

St. Andrew's Gate, Town Centre Extension, Uxbridge Hybrid Planning Application: Outline Element Development Specification



ST. ANDREW'S PARK

UXBRIDGE



ST. MODWEN

St.Andrew's Gate, Town Centre Extension, Uxbridge

Development Specification

Vinci St Modwen (VSM)

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LICHFIELDS

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1.0 Introduction

- 1.1 This Development Specification has been prepared by Lichfields, on behalf of Vinci St Modwen (the Applicant) in support of a Hybrid Planning Application submitted to the London Borough of Hillingdon for the development of St. Andrew's Gate, Town Centre Extension, Uxbridge ('the TCE site').
- 1.2 The Hybrid Planning Application seeks permission for a phased mixed use development to deliver up to 356 new homes, up to 660sqm of flexible commercial floorspace and 440sqm convenience store, plus car parking, and landscaping (the 'Outline Element' with all Matters Reserved for future approval); and the reinstatement of a gym and change of use to provide a café within the listed former cinema building, alongside external alterations, car parking and landscaping (the 'Full Element'). For the purposes of this application, we will be referring to this combined Full and Outline planning applications together as a 'Hybrid Planning' application.
- 1.3 In summary, the Hybrid Planning Application at the TCE site ('the Proposed Development') comprises:
- 1 Up to 356 residential dwellings, in buildings ranging up to 10 storeys;
 - 2 Of which, 35% of units are affordable homes;
 - 3 Up to 660sqm GIA of flexible commercial space (Use Classes E(a), E(b), E(c), E(e), E(g)(i) and E(g)(ii));
 - 4 Up to 440sqm (GIA) fixed as a convenience store (Use Class E(a));
 - 5 Reinstatement/change of use of the former cinema building for a 776sqm (Class E(d)) and a 216sqm café (Class E);
 - 6 Retention of St. Andrew's Gate in its current location. The structure and gates will be sensitively refurbished to provide the principal pedestrian entrance into the site;
 - 7 A minimum of 2,500sqm publicly accessible open space;
 - 8 Private and communal amenity space for residents;
 - 9 Play space for residents within the courtyard spaces and the public realm;
 - 10 0.3 spaces per dwelling residential car parking ratio and up to 22 spaces on street provision (on Spine Road and Northern Access Road) for commercial and visitor parking, plus 24 commercial car parking spaces within the Full Element within the former cinema car park;
 - 11 Provision of cycle parking spaces for residents, visitors and staff of the commercial units; and
 - 12 Connection into the District Heat Network (for the new build blocks in the development's Outline Element).
- 1.4 The primary purpose of this Development Specification is to define and describe the principal components of the Outline Element of the Hybrid Planning Application, and to define the parameters for the subsequent design of the Reserved Matters Applications.

- 1.5 The maximum parameters set out in this Development Specification and captured in the submitted Parameter Plans have been used as the basis of the assessments submitted in support of the Hybrid Planning Application.
- 1.6 The Development Specification should be read together with, and provides further explanation and detail of, the submitted Parameter Plans and the Design Code document. These three components form the 'control' documents for the outline element of the Hybrid Planning Application. Taken together, these 'control' documents define the Outline Element that is being applied for. Compliance with the 'control' documents is expected to be secured by planning condition.
- 1.7 The Full Element of the Hybrid Application is presented and assessed in separate documents accompanying the planning application and will be approved principally through the detailed application drawings. This Development Specification does not relate to the Full Element of the Hybrid Planning Application.
- 1.8 A full list of drawings to be approved for the Outline and Full Elements of the Hybrid Planning Application is set out in Section 5.0.

2.0 Description of Development

2.1 This is a Hybrid Planning Application with details sought for approval in both Outline and Full.

2.2 The description of development is as follows:

“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.

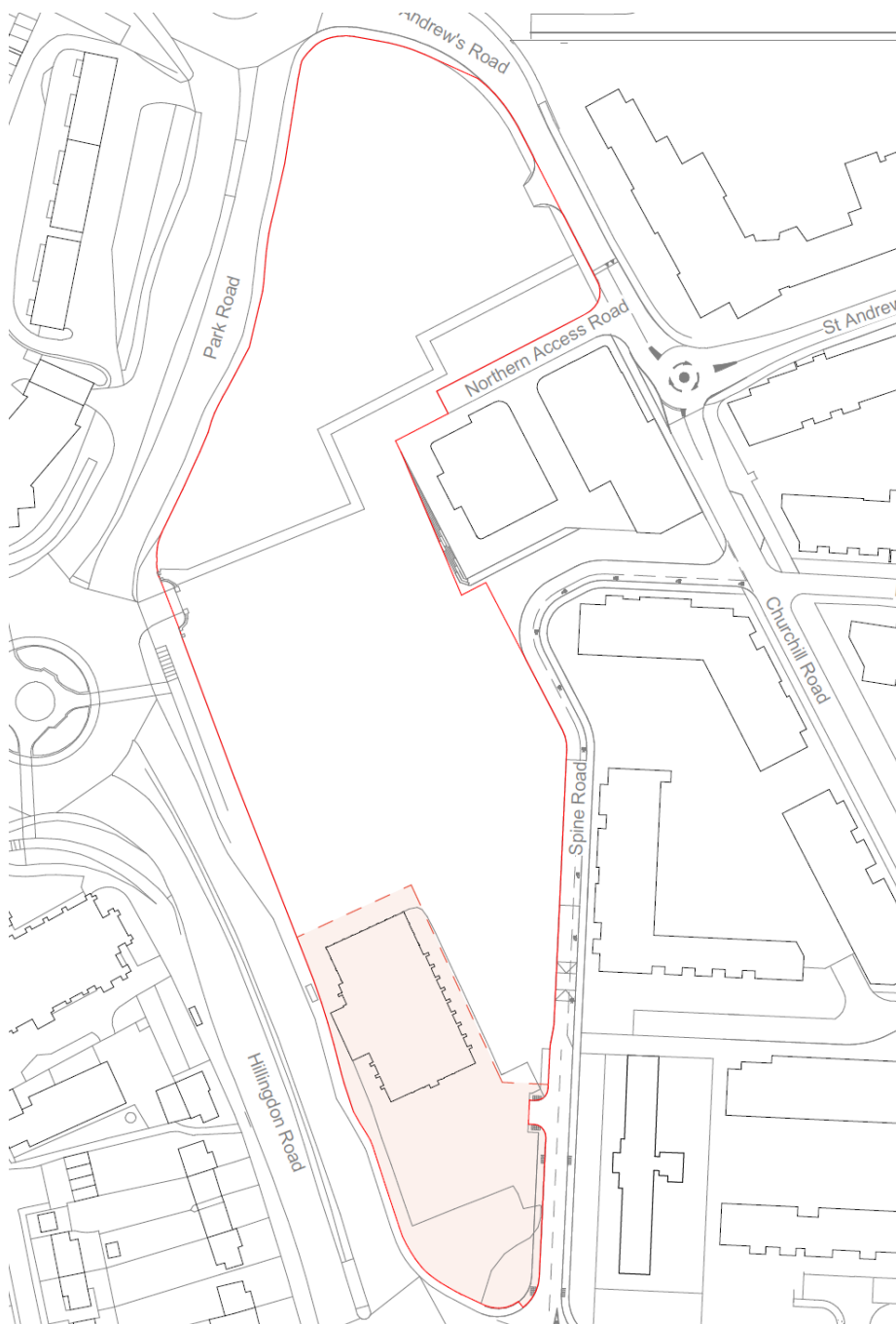
Masterplan to be delivered on a phased basis with Full proposals for the former cinema building to be delivered alongside Outline phases.”

3.0 Site Location

3.1 The application site (1.8 ha) falls entirely within the London Borough of Hillingdon.

3.2 The application boundary for the Hybrid Planning Application is shown below, indicating the split between the Outline and Full elements.

Figure 1 Site Location Plan



Source: PTE (drawing ref. **SAG- PTE- ZZ-00-DR-A-10000**)

4.0 Form of Application

- 4.1 The Hybrid Planning Application comprises a Full and an Outline Element.
- 4.2 The Outline Element reserves all ‘matters’¹ (being means of access, appearance, landscape, layout and scale) for future approval via Reserved Matters application(s). Essentially approval is sought for the overarching principle of development, land use, and maximum quantum of development within the Outline Element.
- 4.3 For the Outline Element, the overarching design intent, sufficient to assess any significant effects on the environment arising from the development and the mitigation measures proposed, is provided in this Development Specification, the Parameter Plans and the Design Code, which together have informed the preparation of an illustrative scheme. The maximum parameters set out and described in these three documents, form the basis upon which the planning assessment has been carried out for the Outline Element. The illustrative scheme demonstrates how a scheme based on the parameters could come forward.
- 4.4 The Full Element seeks full planning permission. This Development Specification does not relate to the Full element of the Hybrid Planning Application.

¹ Within the meaning of article 5(1) of the Town and Country Planning (Development Management Procedure) England Order 2015 (DMPO)

5.0 Scope and Content of Application Submission

5.1 The Hybrid Planning Application is accompanied by a suite of documents, some of which are for approval as part of the application and others which are submitted to accompany the application and inform its determination only.

5.2 The documents submitted in relation to the Outline Element are set out in the table below:

Table 1 Application documents

No.	Document title	Author
1	Planning Application Form and Certificates	Lichfields
2	Site Location Plan (ref. SAG-PTE-ZZ-00-DR-A-10000 Rev C01)	PTE
3	Site Plan/Block Plan (ref. SAG-PTE-ZZ-00-DR-A-10001 Rev C01) <i>(1:500 – note: this is not able to be provided at scale 1:100 or 1:200 due to the size of the site)</i>	PTE
For Approval: Outline Element		
10	Development Specification	Lichfields
11	Parameter Plans – as below:	PTE
	Parameter Plan 1: Building Zones (ref. SAG-PTE-ZZ-XX-DR-A-10010 Rev C01)	
	Parameter Plan 2: Building Uses Ground Floor (ref. SAG-PTE-ZZ-XX-DR-A-10011 Rev C01)	
	Parameter Plan 2.1: Building Uses Upper Floor (ref. SAG-PTE-ZZ-XX-DR-A-10012 Rev C01)	
	Parameter Plan 3: Building Heights (ref. SAG-PTE-ZZ-XX-DR-A-10013 Rev C01)	
	Parameter Plan 4: Access and Movement (ref. SAG-PTE-ZZ-XX-DR-A-10014 Rev C01)	
	Parameter Plan 5: Landscape and Public Realm (ref. SAG-PTE-ZZ-XX-DR-A-10015 Rev C01)	
12	Design Code	PTE
Accompanying documentation – for information only		
13	This Cover Letter, including Appendix 1 (Scope of Application Submission)	Lichfields
14	CIL Additional Information Form, relating to the Full Element of the Hybrid Application only (future Reserved Matters submissions to provide CIL Additional Information forms on a phased basis)	Lichfields
15	Design and Access Statement, including Landscape Strategy – Outline Element	PTE Landscape provided by Gillespies
16	Illustrative scheme plans – as below:	PTE
	Illustrative Masterplan Typical Ground Floor Plan (ref. SAG-PTE-ZZ-00-DR-A-10100 Rev C01)	
	Illustrative Masterplan Typical Upper Floor Plan (ref. SAG-PTE-ZZ-02-DR-A-10102 Rev C01)	

No.	Document title	Author
	Proposed Illustrative Site Sections (ref.SAG-PTE-ZZ-XX-DR-A-10201 Rev C01)	
17	Illustrative Landscape Masterplan (ref. P20331-00-001-GIL-0600 Rev 00)	Gillespies
18	Illustrative Landscape Ground Floor Plan (ref.P20331-00-001-GIL-0601 Rev 00)	Gillespies
19	Landscape Design Statement for Full Element of Hybrid Planning Application	Gillespies
20	Planning Statement, including Affordable Housing Statement and Tall Building Assessment	Lichfields
21	Retail and Leisure Suitability Report	GCW
22	Commercial Office Assessment	Rose Williams
23	Aviation Safeguarding Assessment	Eddowes Aviation Safety Ltd
24	Heritage Statement including Proposed Scope of Works for St. Andrew's Gate Refurbishment (prepared by Conisbee) at Appendix 4 – Outline Element	Lichfields
25	Heritage Statement: Full Element and Listed Building Consent <i>Note: this Statement reviews all works to the former cinema building. Only the external works are applied for under the Full Element of the Hybrid Application. Listed Building Consent is submitted separately.</i>	Lichfields
26	Townscape Visual Impact Appraisal	Lichfields
27	Air Quality Assessment	NRG
28	Daylight, Sunlight and Overshadowing Report	Point2
29	Wind Microclimate Impact Assessment	PTE
30	Noise Assessment	NRG
31	Outline Element: Energy and Sustainability Strategy, including Overheating GLA Checklist	Hodkinson
32	Former Cinema Building Energy and Sustainability Statement (including Whole Life Cycle Carbon and Circular Economy)	Hodkinson
33	Outline Element: Circular Economy Statement	Hodkinson
34	Outline Element: Whole Life Cycle Carbon Assessment	Hodkinson
35	Demolition and Construction Method Statement	Hodkinson
36	Healthy Streets Transport Assessment	Caneparo Associates
37	Draft Delivery and Servicing Plan	
38	Draft Car Parking Management Plan	
39	Draft Residential Travel Plan	
40	Fire Statement (Outline Element) and accompanying Gateway One Fire Statement Form – Outline Element	Ashton Fire
41	Drainage Strategy	Conisbee
42	Flood Risk Assessment	Conisbee
43	Ecological Impact Assessment, including Biodiversity Net Gain Assessment and Habitat Surveys	Tyler Grange
44	Arboricultural Impact Assessment, including a Tree Survey	Landmark Trees

No.	Document title	Author
45	Contamination: Phase 1 and 2 Ground Investigation Report	Hydrock
46	Statement of Community Engagement	Carmargue
47	Equalities Impact Assessment	Lichfields
48	Health Impact Assessment	Lichfields

Environmental Impact Assessment Screening

5.3

Prior to submission of the application, a Screening Opinion was determined (ref. 585/APP/2023/2823) which confirmed that the proposed development did not require an Environmental Assessment.

6.0 **Quantum of Development (Outline Element)**

6.1 A maximum quantum of development is being sought for approval of the Outline Element of the Hybrid Planning Application, as follows.

- 1 Up to 356 homes – 30,750sqm (excluding ancillary spaces to the residential accommodation);
- 2 Up to 660sqm GIA of flexible commercial space (Use Classes E(a), E(b), E(c), E(e), E(g)(i) and E(g)(ii)) at ground floor level in Building Zones B and C, and up to 440sqm fixed as a convenience store (Use Class E(a)) (GIA) located in Building Zone C; and

6.2 The above will be delivered in line with the Parameter Plans and Design Code.

Target dwelling mix

6.3 The target dwelling mix across the Outline Element is as follows:

- One bedroom units: 48%
- Two bedroom units: 42%
- Three bedroom units: 10%

Car parking

6.4 A residential parking ratio of 0.3 will be provided within parking podiums in Building Zones A and C, up to a maximum of 107 spaces.

6.5 3% of the residential parking bays will be provided as accessible blue badge spaces. Any additional accessible blue badge spaces, above the 3%, will be provided if required by future residents up to a maximum quantum of 7% of all residential parking bays.

6.6 All residential parking would be contained within residential podiums, to minimise car parking on street.

6.7 Up to 22 spaces of on-street parking can be provided on the Spine Road and Northern Access Road. Two on-street spaces are to be allocated as car club spaces.

Cycle parking

6.8 Cycle parking will be delivered across the site in accordance with the London Plan (2021) minimum standards.

6.9 Long stay cycle parking spaces will be provided within the footprint of Building Zones.

6.10 Short stay cycle spaces for visitors will be provided in the public realm, in close proximity to building entrances and retail units.

6.11 Cycle parking for staff associated with non-residential uses will be provided within the appropriate unit.

Private, communal, play and public spaces

- 6.12 Private amenity space is to be provided in the form of balconies or podium gardens.
- 6.13 Communal and public space, including play spaces are to be provided in line with the Landscape and Public Realm Parameter Plan.
- 6.14 Playspace is to be provided at relevant levels depending upon housing unit size and tenure mix. A minimum of 450sqm of playspace is to be provided within Roundel Place Pocket Park.
- 6.15 Communal amenity space is to be provided where possible at podium level in Building Zones A and C.
- 6.16 Public space is to be provided across the remainder of the ground floor level, with a minimum 1,400sqm public square provided at Squadron Square.

7.0 Parameter Plans

- 7.1 The Parameter Plans in relation to the Outline Element of the Hybrid Planning Application are for approval. We expect these to be secured by a planning condition.
- 7.2 The Parameter Plans set out high level principles in relation to the key control elements of the development, which have been assessed to confirm that development within these parameters would ensure high quality development.
- 7.3 The Parameter Plans are as follows:

Table 2 Parameter Plans

Title	Drawing number
Parameter Plan 1: Building Zones	SAG-PTE-ZZ-XX-DR-A-10010
Parameter Plan 2: Land Uses (ground floor)	SAG-PTE-ZZ-XX-DR-A-10011
Parameter Plan 3: Land Uses (upper floors)	SAG-PTE-ZZ-XX-DR-A-10012
Parameter Plan 4: Building Heights	SAG-PTE-ZZ-XX-DR-A-10013
Parameter Plan 5: Access and Movement	SAG-PTE-ZZ-XX-DR-A-10014
Parameter Plan 6: Landscape and Public Realm	SAG-PTE-ZZ-XX-DR-A-10015

8.0 Key Parameters

- 8.1 This section summarises the key specifications of the development as illustrated on the parameter plans and expanded upon in the Design Code. Please refer to those control documents for further details.

Building Zones

- 8.2 Parameter Plan 1 identifies **three** Building Zones within the Outline Element of the Hybrid Planning Application, within which the approved quantum of built development can be delivered – Building Zones A, B and C.
- 8.3 Building Zone A comprises the northern-most area of the site. Building Zone B is a single standalone building to the north east through St Andrew's Gate. Building Zone C comprises the middle portion of the site, north of the former cinema building, adjacent to Hillingdon Road.

Building Heights

- 8.4 Parameter Plan 2 identifies the maximum heights of building. Different heights are proposed across the Building Zones, to ensure variation in the height of the future buildings and that the tallest elements of each building are proposed at the most appropriate locations within the Building Zone and site area.
- 8.5 The parameters identify that:
- 1 Building Zone A has a single storey podium level through the centre of the Building Zone. The maximum height (up to 9 storeys) is located within the north west area of the Building Zone.
 - 2 Building Zone B will comprise a single building of up to 10 storeys.
 - 3 Building Zone C has a single storey podium level through the centre of the building. The maximum height (up to 9 storeys) is located within the north west area of the Building Zone.
- 8.6 Parameter Plan 2 controls that there must be gaps between the building massing at certain locations, where only one storey is allowed, for daylight/sunlight purposes and articulation of built form.

Land Uses (ground floor)

- 8.7 Parameter Plan 3 controls the uses at ground floor level. The parameters identify that:
- 1 Building Zone A is to be entirely residential (Use Class C3) at ground floor level.
 - 2 Building Zone B will comprise commercial and residential ancillary areas (including entrances) at ground floor level.
 - 3 Building Zone C is mixed use at ground floor level, with commercial and residential ancillary areas (including entrances) allowed along the northern and western frontages, and residential along the southern and eastern frontages. The illustrative location of the 440sqm foodstore (Use Class E(a)) is secured in this Building Zone.

Land Uses (upper floors)

- 8.8 Parameter Plan 4 confirms that above ground floor level, all upper floors, in all three of the Building Zones are to be in residential use (Use Class C3).

Access and Movement

- 8.9 Parameter Plan 5 includes various control elements which ensure that access and movement around the site is secured as necessary and can be delivered appropriately through future Reserved Matters Applications.
- 8.10 This includes: a turning head off the Northern Access Road; pedestrian routes through the site; vehicular access to Building Zones A and C for podium parking; a loading bay and parking areas.

Landscape and Public Realm

- 8.11 Parameter Plan 6 includes various control elements which ensure that landscaping and public realm is secured as necessary and can be delivered appropriately through future Reserved Matters Applications.
- 8.12 This includes: the delivery of public realm across the ground floor of the site; the illustrative location for the public square (to be referred to as Squadron Square); the illustrative location for a Pocket Park, located in a wider area of public realm (to be referred to as Rondel Place); and the retention of the existing horse chestnut tree.

9.0 Design Code

- 9.1 In order to guide certain elements of the design of the Outline Element, a Design Code has been prepared and submitted for approval. The Design Code sets out design details, rules and specific inclusions and exclusions for the design development of the future scheme subject to future Reserved Matters application(s).
- 9.2 The Design Code provides the outcomes of the design development, and the culmination of extensive pre-application work which is summarised in the DAS for information purposes.
- 9.3 The Design Code sets out the 'rules' which will ensure the delivery of a coherent, high quality and successful development.
- 9.4 The Design Code relates to the Outline Element only and does not relate to the Full Element of the Hybrid Planning Application.
- 9.5 The Design Code includes Codes on the following matters:
- 1 Form, scale and massing
 - 2 Non-residential uses
 - 3 Landscape and public realm
 - 4 Access and movement
 - 5 Architecture