

Open Park and Space Assessment

Fassnidge Park is a small urban park located in Uxbridge, which is bounded to the east by Fray's River and surrounded on all other sides by residential and industrial developments. This includes the application site, which has included two very large two-storey warehouse-style buildings since their construction circa 2001. The park is split between various sub-areas, with the main open space for quiet leisure located to the south and east. The north-western section of the park, which borders the application site, includes a large bowling green, tennis courts and other games areas. These areas lie directly adjacent to the existing warehouse buildings on the site, but still benefit from ample access to natural light and benefit from a semi-verdant character in parts due to the mature trees along the boundary.

At present, there is a large single-storey outbuilding located within the application site approximately 2m from the boundary with Fassnidge Park. This is to be demolished as part of the application, and will be replaced with a two-storey extension situated between 4-5m from the site boundary. This will improve the relationship between the site and the adjacent park, moving the existing built form further from the park boundary. As confirmed by the accompanying arboricultural reports, all existing trees along the boundary will be retained, ensuring the park and games areas will be screened from the extension. Due to its size and location, as well as the general character of Fassnidge Park as a high quality but constrained urban park, the proposed two storey extension will have no detrimental impacts on the character or appearance of Fassnidge Park, nor on the recreational and leisure pursuits of its users.