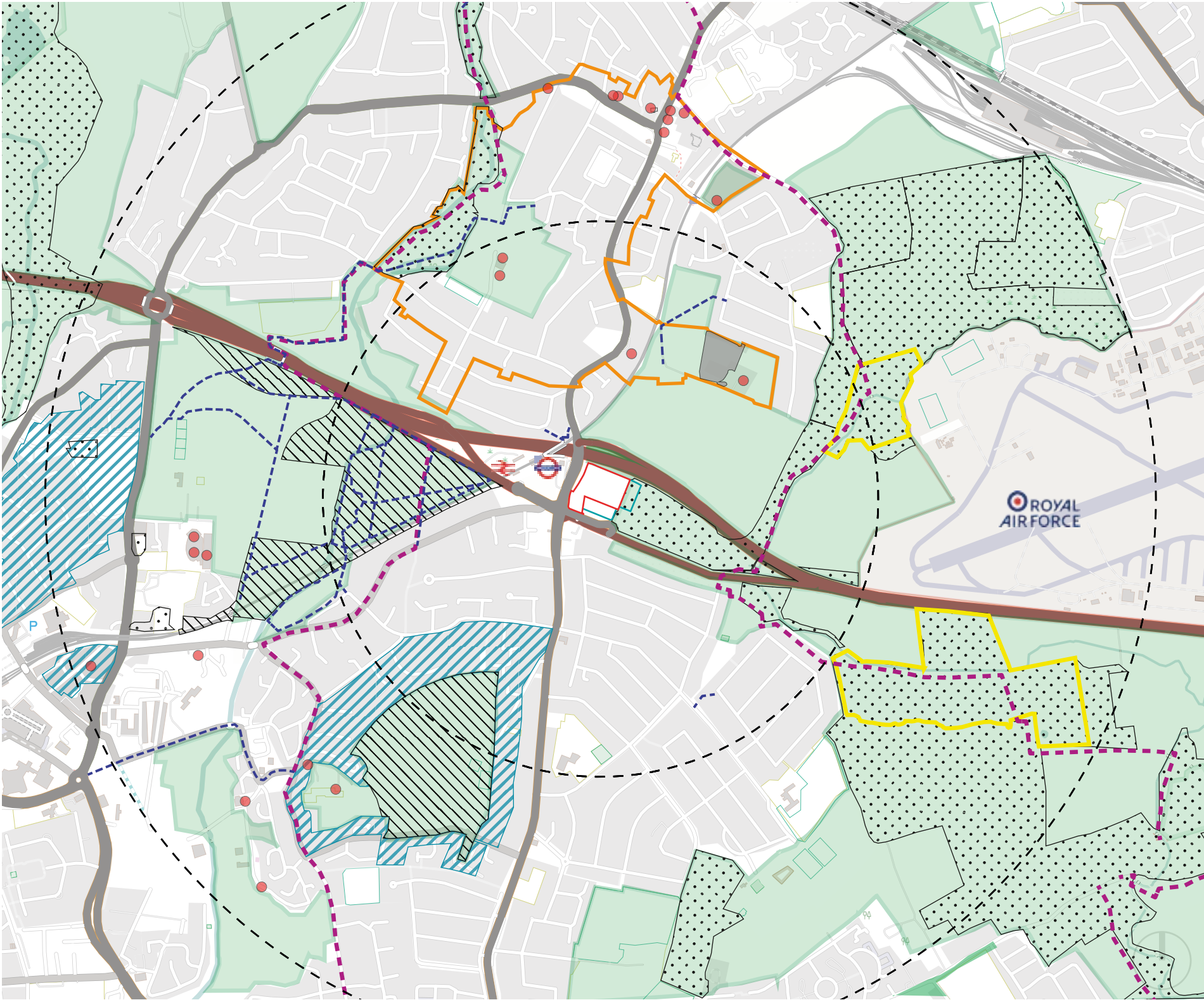


SITE CONTEXT & HISTORY

WIDER LANDSCAPE CONTEXT



The public realm vision and associated landscape elements throughout this document has been prepared by Bradley Murphy Design Ltd on behalf of Inland Homes plc as part of a detailed planning application for the land adjacent to Freezeland Way and Long Lane in Hillingdon.

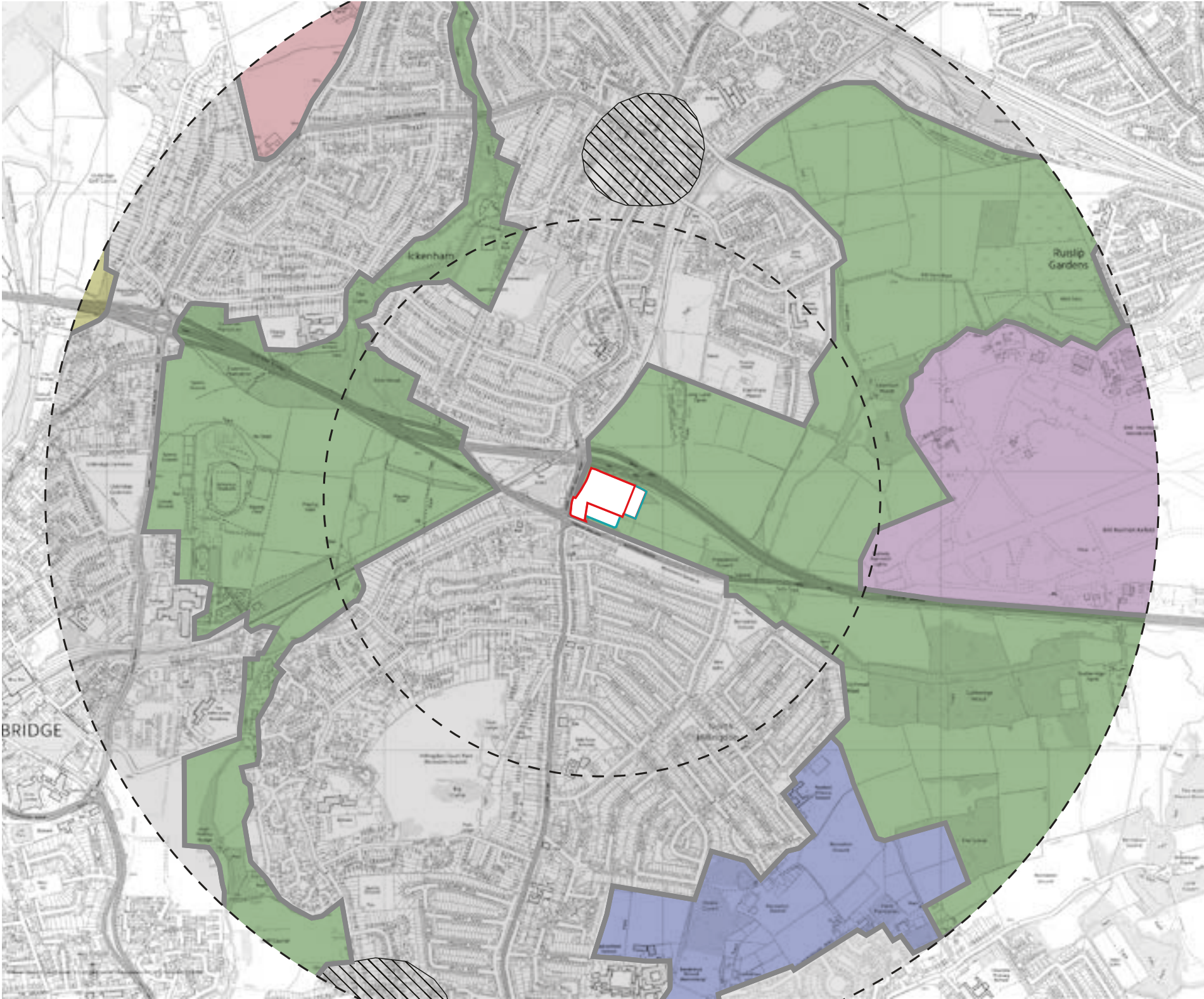
Within the immediate context of the site lies the A40 Western Avenue to the north, A437 Long Lane to the west and Freezeland Way to the south, both Long Lane and Freezeland Way are borough roads. Green Belt Land and Nature Conservation Sites are to the north beyond the A40 and adjacent to the eastern site boundary, with Hillingdon town centre to the south. RAF Northolt sits to the east of the site just north of the A40. Though there are no Public Right of Ways (PRoW) to the east the area is informally used by dog walkers.

- Within 1km of the site lies the following landscape designations/ resources:
- Areas of Special Local Character (such as Hillingdon Park, 700m to the south west of the site) contain elements of local character and identity that require preservation and enhancement.
 - London Green Belt, part of which abuts the eastern boundary of the application site. One of the five purposes of Green Belt is to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
 - Ickenham Village Conservation Area, which lies 600m from the site. New development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to the special architectural and visual qualities of these areas.
 - Heritage Assets include Ickenham Manor Farm (Scheduled Monument and Grade I listing) 560m from the site, Long Lane Farm Cottages (Grade II) 500m from the site, Swakeleys House (Grade I) 740m from the site and an outbuilding to the north of Swakeleys (Grade I) 750m from the site.
 - Public footpaths - Although there are no public footpaths associated with the site, several fall within 1km of the site including long distance routes to the east and west.
 - Nature Conservation Sites - as depicted in the plan opposite.

| | | | |
|---|----------------------|---|----------------------------------|
| — | Application Boundary | | London Green Belt |
| — | Leasehold Boundary | | Nature Conservation Sites |
| — | Conservation Area | — | Nature Reserve |
| ● | Listed Building | | Areas of Special Local Character |
| | Scheduled Monument | --- | Long Distance Footpath |
| | | --- | Public Footpath |

SITE CONTEXT & HISTORY

WIDER LANDSCAPE CHARACTER



According to Hillingdon’s Landscape Character Assessment, the site falls within the identified Landscape Character Area G3: Yeading Brook River Corridor as shown on the plan opposite which is an extract of Figure 5 of the supporting Town and Visual Impact Assessment (TVIA) for this application. Key aspects of G3 which are relevant to the site include:

- A strong sense of containment due to the dense and mature tree cover, although open views are afforded across grassland and meadow, with long views towards the built edges of Ickenham and Ruislip.
- Low lying flat topography, comprising the floodplain of the Yeading Brook, with very little topographic variation.
- An intimate and tranquil character prevails along the watercourse, but significantly reduced in the closer proximity to the urban edge and transport routes.
- Settlement density is low within the Character Area, however it is densely surrounded by settlement along most boundaries.
- The settlement edge is typically modern in character, often enclosed along the edges by tree cover, which provide a subtle integration with the Character Area, with occasional open and well defined edges.
- Expanses of soft open meadow and grassland are contrasted with dense mature trees, hedgerows and woodland blocks which create a sense of containment and strong vertical form.

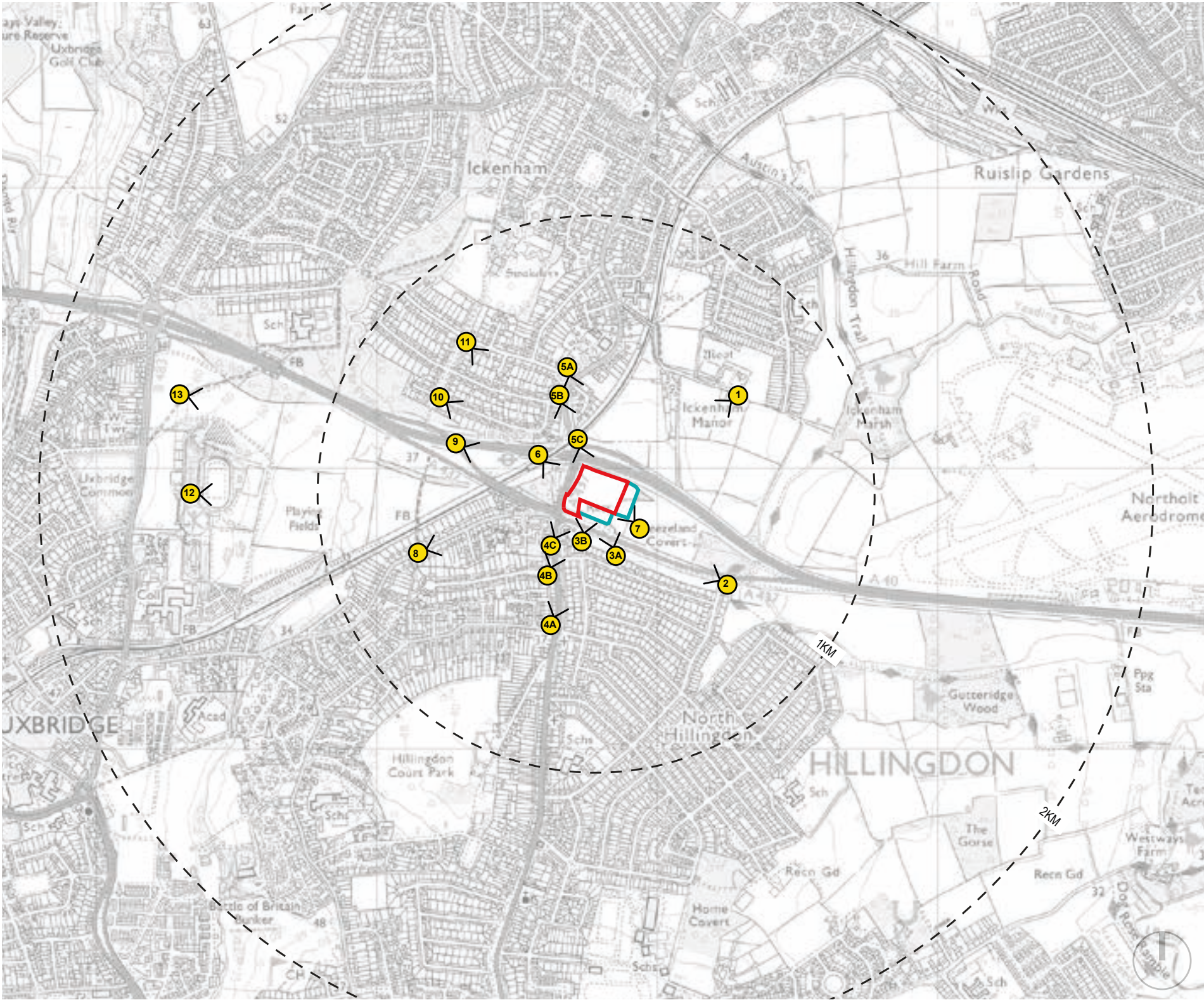
The site abuts the inter-war suburb and metroland townscape character type of Hillingdon’s Townscape Character Study2 and is strongly influenced by inter-war suburban housing and is closely associated with the townscape character than the Yeading Brook River Corridor Landscape Character Area described above.

- Key characteristics of the Metroland townscape includes:
- Perimeter block development, often with an informal rather than a regular structure. Some layouts feature “islands of planting” and extensive grass verges, while others include small cul-de-sac’s in the centre of the block.
- Street trees and garden planting play a significant role in the character of the street scene.

| | |
|--|--|
| — Application Boundary | ■ River Corridor G1: Upper Pinn River Corridor G2: Yeading Brook River Corridor |
| — Leasehold Boundary | ■ Clay Plateau H1: Northolt Clay Plateau Aerodrome |
| ■ Open Valley Sides B2: Uxbridge Open Valley Sides | ■ Encapsulating Farmland I1: Hayes Park Encapsulated Farmland |
| ■ Undulating Farmland C3: New Years Green Undulating Farmland | ■ Inter-War Suburb/Metroland |

SITE CONTEXT & HISTORY

VISUAL CONTEXT



A Townscape and Visual Impact Assessment (TVIA) has been carried out to assess the nature and extent of the townscape and visual likely to arise as a result of the proposed development.

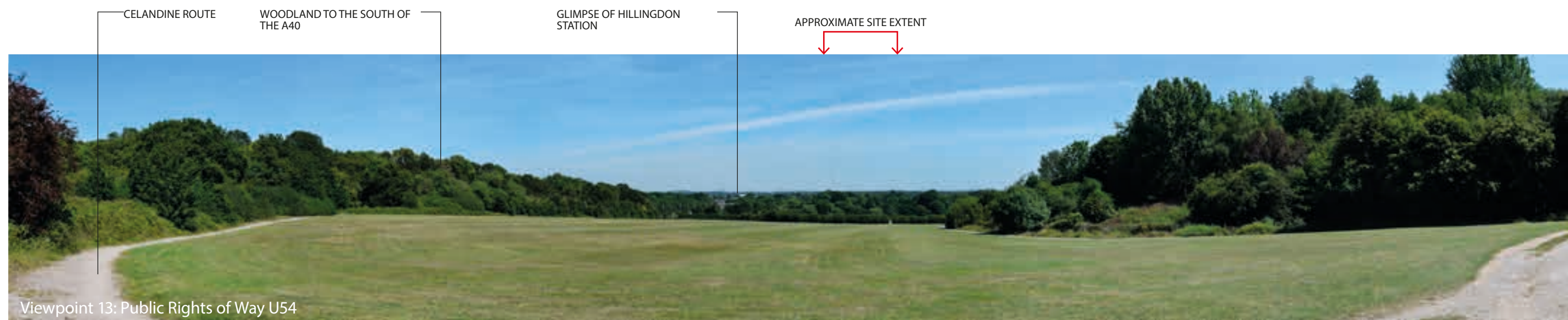
The Site is located within NCA115 Thames Valley, a low lying area covering a diverse landscape of urban / suburban settlement, recreational areas, transport networks / infrastructure and fragmented areas of agricultural land. At a regional level, the Site is located within the Barnet Plateau Natural Landscape Area, a relatively elevated area of the landscape. At a local level of Hillingdon District, the Site is located within the G3 Yeading Brook River Corridor which is comprised of a mosaic of habitats along the floodplain of Yeading Brook with good vegetation coverage offering a wooded character and a strong degree of containment.

The Site is visually restricted with direct views limited by existing built form and vegetation, including that associated with various transport corridors in close proximity to the Site. Strong vegetation coverage along the Site's boundaries contributes to the visual containment of the Site. Key visual receptors with direct or partial views towards the proposed development are listed below and corresponding numbers shown on the plan opposite:

- Residents:
- Viewpoint 3a & 3b - Freezeland Way
- Walkers:
- Viewpoint 1 - The field to the south of Ickenham Manor (grade II listed).
 - Viewpoint 2 - Freezeland Way A437 / Hillingdon Trail

The introduction of built form that is taller than currently exists in the surrounding context would inevitably result in adverse impacts and effects to some areas of landscape and townscape, however, these are considered to be Negligible – Minor Adverse at most. The walkers to the south of Ickenham Manor and the residential receptors occupying properties off Freezeland Way would experience Moderate Adverse visual effects in both the short and long term, due to the presence of new built form on the skyline and increasing the urban context in the close distance. Heritage features, in the context of the Site, are mostly contained by their own landscape settings or adjoining urban context, with their physical and visual relationship to the Proposed Development very limited (if any). The Proposed Development will not result in the reduction of openness or serve to conflict with the five purposes of the Green Belt.

- Application Boundary
- Leasehold Boundary
- Viewpoint



SITE CONTEXT & HISTORY

SITE ANALYSIS



The former Master Brewer site, once used as a commercial brewery is bordered by several roads, Western Avenue (A40), Long Lane and Freezeland Way. The site will need to be sheltered from these to reduce noise pollution.

Topography
The site itself is fairly flat at approximately 36m AOD with localised mounding as indicated on the plan opposite. To the west of the site the landform comprises an embankment rising to meet Long Lane.

Noise
The highway network to the north, south and west of the site results in noise pollution which is softened to some degree by intervening vegetation and landform.

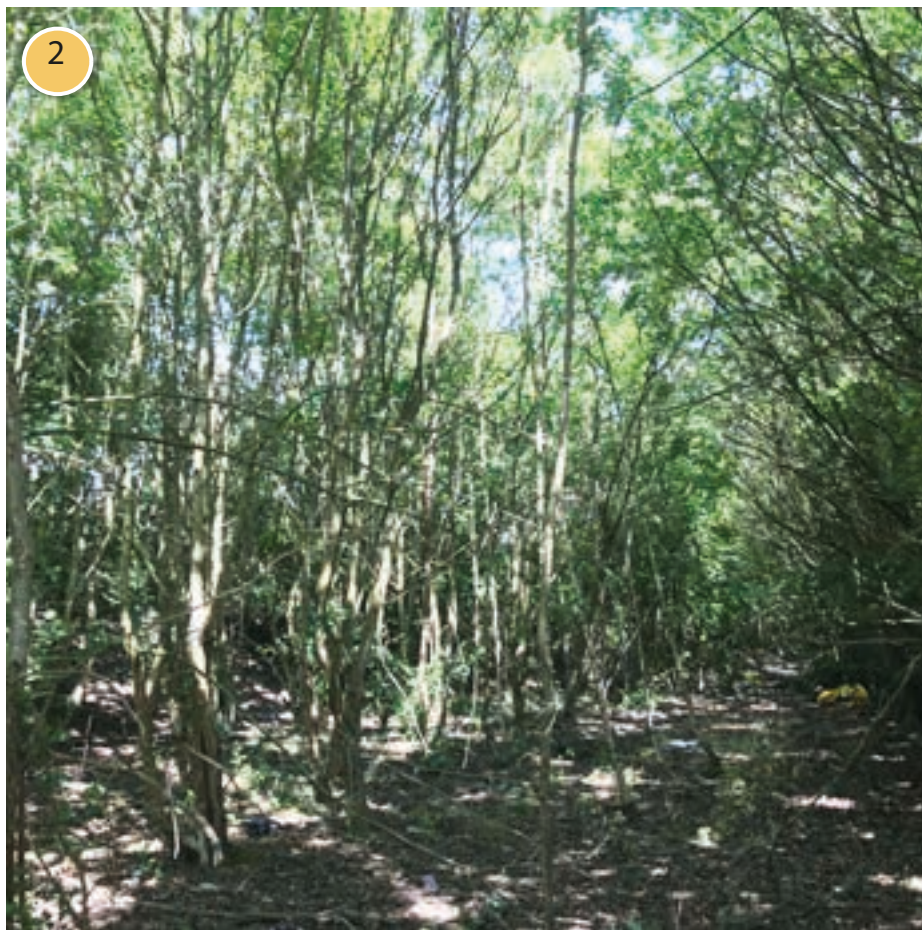
Vegetation and existing amenity
The site comprises a mix of bare ground/ hard surfacing, scrub, aggregate bunds, broadleaf plantation, scattered trees, amenity grassland, species poor semi-improved grassland and a species poor defunct hedge.

Connectivity
To the south, between the site and Freezeland Way sits the Council Land which provides a green setting to the development.
There is also visual connectivity with the Green Belt Land to the east of the site and the opportunity to allow physical connectivity.

- Application Boundary
- Leasehold Boundary
- +34 Spot Heights
- Slopes
- Hardstanding
- Scrub
- Off Site Soft Area
- Prominent Trees
- Buffer Planting
- Trees and Shrubs
- Noise Pollution
- Key views from TVIA
- Hedge

SITE CONTEXT & HISTORY

SITE ANALYSIS







3.

UNDERSTANDING THE SITE

UNDERSTANDING THE SITE

THE SITE TODAY



UNDERSTANDING THE SITE
THE SITE TODAY



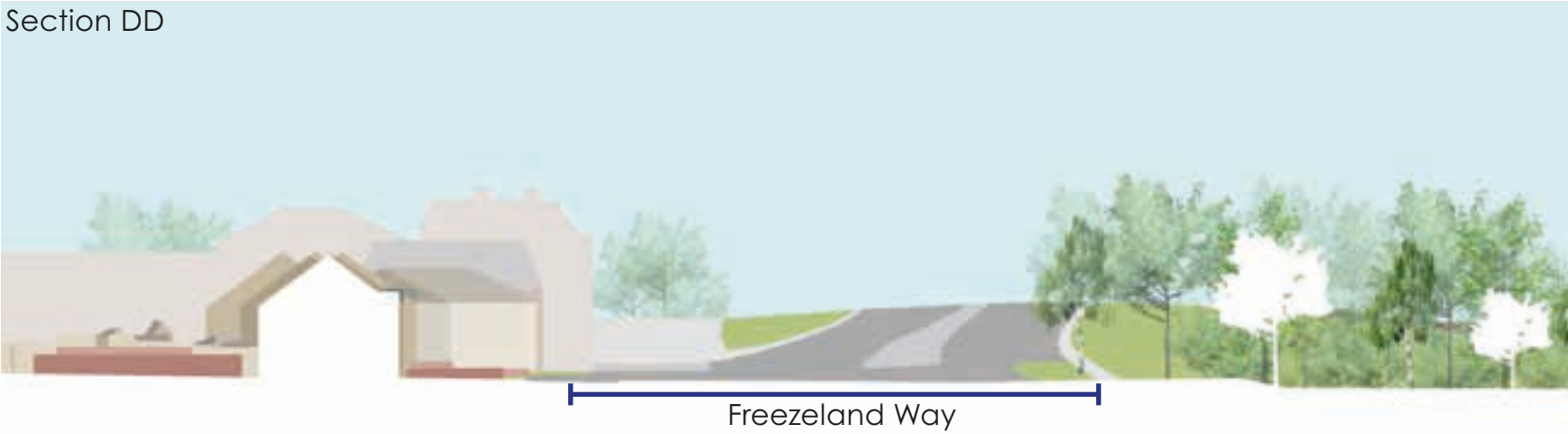
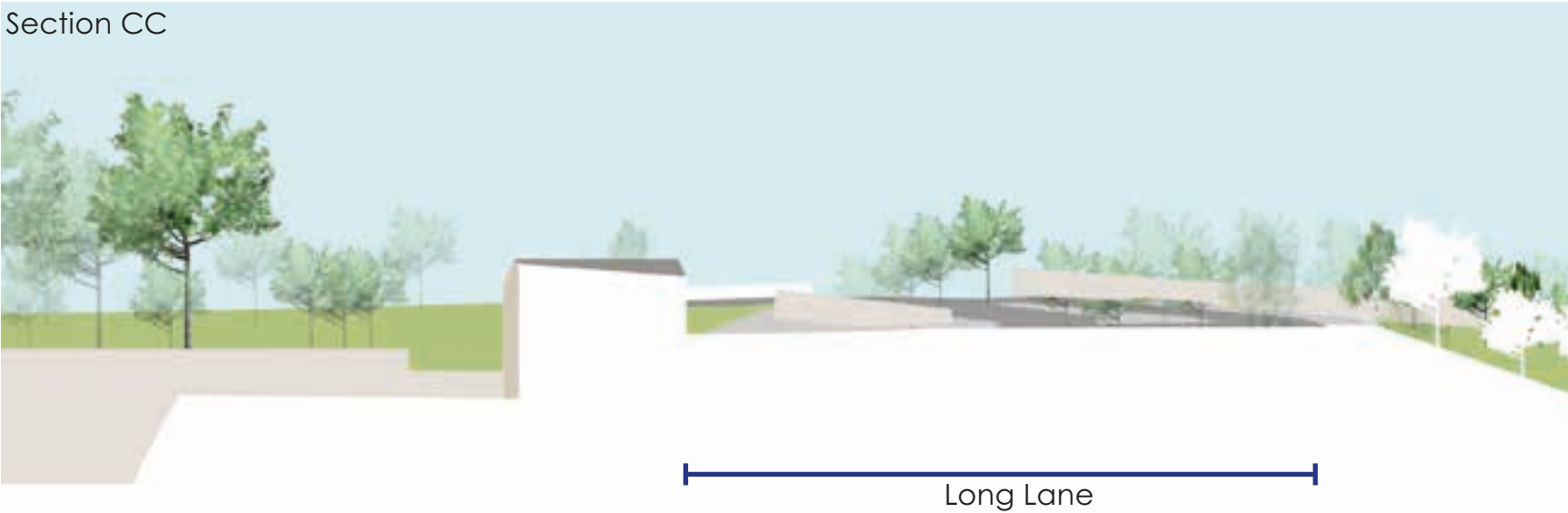
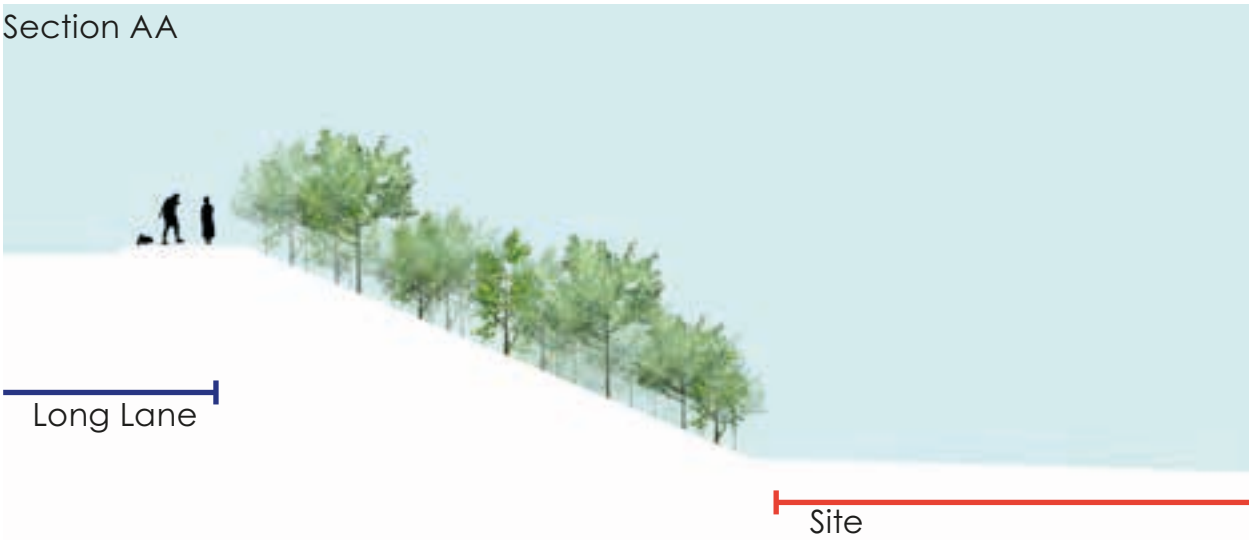
UNDERSTANDING THE SITE

SITE SECTIONS

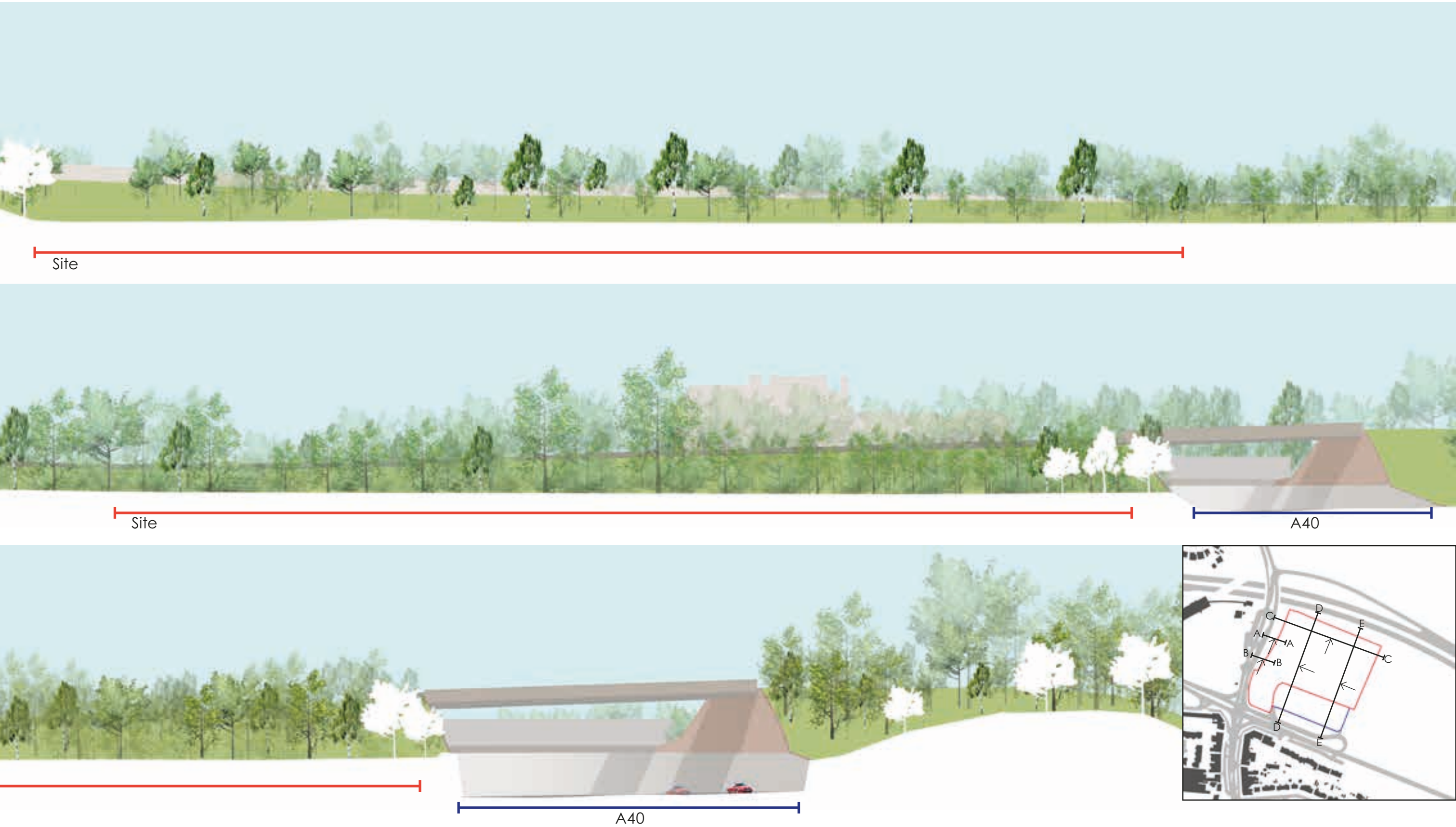
These sections detail the level changes that occur across the site and immediate adjacent land. The site is relatively flat, with no significant level changes happening within the red line boundary.

On the western edge along Long Lane, the level difference between the road and site progressively increases to a difference of up to 7

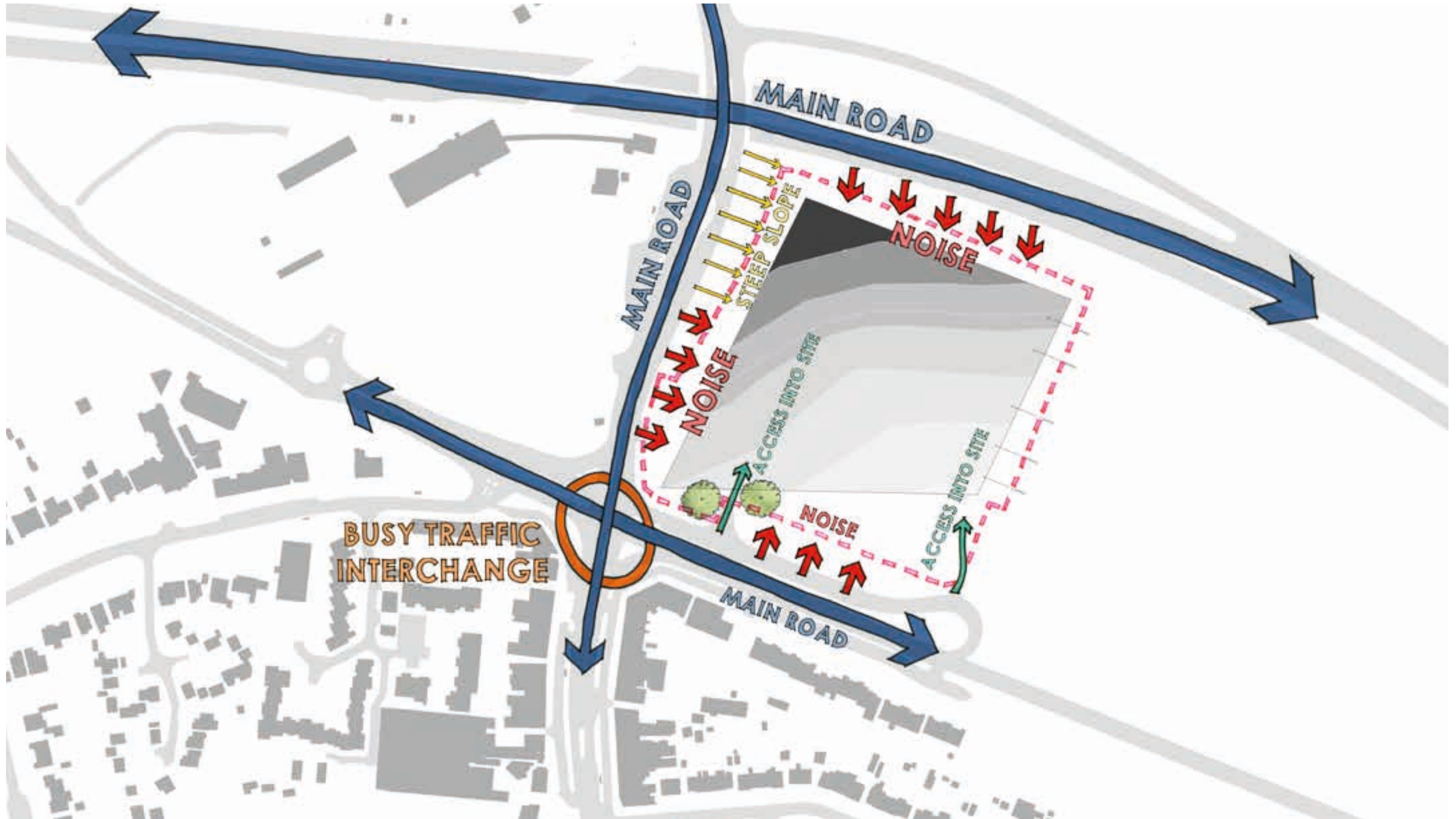
meters. On the northern edge, the A-road site about 6 meters below the ground level of the site. The eastern and southern edges have no significant level changes along the existing green park and Freezeland Way.



UNDERSTANDING THE SITE
SITE SECTIONS



UNDERSTANDING THE SITE CONSTRAINTS



UNDERSTANDING THE SITE OPPORTUNITIES





An architectural sketch in a light, hand-drawn style. It depicts a multi-story building with a series of terraces or green roofs. The terraces are filled with various green plants and trees. In the foreground, there is a garden area with a path, some trees, and a few small figures of people. The overall color palette is muted, with greens, browns, and greys.

4.

CREATING A BIO-DIVERSE ENVIRONMENT

CREATING A BIO-DIVERSE ENVIRONMENT

LONDON WILDLIFE TRUST

Working with London Wildlife Trust, we have aimed to embed biodiversity in to the design and enhance the existing natural assets.

The 'Making Space for Nature' report was published in 2010, concluding that England's wildlife sites, despite their diversity, did not comprise a coherent and resilient ecological network. Isolated nature reserves across England are not sufficient to maintain ecological connectivity as species are unable to move, or adapt quickly enough, in landscapes fragmented by development and intensive agriculture.

To reverse the effects of environmental degradation, the report recommended action at a 'whole landscape' level, interconnecting sites of high quality, which are biologically diverse, and to allow species to move between them.

Today's challenge is to rethink how we live with nature, can we find space for homes and space for nature to coexist. A vision to create spaces which allow wildlife, nature and people to thrive together. A new approach to placemaking, living with nature; a bigger, better, joined up nature network.

In terms of bringing biodiversity into the proposal we have aimed to:

- Achieve a high urban greening factor
- Achieve a biodiversity net gain
- Create corridors for wildlife as well as people
- Embed a sustainable drainage system
- Create ecotones
- Design buildings as habitat
- Enhance existing green infrastructure
- Provide a rich mosaic of different habitats and vegetation types



“ Built in the right way, in the right place, new housing can make a positive contribution to nature and the health and wellbeing of people who live there. ”

The Wildlife Trust





CREATING A BIO-DIVERSE ENVIRONMENT

LOCAL LONDON WILDLIFE TRUST SITES

There are a number of Wildlife Trust Nature Reserves in the vicinity of the site. These are situated along two principal corridors that broadly follow the River Pinn to the west and Yeading Brook to the east.

The site is uniquely situated to act as a bridge between these green corridors, and to establish itself as a destination in itself.



CREATING A BIO-DIVERSE ENVIRONMENT LOCAL LONDON WILDLIFE TRUST SITES



Denham Lock Wood (SSSI)

A designated Site of Special Scientific Interest (SSSI) supporting some of the finest examples of wet woodland in London.



Frays Farm Meadows

One of the finest examples of rare wet grazing meadows in London and part-designated Site of Special Scientific Interest (SSSI).



Gutteridge Wood

An ancient oak and hazel coppice woodland carpeted with brilliant bluebells in spring and a year-long haven for birds and wildflowers.



Ten Acre Wood

A century-old oak plantation over hazel coppice, providing a marvellous source of berries for birds.