built form, scale and massing** – The area features a combination of detached, semi-detached and terraced townhouses of 2-3 storeys, along with apartment buildings of 3-4 storeys. A crescent arrangement of 4 storey townhouses is present to the northeast of the area fronting Dowding Park. The detached/semi-detached houses have linear forms with pitched roofs and separated garages. The townhouses feature steeper pitched roofs with front or side gables and dormers in places. Apartment buildings have rectangular forms with flat roofs and some articulation through stepping in plan, projecting corners and setback upper levels.

**3.74 Architecture, details and materials** – Red/brown brick is a primary material throughout the area, along with instances of white render and timber weatherboarding. Many buildings are also characterised by the use of dark grey window frames, dark grey metal or timber projecting porch enclosures and double height glazing bays, as well as black steel Juliet/projecting balconies. Dark grey cladding is also used on the setback levels of apartment buildings and the crescent townhouses.

**3.75 Landscape elements** – Front gardens are limited with space instead given over to parking, and rear gardens are relatively small. Churchill Road features a wide verge containing a grassed area and swales along its western edge. Many of the quieter secondary streets and cul-de-sacs feature shared surface paving. Several interstitial public spaces are located throughout the area, containing grassed areas and playgrounds, with a larger paved square to the north of the TCA featuring formal planting, seating and mature trees. A walking route (Nicolson Walk), grassed buffer space and established tree belt lines the eastern perimeter and connects to Dowding Park.

**3.76** This urban typology has a contemporary residential character with some variety in the arrangement, form and detailing of buildings – though the generally consistent material palette maintains a level of cohesion throughout the development. High-quality landscaped streets and spaces allows for greater connectivity through the area and contribute to visual amenity. Overall, the TCA has a High value.



Photo 26: View south along Churchill Road



Photo 27: Detached/semi-detached properties as viewed from Nicolson Walk



Photo 28: Paved square to the north of the area



## Visual baseline

### Zone of Theoretical Visibility

3.77 The Zone of Theoretical Visibility (ZTV) is the area within which views of the proposed development could be obtained. This has informed the extent of the Study Area defined within this TVA.

3.78 The ZTV plots were created using ESRI GIS software (version 10.8.2). The modelling was based on the following datasets:

- LiDAR Composite Digital Surface Model (DSM), 1m spatial resolution, temporal coverage: 2021; Environment Agency, 2023; and
- OS Open Map Local; Ordnance Survey, 2023.

3.79 The ZTV plot (Figure 5) identifies the areas where there is a potential line of sight between the scheme and the viewer in pink, assuming a viewer height of 1.6m (the median of average male and female heights). It is based on the ground terrain plus built features and vegetation.

3.80 The ZTV is based on a Digital Surface Model (DSM) with full surface screening produced from the last return LiDAR signal, which is usually flown during winter months – meaning that it shows the lowest potential level of screening from vegetation cover. It is important to bear in mind that actual visibility can be overrepresented in the ZTV; for example, the plot may show visibility through vegetation cover where a theoretical line of sight is present, but where in reality the cover is so dense that it would be difficult to discern a building through the branches. Additionally, given that construction works within surrounding development sites have continued to progress since the most up-to-date LiDAR data was obtained, it is likely that actual visibility will be reduced further as a result.

3.81 Fieldwork indicated that the main areas of visibility would predominantly be localised including:

1. Along the Hillingdon Road frontage and approaching the Site along Hillingdon Road from the south and west,
2. From the local road network surrounding the Site including St Andrew's Road, Burton Road and Modin Place,
3. Approaching the site along High Street travelling southeast with views from the junction with Windsor Street and adjacent to Hillingdon Civic Centre; and
4. Approaching the site along Park Road from the north and Chippendale Way from the northwest.

3.82 There are generally good levels of screening provided by a combination of buildings and trees within the wider surroundings, with glimpsed views over medium to long ranges generally limited to roads aligned with the Site and from some areas of open space within the wider area. The key areas include from:

1. An area of higher ground around Hillingdon House on the east side of Dowding Park; and
2. The western edge of Rockingham Recreation Ground to the southwest of the Town Centre.

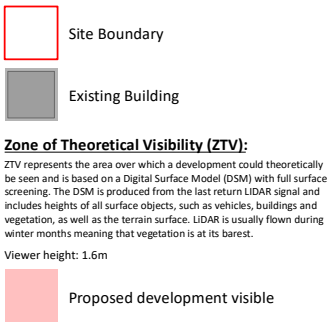


Figure 5: ZTV (National LiDAR Programme, 2021; Ordnance Survey mapping)



Visual receptors

- 3.83 Visual receptors are people within the surrounding area whose views or visual amenity could be affected by development proposals. The extent to which people perceive changes to views or visual amenity as being detrimental is largely dependent on their expectation and activity. Visual receptors that are more susceptible to changes to views include:
- 1. Users of public open spaces, whose focus is on amenity,
  - 2. Visitors to tourist attractions; and
  - 3. Users of pedestrian routes, whose focus is on amenity.
- 3.84 Other receptors who as a result of their context or activity tend to be less susceptible to visual change include:
- 1. Motorists, their passengers and people using public transport whose views are transient and generally not focussed on visual amenity (unless using a tourist route); and
  - 2. People at work or engaged in other activities such as shopping or active recreation.
- 3.85 Desk study and fieldwork has been undertaken to establish the visual receptors within the wider area that are influenced by the proposed development.
- 3.86 Visual receptors relevant to the study include:
- 1. Pedestrians, cyclists and motorists using the local road network; and
  - 2. People within open spaces in the surrounding area including Dowding Park and Rockingham Recreation Ground.

Key representative views

- 3.87 This analysis has considered a selection of publicly accessible views obtained from the surrounding area that are representative of the experience of different types of visual receptor. The views have been chosen to reflect the typical views over a range of distances and some of the main receptors of changes to views and visual amenity.
- 3.88 The location of the representative views has been agreed with LBH officers. Additional views (9-10) have been provided from Burton Road, Hillingdon Road (south of Civic Centre), Chippendale Way and Hornchurch Road as requested (in the case of the latter, the view location has been taken from the site of the proposed TCW ‘Southern Green Link’ to account for hoarding present along Churchill Road at the time baseline photography was captured).
- 3.89 These representative view locations are:
- 1. Hillingdon House,
  - 2. Junction of Modin Place/Hornchurch Road,
  - 3. Junction of Hillingdon Road/Burton Road,
  - 4. High Street/Hillingdon Road roundabout,
  - 5. Civic Centre, High Street,
  - 6. Junction of High Street/Vine Street,
  - 7. Park Road,
  - 8. Rockingham Recreation Ground,
  - 9. Burton Road,
  - 10. Hillingdon Road (south of Civic Centre),
  - 11. Chippendale Way; and
  - 12. Churchill Road/TCW ‘Southern Green Link’.
- 3.90 These are shown on Figure 6 and the photographs from these locations and associated details are provided in Section 5.0.
- 3.91 Baseline photography was undertaken in November 2023 in clear weather conditions with good visibility.



Figure 6: Townscape character areas plan (Google Earth, 2020-2022)



# 4.0 The Proposed Development

4.1 The key features of the proposed development that are relevant to the TVA are summarised below. Extracts from the design information provided as part of the hybrid application along with illustrative views are included on the following pages.

4.2 The hybrid application seeks planning consent for the following:

In outline:

4.3 A residential scheme containing up to 356 dwellings within three new building blocks or zones, referred to as Building Zones A, B and C (BZA/BZB/BZC respectively throughout this assessment). The Building Heights Parameter Plan submitted as part of the application confirms that the tallest element (34.5m above ground level/10 storeys) is proposed to be situated within BZB, forming a 'gateway building' with an octagonal footprint adjacent to the retained locally listed Ceremonial Gates which mark this key entrance point to the Site. BZA and BZC include a single storey podium housing parking and other ancillary uses below a podium garden with the residential blocks arranged in a perimeter layout ranging in height from 12.4m-31.3m above ground level (c.3-9 storeys including the podium level). The proposed stepping in height results in a general reduction in height from north-south across each of the building zones. Commercial uses are proposed at ground level within BZB and BZC (as per Building Uses – Ground Floor Parameter Plan), both along the Park Road/Hillingdon Road frontages and fronting public space within the Site. The illustrative plans BZA envisage duplex units along the Park Road and Northern Access Road frontages. Each building zone includes concierge/residential entrance lobbies in prominent locations at the corners of the blocks.

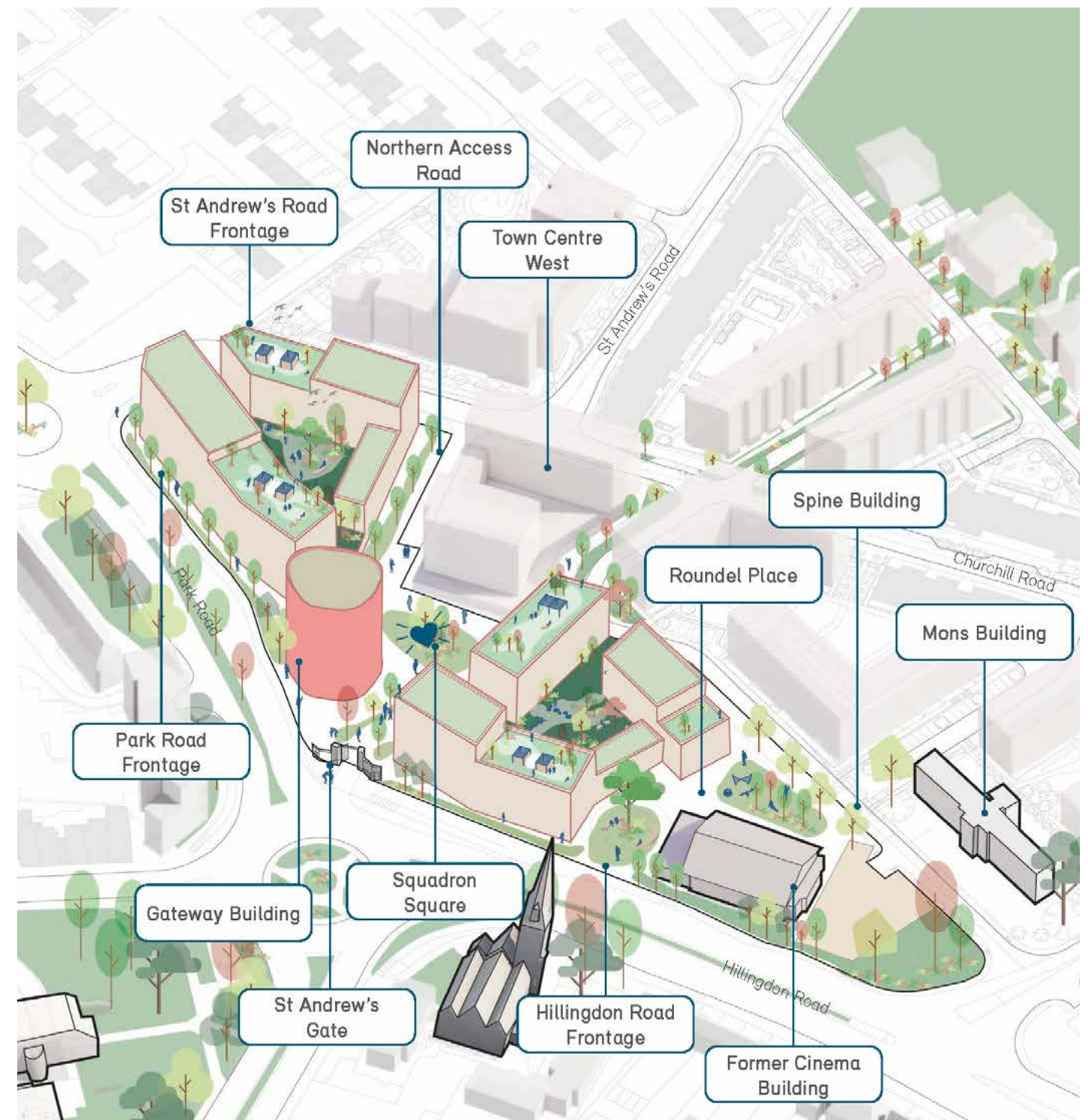
4.4 The Design Code submitted with the outline element of the hybrid application confirms that the buildings would be constructed predominantly from masonry and brick, in a range of red/brown brick tones. Coloured concrete is proposed to define a two-storey base to the gateway building, and tonally match the brickwork. Recessed and projecting balconies are proposed, the latter within specified areas as shown by the permitted projection zones on the Building Zones Parameter Plan. No projection zones are permitted on the

western frontages facing Park Road/Hillingdon Road, in part to ensure visibility of St. Andrew's Church is retained. The balconies would have a combination of brick and metal balustrades, with the metalwork matching the colour of the brickwork. Balconies would be stacked across the building elevations, along with glazing elements comprising a series of repeating window types. The commercial frontages at ground level would incorporate larger openings defined by clear structural lines. Detail elements such as inset brick/glazing panels, corduroy brickwork, brick banding at each storey level, parapet detailing and feature panels at commercial entrances are also proposed.

4.5 The Landscape and Public Realm Parameter Plan indicates several landscape features proposed as part of the outline application. These include a new Public Square (Squadron Square) within the centre of the development between BZB and BZC – which connects to the key entrance point via the Ceremonial Gates – as well as Roundel Place, an area of public realm to the north and east of the former cinema building that is proposed to contain a pocket park. Both feature low-level planting and trees along with seating, play elements and public art. Areas of public realm are also proposed along the Park Road, Hillingdon Road, Spine Road, Northern Access Road and St. Andrew's Road frontages, incorporating new pavements, low-level planting and new trees.

4.6 A public right of way from the retained Ceremonial Gates to St Andrew's Road is shown on the Access and Movement Parameter Plan, together with another pedestrian connection to Park Road and to the northern end of the Spine Road. Further pedestrian routes are shown from Hillingdon Road and from Squadron Square to the Spine Road.

4.7 Rooftop plant is proposed within BZA (not on the Park Road frontage). The positioning of plant would minimise visibility from street level. It would not extend more than 1.5m above the maximum AOD heights set out in the parameter plans and would be set back at least 1.5m from the building façade/ parapet. The Design Code confirms that it would be designed to complement the building architecture. Although the plant is not represented on the visualisations, consideration has been given to the potential visual effects.



Illustrative Masterplan (PTE)



In full:

- 4.8 A change of use of the former cinema building to reinstate a gym within the Main Hall, as well as the change of use of the former squash courts at the northern end of the building to a café. The proposed external alterations to the building are limited, mainly relating to refurbishment works to restore its original appearance and replacement of doors and windows (with the new fenestration matching the existing). Signage for the gym and café is proposed on the south-east and north-west facades of the building respectively; this would be sensitively designed to complement the scale and architectural character of the listed building.
- 4.9 The former cinema building application also incorporates detailed landscaping proposals. Associated car parking is proposed to the south of the building, accessed via the Spine Road. Along the northwestern frontage, an external seating area serving the café is proposed, defined by black metal railings. Grey stone paving is proposed around the perimeter of the building. The remainder of this section of the Site would comprise new trees, low-level planting and lawn, forming in part a new landscaped frontage along Hillingdon Road to the west. Existing trees in this section of the Site are to be retained, apart from the two that are noted in the tree survey as having died and would be replaced with new tree planting.
- 4.10 Further details on the proposed design are included in the Design Code, Design and Access Statement and application drawings.

## Cumulative schemes

- 4.11 The 'Land east of Mons Block' scheme (ref. 585/APP/2022/665) (referred to throughout as 'LEoMB') was approved in February 2023 and is yet to commence construction. It has therefore been assessed as a cumulative scheme. The location of the scheme relative to the Site is shown in Figure 7.



View along the Spine Road from Burton Road - the former cinema building and associated detailed landscaping works are visible to the left. Outline element massing parameters presented as wireline blocks at centre.



Figure 7: Location of cumulative scheme (identified in pink) (VU City, 2024)



# 5.0 Townscape and visual appraisal

## Effect on townscape character

5.1 The townscape effects have been considered at both a Site-wide and character area level.

### Townscape character of the Site

5.2 The Site itself has a Low to Medium value. Given its largely cleared condition balanced against the presence of retained historic elements of the former RAF Uxbridge site as well as adjacent emerging development, it has Low to Medium susceptibility to change and Medium sensitivity overall.

5.3 There would be a notable change to the Site as a result of the proposed development, with the introduction of new buildings stepping from one up to 10 storeys along with a series of public spaces and public realm enhancement on land that is largely vacant and inaccessible in its current form. The former cinema building would be retained and brought back into active use through refurbishment and use for a café and gym. There would be a High degree of change to the townscape character of the Site.

5.4 The proposed development would revitalise the existing former cinema building and regenerate a currently vacant Site with a mix of retail, commercial, residential and leisure uses that are appropriate for the town centre location and which would reflect the existing and emerging character of the wider St. Andrew's Park and introduce activity and vitality to the area.

5.5 The outline element of the scheme would introduce a series of buildings that would define existing roads with new mixed uses, new publicly accessible spaces and pedestrian links that would increase permeability through the Site and improve connections between the surrounding St Andrew's Park area and the town centre west of Park Road. The retention and integration of the Ceremonial Gates, the view through to the Civic Centre Clock Tower and former cinema, would reinforce the sense of place and identity.

5.6 The distinctive form of BZB would mark a key entrance to the Site via the retained Ceremonial Gates, reflecting their original use as a formal entrance to the RAF Uxbridge site. The varied height parameters proposed within BZA and BZC would break down the massing of these blocks –

accentuated through changes in brick tone across the buildings - with built form generally stepping down southwards. This would create a successful transition to the lower former cinema building and a cohesive arrangement of buildings that would respect the positive townscape features of the Site. A two-storey base defined through corduroy brick detailing within BZA and BZC and coloured concrete within BZB would further break down and add variety to the building elevations emphasising the commercial frontages and residential entrances at ground level. The proposed built form and scale of the blocks defined by the parameter plans ties in well with the emerging townscape character of the context and is suitable for its town centre location.

5.7 The refurbishment works to the former cinema and associated improvements to the public realm with new tree planting, retention of the existing large Horse Chestnut tree - a feature of the site - would enhance an historic feature, bringing the building into active use and improving its appearance as well as enhancing its immediate context.

5.8 New frontages along Park Road and Hillingdon Road would be set back to provide a buffer between the development and these primary routes and maintain the view along Park Road to St Andrew's Church.

5.9 As set out in the Design Code, street trees and planting are envisaged to provide a green interface to Park Road/ Hillingdon Road, softening and enhancing the pedestrian experience along this edge of the Site. In addition, an active frontage is envisaged with building entrances and commercial units introducing natural surveillance of this frontage as well as Squadron Square and other streets and spaces within the development. The Ceremonial Gates would be an integrated part of the landscaping proposals forming part of the route through to Squadron Square.

5.10 The proposed development would be of high-quality architectural and urban design with good quality public realm including hard and soft landscaping as indicated through the parameters, Design Code and full application drawings for the former cinema building.

5.11 Overall, there would be a **Major Beneficial** effect on the townscape character of the Site itself.

## Effect on TCA1: Former RAF Uxbridge Regeneration Area

5.12 TCA1 has a Very Low value overall, with extensive clearance, vacant and run down properties and no active uses across its extent. While there are listed and locally listed buildings within the site, these are proposed to be retained and integrated within the application scheme. It has Low susceptibility to change and Low sensitivity.

5.13 The proposed development would introduce new buildings up to 10 storeys in height, mixed residential, retail commercial and leisure uses and public realm (as detailed above) to a significant part of the TCA. The remaining sections of the TCA including the Grays Road estate would remain unchanged. There would be a High degree of change to the townscape character of TCA1.

5.14 The proposed development would regenerate a substantial portion of the TCA, bringing it back into positive use compatible with its town centre location and its position between TCA's 2 and 4. The proposed buildings and the routes and spaces they define would increase permeability and wayfinding across its extent providing convenient and well-defined connections linking St Andrew's Park to the town centre west of Park Road/ Hillingdon Road. The scheme retains positive townscape receptors including the mature trees in the vicinity of the former cinema. There would be enhancement of the former cinema and the gates would be refurbished and positively integrated into the development proposal helping to reinforce a positive sense of place and identity. The scale and form of the outline elements of the scheme responds sympathetically to the retained positive townscape receptors within TCA1. The scale and built form also ties successfully with the emerging character of apartment developments to the east (Town Centre West or 'TCW'). The existing interface of TCA1 with Park Road and Hillingdon Road is of poor quality and the proposed development would introduce new buildings and public realm that would lead to better definition of the street and an improved perception of safety with active commercial frontages and natural surveillance. The base of these elevations would be accentuated through large, glazed openings emphasising the commercial uses as well as a two-storey base incorporating detailing and material variety including the use of coloured

concrete, which would be tonally similar to the brickwork above. Street trees and planting would also provide a green interface that would enhance the appearance of the frontage as well as providing shade and increased biodiversity with SUDs located to the south of the former cinema building.

5.15 Overall, there would be a **Moderate Beneficial** effect on the townscape character of TCA1.

## Effect on TCA2: Uxbridge Town Centre

5.16 TCA2 has a Medium to High value, being a dynamic, robust and well-established townscape area with varied ages of development and good legibility along primary routes. It is separate from the Site but adjoins its western edge. Two local landmarks – Hillingdon Civic Centre and St Andrew's Church - are located on this edge although historic townscapes that have been designated as conservation areas are well separated from the Site. TCA2 has Medium susceptibility to change arising from the proposed development. Due to the separation from areas of higher value townscape the TCA is considered to have Medium sensitivity overall.

5.17 There would be no direct effects on TCA2, with changes relating to views of the wider context, at its south-eastern end. The proposed development would be predominantly visible from areas towards the eastern edge of the TCA including along Hillingdon Road and Park Road, with short to medium distance views of the tops of buildings obtained along Chippendale Way, High Street and Hillingdon Road (west). Views would generally comprise the western frontages of the Building Zones, with built form seen above existing foreground development in medium views. The former cinema building would be visible in close-range views. There would be a Low degree of change to the character of the TCA arising from the introduction of taller built form along Park Road and Hillingdon Road.

5.18 In medium range views the scheme would contribute to a varied and layered townscape. The scale and form of the proposed development would be compatible with the varied scale and form of the town centre and would not distract from views of local landmarks. In closer views, the proposed development would introduce additional built form at the end of or along streets, resulting in increased



- sense of enclosure that would be compatible with the town centre context and breadth of Park Road. In these instances, the Design Code would ensure high-quality architectural design of the frontages and appropriate materials. The frontages would comprise a mix of retail/commercial and residential uses with a clear base and active frontages defined by increased use of detailing/changes in materiality and large, glazed openings. They would be articulated by recessed and projecting balconies as well as subtle shifts in the angle of the building line and changes in brick tone breaking up the longer facades. Landscaping, including street trees, along the Park Road and Hillingdon Road frontages would provide softening, whilst active frontages at ground level within BZB and BZC along with the café/gym within the former cinema building would provide an extension of the commercial uses in the Uxbridge Town Centre TCA, further encouraging connectivity and movement through to the Site. These primary roads would continue to separate the proposed development from St. Andrew’s Church, allowing the latter to retain its prominence in views from this TCA.
- 5.19 The gateway building within BZB would increase legibility of the key entrance via the Ceremonial Gates which, along with the former cinema building, would remain visible and in the case of the latter have an improved appearance through refurbishment works and removal of existing hoarding.
- 5.20 As indicated through the Design Code and application drawings for the former cinema building, the proposed development would be of high-quality design.
- 5.21 Overall, there would be a range of **Minor Beneficial** effects on the townscape character of TCA2 towards the eastern edge of the TCA where the proposed development would be visible. There would be no adverse effects on positive aspects of the townscape.

**Effect on TCA3: Montague Road Plotland**

- 5.22 TCA3 has a Medium value as a result of its cohesive residential character and well-defined, permeable arrangement of perimeter blocks. There would be no changes to the physical fabric of the area with changes coming from views of the proposed development in the wider context. That context includes a variety of large building forms on the north-east side of the Town Centre. It has Low susceptibility and Low sensitivity.
- 5.23 The proposed development would be visible from very limited areas of the TCA, most notably to the south where the northwestern corner of BZA would be prominent. This would screen the majority of the remaining Building Zones further south. There would be a Low degree of change to the character of the TCA.
- 5.24 Due to the scale of streets and layout of plots, views throughout the majority of the wider TCA would be limited, with the proposed development seen through gaps between buildings or glimpsed above roofscapes. In closer views, the proposed development would appear more prominent, fronting the major route of Park Road at the junction with Chippendale Way. Where visible, it would form a characteristic backdrop to the area with improved urban definition of Park Road.
- 5.25 As confirmed by the Design Code, the new buildings would be well-designed, creating visual interest along with well-designed public realm. Street trees along this frontage would provide greenery and softening and enhance views from the edge of the TCA.
- 5.26 Overall, there would be a range of **Minor Beneficial** effects on the townscape character of TCA3.

**Effect on TCA4: Apartments and emerging apartment-led developments**

- 5.27 TCA4 currently has a Medium value, with a cohesive contemporary residential character with good legibility and connectivity throughout. The Mons building is a retained historic structure on the east side of the Spine Road. The effects of the proposed development will relate to views out of the area and the interface along the Spine Road and eastern side of the Site. It has Medium susceptibility to change and Medium sensitivity.

- 5.28 The proposed development would be seen from the eastern section of the area – as the TCW site with glimpsed views of each Building Zone to various extents through spaces and along streets including Churchill Road and Modin Place. The former cinema building would be visible from the southern part of the TCA along Churchill Road and from Burton Road (in part). There would be intervisibility across much of the public realm of the TCA and a Medium degree of change.
- 5.29 The proposed development would include residential as well as retail and commercial uses. The height parameter indicates that the development will follow a perimeter block approach with stepping linear buildings containing residential units. A mix of projecting and inset balconies are also envisaged. Where seen, the proposed development would appear of similar scale, massing and architectural character to existing and emerging development within the TCA. It would be seen as an extension of and reinforce the emerging character of high-quality residential development within St. Andrew’s Park.
- 5.30 The scale of development would be similar to that already present within the TCA, with slightly taller built form marking the key entrance to the Site and Town Centre. Existing sight lines would be maintained, with the Building Zones positioned so as to retain existing visual connections through to the Town Centre and landmark buildings including St. Andrew’s Church and Hillingdon Civic Centre from the TCA. The new pedestrian routes created through the area would improve permeability and the design code indicates that these would have active frontages with natural surveillance from adjacent uses. Squadron Square would provide an attractive space on the edge of the area.
- 5.31 More direct connections would be established following the completion of the TCW scheme, with greater visibility of new areas of public realm within the Site. The former cinema building’s improved condition and pocket park within Roundel Place would create a more attractive and active interface along the Spine Road and enhance the context of the Mons building.
- 5.32 Overall, there would be a **Moderate Beneficial** effect on the townscape character of TCA4.

**Effect on TCA5: Garden City-Style Estates**

- 5.33 TCA5 has a Medium value, with a coherent layout and notable landscape features which facilitate good connectivity and visual amenity throughout its extent notwithstanding the modest architectural quality. There would be no changes to the physical fabric of the area with changes coming from views of the proposed development in the wider context. It has Low susceptibility to change and Low sensitivity.
- 5.34 The tops of the three Building Zones would be glimpsed to various extents throughout the TCA, including from Manor Way Recreation Ground, along Manor Way and at the eastern edge along Hillingdon Road, where the former cinema building would also be visible. Trees would provide partial and/or substantial screening from some areas, with potential for some localised oblique views along other streets through gaps between buildings. There would be a Low degree of change to the wider context of the TCA which would be most noticeable along its eastern edge along Hillingdon Road where the proposed development would be visible to a greater extent.
- 5.35 Where visible at the periphery of the area, the proposed development would generally appear to step down to the south, whilst the gateway building would mark the roundabout along Hillingdon Road, aiding with wayfinding and legibility towards the Town Centre. In closer views along Hillingdon Road itself, the former cinema building would increase visual amenity through its refurbished appearance, with removal of existing hoarding and planting of new trees along the road providing visual softening and a more aesthetically pleasing frontage. The prominence of St. Andrew’s Church at the eastern edge of the TCA would be maintained, with good visual separation between it and the Site.
- 5.36 The Design Code confirms that the buildings would be of high-quality, with stepping at the upper levels and a range of red brick tones breaking down the massing.
- 5.37 Overall, there would be a range of **Minor Beneficial** effects on the townscape character of TCA5 mainly at the eastern edge of the TCA where the proposed development would be more readily visible.



Effect on TCA6: Contemporary Urban Village

- 5.39

TCA6 has a High value due to its high-quality contemporary residential character and landscaped streets/spaces. There would be no changes to the physical fabric of the area with changes coming from views of the proposed development in the wider context. It has a Low susceptibility to change and Low sensitivity.
- 5.40

The tops of the three Building Zones would be visible to various extents, predominantly from Hillingdon Road and Burton Road and streets and spaces to the west of Churchill Road. There would be a Low degree of change across the TCA.
- 5.41

The proposed development would generally step down towards the TCA and be seen beyond the refurbished former cinema. It would be consistent with the emerging character of the context with a layered townscape of similar scale and form to existing apartment buildings within the area.
- 5.42

The refurbishment and reuse of the former cinema building and its associated would enhance the appearance of the wider townscape, particularly where seen along Burton Road. The pocket park within Roundel Place to the east of the former cinema building would be seen as an extension of the small areas of public realm and green connections throughout the TCA, enhancing wayfinding and connectivity further north towards the Town Centre.
- 5.43

The Design Code would ensure that the proposed development would have a similar high-quality architectural and material character that is compatible with the character of the area, with a range of similar red brick tones.
- 5.44

Overall, there would be a range of **Minor Beneficial** effects on the townscape character of TCA6.

Cumulative townscape effects

- 5.45

The LEO MB scheme is situated within TCA4. It would be of a similar architectural character to both the proposed development and existing/ emerging schemes within the area, replacing a currently vacant and inaccessible area of land. As a result, in conjunction with the proposed development there would be a cumulative Medium degree of change on TCA4 and a Moderate Beneficial townscape effect, mostly contributed by the LEO MB scheme.
- 5.46

The cumulative development would be glimpsed from limited areas within TCA1, with screening provided by the proposed development along with the Mons building and TCW scheme. Where visible, it would appear in keeping with the scale of new development introduced within this character area, following the general stepping in height established by the Building Zones. The LEO MB scheme would be glimpsed from limited areas of TCA5 and TCA6, generally from the eastern and northern edges respectively. From TCA6, it would
- 5.47

The LEO MB scheme would not be perceptible from TCA2 and TCA3 due to distance and screening from intervening buildings including those within the proposed development, the TCW scheme and the Mons building. As a result, there would be no cumulative townscape effects within these areas.
- screen sections of the proposed development in limited close-range views. The Mons building would continue to provide good visual separation between the former cinema building and the site of the LEO MB scheme. Overall, the cumulative development would be a characteristic addition to the area and a minor addition to views from each of these TCAs. The degree of change and townscape effects would remain consistent with those assessed above.
- Table 5.1: Summary of townscape effects
- | Character Area   | Value          | Susceptibility to Change | Overall Sensitivity | Degree of Change | Effect on Townscape character | Cumulative Degree of Change | Cumulative Townscape Effect |
|--|----------------|--------------------------|---------------------|------------------|-------------------------------|-----------------------------|-----------------------------|
| Site   | Low to Medium  | Low to Medium            | Medium              | High             | Major Beneficial              | -                           | -                           |
| TCA1: Former RAF Uxbridge Regeneration Area              | Very Low       | Low                      | Low                 | High             | Moderate Beneficial           | Medium                      | Moderate Beneficial         |
| TCA2: Uxbridge Town Centre                               | Medium to High | Medium                   | Medium              | Low              | Minor Beneficial              | N/A                         | N/A                         |
| TCA3: Montague Road Plotland                             | Medium         | Low                      | Low                 | Low              | Minor Beneficial              | N/A                         | N/A                         |
| TCA4: Apartments and emerging apartment-led developments | Medium         | Medium                   | Medium              | Medium           | Moderate Beneficial           | Medium                      | Moderate Beneficial         |
| TCA5: Garden City-Style Estates                          | Medium         | Low                      | Low                 | Low              | Minor Beneficial              | Low                         | Minor Beneficial            |
| TCA6: Contemporary Urban Village                         | High           | Low                      | Low                 | Low              | Minor Beneficial              | Low                         | Minor Beneficial            |
- St. Andrew’s Gate, Town Centre Extension, Uxbridge (‘the TCE site’) | Townscape and Visual Appraisal | June 2024
- 24



# Visual effects

- 5.48

The visual appraisal has been undertaken with reference to 12 representative views. It gives an overview of the likely range of visual effects and receptors affected.
- 5.49

The nature of the visual effects has been assessed by considering:

1.

The capacity of the receptors (or people) to accept changes to views dependant on their activity and perception and the values attributed to that view; and

2.

The predicted degree (or magnitude) of change to the view (its scale, extent and permanence).
- 5.50

The nature of the change has been assessed as being beneficial, neutral or adverse having regard to the visual characteristics of the townscape and the change arising from the application proposals.
- 5.51

The appraisal of visual effects is set out on the following pages. Further details of the methodology are provided in Appendix 1.
- 5.52

In assessing the effects, regard has been had to the variation in screening at different times of year. Photographs from early April 2023 have been reviewed where available (views 1-9). These are contained in Appendix 4.
- 5.53

The assessment has been made on the basis of the application drawings, visualisations and the detailed principles in the Design Code. Judgements on the degree of change to the view have been made on the basis of the maximum parameters for the outline element of the proposal.
- 5.54

Additional illustrative views of the proposed development are shown to the right. They illustrate the intent of the Design Code and one way in which the scheme could come forward.



# View 1: Hillingdon House

## Role of site in view / baseline description

### Visibility of site

The Site is not currently visible in summer or winter conditions.

### Key elements in view

The foreground contains a lawn with trees lining a car park beyond. To the right, Hillingdon House is partially visible behind the edge of a mature tree and frames the view to Dowding Park. A belt of established mature trees marks the River. There are glimpses of development within St. Andrew’s Park – including the tops of The Dice, The Triangle and TCW schemes, along with a view of the St. Andrew’s Church spire. The cranes visible on the skyline have been subsequently removed.

Increased filtered views of the apartments within St Andrew’s Park and rising grassland beyond the River are seen in winter.

## Sensitivity

### Receptors

Motorists/those in vehicles, cyclists and pedestrians travelling along Wren Avenue (including users of/visitors to Dowding Park and Hillingdon House).

### Value of view

High – Identified as a long-distance/panoramic view by Hillingdon Council during pre-application discussions. The abundance of trees within the view contributes to the setting and character of the parkland and enhances visual amenity overall – as does the listed Hillingdon House – balanced against the detracting nature of the car park. Glimpses of development within St. Andrew’s Park and the Church aid wayfinding and legibility of the Town Centre.

### Susceptibility

Motorists/those in vehicles and cyclists are focused on their journey with less focus on the visual amenity of the surrounding environment. Their susceptibility to change is Low.

Pedestrians (including users of/visitors to Dowding Park/Hillingdon House) have some focus and awareness of surrounding visual amenity. As a result, their susceptibility to change is Medium.

### Sensitivity

Motorists/those in vehicles and cyclists have Low sensitivity to change due to their focus on their journey.

Pedestrians (including users/visitors of Dowding Park) have High susceptibility to change when considered in the context of the positive features of the view and their potential focus on it.

## Nature of change

The outline element would be largely screened by existing buildings in St Andrew’s Park. The layers of trees within the view would provide screening during summer, apart from glimpses of the top of development within BZB through small gaps in the treeline. In winter there would be potential for very slightly increased filtered visibility of the tops of buildings through the trees, though this would be limited. Overall, there would be a Very Low degree of change to the view during summer and winter.

## Visual effect

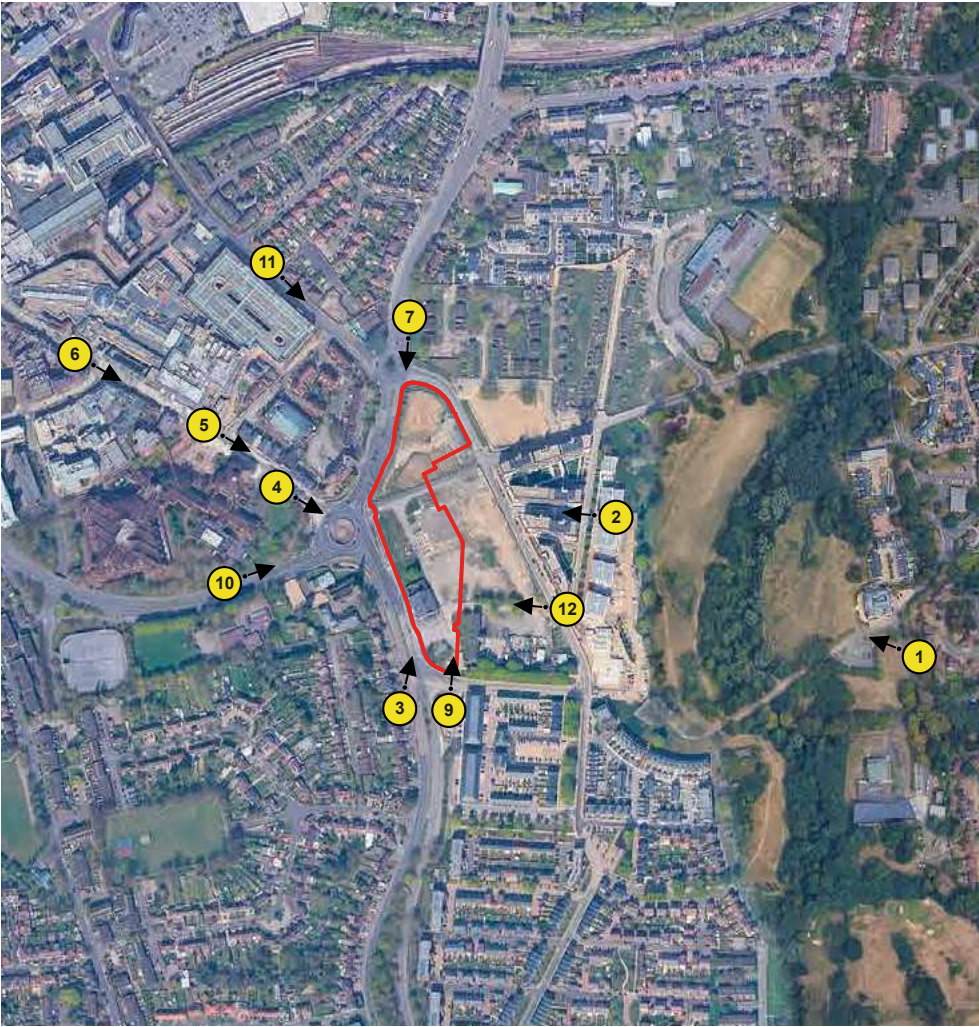
Where seen, the proposed development would form a small constituent part of distant views of emerging development – of similar massing and height – marking the St Andrew’s Park and the Town Centre. It would complement the form and massing of the existing apartment buildings within St Andrew’s Park. It would be separated from and not appear taller than the spire of St. Andrew’s Church, which would retain its relative prominence. The Design Code confirms that the buildings would be well-designed, utilising a combination of red brick tones which would have a recessive appearance amongst the foreground tree coverage.

There would be **Negligible** (motorists/cyclists) and **Minor Beneficial** (pedestrians) visual effects during summer and winter.

## Cumulative visual effects

The LEO MB scheme would be screened by foreground trees during summer. In winter, there would be the potential for limited filtered views of the top of the scheme through the trees, though it would not be prominent. As with the proposed development, it would be characteristic of the wider emerging urban character of St. Andrew’s Park in its scale and form.

There would be a cumulative Very Low degree of change and **Negligible** (motorists)/**Minor Beneficial** (pedestrians) cumulative visual effects.



Extract from Viewpoint Location Plan

Image details	
Visualisation type	AVR1-Type4
Camera (Sensor) Lens	Canon EOS 5DS (Full-frame) - 24mm
Date and Time	31/10/2023 / 10:27
Grid Co-ordinates	506550.89E , 183726.85N
Direction of View	NW
Distance to Site (m)	476.0
Horizontal Field of View	74°
Ground level (m)	44.97
Camera height (m)	1.65m
Enlargement	96% @ A1
Projection	Planar
Horizon	Central















# View 2: Modin Place

## Role of site in view / baseline description

### Visibility of site

The view looks across a narrow section of the Site at the far end of Modin Place, though it is largely imperceptible in its current condition.

### Key elements in view

A linear view along Modin Place framed by apartment buildings (The Triangle) on both sides, with partial visibility of several blocks under construction within the TCW development beyond. These frame a distant view of the clock tower of Hillingdon Civic Centre. The immediate street scene comprises shared surface paving along with street trees/amenity planting, parking and a low wall/metal railings delineating private terraces.

## Sensitivity

### Receptors

Motorists/those in vehicles, cyclists and pedestrians travelling along Hornchurch Road.

Pedestrians travelling along Hornchurch Road and Modin Place.

### Value of view

Medium – The view has local amenity value associated with the high-quality urban townscape of apartment buildings and a good quality public realm. The buildings under construction within the TCW development detract in their current state; however, this is temporary pending their completion. Though a distant element, the Civic Centre clock tower provides wayfinding towards the wider Town Centre.

### Susceptibility

Motorists/those in vehicles and cyclists are focused on their journey and oriented away from the view direction when travelling along Hornchurch Road. As a result, they have limited focus on surrounding visual amenity; their susceptibility is Low. (As Modin Place is a one-way street, those travelling along this route are facing in the opposite direction from the view and are therefore not considered relevant to this assessment).

Pedestrians travelling along Hornchurch Road and Modin Place have some focus and awareness of surrounding visual amenity. Their susceptibility is Medium.

### Sensitivity

Motorists/those in vehicles and cyclists have Low sensitivity to change due to their focus on their journey.

Pedestrians have Medium sensitivity.

## Nature of change

The southern edge of BZB would be visible through a gap between buildings within the TCW scheme. BZA and BZC would be screened by existing foreground development. There would be a Low degree of change to the view.

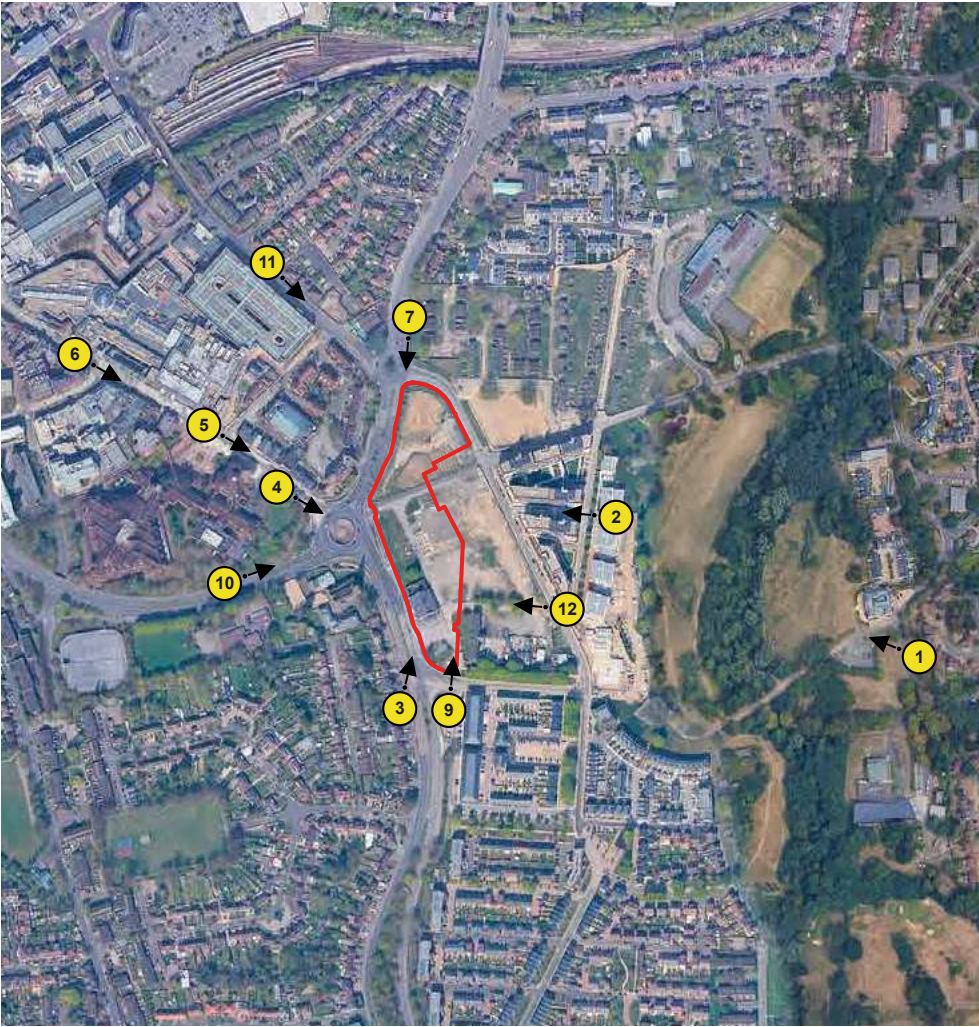
## Visual effect

The visible section of BZB would read as a continuation of the massing profile established by adjacent buildings within the TCW scheme. Though reduced in width, the visual gap at the far end of Modin Place would be maintained as would visibility of the Civic Centre clock tower. There would be glimpses of Squadron Square through the gap which would further activate this visual connection to the Town Centre, improving wayfinding and legibility. The Design Code confirms that the proposed development would be well-designed, utilising a combination of red brick tones, vertically aligned fenestration and projecting metal balconies which would tie in with the architectural character established by existing and emerging built form.

There would be **Minor Beneficial** visual effects on all receptors.

## Cumulative visual effects

No cumulative development would be visible within the view.



Extract from Viewpoint Location Plan

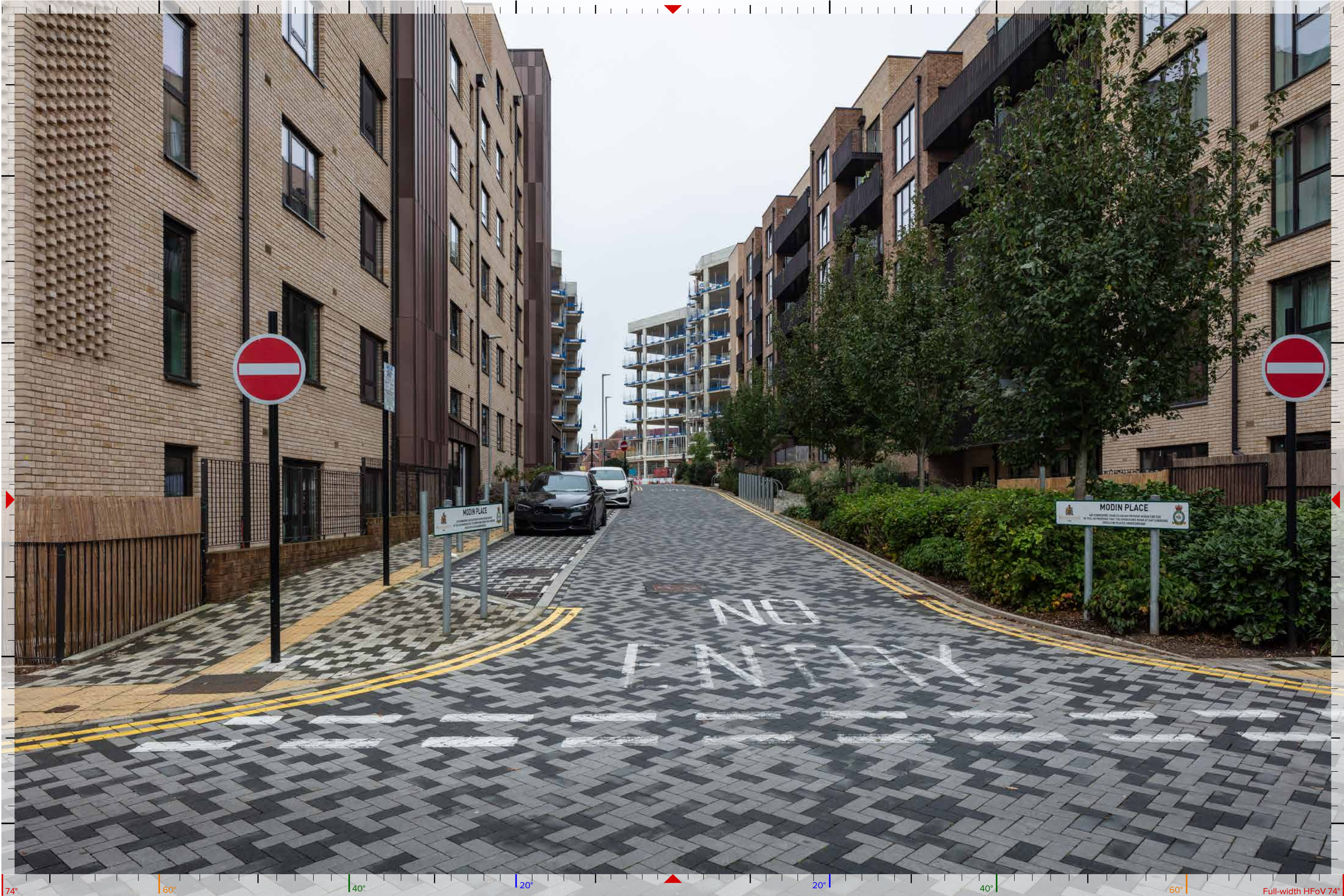


Image details	
Visualisation type	AVR1-Type4
Camera (Sensor) Lens	Canon EOS 5DS (Full-frame) - 24mm
Date and Time	31/10/2023 / 09:52
Grid Co-ordinates	506213.94E , 183859.23N
Direction of View	W
Distance to Site (m)	137.5
Horizontal Field of View	74°
Ground level (m)	43.35
Camera height (m)	1.65m
Enlargement	96% @ A1
Projection	Planar
Horizon	Lowered

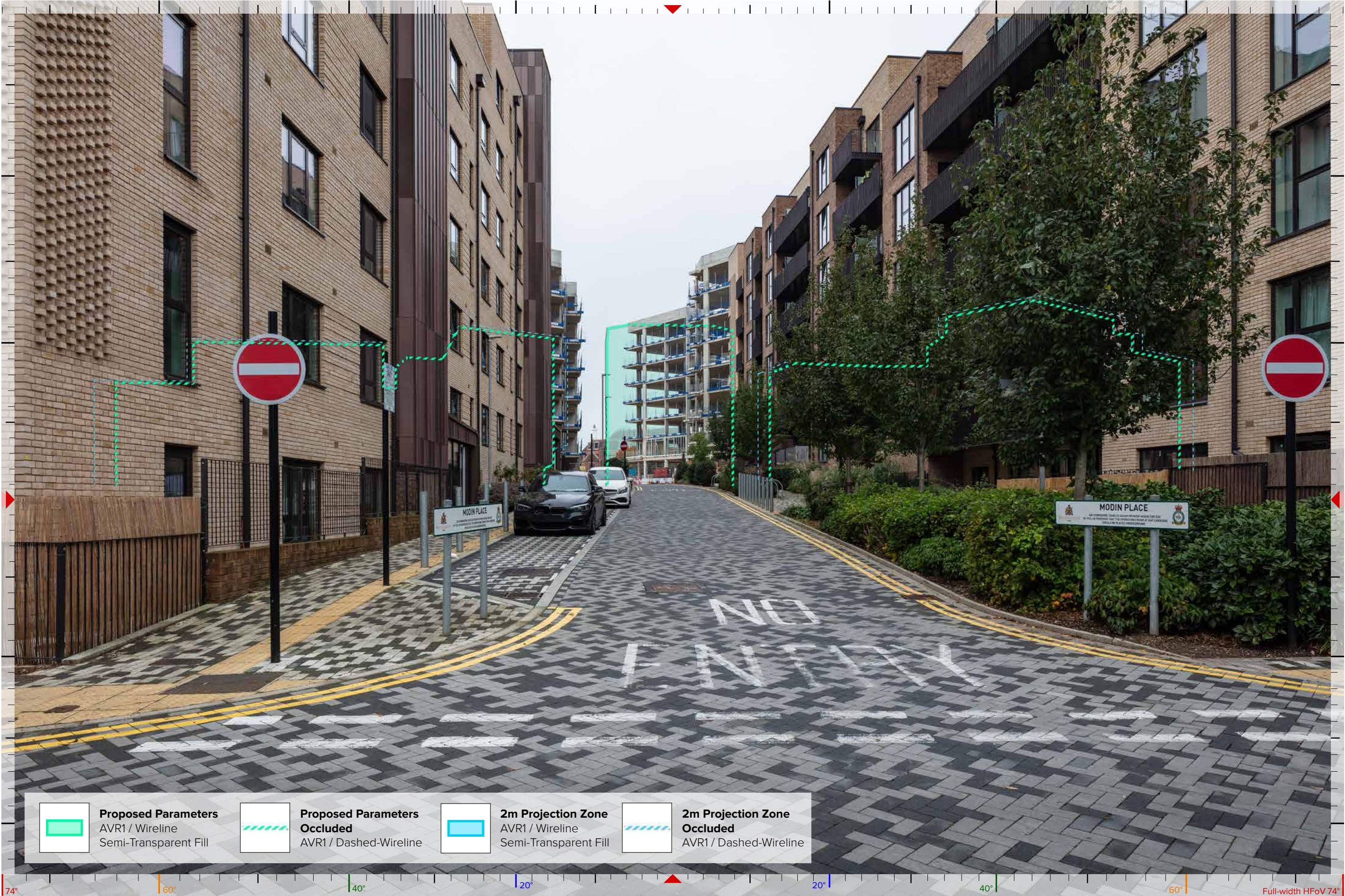


View 2: Existing

24mm | HFoV 74° | 96% @ A1 (scale this A3 page to fit A1)









# View 3: Hillingdon Road / Burton Road junction

## Role of site in view / baseline description

### Visibility of site

The western edge of the Site is visible as defined by hoarding along Hillingdon Road, with the former Cinema building seen behind.

### Key elements in view

The view looks along Hillingdon Road towards the roundabout junction with Park Road and High Street. It is a wide route with a pedestrian crossing visible in the foreground and a glimpse of the junction with Burton Road seen to the right. The former cinema building sits at the centre of the view, framed by several trees within the Site – which is otherwise largely obscured by hoarding along its edge. The crane and buildings under construction within the TCW development have since been removed. At the edges of the view to the left and right are St. Andrew’s Church/houses fronting Hillingdon Road and the Mons building respectively.

## Sensitivity

### Receptors

Motorists/those in vehicles, cyclists and pedestrians travelling north along Hillingdon Road.

### Value of view

Medium – The view has some limited visual interest associated with the former cinema building and church along with the locally listed Mons building, though the wide road and hoarding detract. Though limited in number, trees within the Site provide some visual softening/amenity. The church spire acts as a local landmark. The buildings under construction within the TCW development detract in their current state; however, this is temporary pending their completion.

### Susceptibility

Motorists/those in vehicles and cyclists are focused on their journey rather than on the visual amenity of the surrounding environment. Their susceptibility to change is Low.

Pedestrians have some focus and awareness of surrounding visual amenity. Their susceptibility to change is Medium.

### Sensitivity

Motorists/those in vehicles and cyclists have Low sensitivity to change due to their focus on their journey.

Pedestrians have Medium sensitivity.

## Nature of change

Parts of the southern and western frontages of BZC and, to a lesser extent, the tops of BZA and BZB would be visible behind and to the left of the former cinema building – which would have increased prominence following the removal of existing hoarding and be fronted by new trees along the western edge of the Site. There would be a High degree of change to the view.

## Visual effect

From this location and based on the proposed height and massing parameters of the outline element, the buildings would appear of similar scale to the TCW scheme. The stepping down in height towards the former cinema building would provide an appropriate transition in scale and result in a layered townscape. The stepping up to the taller gateway building within BZB would reinforce the legibility of the Town Centre, marking the adjacent roundabout and key entrance to the Site.

The proposed development would better define the frontage to Hillingdon Road. The increased sense of enclosure can be comfortably accommodated within the broad street and existing/emerging town centre context. There would be good visual separation between the proposed development and St. Andrew’s Church, which would retain its local landmark role. The permitted projection zones would result in a small increase in the extent of built form and would feature generally permeable/lightweight elements such as projecting balconies.

The enhancements to the former cinema building would improve its appearance, reinforcing its positive role as an historic listed building. Its retained features would be visually differentiated from the proposed development, with its setback position allowing the ornamental elements of the roofscape to retain their prominence on the skyline. The signage to the southeast frontage would be sensitively designed.

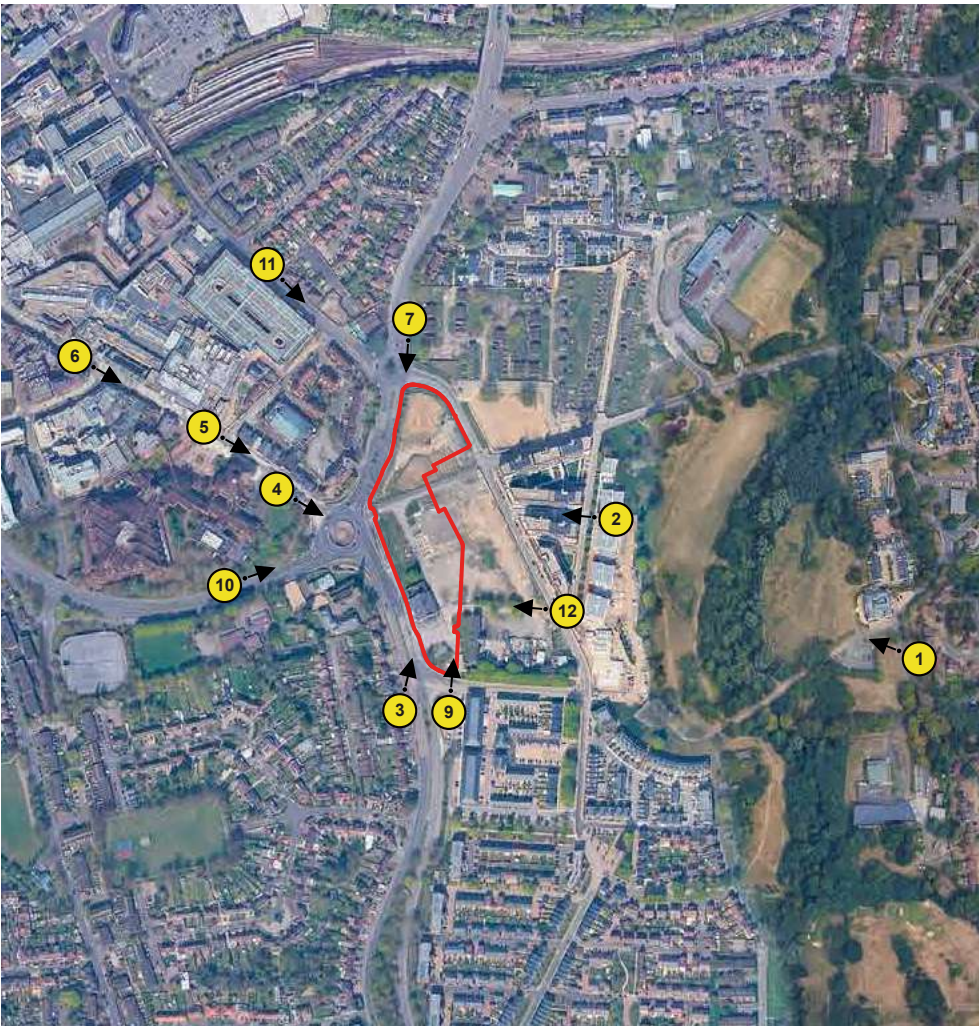
The removal of existing hoarding would activate the frontage along Hillingdon Road, increasing visual permeability into the Site at the lower levels, along with new commercial units defined by large, glazed openings. New trees would introduce visual softening along Hillingdon Road, whilst glimpses towards Roundel Place would aid with wayfinding particularly for pedestrians.

The Design Code confirms that the buildings would be well-designed, utilising a combination of red brick tones which would introduce variety across the elevations and tie in with the architectural character of the surrounding context.

There would be **Moderate Beneficial** (motorists/cyclists) and **Major Beneficial** (pedestrians) visual effects.

## Cumulative visual effects

No cumulative development would be visible within the view.



Extract from Viewpoint Location Plan

Image details	
Visualisation type	AVR1/3-Type4
Camera (Sensor) Lens	Canon EOS 5DS (Full-frame) - 24mm
Date and Time	31/10/2023 / 12:32
Grid Co-ordinates	506025.94E , 183665.54N
Direction of View	N
Distance to Site (m)	44.5
Horizontal Field of View	74°
Ground level (m)	44.62
Camera height (m)	1.65m
Enlargement	96% @ A1
Projection	Planar
Horizon	Central











# View 4: High Street / Hillingdon Road junction

## Role of site in view / baseline description

### Visibility of site

The western edge of the Site is visible as defined by hoarding along Hillingdon Road, with the former cinema building seen behind. The Ceremonial Gates are also glimpsed beyond the roundabout.

### Key elements in view

The view looks across the highway-dominated roundabout junction with Hillingdon Road and Park Road and is framed by 20th century commercial buildings along its northeastern edge. To the right is an area of open space with trees fronting the roundabout as well as a pedestrian ramp providing access to St. Andrew’s Underpass. Buildings under construction and a crane (since removed) within the TCW development are visible beyond the Site.

## Sensitivity

### Receptors

Motorists/those in vehicles, cyclists and pedestrians travelling along High Street.

### Value of view

Low – The foreground buildings along High Street are of varied architectural styles and provide limited visual amenity, which is also impacted by the busy roundabout. Some softening is provided by the trees and open space. The buildings under construction within the TCW development detract in their current state; however, this is temporary pending their completion. There is some limited amenity value associated with the listed cinema and locally listed Ceremonial Gates, although these play a limited role.

### Susceptibility

Motorists/those in vehicles and cyclists are focused on their journey with less focus on the visual amenity of the surrounding environment. Their susceptibility to change is Low.

Pedestrians have some focus and awareness of surrounding visual amenity. Their susceptibility to change is Medium.

### Sensitivity

Motorists/those in vehicles and cyclists have Low sensitivity. Pedestrians have Medium sensitivity due to having some focus and awareness of surrounding visual amenity.

## Nature of change

BZC would be prominent beyond the roundabout. BZB would be screened behind existing buildings along High Street with the exception of a very small section of the top which would not be discernible. The refurbished former cinema building would be visible albeit in its refurbished state, with slightly increased visibility of the lower levels through the removal of hoarding along the western edge of the Site. New trees along Hillingdon Road would be glimpsed behind street furniture and vehicles. Overall, there would be a High degree of change to the view.

## Visual effect

Based on the proposed Parameter Plans and Illustrative Layouts for the outline application, buildings within BZB would employ stepping in height and subtle shifts in the angle of the building line to respond to the height of the former cinema building and break down the built form along the western and northern elevations.

The proposed development would define the frontage to the roundabout and provide an appropriate sense of visual enclosure compatible with the urban Town Centre context. From this location, due to the separation provided by the roundabout, the proposed development would appear in keeping with the scale of buildings at the end of the High Street. The permitted projection zones would result in a small increase in the extent of built form and would feature generally permeable/lightweight elements such as balconies, breaking down the building profile and providing increased depth and articulation on the frontages where they are present.

The distinctive profile of the former cinema building would be maintained, with refurbishments to its façade giving it an enhanced appearance. The height parameters of BZC respond sympathetically to the former cinema building, and the retained tree would provide visual separation. The signage to the northwest frontage would be sensitively designed.

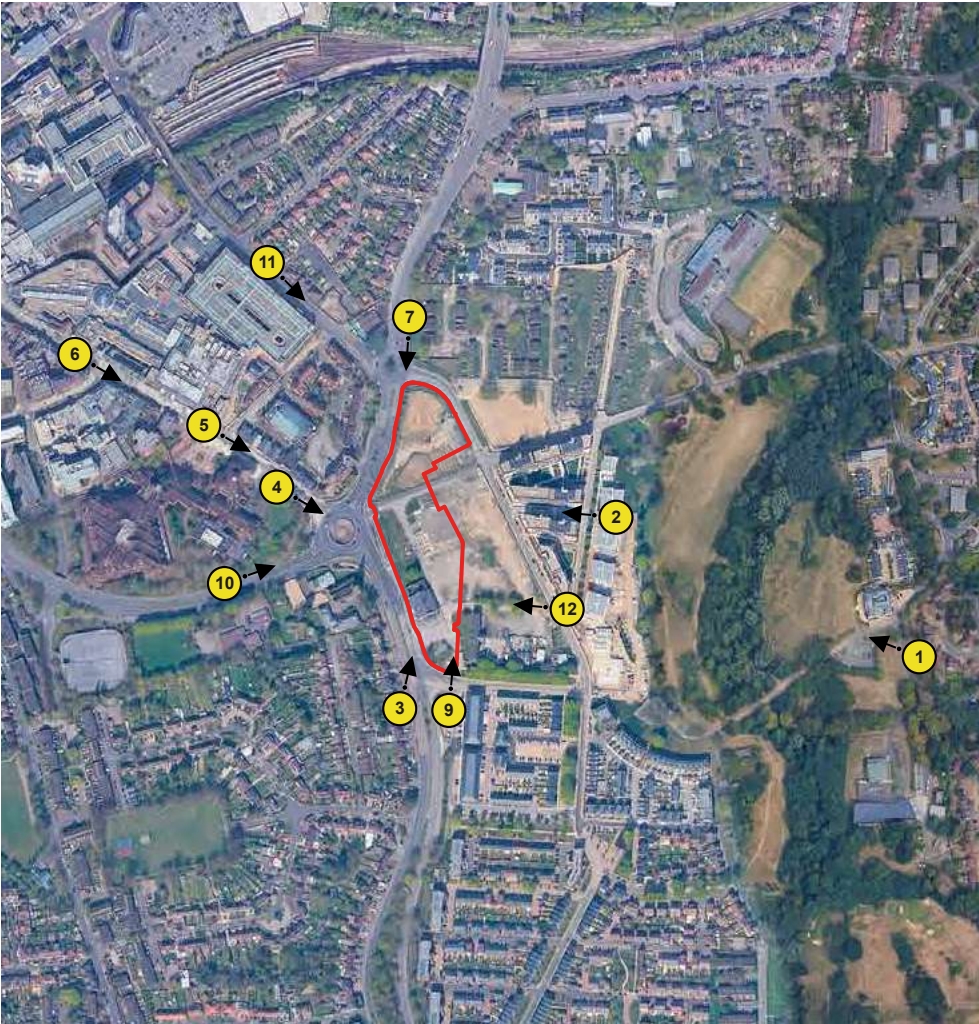
The proposed tree planting along Hillingdon Road would provide visual softening and mark the western edge of the Site as a new area of public realm. This would be enhanced by glimpses of active ground-level frontages within BZC and a new context for the Ceremonial Gates, which would be integrated with the new landscaping proposals and aid with wayfinding towards Squadron Square.

The Design Code confirms that the buildings in the outline element would be well-designed. They would be constructed predominantly from red brick, which would tie in with the architectural character established by existing and emerging built form. Active commercial frontages defined by large, glazed openings and landscaping would contribute to visual amenity and wayfinding. The buildings would be grounded through a differentiated two-storey base comprising corduroy brickwork which would introduce tactility and depth to the frontages. Vertically stacked balconies and fenestration would articulate and create a sense of rhythm across the facades.

Overall – having regard to the massing and scale of built form, commitment to high-quality design outlined in the Design Code and improvements to the former cinema building – there would be **Minor Beneficial** (motorists/cyclists) and **Moderate Beneficial** (pedestrians) visual effects, with potential for increased beneficial effects depending on the level of architectural design and material quality of a future detailed application for the outline element.

## Cumulative visual effects

The LEO MB scheme would be screened by the proposed development; as a result, there would be no cumulative visual effects in this view.



Extract from Viewpoint Location Plan

Image details	
Visualisation type	AVR1/3-Type4
Camera (Sensor) Lens	Canon EOS 5DS (Full-frame) - 24mm
Date and Time	31/10/2023 / 12:56
Grid Co-ordinates	505898.08E , 183878.43N
Direction of View	E
Distance to Site (m)	83.5
Horizontal Field of View	74°
Ground level (m)	43.79
Camera height (m)	1.65m
Enlargement	96% @ A1
Projection	Planar
Horizon	Central











# View 5: Civic Centre, High Street

## Role of site in view / baseline description

### Visibility of site

The view looks across a narrow section of the Site seen at the far end of High Street which includes a mature tree and the former cinema building.

### Key elements in view

A linear view along High Street framed by a terraced 3-storey parade on the left (with mostly retail uses at ground level) and Hillingdon Civic Centre to the right. The far end of the street is defined by mature trees along the south-western edge. The roundabout junction with Hillingdon Road/Park Road can be glimpsed in the distance, along with the north-western elevation of the former cinema building beyond – during winter, the top of the Mons building can be glimpsed to its left through adjacent tree coverage.

## Sensitivity

### Receptors

Motorists/those in vehicles, cyclists and pedestrians travelling south-east along High Street.

### Value of view

Medium – The view is situated at the edge of the Old Uxbridge/Windsor Street Conservation Area. The terraced parade has a bend in the frontage which draws the eye along the street but has no particular interest at ground level. This and the listed Civic Centre have a coherent material character comprising mostly red brick with brick detailing– giving the townscape a robust quality. The latter possesses a larger form and greater articulation through stepping and a varied roofscape. The mature trees continue the enclosure of the frontage. The street maintains a human scale with widened pavements reducing the presence of vehicles within the view. The silhouette of the former cinema building provides a recognisable landmark at the end of the street, aiding wayfinding.

### Susceptibility

Motorists/those in vehicles and cyclists are focused on their journey with less focus on the visual amenity of the surrounding environment. Their susceptibility to change is Low.

Pedestrians have some focus and awareness of surrounding visual amenity. Their susceptibility to change is Medium.

### Sensitivity

Motorists/those in vehicles and cyclists have Low sensitivity to change due to their focus on their journey.

Pedestrians have Medium sensitivity.

## Nature of change

The southern section of BZC would be visible at the end of High Street. It would screen a small part of the former cinema building, which would still remain a discernible element. BZA and BZB would be screened by foreground buildings. There would be limited glimpses of new tree planting along Hillingdon Road. There would be a Medium degree of change.

## Visual effect

Based on the proposed height parameters – and due to the setback nature of the Site relative to the view – buildings within BZC would appear of similar scale to those along High Street. The stepping down in height would enable a comfortable transition to the former cinema building. The buildings would repair the street frontage to Park Road, leading to a slight increase in the sense of enclosure which would continue that created by the parade. The scale and form would be compatible with the context.

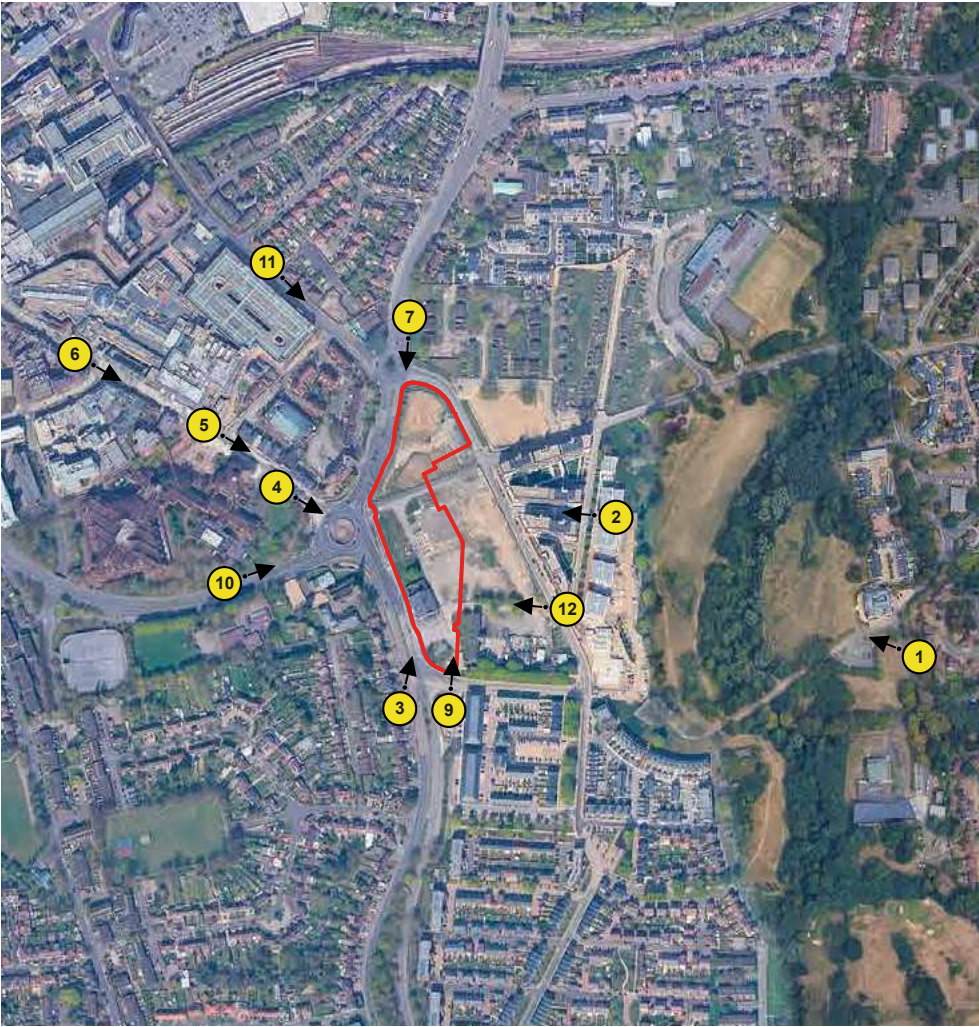
The permitted projection zones would result in a small increase in the extent of built form and would comprise generally permeable elements such as balconies, breaking down the building profile. The former cinema building’s role as a landmark, and the interest created by its roof form and gable within the view would be maintained and enhanced as a result of framing by built form within BZC which, along with trees to the east of the Civic Centre, would focus visibility on this element through an increased symmetry/ balance of elements within the view. The appearance of the former cinema building itself would be enhanced.

BZC would contain retail uses at ground level with residential above reflecting the general character of ground level uses. The elevations would be articulated by the windows to the residential units. As confirmed by the Design Code, the aspiration is for high quality development and the use of multiple red brick tones would tie into the material character of existing buildings including the Civic Centre.

Overall, there would be **Minor Beneficial** (motorists/cyclists) and **Moderate Beneficial** (pedestrians) visual effects.

## Cumulative visual effects

The LEO MB scheme would be screened by the proposed development; as a result, there would be no cumulative visual effects in this view.



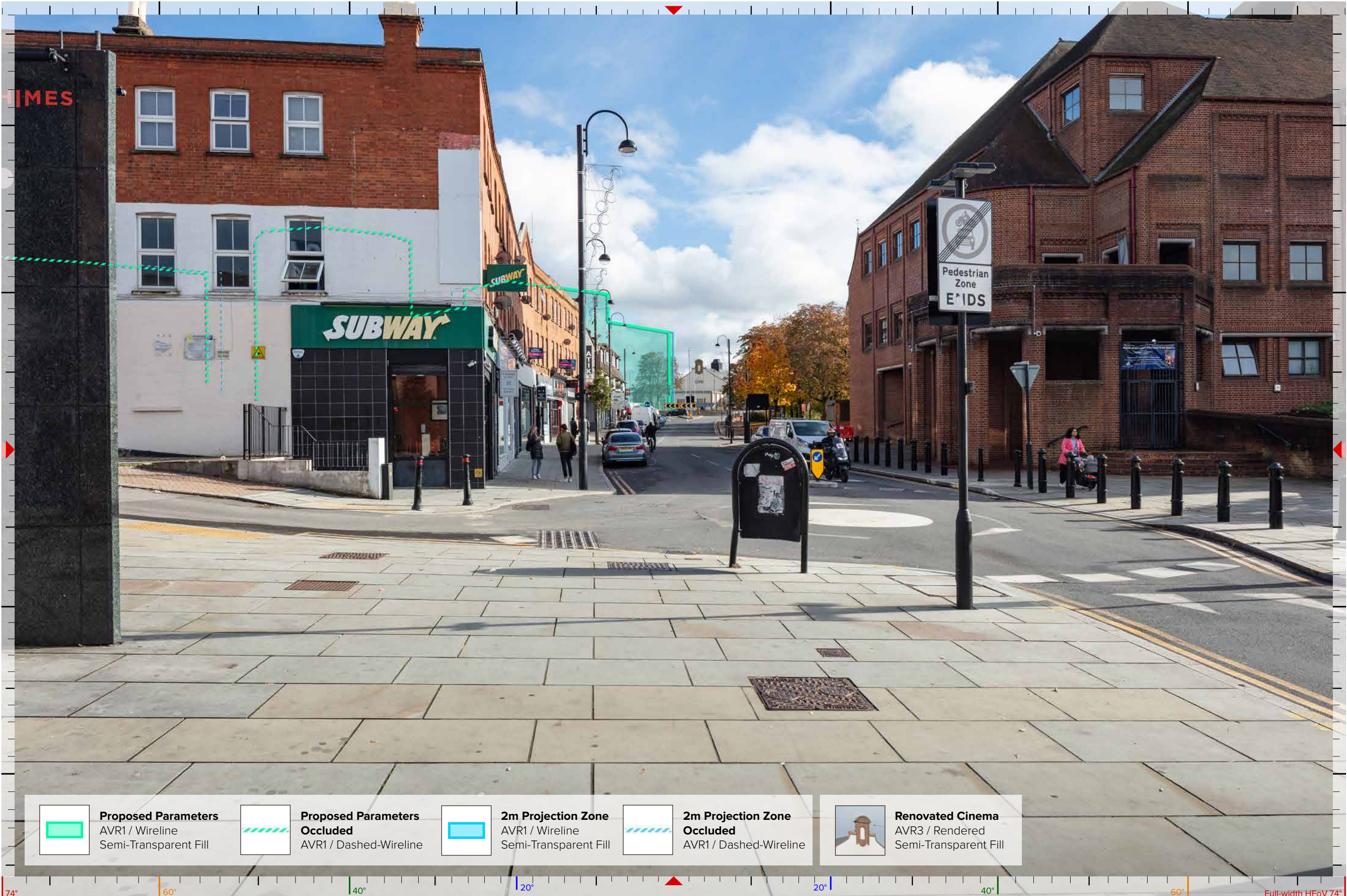
Extract from Viewpoint Location Plan

Image details	
Visualisation type	AVR1/3-Type4
Camera (Sensor) Lens	Canon EOS 5DS (Full-frame) - 24mm
Date and Time	31/10/2023 / 13:03
Grid Co-ordinates	505817.63E , 183948.82N
Direction of View	SE
Distance to Site (m)	177.5
Horizontal Field of View	74°
Ground level (m)	42.51
Camera height (m)	1.65m
Enlargement	96% @ A1
Projection	Planar
Horizon	Central











# View 6: High Street / Vine Street junction

## Role of site in view / baseline description

### Visibility of site

The Site is not currently visible.

### Key elements in view

A linear view along High Street framed by varied buildings on both sides with mostly retail uses at street level. The north-eastern edge of the road also features several mature trees within the foreground, partially screening some of the built form on this side including the taller form of The Chimes Shopping Centre. The view is terminated by a glimpsed view of terraces as High Street bends further southwest towards the roundabout junction with Hillingdon Road.

## Sensitivity

### Receptors

Motorists/those in vehicles, cyclists and pedestrians travelling south-east along High Street.

### Value of view

Medium – The view is situated within the Old Uxbridge/Windsor Street Conservation Area. The buildings within the view are of varied age and style, mostly in red or yellow stock brick but with general coherence in the use of vertically proportioned windows. Overall, they are of good quality and contribute to the character of the Town Centre. Those to the right of the view have more variation in their height, form and massing, whilst those on the opposite side of the road are generally taller – though this is made less perceptible by the presence of trees which provide screening and visual softening when in leaf.

### Susceptibility

Motorists/those in vehicles and cyclists are focused on their journey with less focus on the visual amenity of the surrounding environment. Their susceptibility to change is Low.

Pedestrians have some focus and awareness of surrounding visual amenity. Their susceptibility to change is Medium.

### Sensitivity

Motorists/those in vehicles and cyclists have Low sensitivity to change due to their focus on their journey.

Pedestrians have Medium sensitivity.

## Nature of change

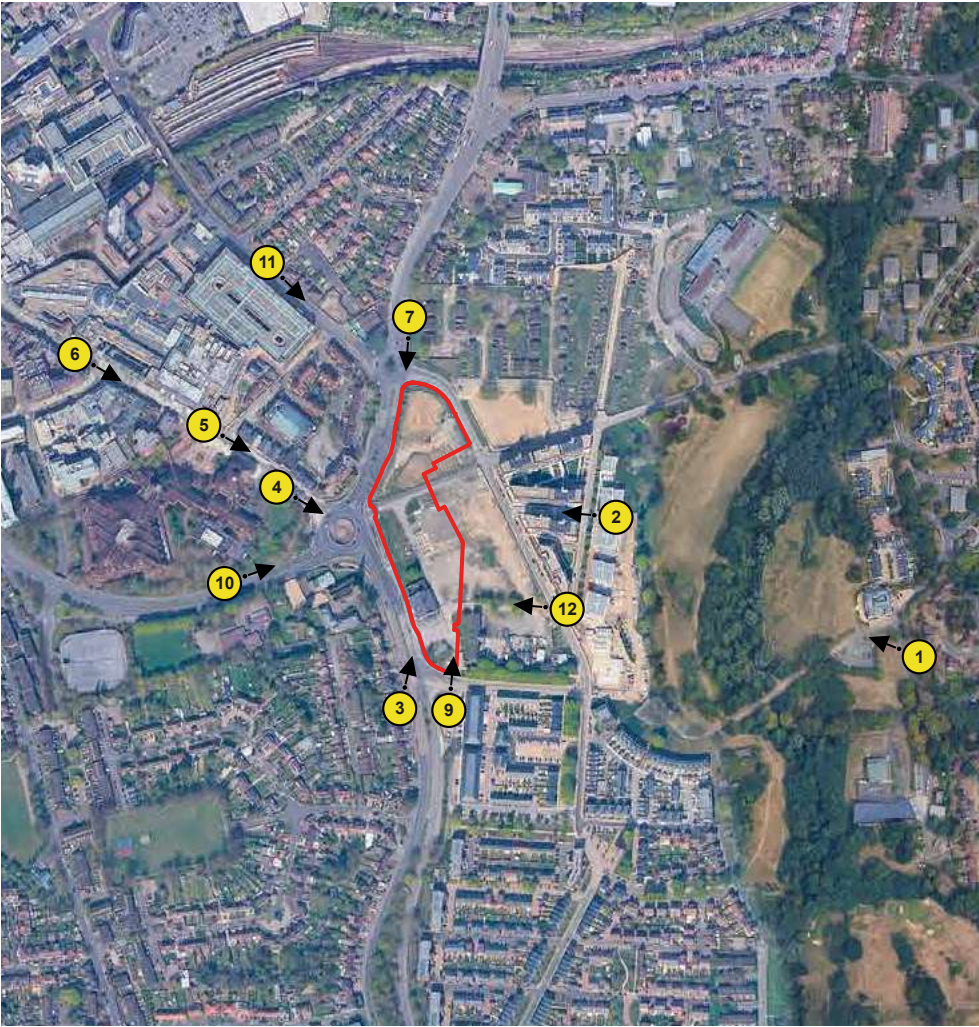
The top of BZC would be partially visible above buildings further along High Street. A section of the top of BZB would be largely screened by trees during summer and slightly visible via filtered views in winter. BZA and the former cinema building would be entirely screened by foreground buildings. Overall, there would be a Medium degree of change to the view during summer and winter.

## Visual effect

Based on the height parameter, buildings within BZC would appear as a secondary layer above the lower roofline of the varied building frontage at the south-eastern end of High Street. There would be an increased sense of enclosure and layering of the roofscape. The stepping within BZC would help to break down and articulate the massing, providing increased legibility through the Town Centre and aiding wayfinding towards St. Andrew's Park. The visible elements of the gateway building within BZB would also facilitate legibility to a lesser extent; this element would not appear out of place when glimpsed alongside the taller form of The Chimes Shopping Centre.

The Design Code confirms that the buildings would be well-designed, constructed predominantly from red brick which would tie in with the architectural character established by existing built form along the High Street. Recessed balconies would add depth and texture to the frontages whilst a grid-like arrangement of façade elements would give the proposed development a contemporary appearance, in conjunction with red brick tones that would complement the varied styles and ages of existing buildings within the view.

Overall – balancing the extent and scale of built form as seen within the townscape setting of the High Street against the aspects of high-quality design outlined in the Design Code – there would be **Minor Neutral** (motorists/cyclists) and **Moderate Neutral** (pedestrians) visual effects in summer and winter.



Extract from Viewpoint Location Plan



Image details	
Visualisation type	AVR1-Type4
Camera (Sensor) Lens	Canon EOS 5DS (Full-frame) - 50mm
Date and Time	31/10/2023 / 13:12
Grid Co-ordinates	505686.71E , 184006.98N
Direction of View	SE
Distance to Site (m)	321.0
Horizontal Field of View	40°
Ground level (m)	40.84
Camera height (m)	1.65m
Enlargement	100% @ A3
Projection	Planar
Horizon	Central



