



View 5



View 6



View 7



View 8



View 9



View 10



View 11



View 12



View 13



View 14



View 15



View 16



View 17-looking east



View 17-looking west



View 18



View 19



View 18



View 19



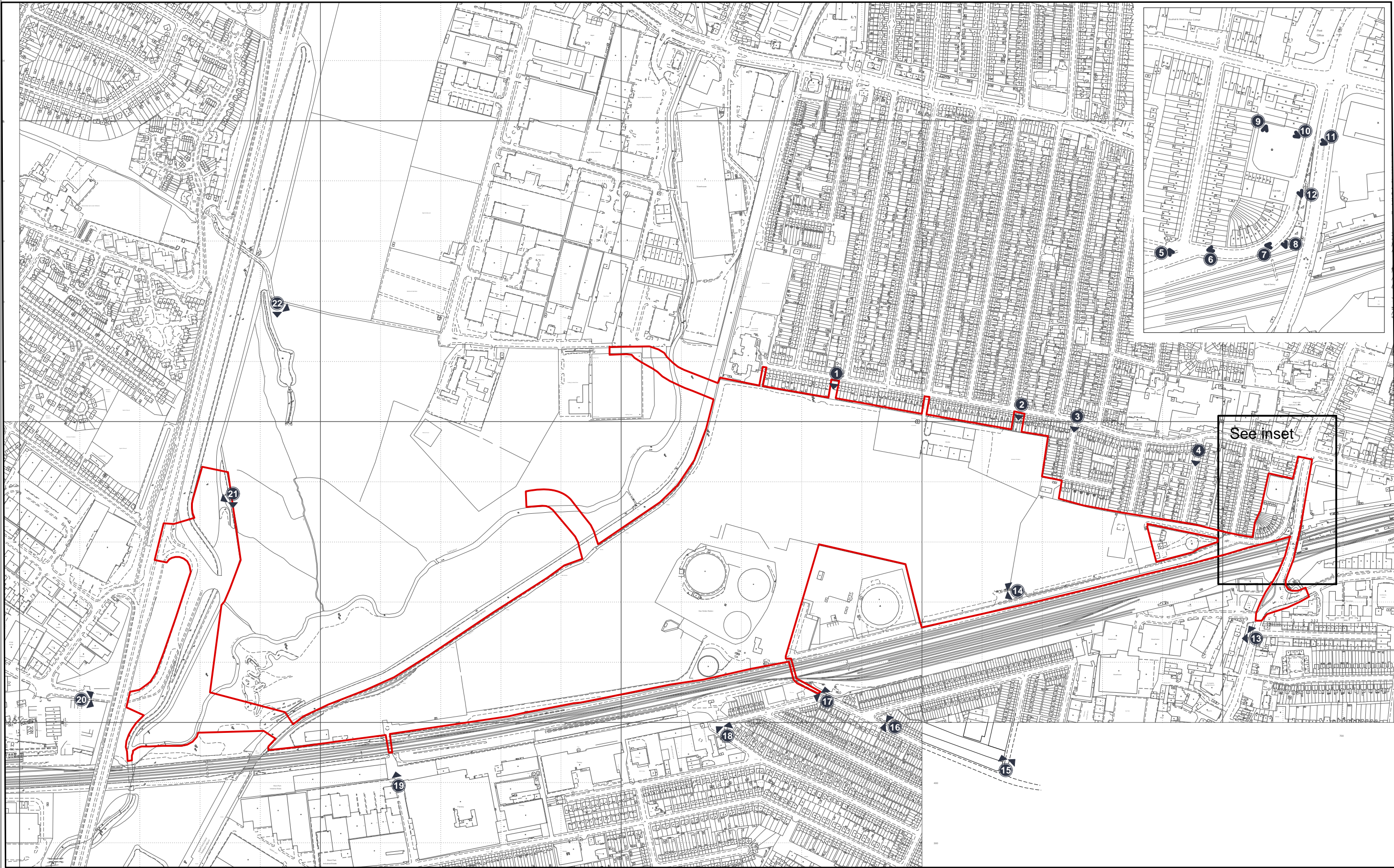
View 20



View 21



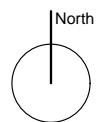
View 22



Key



Photo viewpoint
Also see Visual Representations and VR Photo Location Plan

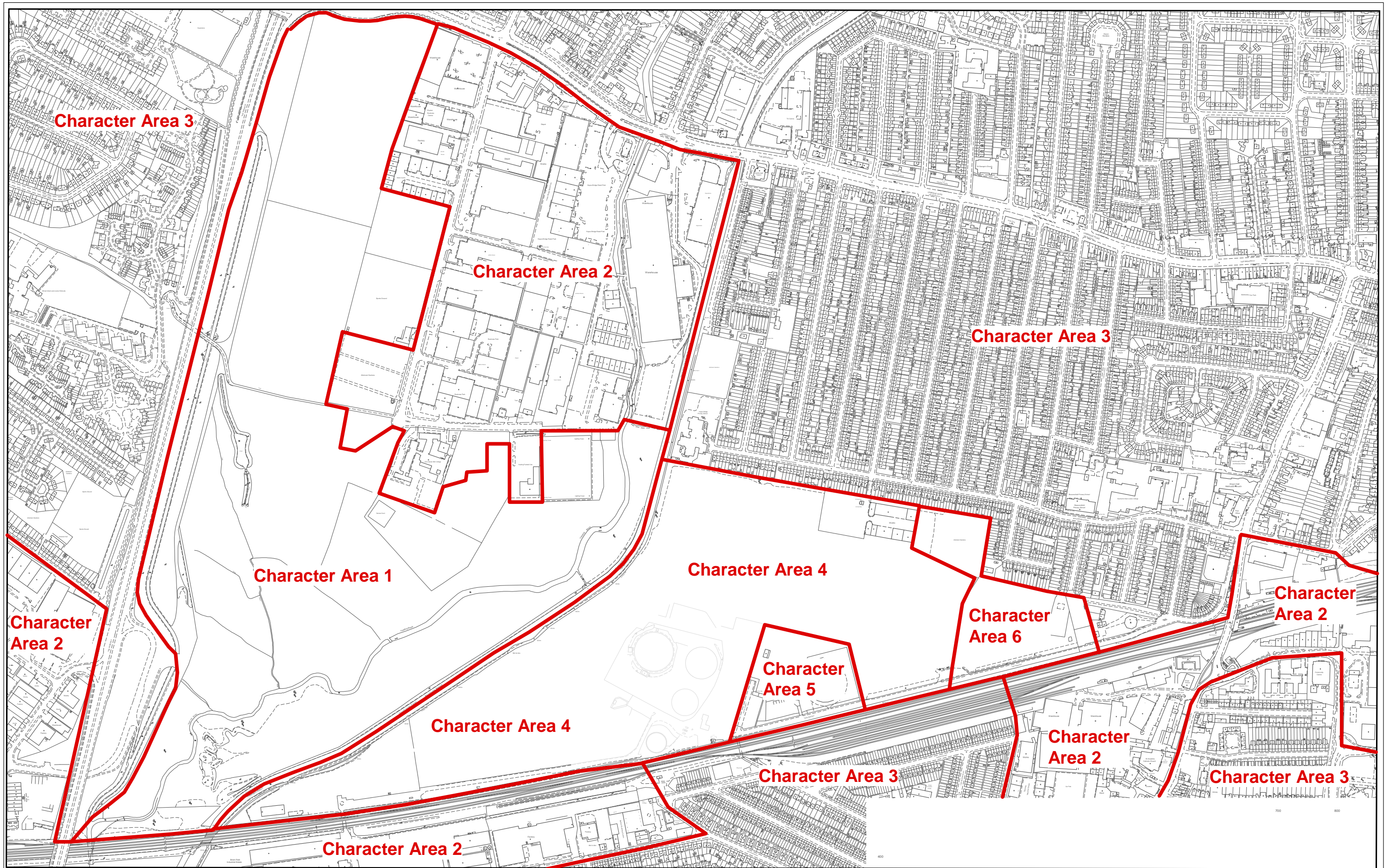


Date: 17sept07	Scale: 1:6000	Rev:
Job Ref: JWR.1222	Drawn: GP	Checked: AC

Project:
West Southall

Title:
Photo location plan

Figure No:
11.1



Key

Character Area 1
Minet Country Park &
Yeading Brook Corridor

Character Area 2
Large Scale Urban

Character Area 3
Small Scale Urban

Character Area 4
West Southall Site

Character Area 5
National Grid Gas Compound

Character Area 6
Derelict Cricket Pitch



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Job Ref: JWR.1222 Drawn: GP Checked: AC

Project:
West Southall

Title:
Baseline Character Areas

Figure No:
11.2



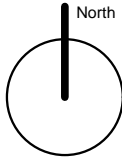
Baseline Character and Sense of Place
Minet Country Park occupies land between the Hayes Bypass flood channel and Yeading Brook, extending generally from the Yeading Brook in the vicinity of the railway in the south, north towards Uxbridge Road. The Yeading Brook and land to the east, including the Grand Union Canal, sports pitches surrounding the Guru Nanak Sikh College and Yeading FC fall outside but are largely in keeping with the open character of the Country Park.

This Character Area provides large scale open space that is in sharp contrast with small scale urban residential estates and large scale urban business parks that prevail around its edges.

Meandering Yeading Brook bisects the area, and the geometric form of the GUC (Paddington Branch) further east adds to the riparian character of the Brook.

Opportunities for Change
Major opportunity to create links between the canal towpath with Minet Country Park, thus opening up routes north, south and east via West Southall Site. Would also provide recreational and ecological link to wider London area via The London Plan's 'blue ribbon' network along canal to north and south of the study area.

Location of access routes toward northern and southern extent of character area maintains sense of openness within Green Belt, Minet Country Park and Yeading Brook corridor.



Drawing Ref:



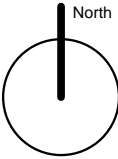
Baseline Character and Sense of Place
These areas generally display an urban industrial 20th Century character defined by large-scale buildings laid out within rectilinear patterns. This functional character is reinforced by associated uses such as open storage, high fencing generally wide access roads and heavy goods vehicle movements. The mixed quality of building design and construction and an apparently indifferent maintenance regime further detract from the character.

These areas do not display a distinguishable sense of place.

Opportunities for Change
The industrial estate of the Springfield Road is a large cul-de-sac where customer, employee and goods access and egress is largely restricted to the Uxbridge Road/Springfield Road junction.

Opportunity for change is therefore to create an east-west access to West Southall Site via a Pedestrian Bridge providing a route for potential employees and customers thus improving accessibility.

Industrial areas to the southeast and southwest are severed from the West Southall Site by the Paddington-Bristol mainline railway. Access is restricted to Brent Road underpass to the southwest and South Road Railway Bridge to the southeast. In effect the railway and dense development to the south constrains opportunities for change.



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RPS

Date: 17sept07 Scale: NTS Rev: xx
Job Ref: JWR.1222 Drawn: GP Checked: xx

Project:
West Southall
Title:
Baseline Character Area 2: Large Scale Urban

Figure No:
11.3.2



Baseline Character and Sense of Place
Areas dominated by ranks of housing, often terraces that display a strong late 19th/early 20th Century character, reinforced by occasional landmark buildings of a contemporary date.

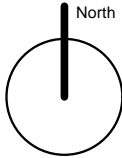
A strong sense of place is emphasised by the unity of grain, building lines and orientation, scale, materials and articulation. Occasional established street and garden trees add to the air of maturity.

Opportunities for Change
Notable opportunity to create new linkages between West Southall Site and existing road network within this character area to the north (for example Beaconsfield Road).

Proposed accesses to the west of the West Southall Site (Pump Lane Link Road, Pedestrian bridge and Minet footbridge) would increase choice and permeability.

Opportunity to also improve pedestrian and cycle routes via improved West Southall Site to canal towpath and proposed bridge linking towpath to Minet Country Park.

The railway and dense development to the south of it constrain opportunities for creation of new links to the south.



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Date: 17sept07 Scale: NTS Rev:
Job Ref: JWR.1222 Drawn: GP Checked: AC

Project:
Southall Gas Works

Title:
Baseline Character Area 3: Small Scale Urban

Figure No:
11.3.3

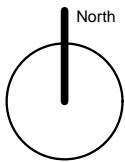


Baseline Character and Sense of Place
An area of derelict and underused land from which virtually all above-ground remnants of former land uses have been removed. Lacks any sense of place or distinctive character, form or grain. Enclosure for much of the boundary length by tall sheet metal fences or masonry walls segregates and divorces the character area from neighbouring features and character areas.

The area does not display a coherent or distinguishable sense of place.

Opportunities for Change
Significant opportunities to reclaim derelict land and restore active use in accordance with Supplementary Planning Guidance. Scope to establish a new coherent and structured urban form and grain through the character area extending grain from established townscape in the north. New views would be created to, from and within the area to proposed landmark buildings, structures and open spaces.

Opening up of canalside presents major opportunity to enhance amenity of West Southall Site area and the Grand Union Canal, through the establishment of high quality townscape and linear public realm.



Drawing Ref:

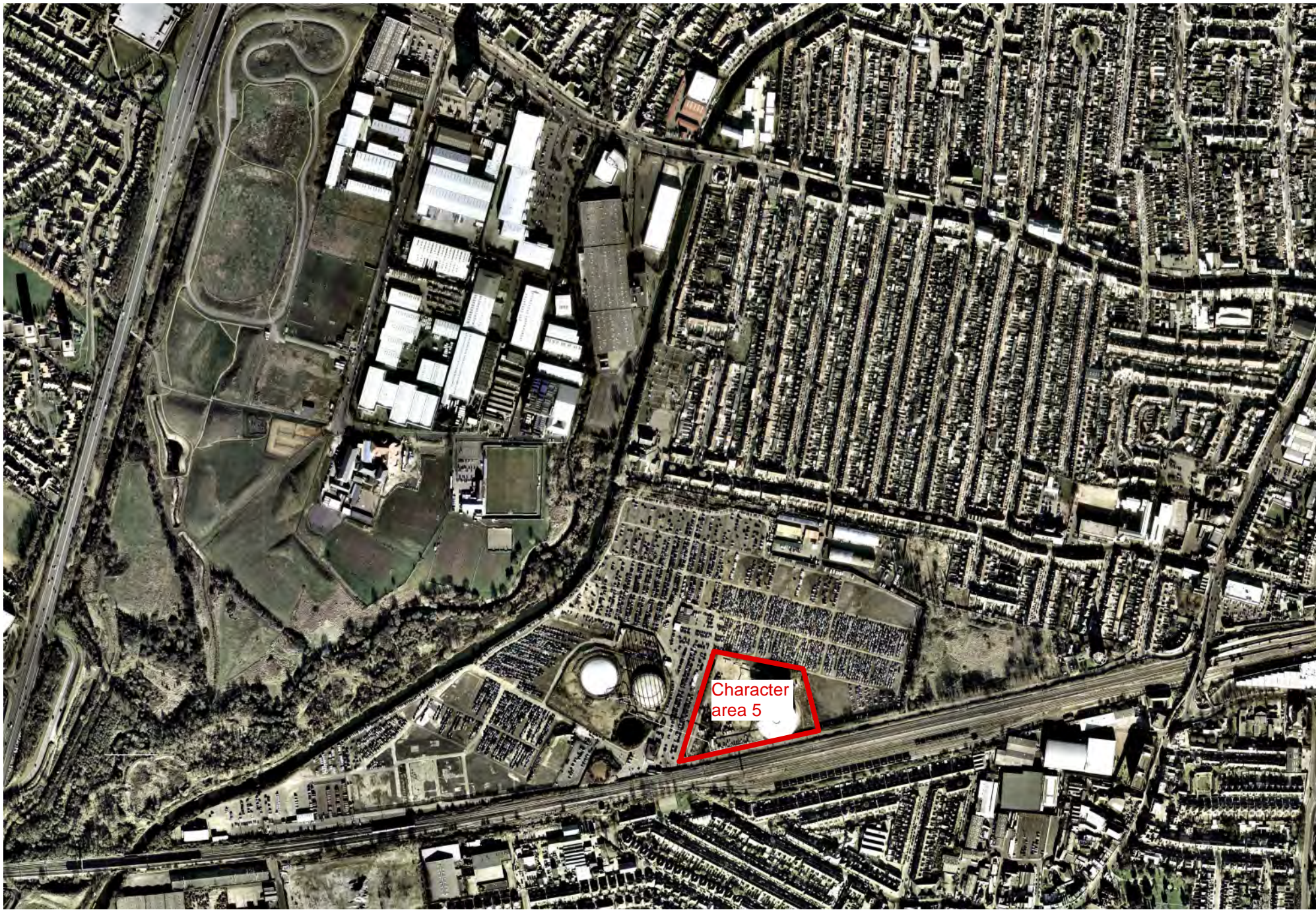
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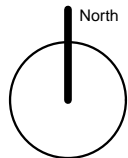
Project:
West Southall
Title:
Baseline Character Area 4: West Southall Site

Figure No:
11.3.4



Baseline Character and Sense of Place
Industrial character established by a large scale gas holder and bulky pipework systems (ground level and overhead), valves and control equipment.
Sense of place established by the retained tall gas holder which creates a distinctive landmark set within a utilitarian, industrial compound.

Opportunities for Change
Removal of two of the existing gasholders will increase area of open land and reduce National Grid Gas Compound footprint before the start of West Southall redevelopment. Distinctive and prominent eastern gasholder and ancillary equipment would remain. Boundaries between the West Southall Site and the National Grid Gas Compound can be reinforced and enhanced through appropriate edge treatments and/or structures.



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RPS

Date: 17sept07 Scale: NTS Rev:
Job Ref: JWR.1222 Drawn: GP Checked: AC

Project:
West Southall

Title:
Baseline Character Area 5: National Grid Gas Compound

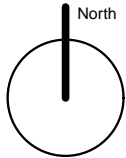
Figure No:
11.3.5

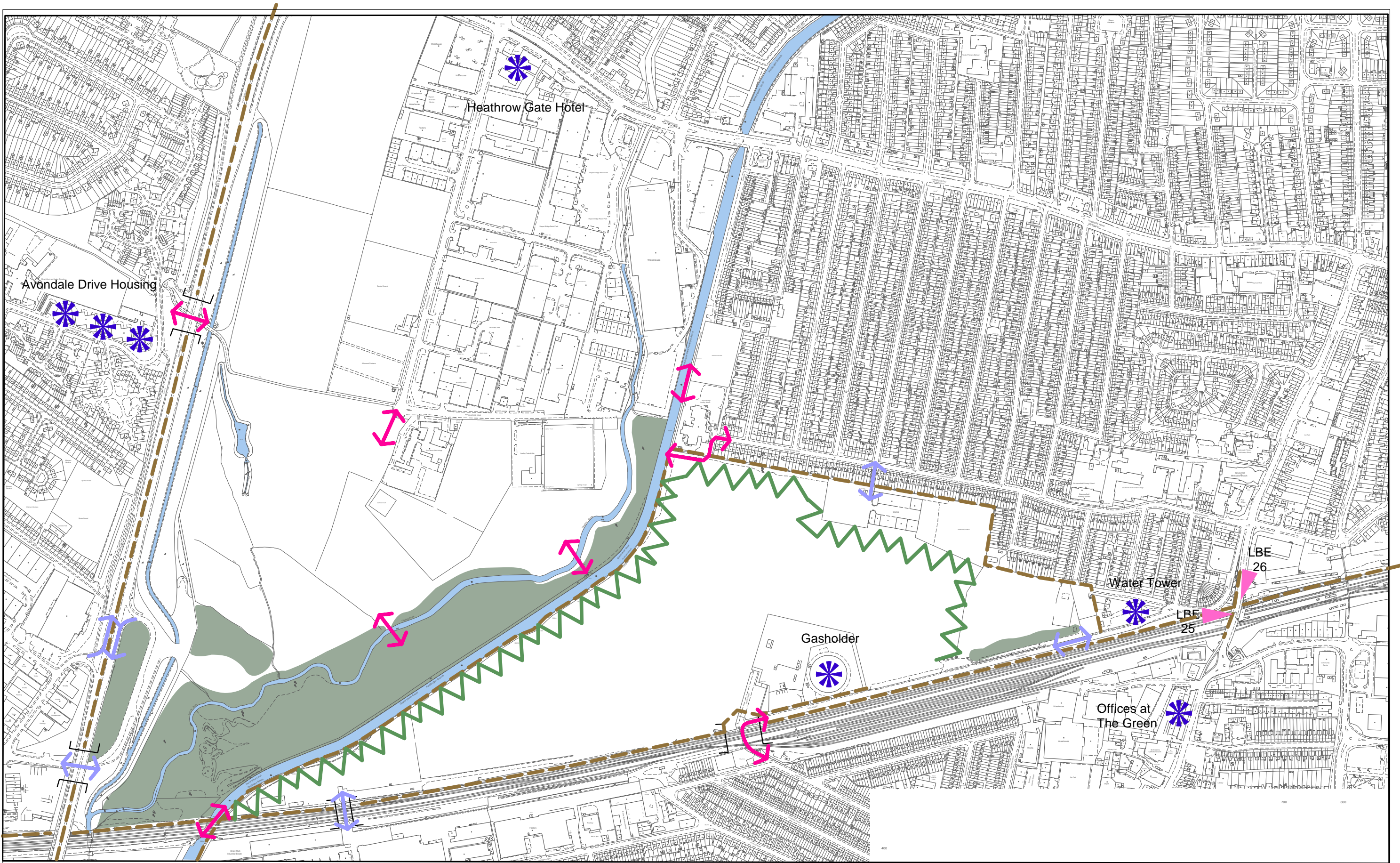


Baseline Character and Sense of Place
The fringe of mature vegetation, which encircles this area creates a strong sense of enclosure forming an incidental and intimate private open space. The openness of the unmanaged space is subject to encroachment by scrub, and is marred by unlawful access leading to fly tipping etc.

However, the unkempt nature of the land affords little sense of place or distinctive character.

Opportunities for Change
The location and spatial openness of this area at the eastern limit of West Southall Site provides an opportunity to create a distinctive 'gateway' into the new development. The creation and enhancement of public realm would also be enabled so as to establish a distinctive sense of place and character for the redevelopment as a whole and an enhanced setting for the Listed Water Tower.



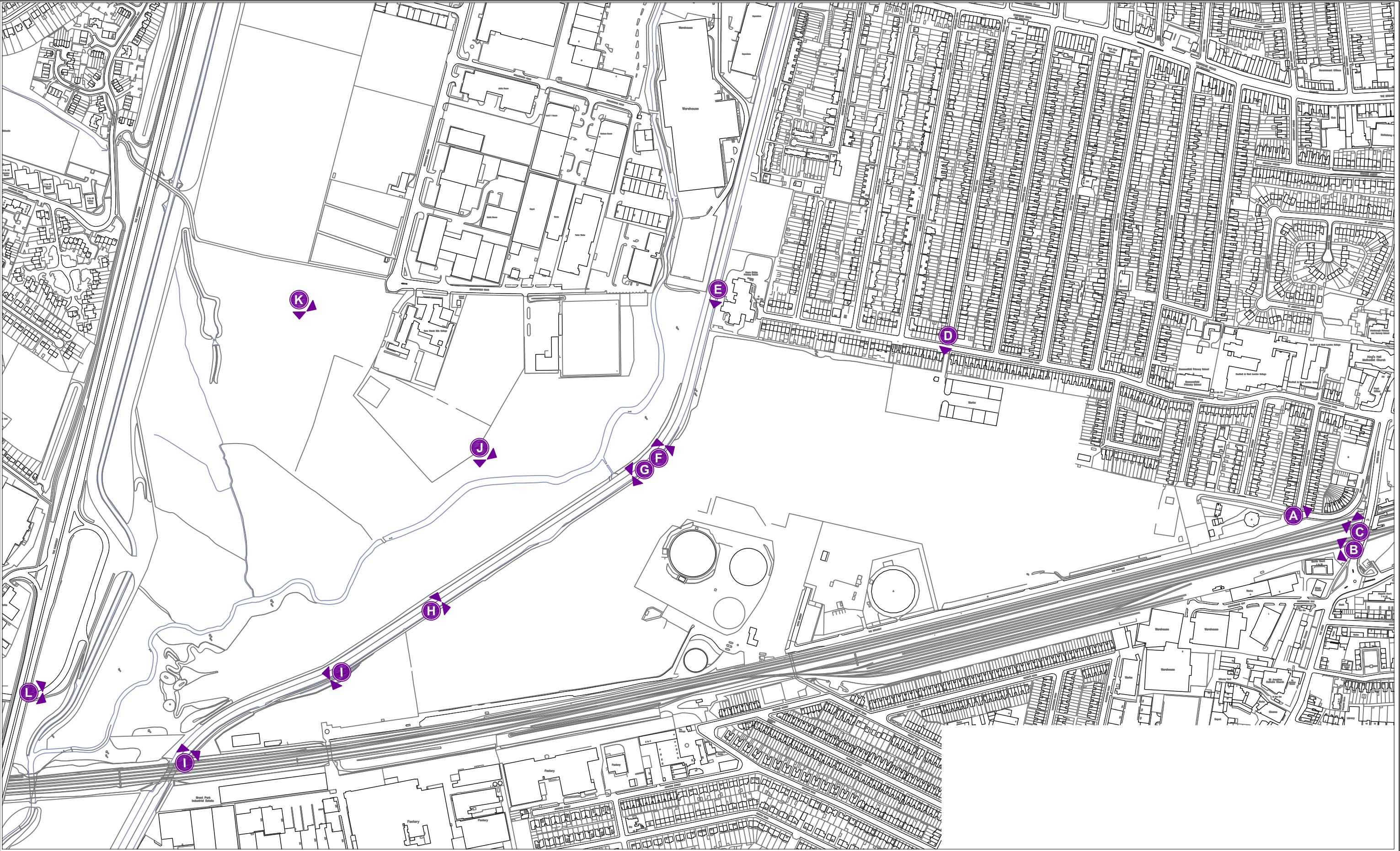


Key


- Landmark
- Physical and visual barrier
- Pedestrian Linkages
- Vehicular Linkages
- Noted view (LB Ealing)
- Barrier to movement
- Waterbodies (Grand Union Canal & Yeading Brook)


			Project: West Southall	
			Title: Landscape and Visual Baseline 2007	
Date: Oct07	Scale: 1:6000	Rev:	Figure No: 11.4	
Job Ref: JWR.1222	Drawn: GP	Checked: AS		

Drawing Ref:



Legend

 Location of photograph



Date: 16oct07	Scale: NTS	Rev:
Job Ref: JWR.1222	Drawn: GP	Checked: AS

Project:
West Southall

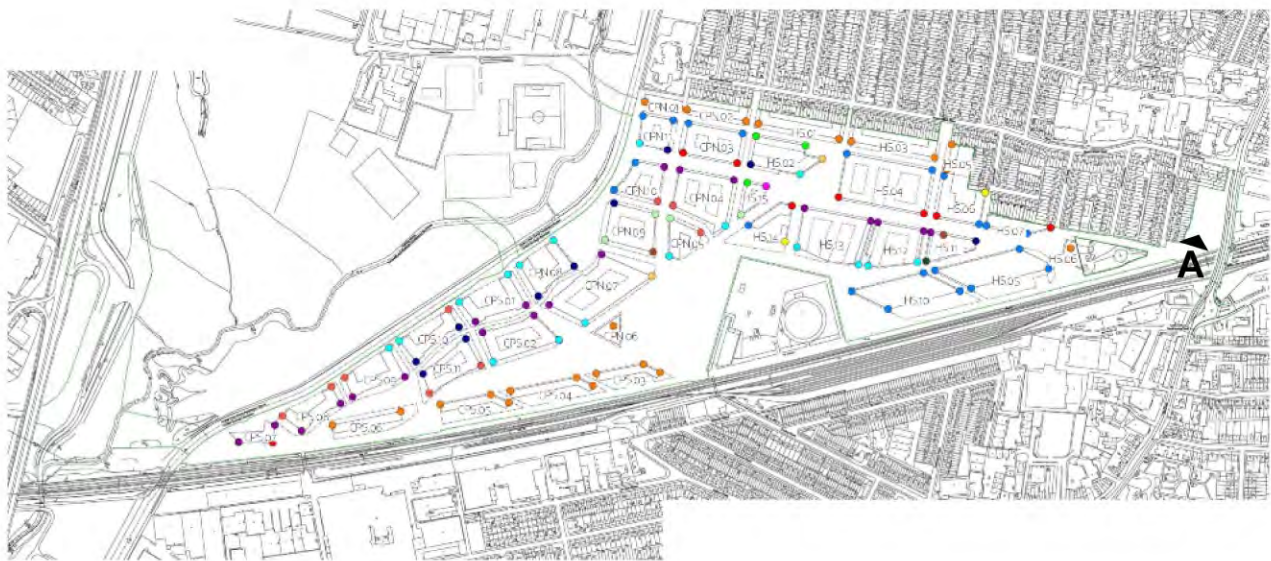
Title:
Comparative View Photo locations

Figure No:
11.5

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Baseline view



Location and direction of Illustrative Comparative View A
(Based on Maximum Storey Heights Plan - showing post demolition layout)



View with development
View from the Straight looking east toward the Crescent and South Road Bridge

Massing taken from the Parameter Plan and the Maximum Storey Heights Plan showing a worked example of how a development in line with the maximum footprint and height may appear.

Red line indicates maximum proposed height



Date: 17sept07 Scale: NTS Rev:
Job Ref: JWR.1222 Drawn: GP Checked: AC

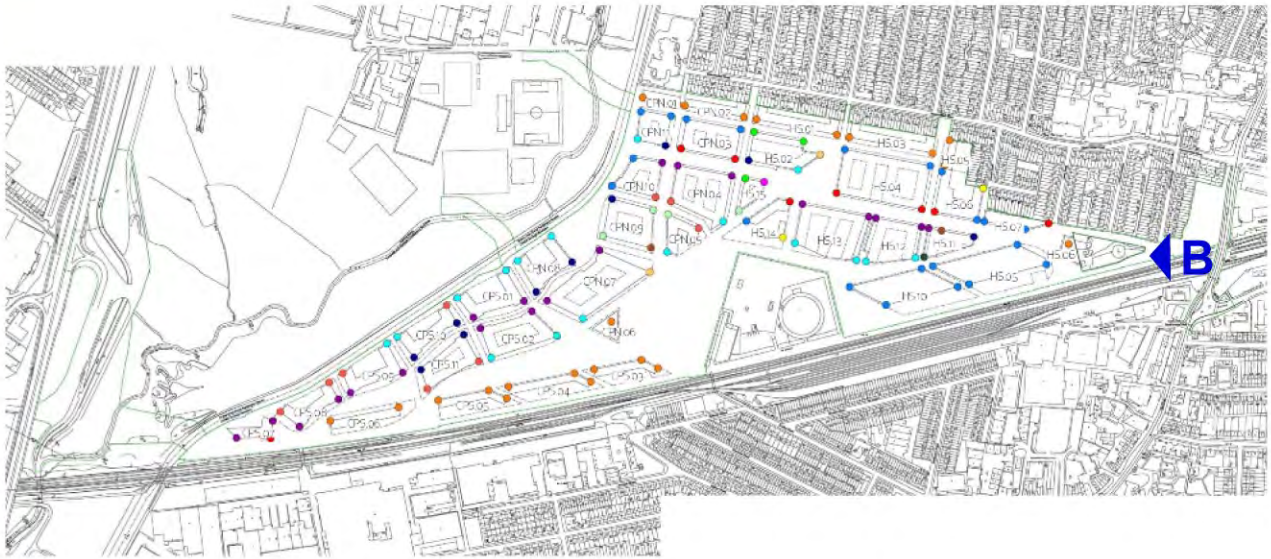
Project:
West Southall

Title:
Illustrative Comparative View A

Figure No:
11.5a



Baseline view



Location and direction of Illustrative Comparative View B
(Based on Maximum Storey Heights Plan - showing post demolition layout)



View with development

View from the South Road Bridge looking west toward the Water Tower,
Gas holder and West Southall Site (Representative of LBE View 25)

Massing taken from the Parameter Plan and the
Maximum Storey Heights Plan showing a worked
example of how a development in line with the
maximum footprint and height may appear.

Red line indicates maximum proposed height; pink shading
indicates minimum proposed height.

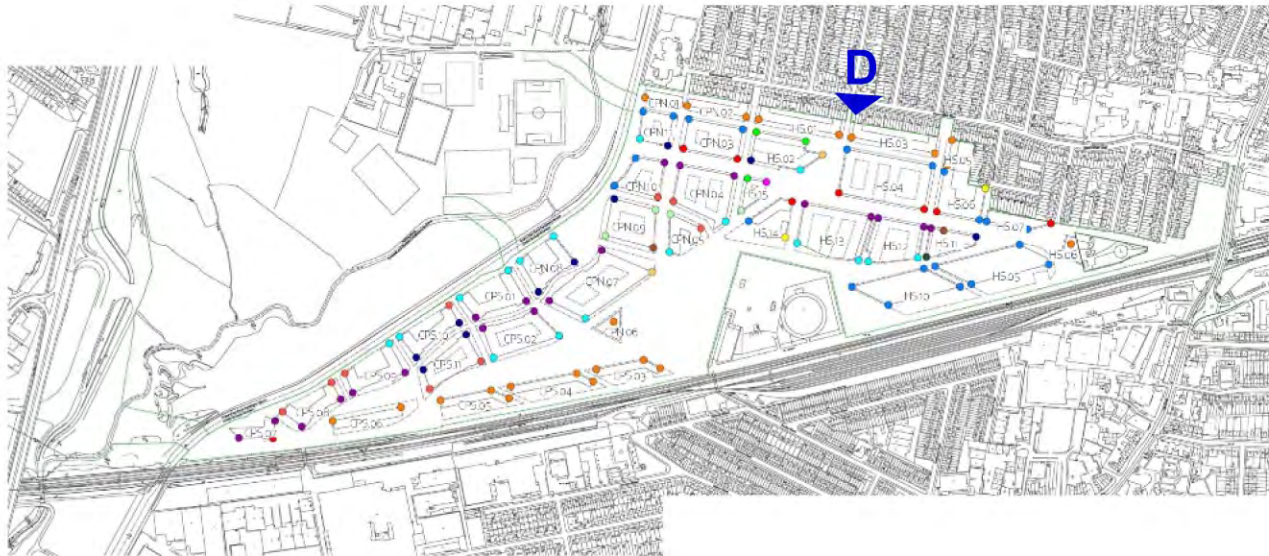
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			Title: Illustrative Comparative View B
			Figure No: 11.5b



Baseline view



View with development
View from Trinity Road/Beaconsfield Road junction looking south along new site access



Location and direction of Illustrative Comparative View D
(Based on Maximum Storey Heights Plan - showing post demolition layout)

Massing taken from the Parameter Plan and the Maximum Storey Heights Plan showing a worked example of how a development in line with the maximum footprint and height may appear.

Red line indicates maximum proposed height; pink shading indicates minimum proposed height.

<div>RPS</div> <div><div>Date: 22.09.08</div><div>Scale: NTS</div><div>Rev:</div></div> <div><div>Job Ref: JWR.1222</div><div>Drawn: GP</div><div>Checked: AC</div></div>	Project: West Southall
	Title: Illustrative Comparative View D
	Figure No: 11.5d

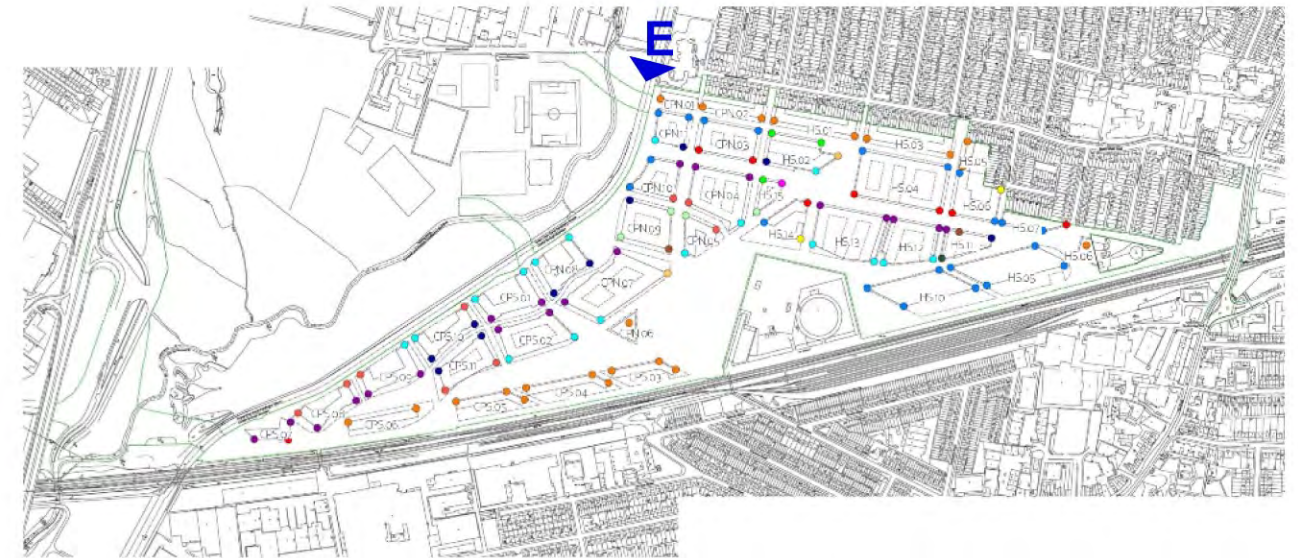


Baseline view



View with development

View from the Grand Union Canal towpath looking south towards proposed pedestrian bridge



Location and direction of Illustrative Comparative View E
(Based on Maximum Storey Heights Plan - showing post demolition layout)

Massing taken from the Parameter Plan and the Maximum Storey Heights Plan showing a worked example of how a development in line with the maximum footprint and height may appear.

Red line indicates maximum proposed height; pink shading indicates minimum proposed height.



Date: 22.09.08 Scale: NTS Rev:
Job Ref: JWR.1222 Drawn: GP Checked: AC

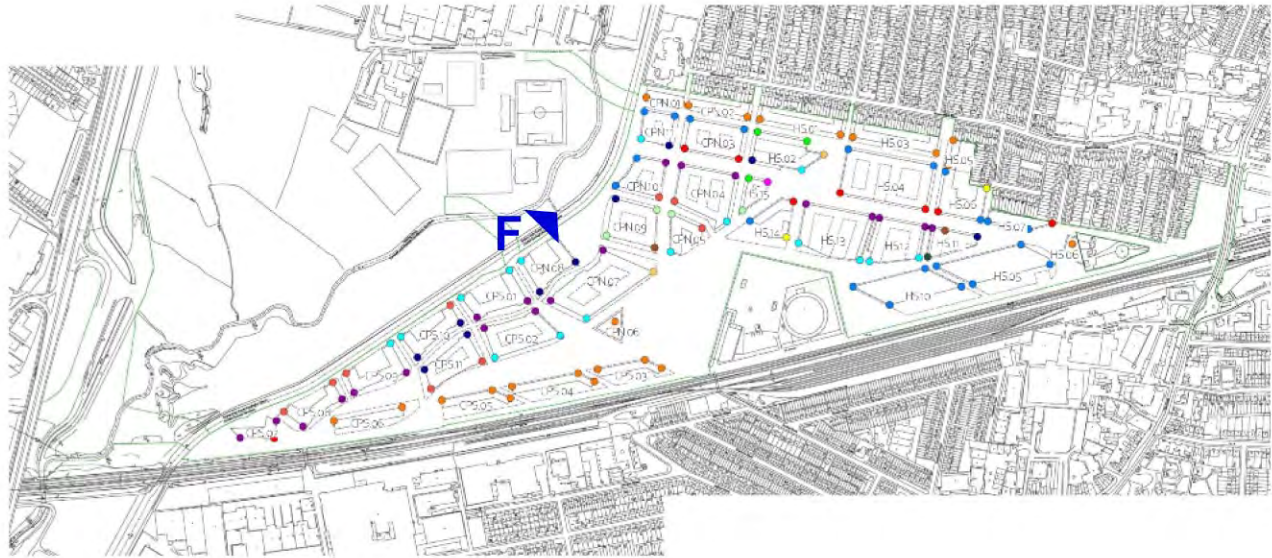
Project:
West Southall

Title:
Illustrative Comparative View E

Figure No:
11.5e



Baseline view



Location and direction of Illustrative Comparative View F
(Based on Maximum Storey Heights Plan)



View with development

View from the Grand Union Canal towpath looking north towards proposed Pedestrian Bridge

Massing taken from the Parameter Plan and the Maximum Storey Heights Plan showing a worked example of how a development in line with the maximum footprint and height may appear.

Red line indicates maximum proposed height; pink shading indicates minimum proposed height.



Date: 22.09.08	Scale: NTS	Rev:
Job Ref: JWR.1222	Drawn: GP	Checked: AC

Project:
West Southall

Title:
Illustrative Comparative View F

Figure No:
11.5f

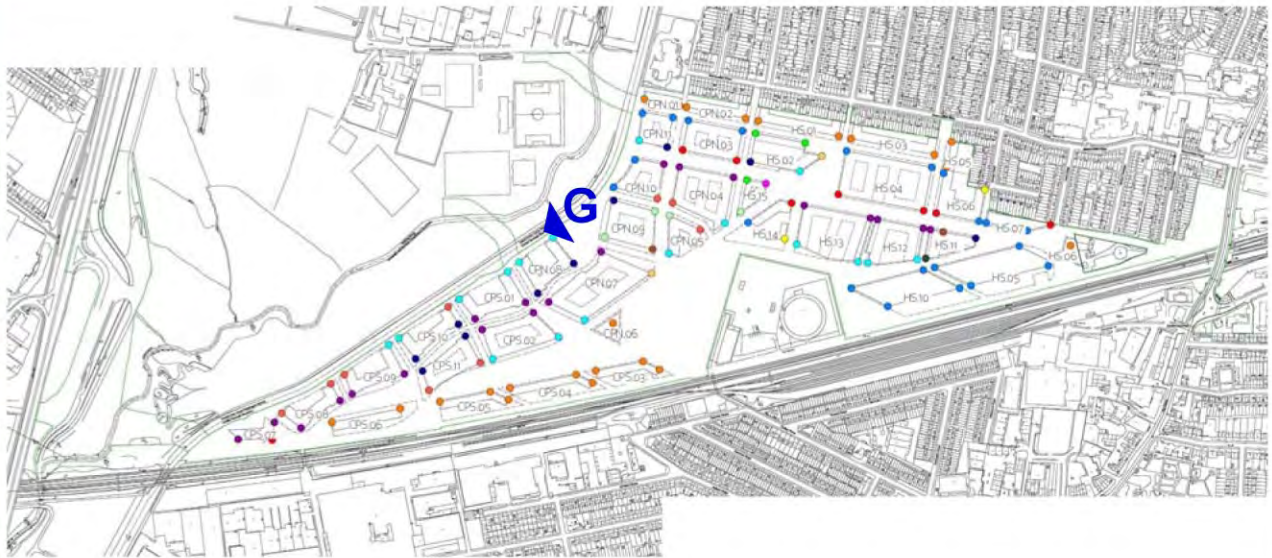


Baseline view



View with development

View from the Grand Union Canal Towpath looking south west towards Minet Bridge



Location and direction of Illustrative Comparative View G
(Based on Maximum Storey Heights Plan - showing post demolition layout)

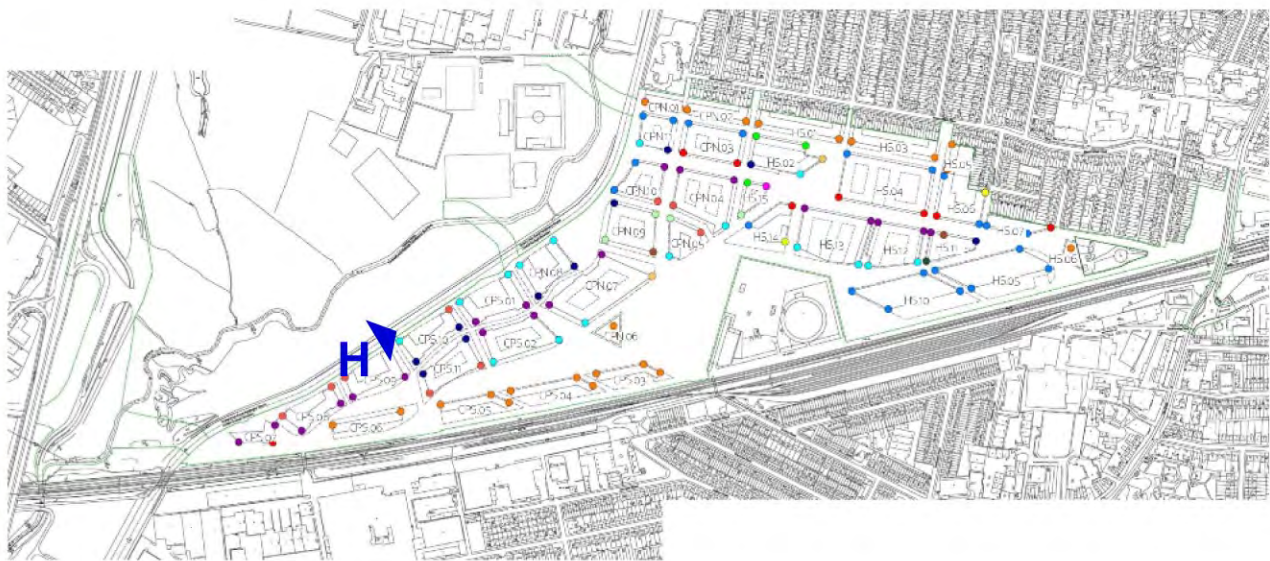
Massing taken from the Parameter Plan and the Maximum Storey Heights Plan showing a worked example of how a development in line with the maximum footprint and height may appear.

Red line indicates maximum proposed height; pink shading indicates minimum proposed height.

<div>RPS</div> <div><div>Date: 22.09.08</div><div>Scale: NTS</div><div>Rev:</div></div> <div><div>Job Ref: JWR.1222</div><div>Drawn: GP</div><div>Checked: AC</div></div>	Project: West Southall
	Title: Illustrative Comparative View G
	Figure No: 11.5g



Baseline view



Location and direction of Illustrative Comparative View H
(Based on Maximum Storey Heights Plan - showing post demolition layout)



View with development

View from the Grand Union Canal Towpath looking north east towards Minet Footbridge

Massing taken from the Parameter Plan and the Maximum Storey Heights Plan showing a worked example of how a development in line with the maximum footprint and height may appear.

Red line indicates maximum proposed height; pink shading indicates minimum proposed height.



Date: 22.09.08	Scale: NTS	Rev:
Job Ref: JWR.1222	Drawn: GP	Checked: AC

Project:
West Southall

Title:
Illustrative Comparative View H

Figure No:
11.5h

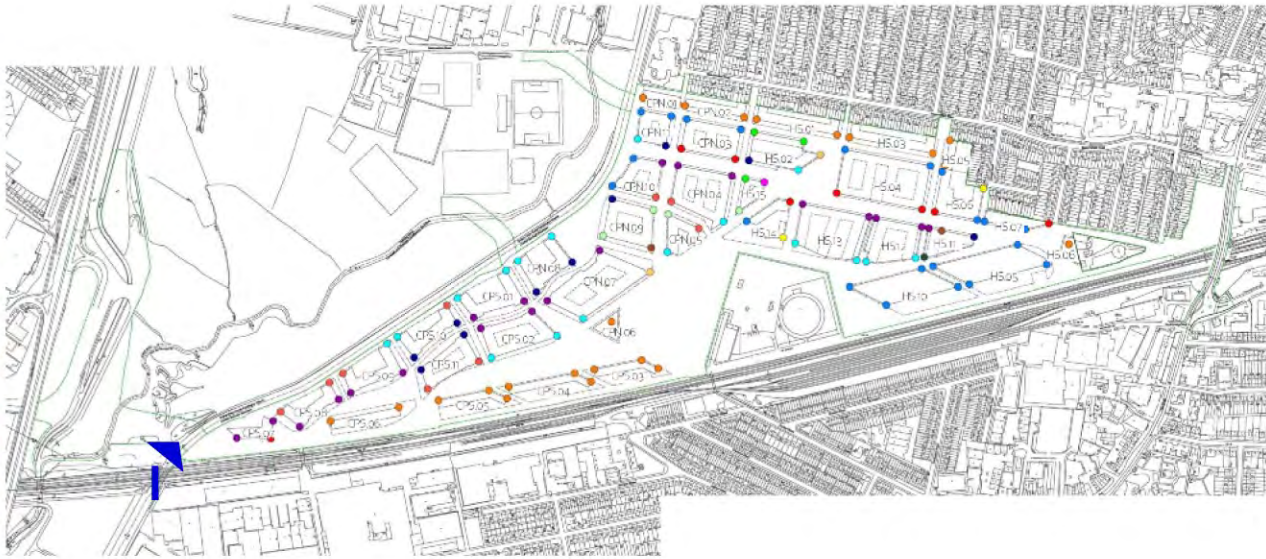


Baseline view



View with development

View from the Grand Union Canal Towpath looking north east.



Location and direction of Illustrative Comparative View I - North
(Based on Maximum Storey Heights Plan - showing post demolition layout)

Massing taken from the Parameter Plan and the Maximum Storey Heights Plan showing a worked example of how a development in line with the maximum footprint and height may appear.

Red line indicates maximum proposed height; pink shading indicates minimum proposed height.

RPS

Date: 22.09.08 Scale: NTS Rev:
Job Ref: JWR.1222 Drawn: GP Checked: AC

Project:
West Southall

Title:
Illustrative Comparative View I - North

Figure No:
11.5i

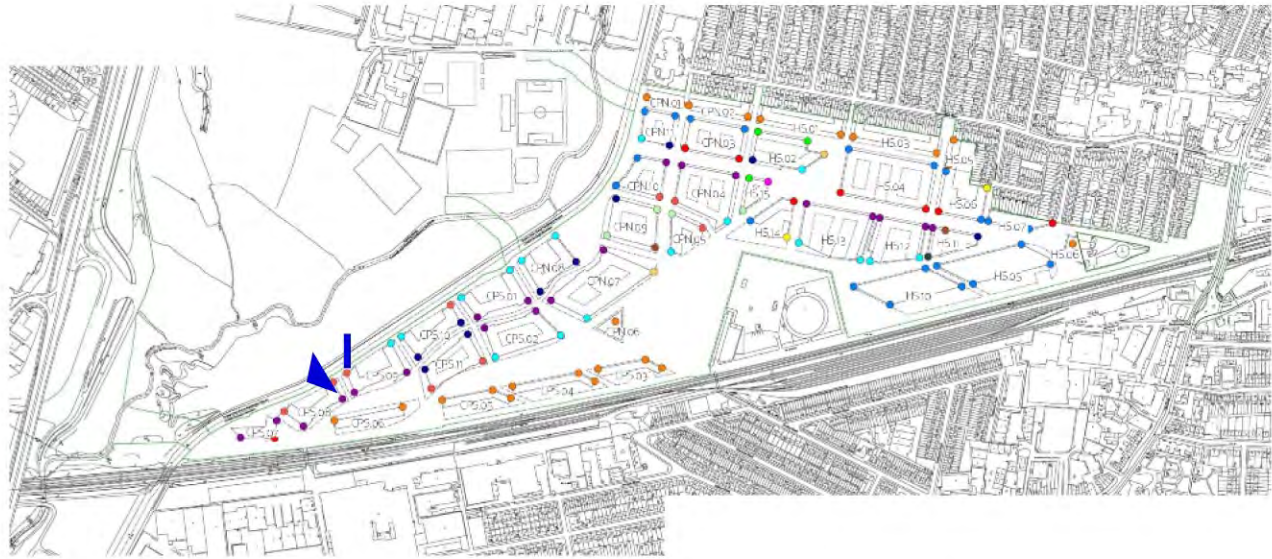


Baseline view



View with development

View from the Grand Union Canal Towpath looking south west.



Location and direction of Illustrative Comparative View I - South
(Based on Maximum Storey Heights Plan - showing post demolition layout)

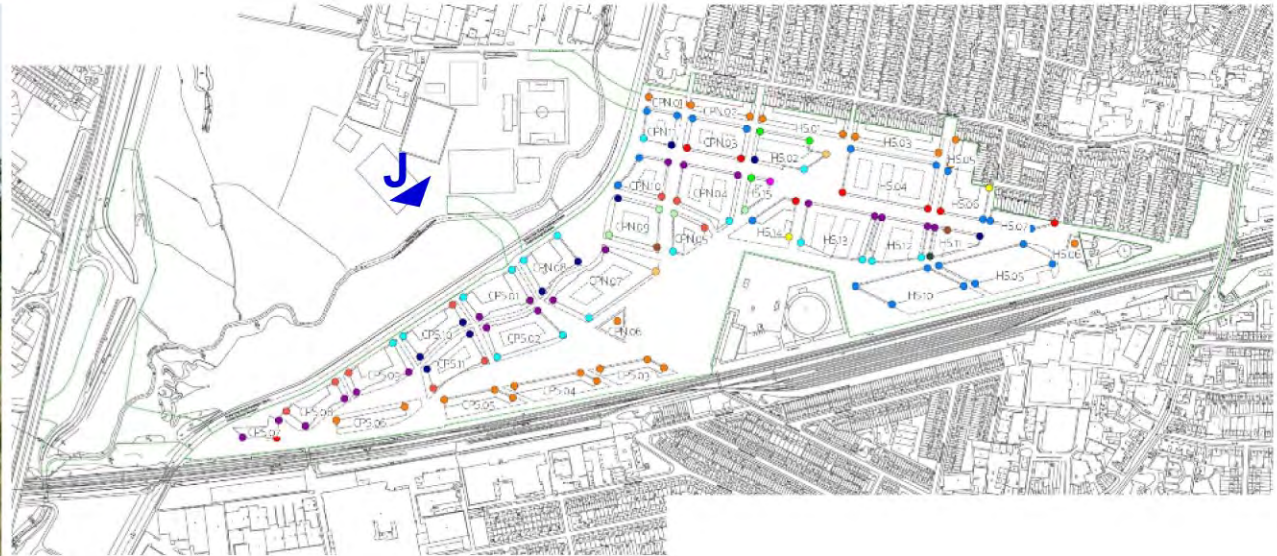
Massing taken from the Parameter Plan and the Maximum Storey Heights Plan showing a worked example of how a development in line with the maximum footprint and height may appear.

Red line indicates maximum proposed height;
pink shading indicates minimum proposed height.

<div><div>RPS</div><div><div>Date: 22.09.08</div><div>Scale: NTS</div><div>Rev:</div></div><div><div>Job Ref: JWR.1222</div><div>Drawn: GP</div><div>Checked: AC</div></div></div>			Project: West Southall
			Title: Illustrative Comparative View I - South
			Figure No: 11.5i



Baseline view



Location and direction of Illustrative Comparative View J
(Based on Maximum Storey Heights Plan - showing post demolition layout)



Massing taken from the Parameter Plan and the Maximum Storey Heights Plan showing a worked example of how a development in line with the maximum footprint and height may appear.

Red line indicates maximum proposed height; pink shading indicates minimum proposed height.

View with development

View from Minet Country Park looking south east in the vicinity of Minet Bridge



Date: 22.09.08	Scale: NTS	Rev:
Job Ref: JWR.1222	Drawn: GP	Checked: AC

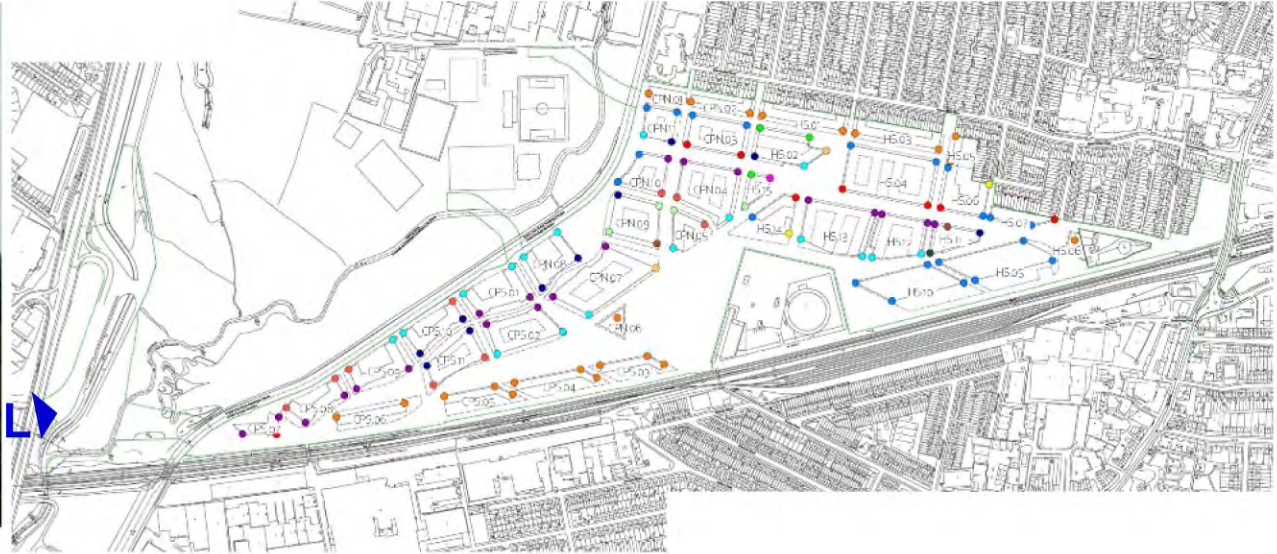
Project:
West Southall

Title:
Illustrative Comparative View J

Figure No:
11.5j



Baseline view



Location and direction of Illustrative Comparative View L
(Based on Maximum Storey Heights Plan - showing post demolition layout)



Massing taken from the Parameter Plan and the
Maximum Storey Heights Plan showing a worked
example of how a development in line with the
maximum footprint and height may appear.

Red line indicates maximum proposed height;
pink shading indicates minimum proposed height.

View with development

View from Hayes Bypass viaduct looking east along Pump Lane Link Road alignment

<div>RPS</div> <div><div>Date: 22.09.08</div><div>Scale: NTS</div><div>Rev:</div></div> <div><div>Job Ref: JWR.1222</div><div>Drawn: GP</div><div>Checked: AC</div></div>	Project: West Southall
	Title: Illustrative Comparative View L
	Figure No: 11.51