

CGI looking at the proposals and green link from the Grand Union Canal

Taylor Wimpey

NHS Hillingdon Clinical Commissioning Group

Health and residential redevelopment proposals for land at 217 High Street, Yiewsley

Briefing Brochure

Application Reference: 68663/APP/2020/705

The planning application is for the erection of a new Health Facility and 233 residential apartments with associated parking, a communal podium garden, landscaping, and pedestrian and cycle links to the Grand Union Canal, with additional external works following the demolition of the existing buildings.

Introduction

Taylor Wimpey in conjunction with the NHS Hillingdon Clinical Commissioning Group (CCG) are pleased to present our redevelopment proposals for 217 High Street, Yiewsley. The proposals seek to deliver a high-quality scheme that will provide a much-needed brand new health facility and homes.

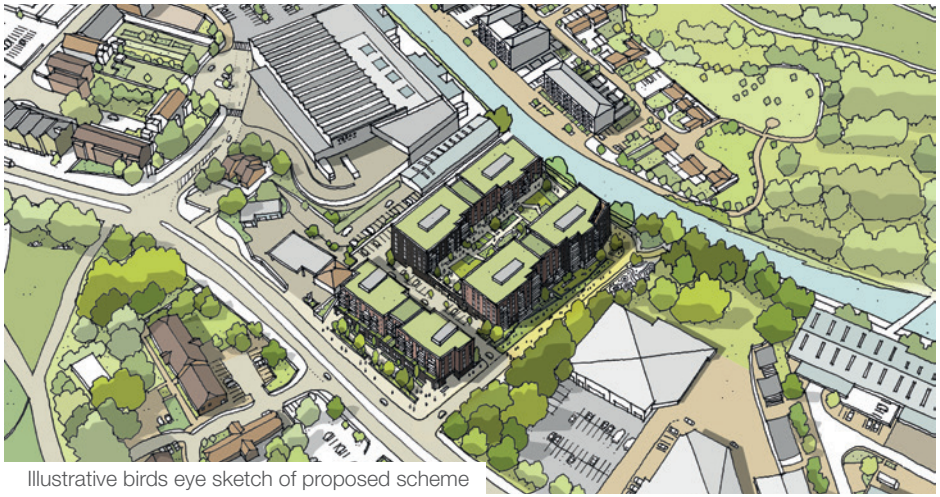
The application site is situated to the north of West Drayton railway station, which is a future Crossrail station, with the Grand Union Canal running alongside it.

Summary of proposals

The proposals include the development of a new health facility and homes upon a 1.24 hectare vacant brownfield site.

The scheme will deliver:

- A brand-new Health Facility for the community of Yiewsley with 20 Health Facility parking spaces and ambulance drop off space
- 233 homes
  - Mix of studio 1-bed, 2-bed, and 3-bed apartments
  - 154 private apartments
  - 79 affordable units (37.7% provision)
  - A fully quantum and tenure compliant mix of affordable housing
- Attractive Greenlink linking the High Street and the Grand Union Canal
- 185 residential parking spaces (including 4 car club spaces), 11 motorcycle parking spaces and 457 cycle parking spaces



Illustrative birds eye sketch of proposed scheme

Tangible benefits of the proposals

Health Facility:
A brand-new and enlarged Health Facility to provide much needed health care to the community of Yiewsley and alleviate pressures on existing services in the local area

Delivering much needed homes:
Helping Hillingdon meet its private and affordable housing objectives for needs across the community

Improved public access to the canal:
Retaining and enhancing pedestrian access and connectivity through the scheme for direct access to the Grand Union Canal, promoting healthy living

New affordable homes:
A fully quantum and tenure compliant mix of studio, 1, 2 and 3-bed family units to meet local needs

Attractive new landscaping:
Improving the appearance of the High Street with additional planting to create a natural buffer and link to the Grand Union Canal

A boost for the local economy:
With local businesses benefiting from a greater footfall for local shops and services

Job creation for the local community:
556 person years of direct construction employment, in addition to 280 indirect and induced jobs per year of construction.

Substantial financial contributions for wider local improvements:
£436k in S106 contributions (£154k carbon offsetting, £78k towards air quality, £50k in canal side improvements, £95k to local bus networks, and £60k for active travel zones); as well as an additional circa £2m in CIL contributions.

Cycle friendly:
Increased connectivity and cycle spaces to encourage environmentally friendly and sustainable modes of transport

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Existing site context

The site is approximately 1.24 hectares in size and is a vacant brownfield site with zero employees currently associated with the site. The site is situated North of West Drayton railway station, which is a future Crossrail station, with the Grand Union Canal running alongside it. Previous uses of the site include a retail warehouse with car parking and an MOT testing centre. Nearby uses comprise residential, retail, offices/light industrial and community uses as shown on the uses plan.

The site is not located within a Strategic Industrial Location (SIL), Locally Significant Industrial Site (LSIS) or any other industrial designation.

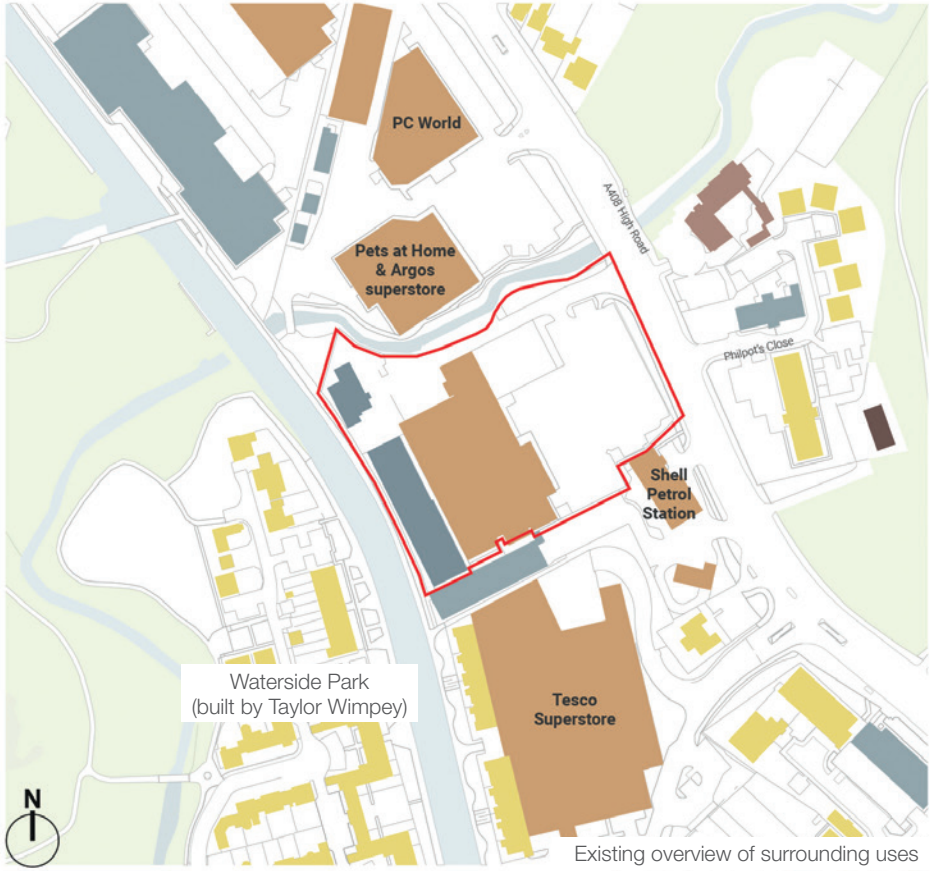
As the site is located within a Flood Risk Zone 2 (meaning that it has a 0.1-1% annual probability of river flooding, as defined by Environment Agency maps), comprehensive surveys have been conducted to assess and reduce the risk of surface water flooding upon the site and surrounding area. In this instance, the Environment Agency's flood map and Hillingdon Council's Strategic Flood Risk Assessment indicate that there have been no historic records of flooding upon the site and the Environment Agency has confirmed that they have no objections to the proposals from a drainage perspective.

Pre-application engagement

The proposals outlined in this briefing are the result of extensive engagement with Hillingdon Council, CCG, the London Estates Delivery Team, the Greater London Authority (GLA), and the local community.

In 2019, Taylor Wimpey and Hillingdon Council entered into a Planning Performance Agreement and engaged in pre-application meetings. Based on these discussions, Taylor Wimpey made substantial enhancements to the proposals via this process, which were taken to public consultation in December 2019.

Further pre-application meetings were held between January and February 2020 with the GLA and Hillingdon Council and focussed on further amendments to the proposals. The proposals have received a positive response from the GLA and are fully supported by the London Estates Delivery Team.



Existing overview of surrounding uses

Key:

- Site boundary
- Residential
- Shops / retail
- Office / light industrial
- Commercial (non-industrial or retail)
- Community facilities
- Schools



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Brand-new and enlarged Health Facility for NHS Hillingdon CCG and the community

Through detailed discussions with Hillingdon Council and NHS Hillingdon CCG, it has been identified that the existing community and growing population would greatly benefit from the redevelopment proposals which aim to rejuvenate the area and deliver key services to local residents. Specifically, a brand-new centralised Health Facility that would be situated within a suitable and accessible location.

Heads of Terms have been agreed and signed between Taylor Wimpey and the CCG, for Taylor Wimpey to deliver the shell, core and fit-out of the Health Facility. Moreover, the first 15 years of the lease will be discounted at 50%.

Given the ideal location of the site near a town centre and along a main road, this development is a great opportunity to secure the delivery of a brand-new Health Facility that is dedicated to serving the needs of the local community. If permission is approved in Q1 of 2021 the health facility would be delivered by early 2024.

The new Health Facility has been designed in collaboration with the CCG to meet specific requirements which include:

- Ideal sized facility to deliver the medium to long-term needs of NHS health provision in Yiewsley
- The bespoke layout of the premises to have optimum access to natural light and be situated across one storey
- The need for 20 car parking spaces onsite and ambulance drop off bay.





Indicative floor plan of the health facility

Key Features of the health facility

If permission is approved in Q1 of 2021 the health facility would be delivered by early 2024. The S106 will secure the transfer of the health facility to the CCG by the occupation of the 150th private unit, which is also anticipated in early 2024.

- The Health Facility element is located in the ground floor, with an attractive landscaped public area to the front
- 25 consultation and treatment rooms
- A number of multi-purpose rooms including a library, meeting rooms and interview room
- Staff facilities including a staff room and two locker rooms
- A complementary green glazed brick is used to highlight the entrance to the Health Facility
- Landscaped public realm which also provides a buffer between the high street and Health Facility

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The proposed NHS facility at ground floor



CGI of front elevation/ view from High Street

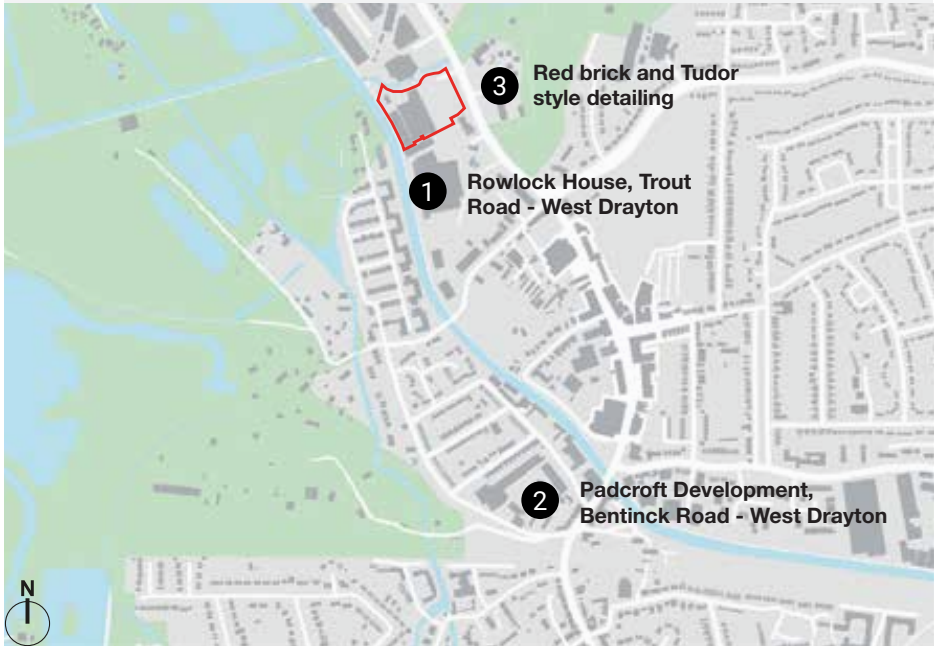
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Proposed Design and Materials

Characteristics of the local area

In bringing forward the proposals, the project team studied the local area for design precedents and influences.



Local material palette

Local precedent:
Rowlock House, Trout Road - West Drayton



Local precedent:
Padcroft Development, Bentinck Road - West Drayton



Red brick and Tudor style detailing



Design Response

In response to comments raised during the pre-application stage and from the Council Urban Designer during to the application stage, a palette of robust and high-quality materials is proposed for the development, incorporating existing materials, tones, and features of the local area to reflect and enhance the surrounding context.

Brick has been chosen as the primary material for the development due to its common appearance in the local area and keeping in line with the brick manufacturing history of Yiewsley.

Darker Brick

This will form grounding elements of the buildings, encompassing the Health Facility and residential entrances. Darker brick will also be used on set-back elements and central to outward facing façades.

Lighter Brick

Will apply to the upper floors of the buildings, lifted by the darker brick below. The lighter tone seeks to highlight darker recesses, and contrast with the dark metal in windows and balconies.

Glazed Brick

Will be applied selectively to highlight entrances, contrasting in colour and texture to the darker brick at ground floor level.

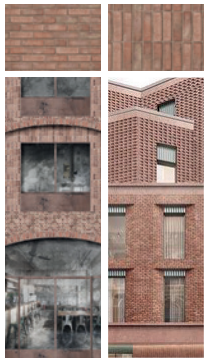
Metal

Consistent across all windows and balconies to contrast with the lighter brick of upper floors and to blend in with the darker brick of the lower grounding floors.

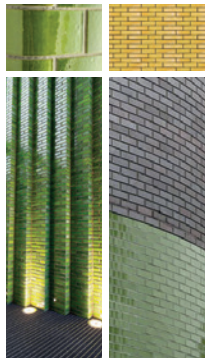
Darker Brick



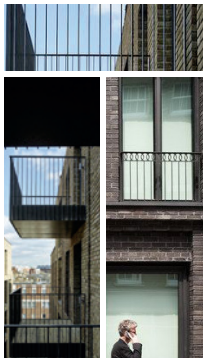
Lighter Brick



Glazed Brick



Metal



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CGI of the view from the Grand Union Canal

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Grand Union Canal

The site is located next to the Grand Union Canal which is situated to the south west of the site. As such, the proposals harness the opportunity to significantly improve public access to the canal.

The Grand Union Canal is part of the Hillingdon canal towpaths that have been designated as cross-borough Quietways under proposals set out by the Mayor's Cycling Vision. Work is currently underway to improve 16 miles of towpath between Paddington and West Drayton. As such, the proposals are sensitive to this route and we have introduced a public pedestrian and cycle path linking the canal to the High Street.

The proposals will link through-routes at the north-western corner of the site to provide multi-functional open spaces shared by different users. This will allow:

- An improved towpath connection
- Clear through-routes to the High Street for residents and commuters
- Enhanced safety of footpaths
- Additional cycle routes along the High Street
- Promotion of active lifestyles



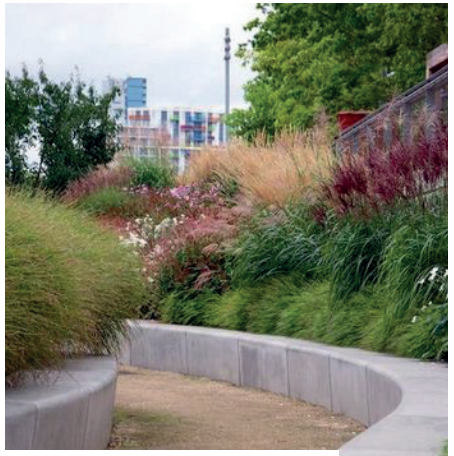
CGI of the proposed Green Link

Public Realm and Drainage Improvements

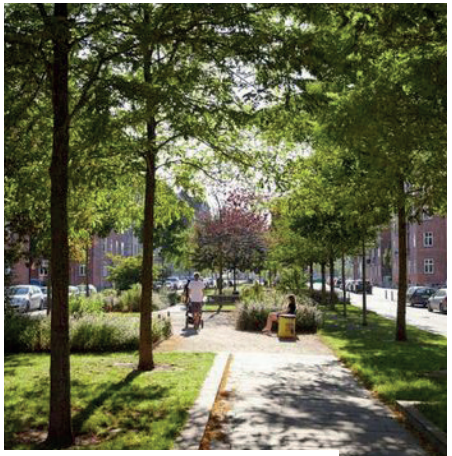
The proposals will also enhance public realm, biodiversity, and drainage through the following methods:

- The delivery of a mixed-use building that creates a sense of place through its sensitive high-quality design and active frontage onto the High Street
- Incorporating green roofs throughout the development including provision of a podium landscaped communal garden with rainwater harvesting
- Generous offset distance from the High Street to also minimise the impact from pollution
- Drainage improvements to ensure that run off rates are at greenfield rates
- Floor level of entire development at a safe and dry level free from flood risk
- The creation of designated children's play spaces
- Improvements to the Grand Union Canal and riverside public realms including tree/scrub planting which would enhance greening and protect the river edge
- The delivery of new access points for pedestrians and cyclists to the Grand Union Canal (Green Link) which will improve permeability for residents in the local area and promote healthy lifestyles

Note that the Environment Agency's flood map and Hillingdon Council's Strategic Flood Risk Assessment indicate that there have been no historic records of flooding upon the site and the Environment Agency has confirmed that they have no objection to the proposals.



Artist's impression of landscaping



Artist's impression of landscaping

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Landscaping proposal for the Site

Key Features of the site

1. A408 High Street, Yiewsley
2. Grand Union Canal
3. River Pinn
4. Tesco
5. Shell petrol station
6. Argos & Pets at Home
7. Grand Union Canal towpath
8. Proposed Celandine route - pedestrian and cyclist route
9. Proposed play areas
10. Proposed health facility
11. Health facility entrance
12. Health facility car parking
13. Residential podium garden with car parking beneath
14. External residential car parking

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CGI looking at the proposals and green link from the Grand Union Canal



CGI of the proposed Green Link



CGI of the view from the Grand Union Canal



CGI of front elevation/ view from High Street

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Secured & Tangible Community Benefits

Key Benefits

Delivery of a brand-new and enlarged Health Facility

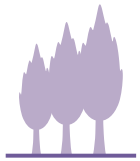
High-quality mixed use development with affordable homes on a vacant brownfield site



Improve sustainable transportation links between the High Street and Grand Union Canal



Rejuvenate public space to create a more community-led public realm



Utilise and enhance the natural features surrounding the site

£436k in S106 contributions (£154k carbon offsetting, £78k towards air quality, £50k in canal side improvements, £95k to local bus networks, and £60k for active travel zones); as well as an additional circa £2m in CIL contributions.

556 person years of direct construction employment, in addition to 280 indirect and induced jobs per year of construction.

Project Timeline

- **Planning Committee**
  Early 2021
- **Construction onsite commences**
  Summer 2021
- **Fit out of Health Facility**
  Summer 2023
- **Construction onsite completed**
  Early 2024
- **Health Facility officially opens**
  Early 2024
- **Final resident occupation**
  Summer 2024

Overall Project Programme

(3.5 years)

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Further Information

If you have any further questions, please do not hesitate to contact Krystian at BECG.

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