

UXBRIDGE HIGH STREET

DESIGN AND ACCESS STATEMENT

March 2024

PLANNING

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1. SITE LOCATION

The site is located in a busy, dense urban centre bordered by Belmont Road to the North, Bakers Road to the East and Uxbridge High Street to the West within the area of Greater London.

Currently, the site suffers from a lack of green space and a functional, quality public realm. The existing Cock's Yard route, which traverses the site from East to West, is in need of enhancement in terms of wayfinding, safety, and openness. To address these shortcomings, the proposals will introduce a spacious courtyard area that seamlessly connects to Cock's Yard. Additionally, the plan includes improvements to the street frontage surrounding the new development on the North, East, and West sides. These enhancements aim to not only improve the aesthetic appeal of the area but also create safer and more accessible pathways for pedestrians while promoting a sense of openness and connectivity within the urban environment.



○ 2. DESIGN PRINCIPLES

GUIDING DESIGN PRINCIPLES

The aim for the landscape proposals for Uxbridge High Street is to provide a sustainable environment for well-designed homes and vibrant communities. This aim is supported by five guiding design principles that emerge from regional and local planning policy*, best practice**, and the local landscape character.

*Regional and local planning policy:

- Hillingdon Council Local Plan: Strategic Policies (November 2012)

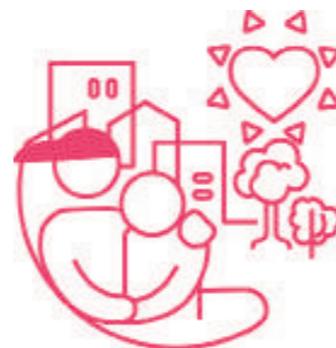
**Best practice documents consulted include:

- National Design Guide
- The Landscape Institute's "Profitable Places" (2014)
- "Public Health and Landscape: creating healthy places"



WELL-DESIGNED GREEN/BLUE INFRASTRUCTURE

Well-designed Green/Blue Infrastructure that connects with nearby green spaces and enhances local biodiversity whilst sensitivity and sustainably manages the site's water.



A HAVEN FOR LIVING AND FOR LIFE

A network of connected and well defined private, semi-private and public spaces that provide a restorative environment for residents, and places the wider community to engage in a variety of leisure activities.



A CLIMATE POSITIVE ENVIRONMENT

A climate positive environment that minimises carbon footprint, maximises carbon sequestration, and provides in-site solutions to pressing environmental concerns in the area such as flooding, urban heating and air and noise pollution.



CONNECTIVITY AND WAYFINDING

A clear network of routes, open spaces, and visual links that knits the development in its surrounding context.



A PEDESTRIAN PRIORITY ENVIRONMENT

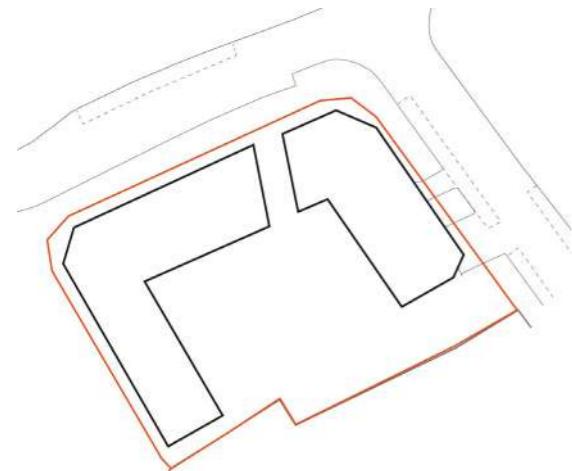
A pedestrian priority environment, with safe and clear movement routes that is inclusive for all and promotes walking and cycling.



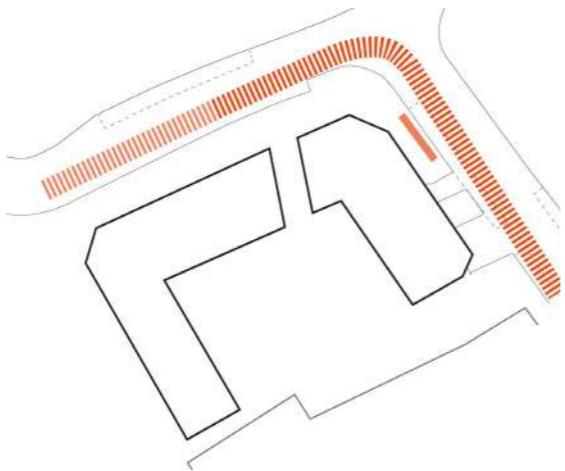
SUPPORTING LOCAL BIODIVERSITY

Naturalistic planting species and allowing space for habitat creation to encourage wildlife and build a rich and diverse population of life. A driven masterplan that responds to pressing environmental concerns such as flooding, minimises landscape maintenance requirements, increases biodiversity, and connects to nearby green spaces.

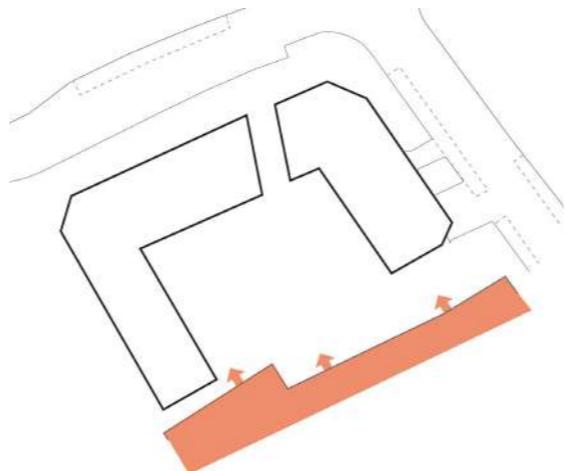
○ 3. SITE ANALYSIS



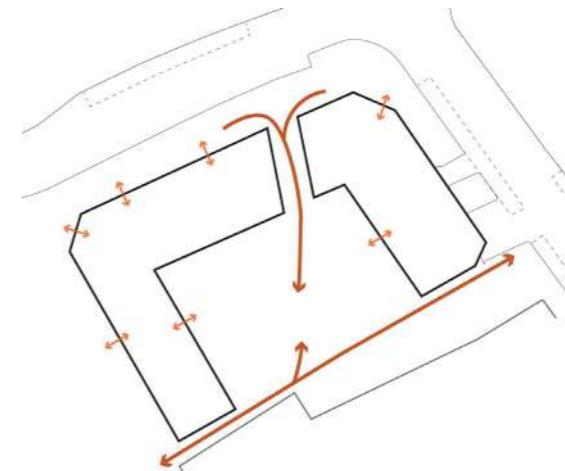
Site boundary



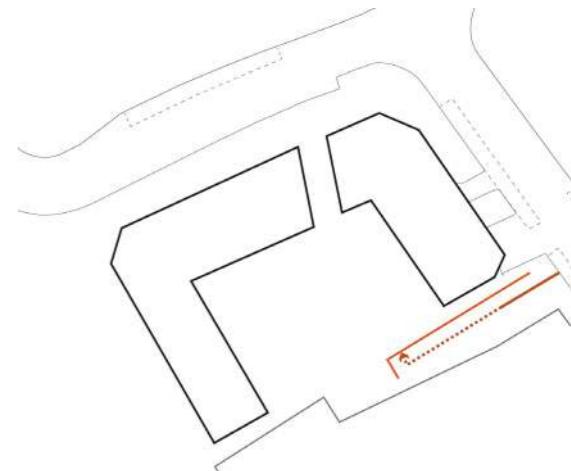
- The site is bordered by Bakers road to the East with a bus stop that creates pedestrian and vehicle congestion
- Belmont Road to the North is vehicle dominated with parking along the south side of the road.



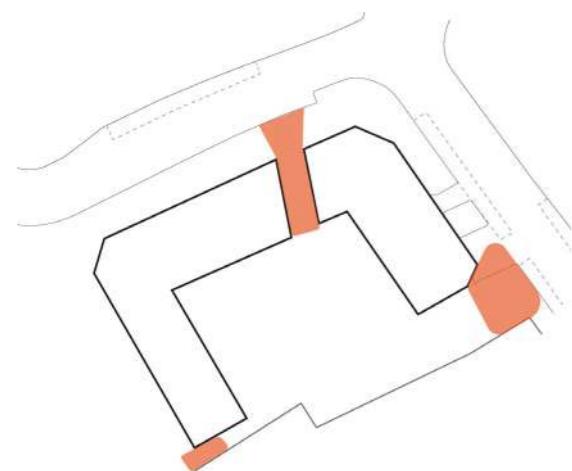
- Adjacent building blocks visual access to footpath and courtyard
- Adjacent building creates shading to part of the site
- Opportunity for future development to be considered that opens up and enhances the site.



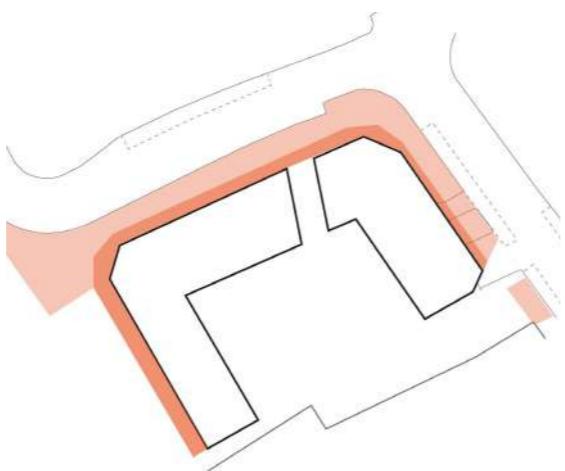
- The existing footpath through the South of the site will be upgraded and straightened out to provide a quality, accessible and safe route that passes through the central courtyard.
- There will be a feature pend access from the North to bring people into the main courtyard.
- Main building entrances and spill out indicated by smaller arrows. There will be visual permeability through the buildings glazed fronts.



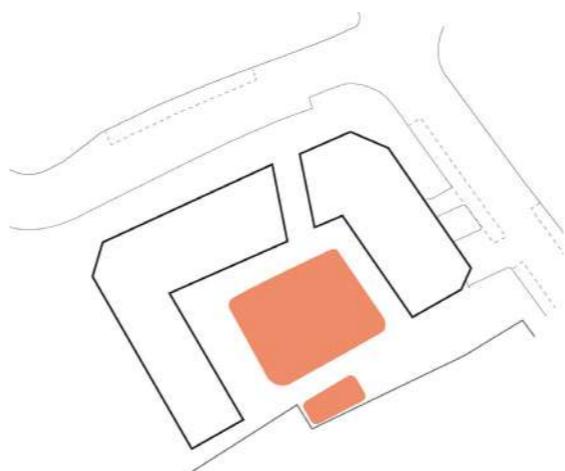
- Vehicle access down to the undercroft car parking with shared surface approach where it intersects the pavement.



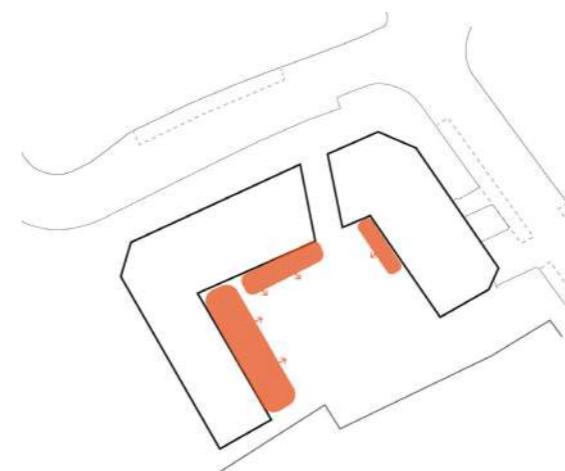
- Key access points into the central courtyard to be defined at street level through feature paving, landscaping and signage to draw people into the space.



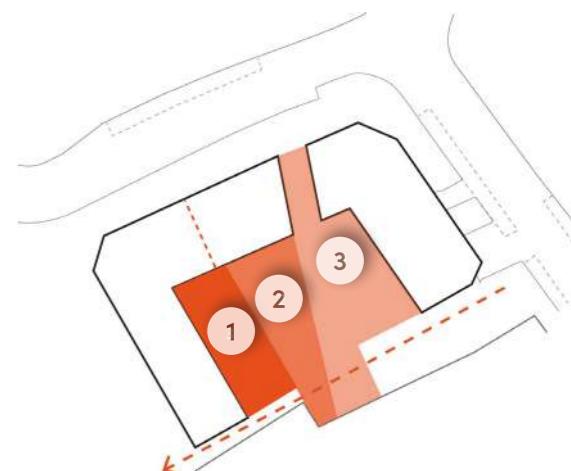
- The street frontage will provide a high quality edge to the building facade, entrances and streetscape.
- There is potential to expand the streetscape enhancements beyond the red line and introduce areas of planting, raingardens and seating that will upgrade the existing pavement and bring improvements to the wider public realm. This is subject to negotiation and not formally part of the proposals.



- Primary central courtyard will create a valuable green space and flexible gathering space for recreation for the public, retail spaces, hotel and co-living.
- Footpath integrates into main public realm



- Direct spill out spaces for the Retail and co-living spaces that extend into the main public realm



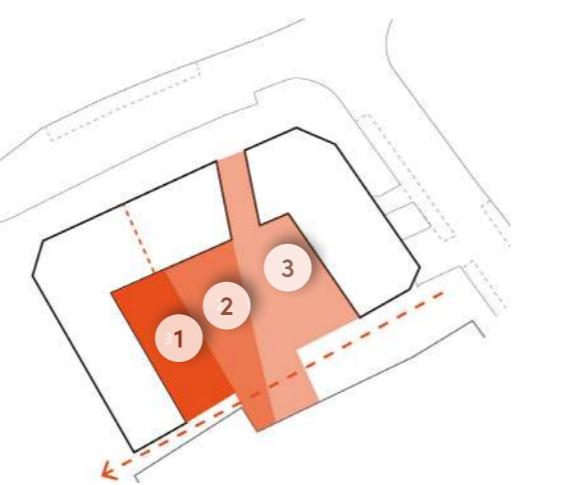
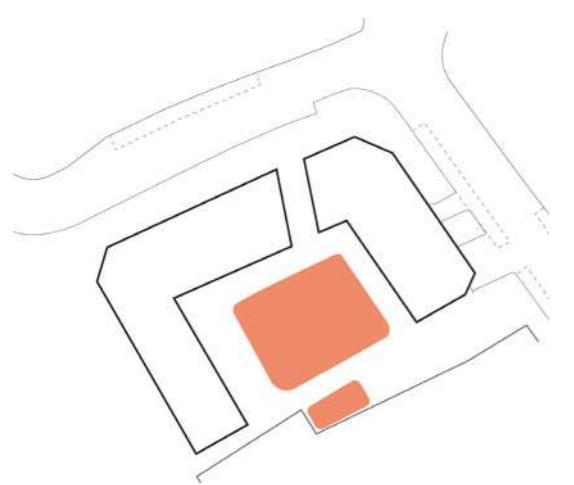
- Levels fall across the site from 42.4 in the East on Bakers Road to 40.5 in the West along the High street.
- Three finished floor levels within the buildings will extend into the public realm utilising the levels to create feature terracing that defines the spaces whilst retaining accessibility across the site.

○ 4. PUBLIC REALM

The images opposite demonstrate public realm spaces that use a mix of soft and hard landscape and utilise level changes effectively to create interesting, flexible and high quality amenity space.

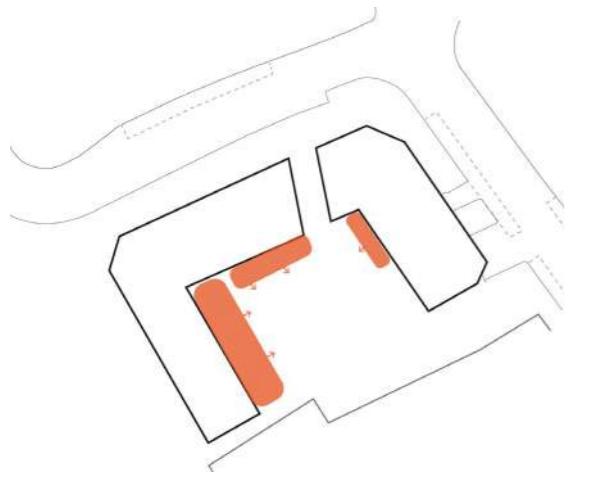
Varied planting in the form of lawns, ornamental perennial planting mixes, shrubs and tree planting provide softness and seasonal interest.

Seating can be integrated to raised planters and across level changes in the form of terraces.



○ 5. RETAIL SPILL OUT

The images opposite demonstrate examples of busy urban spaces where people gather to sit, relax, eat lunch and socialise. Various seating options can be used from integrated landscape features, terraces and street furniture with soft landscape edges.



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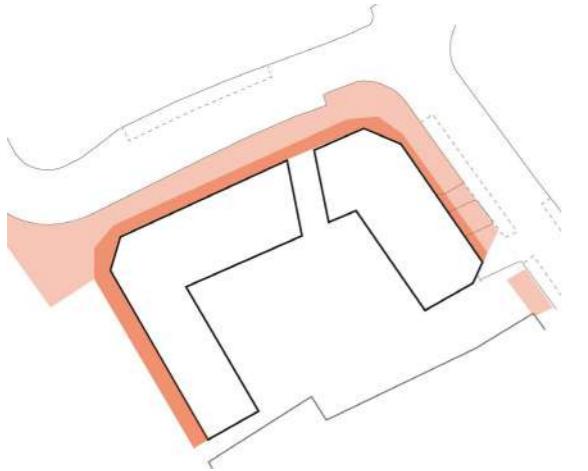
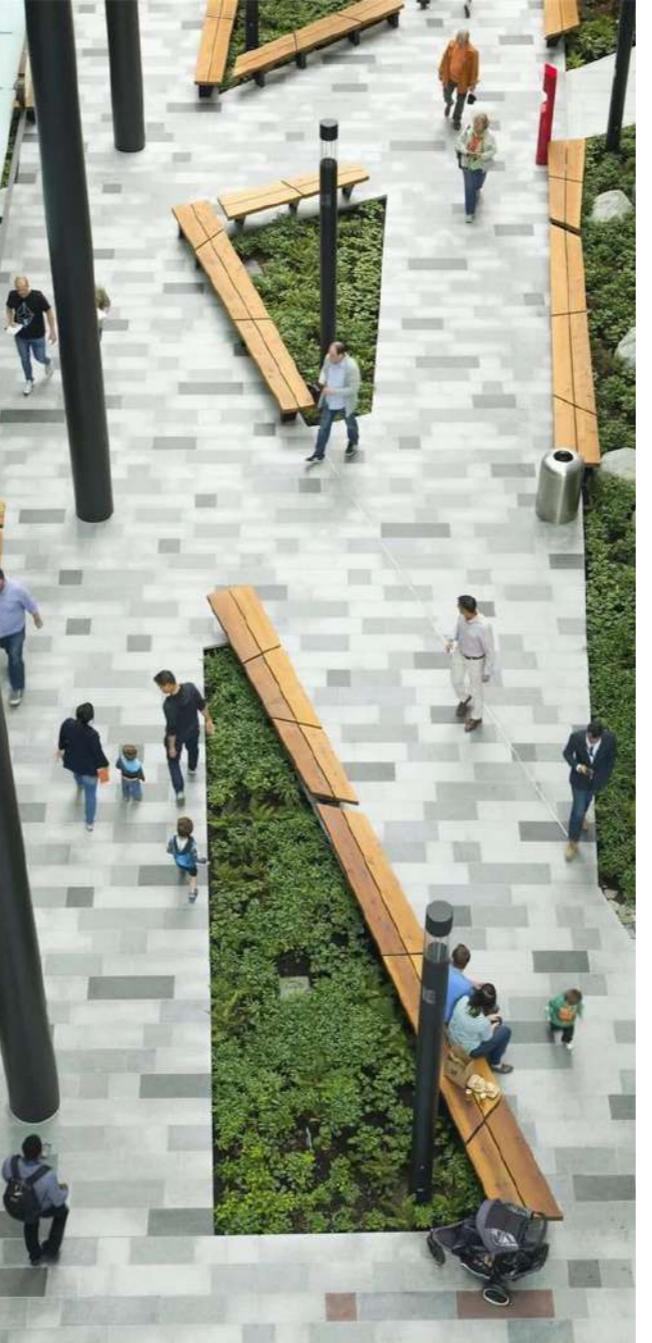
uxbridge high street



○ 6. STREETSCAPE

The images opposite demonstrate functionality and accessibility whilst integrating much needed green space into the street edge that provides visual interest, structure, biodiversity value, urban cooling and shading and rest points in the form of seating edges.

The proposal sets out potential further development beyond the red line to extend the improvements in the public realm across the whole street. These are subject to negotiation and purely illustrative at this stage.

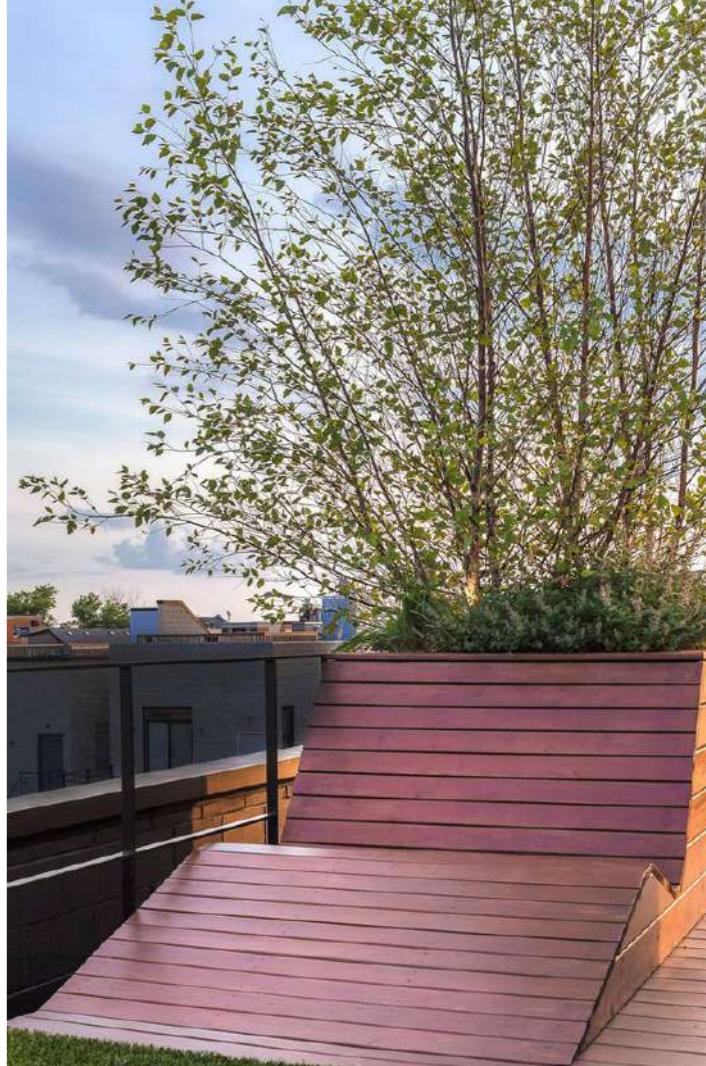


○ 7. CO-LIVING TERRACE

The design of private co-living roof terraces is curated to offer residents an outdoor retreat in the heart of the city.

Incorporating high-quality and weather-resistant furniture, such as intimate seating arrangements, dining sets, and lounge chairs, ensures a comfortable and inviting environment for relaxation and entertainment.

Employing a variety of planting types not only enhances the visual appeal but also contributes to a sense of nature within the urban setting.



8. PROPOSED SITE PLAN

The proposal outlines a comprehensive design strategy that leverages the natural topography change across the site to create distinctive features and spaces whilst maintaining DDA compliant access throughout.

Soft landscaping elements such as lawns, ornamental planting beds, wildflower meadow, trees, and shrubs are integrated to soften the built environment and introduce much needed green space to a dense urban centre. These elements not only enhance the aesthetics of the site but also contribute to biodiversity and ecological balance, shading and urban cooling.

The emphasis on high-quality paving throughout the site serves to define various zones, features, and circulation routes effectively.

Upgrading the street frontage with high-quality materials, bench seating, bike stands, and soft planting beds not only enhances the visual appeal but also improves the functionality and accessibility of the area. Clear delineation to building entrances and circulation routes ensures ease of navigation for visitors while urban greening contributes to creating a more sustainable and attractive urban environment.

Overall, the proposal presents a high quality, varied public realm that delivers open space, recreation, urban greening and an improved, safer public footpath.

- 1 Public realm level 1
- 2 Public realm level 2
- 3 Public realm level 3
- 4 Feature pend access
- 5 Feature terraced seating and steps
- 6 Retail spill out
- 7 Lawn
- 8 Meadow planting and shrubs
- 9 Raised planters with seating
- 10 Bus stop
- 11 High quality paving to delineate footpath
- 12 Road to under-croft parking



○ 9. PROGRAMME OF USE

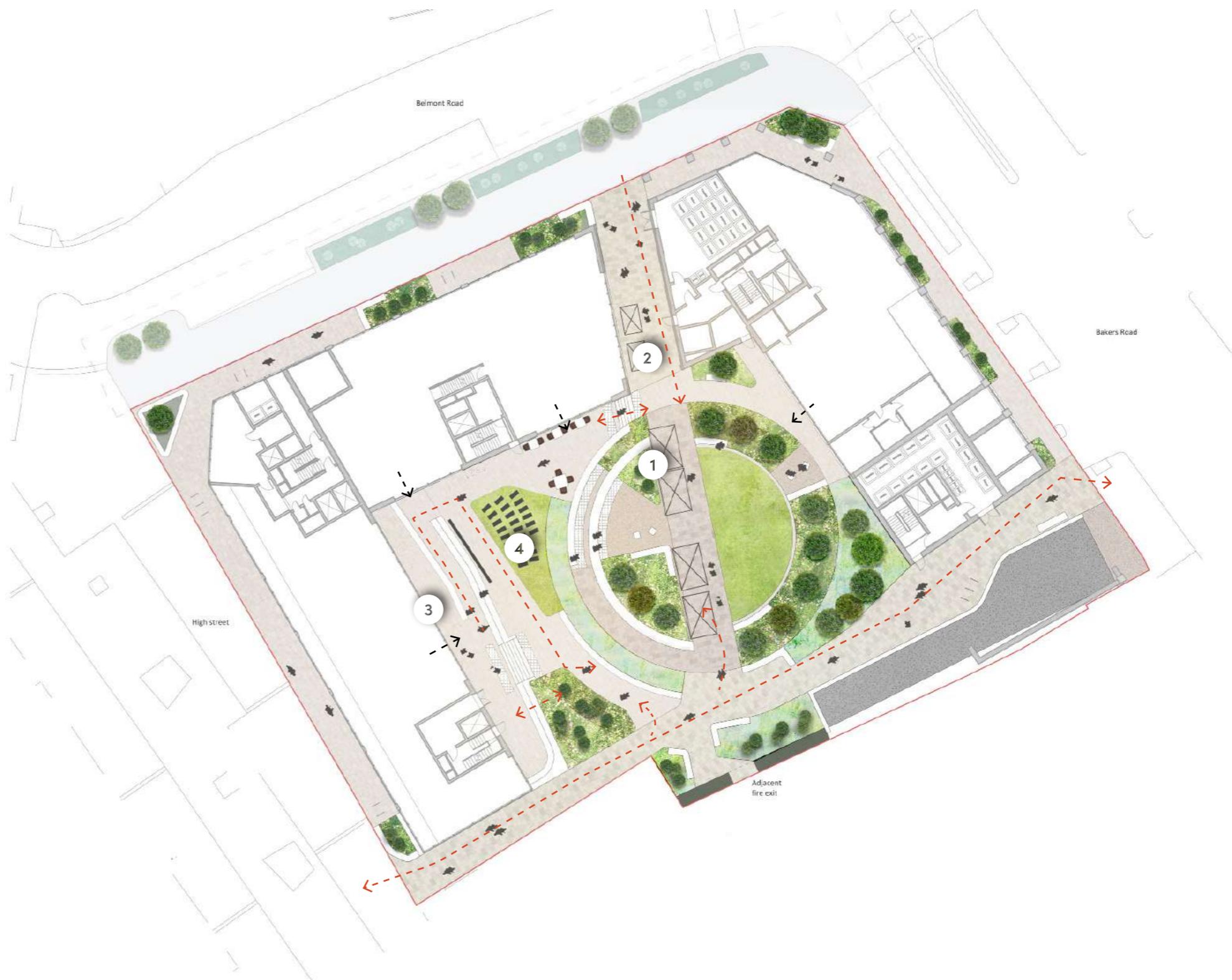
The proposal will provide amenity space that is flexible. The sketch starts to indicate potential programmes of use such as market stalls, coffee truck, events, cinema screening etc that can activate the site and draw people in from the surrounding high street.



- 1 Market stalls
- 2 Coffee truck
- 3 Spill out furniture
- 4 Cinema screening on terraces

↔ Circulation

--> Primary courtyard access

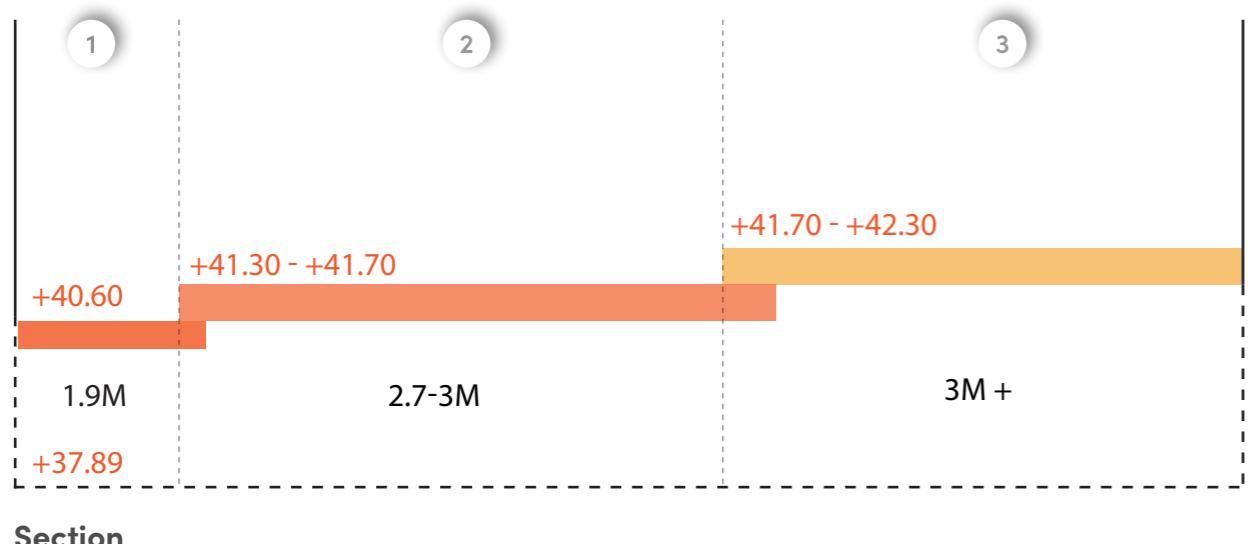


○ 10. SITE PLAN LEVELS CONSTRAINTS

The three levels correspond to the finished floor levels from the building access to the courtyards. These tie in to Cocks yard footpath top of ramp level of +41.70 that can be achieved from the High street at a 1:21 grade.

The basement level requires various minimum head heights for equipment & DDA parking bays. Allowances have been accommodated for the podium structural slab and landscape build ups & loadings to the courtyard according to the levels in conjunction with FFLs as demonstrated on the plan and section.

Overall, the proposal addresses the challenges posed by the site's level changes, existing footpaths, and access points by taking advantage on these features to create functional and visually appealing elements. By prioritizing accessibility, clear wayfinding, and inclusive design principles, the proposed public space becomes a vibrant and welcoming destination.



Basement requirements levels 1-3:

Level 01 - Basement bike store (1.9m)

Level 02 - DDA parking & M&E to ceiling (2.7m minimum)

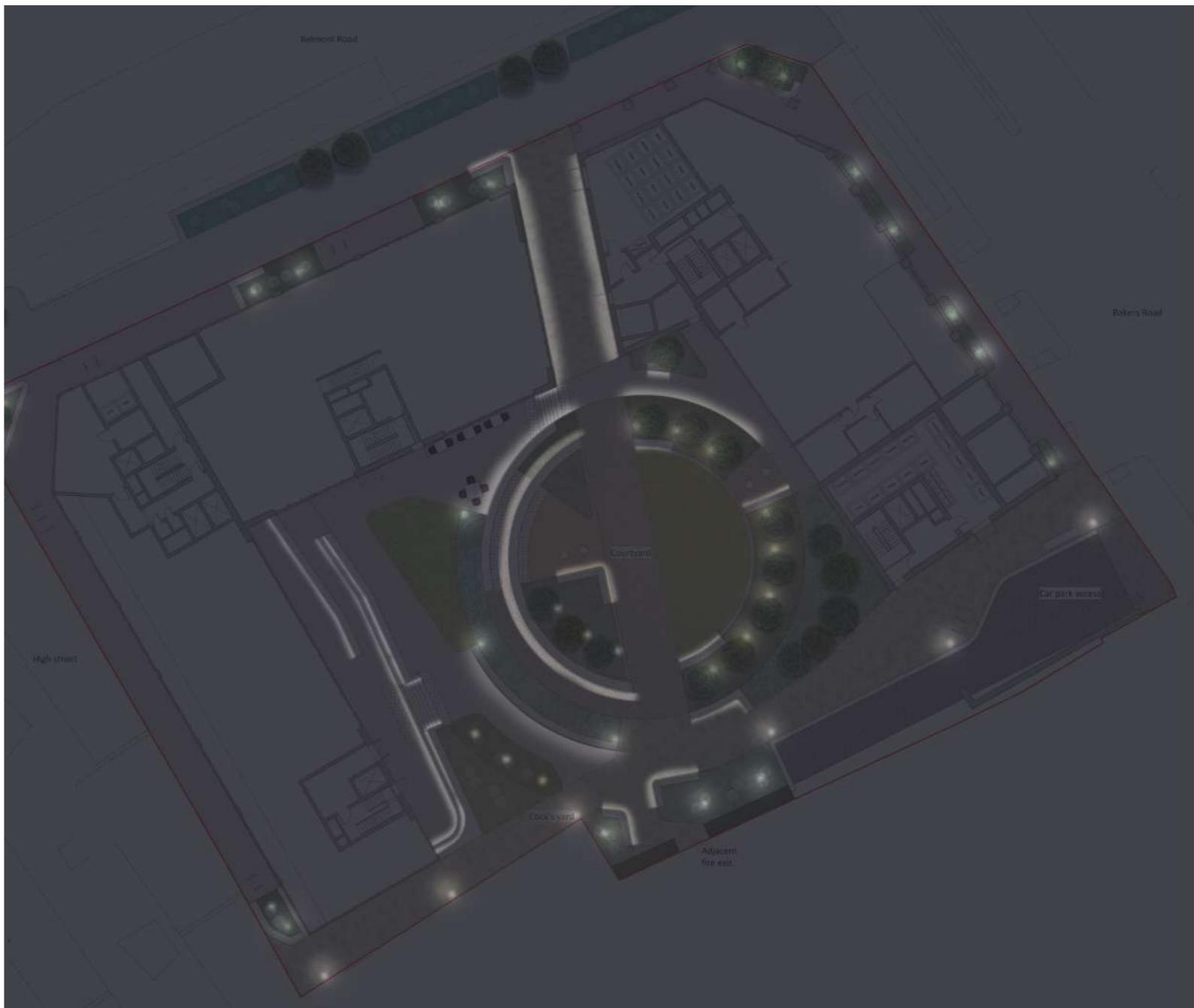
Level 03 - M&E equipment (3/3.5m +)

- 1 Public realm level 1
- 2 Public realm level 2
- 3 Public realm level 3



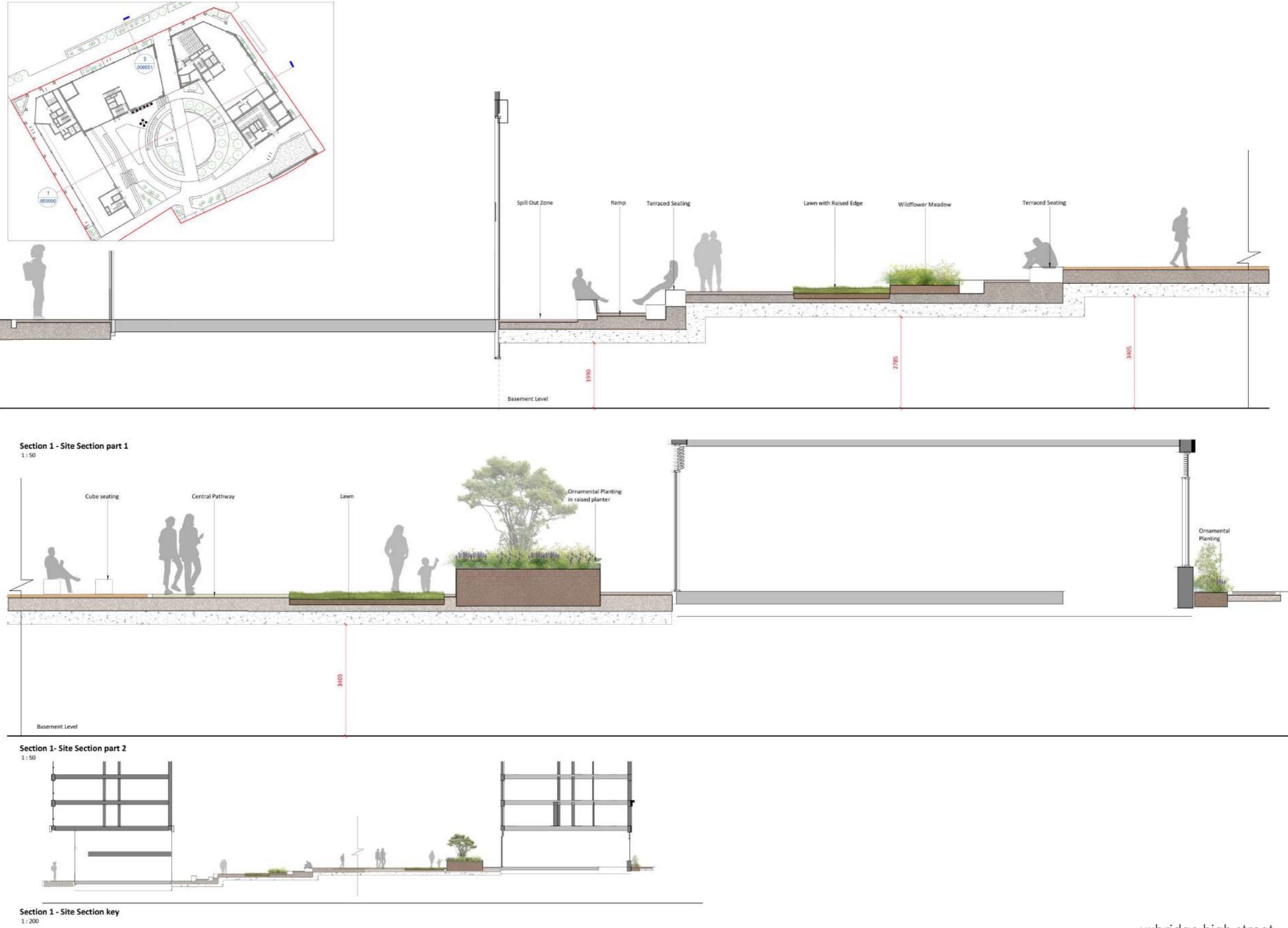
○ 11. LIGHTING STRATEGY

The inclusion of a high-level lighting strategy in the proposal is crucial for enhancing both the functionality and aesthetics of the site, especially during evening hours. By strategically integrating lighting features, the site becomes not only more accessible and safe but also visually appealing, creating ambiance and enhancing key design elements.



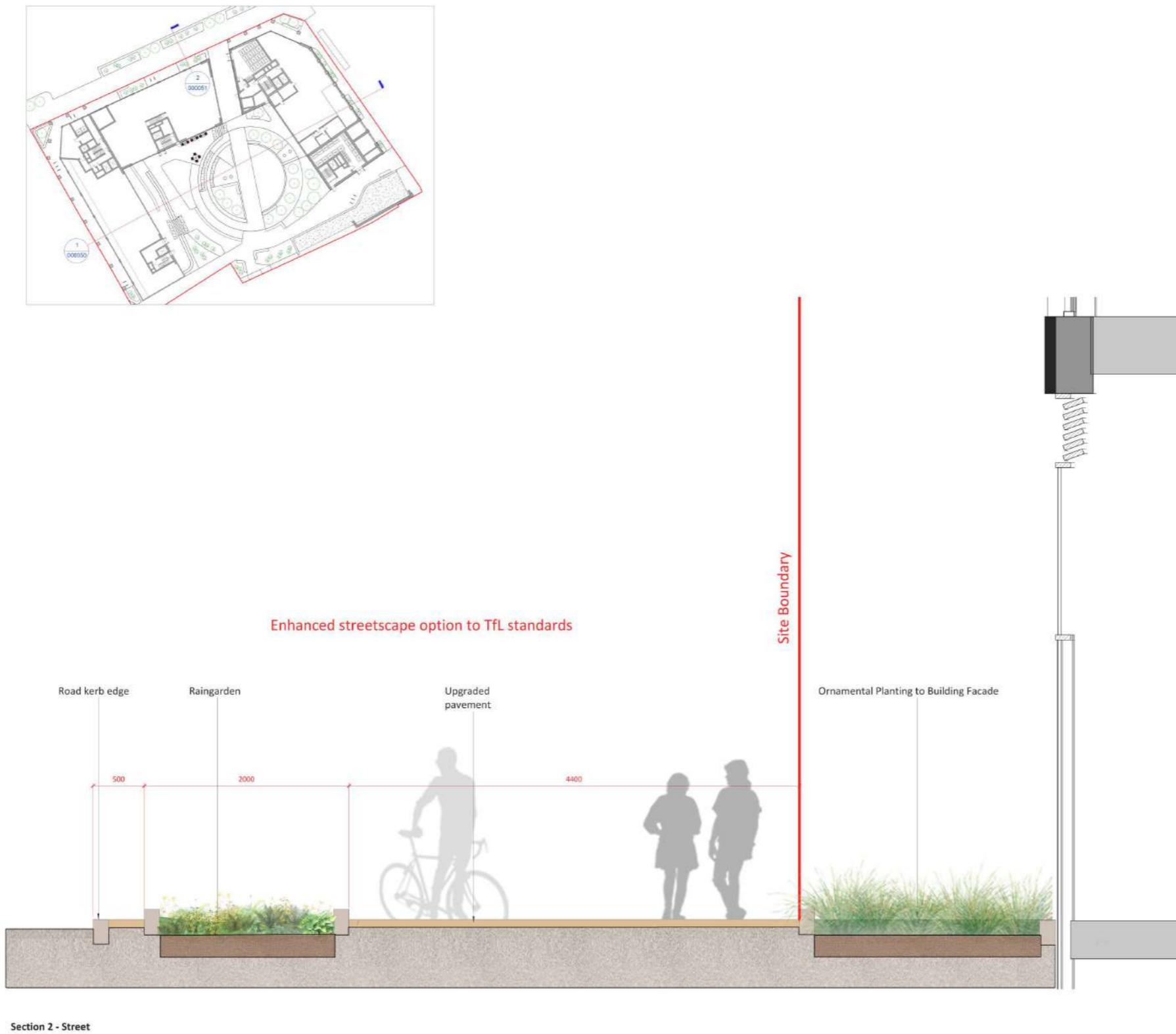
○ 12. SITE SECTIONS – COURTYARD

The sections clearly demonstrate the variation in levels across the site and how these have been incorporated into the design to provide delineation in spaces, seating, access and planting edges.



○ 13. SITE SECTIONS – STREET

The section below demonstrates the street frontage that includes quality paving and soft landscape within the red line. There is also an option for future development of the full pavement to include upgraded paving and raingardens which are illustrated below as per the TfL standards. These works fall out of the red line and are subject to negotiation with the land owner.



○ 14. OUTLINE SPECIFICATION

Courtyard

The courtyard and street frontage will feature high quality natural stone paving, solid seating terraces and steps for level transitions, steel raised planters and a mix of seating types.



Natural stone paving



Cube seating



Concrete terrace seating & planter edges



Loose bound gravel



Raised steel planters



Terracing and steps

Roof Terrace:

The roof terrace will provide amenity for the co-living block with areas of paving and lawn, mixed seating types and enclosed by raised planters.



Timber and steel sun lounger



Mix of seating types



Steel raised planters and amenity lawn

○ 15. PLANTING SPECIFICATION

A mix of planting is proposed across the site and roof terrace including, wildflower meadow and different perennial mixes of flowering species, grasses and ferns. Species are selected for their seasonal interest, volumes, ease of management and ecological benefits.



Rudbeckia



Astilbe 'Bressingham Beauty'



Dryopteris affinis



Astrantia major 'Buckland'



Sesleria nitida



Wildflower meadow



Verbena bonariensis



Helenium 'Moerheim Beauty'



Anemone x hybrida 'Honorine Jobert'



Kniphofia 'Tawny King'



Salvia nemorosa



Sedum 'Herbstfreude'

Trees and shrubs are proposed throughout the site where they able to be supported. They provide shading, shelter, structure and seasonal interest.



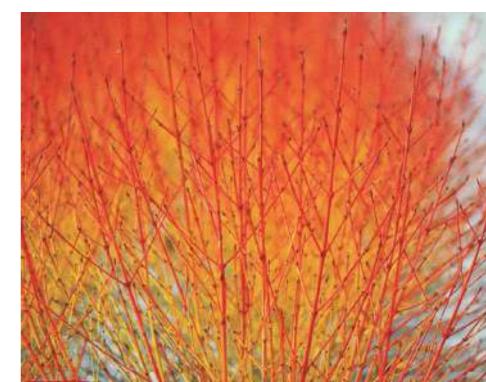
Amelanchier lamarckii



Betula utilis jacquemontii



Rhus typhina dissecta



Cornus sanguinea

16. URBAN GREENING FACTOR STRATEGY

The outlined landscape proposals are calculated to deliver a UGF of 0.158, which is below the target of 0.4 set out in Policy G5 of the London Plan Guidance 2023.

It is important to note that this UGF target is only a guideline and there are many interrelating factors that contribute to how well a site can feasibly score; many of which may provide alternative benefits to the functionality, aesthetic quality and character of the local area.

The landscape proposals set out in this document have been refined to maximise the area of planting provision possible in the courtyard, street and roof terrace while simultaneously providing a functional and successful new public realm. However, there are a number of specific constraints that limit the UGF benefits:

Levels

The levels across the site increase from the High street up to Bakers Road by 1.9ms, as such three finished floor levels are set across the buildings. To allow access to and from buildings and to maintain circulation routes such as Cock's yard the courtyard space has multiple changes in levels. To allow for an inclusive and DDA compliant accessible public realm ramps and steps are provided between the level differences and tie in to key building access points. This results in a requirement for hard landscape across the site where soft spaces could have otherwise been increased. These constraints ensure the site is usable by people of all mobility levels.

Circulation

Cock's yard is an existing route to be maintained and improved through the site which requires an accessible route. The levels of the site and access from buildings sets out multiple other points and routes that require hard landscaping and as such break up what could otherwise be a larger areas of soft landscape. The new pend route from Belmont Road enhances and encourages access to the courtyard providing much needed openness and connectivity.

Structural

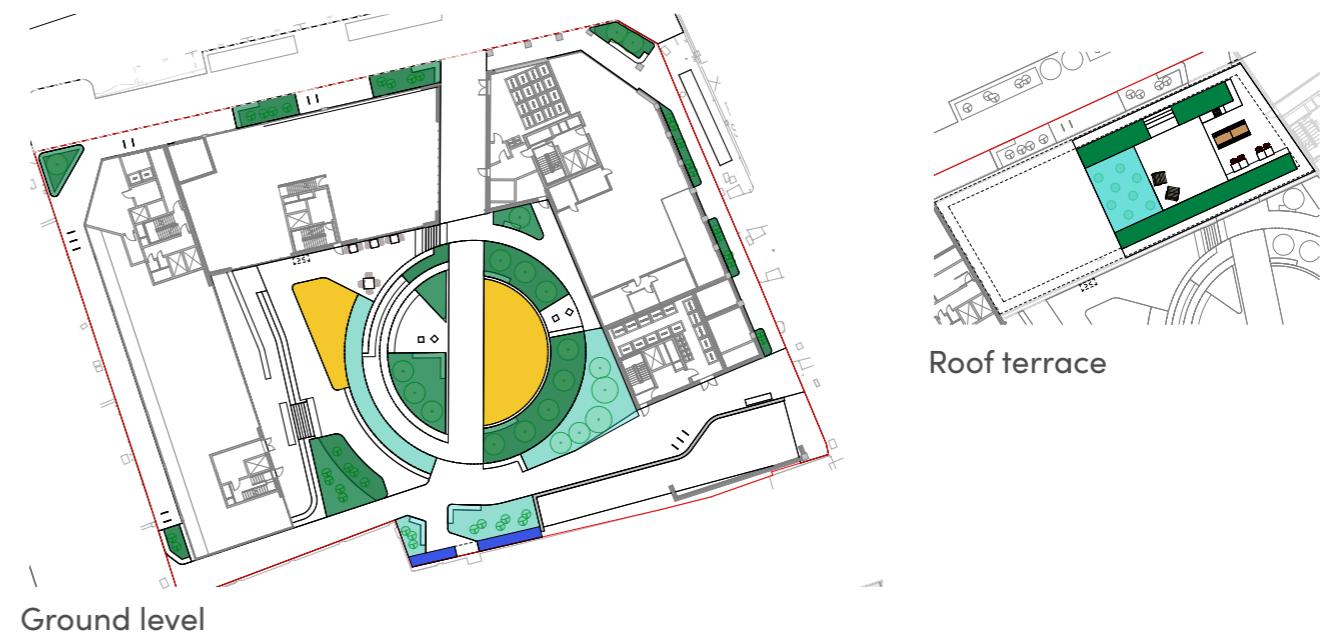
The design of the split podium levels across the courtyard results in limitations on soft landscape and SUDs. Due to the courtyard being situated over the basement parking area, there are specific loading limits as well as below ground height restrictions that limit the extent of planting to the higher levels, limit the extent of loading from increased soil depths and larger tree species. It is also not possible to introduce permeable paving and soft SUDs features in the courtyard space.

Roof space

The primary use of the roof spaces are for M&E equipment and PV to service the building and to reduce the carbon intensity of the site. The setting out and extent of PV and equipment along with the safe access and maintenance requirements results in a loss of roof space that could be intensive green roofs.

Benefits to consider:

The landscape proposals will provide Uxbridge with a high quality public realm with clear, safe access, amenity space and much needed green space that provides seasonal interest, biodiversity benefits, urban cooling and shading and a respite from the surrounding busy urban streets. Alongside permanent benefits to pedestrian access and urban connectivity, the proposals allow for a flexible programme of use providing new space for pop up events and small businesses to flourish.



CURRENT PROPOSALS OPPOSITE - Urban Greening Factor Calculator (Proposed)				
Surface Cover Type	Factor	Area (m²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	225	225	Courtyard and roof terrace
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1			
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8		0	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8		0	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7		0	
Flower-rich perennial planting.	0.7	415	290.5	Ornamental perennial planting mixes to courtyard& street & roof terrace
Rain gardens and other vegetated sustainable drainage elements.	0.7		0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	15	9	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	80	48	20 trees at 6 m spread @ 2/3s spread
Green wall – modular system or climbers rooted in soil.	0.6		0	
Groundcover planting.	0.5		0	
Amenity grassland (species-poor, regularly mown lawn).	0.4	145	58	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3			
Water features (chlorinated) or unplanted detention basins.	0.2			
Permeable paving.	0.1	0	0	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0		0	
Total contribution			630.5	
Total site area (m²)			3,966	
Urban Greening Factor			0.158976299	

**Newcastle**

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