

Hounslow Local Plan (2020-2041)

Examination

Stage 1 Hearings Notes

Matter 8- Tall Buildings and Heritage

March 2026



**London Borough
of Hounslow**

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1.0 Introduction

1.1 This Note has been prepared in response to the Inspectors' request during the Stage 1 Local Plan Examinations to set out and justify proposed changes to the approach to tall buildings in Policy CC3 and to heritage in Policy CC4.

1.2 Section 2 of this note sets out and justifies the detail of proposed changes to the approach to tall buildings in Policy CC3, including:

- Clarifications to mapping to show where the tall building definitions apply,
- Clarifications to the mapping to show where the appropriate locations for tall buildings are located,
- Amendments to Policy CC3 to more closely align with London Plan Policy D9, including a new map to showing locations with potential constraints to tall buildings,
- Removal of impact assessment clauses that duplicate those in London Plan Policy D9,
- Additional policy criteria to address buildings that fall below the definition of a tall building.

1.3 Section 3 of this Note explains and justifies the detail of proposed changes to Policy CC4 Heritage to ensure that it is consistent with national policy and aligns with London Plan (**ADP1**¹) Policies HC1, HC2 and HC3. It additionally presents a methodology to designating local views to be protected in the Plan, and presenting these on a map and within a table.

1.4 For completeness, other modifications presented in **S11**² are included where changes are proposed to policies CC3 and CC4.

1.5 An amended version of the full policies is presented alongside this Note, for clarity.

¹ [London Plan \(2021\)](#)

² [Schedule of Suggested Modifications](#)

2.0 Proposed Approach: Tall Buildings

Clarification of where different tall building definitions apply

2.1 As set out in Policy CC3 of the Submission Version of the Local Plan (**S1**)³, there are two definitions of tall buildings, based on the location within the borough. This is set out in the subsection entitled Definition within Policy CC3:

“J. Tall buildings are defined based on their location, taking into consideration the local built context. There are two definitions of tall buildings in the Borough:

- I. In lower scale areas, tall buildings are considered to be any building of 21m and above from ground level to the top of any building (including any rooftop plant).*
- II. In higher scale areas, tall buildings are considered to be any building of 30m and above from ground level to the top of the building (including any rooftop plant).”*

The areas covered by the higher and lower scale definitions are marked on the map at Fig. CC 3.1”

2.2 The justification for the two definitions is set out in the supporting text at paragraph 6.11:

“6.11 The borough is predominantly low rise, characterised by two to three storey buildings giving a general building height of up to 10m. The majority of medium rise buildings can be found in and around town centres or along main routes such as the London Road. The tall buildings definition in Hounslow is based on local context, with the majority of the Borough being covered by a lower scale tall building definition, which is defined as any building or structure which is over 21m in height measured from the ground plane to the roof including the height of any rooftop plant. In parts of the borough where the existing building context height is greater (typically areas with context heights above 15m) there is a higher scale tall building

³ [Hounslow Local Plan 2020-2041 Proposed Submission Version](#)

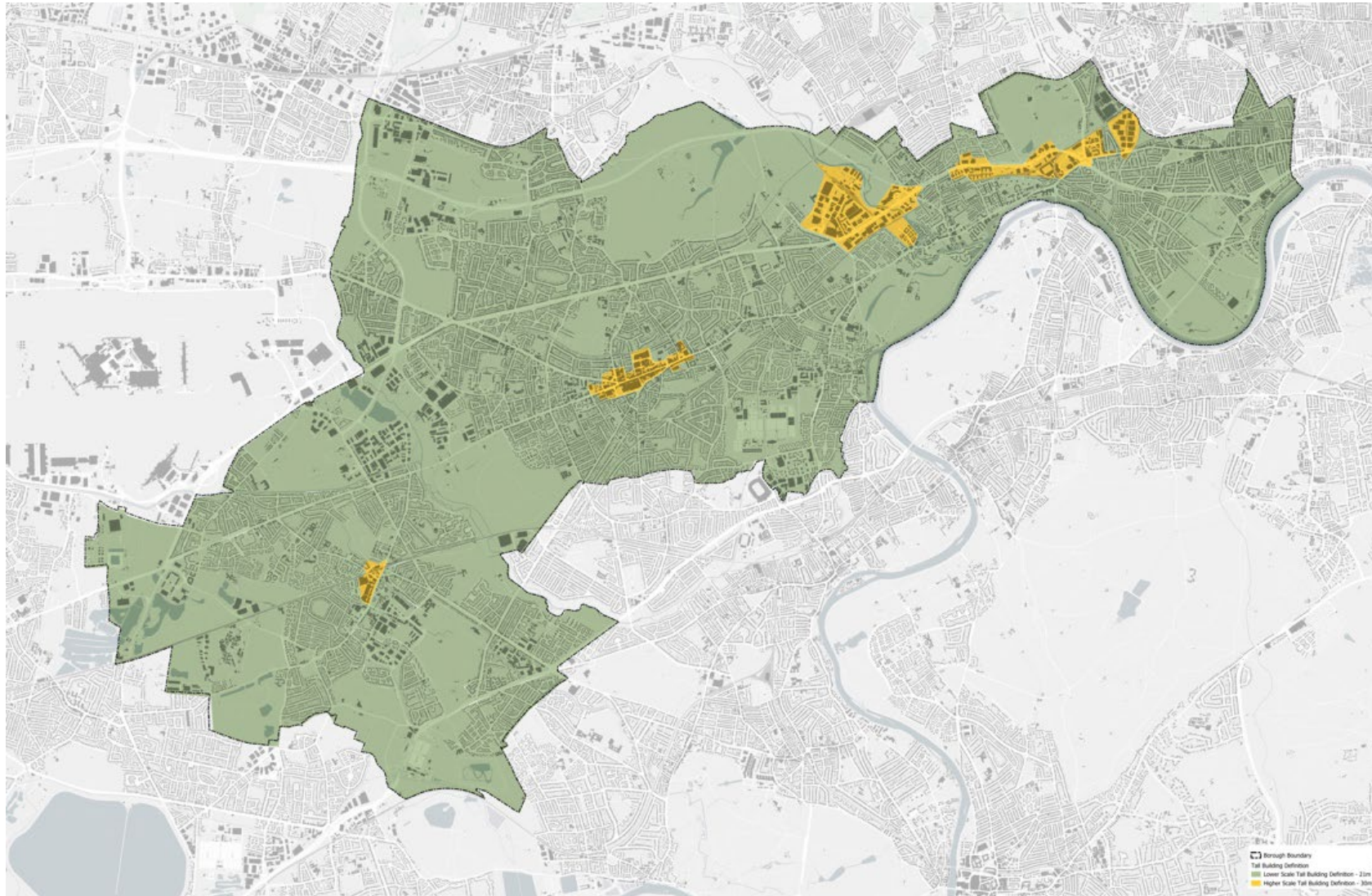
definition, which is defined as any building or structure which is over 30m in height as measured from the ground plane to the roof, including the height of any rooftop plant. Some parts of the Borough are more sensitive to tall buildings, such as within Chiswick and Brentford town centres where there are many heritage designations and within the Thames Policy Area. Whilst the building context height in these areas exceeds 15m, the lower scale tall building definition applies.”

2.3 The map at CC3.1 shows the tall building definitions by locale, with the Lower Scale definition shown in green, and the Higher Scale definition in yellow. The areas that are not marked in either colour are open spaces.

2.4 The response from the Mayor noted that the mapped definitions should cover the entirety of the borough (including open spaces). In document **S11**, the Council proposed a modification (HLP_C6_11) to amend Figure CC 3.1 to extend the Lower Scale definition to cover all areas of the borough not covered by the Higher Scale Tall Building definition. This is not a material change, as in all areas not covered by a definition, the London Plan definition would apply, which matches the Lower Scale definition.

2.5 The proposed modified map to replace fig CC 3.1 is shown on the following page:

Figure CC 3.1: Map showing the tall building definitions by locale:



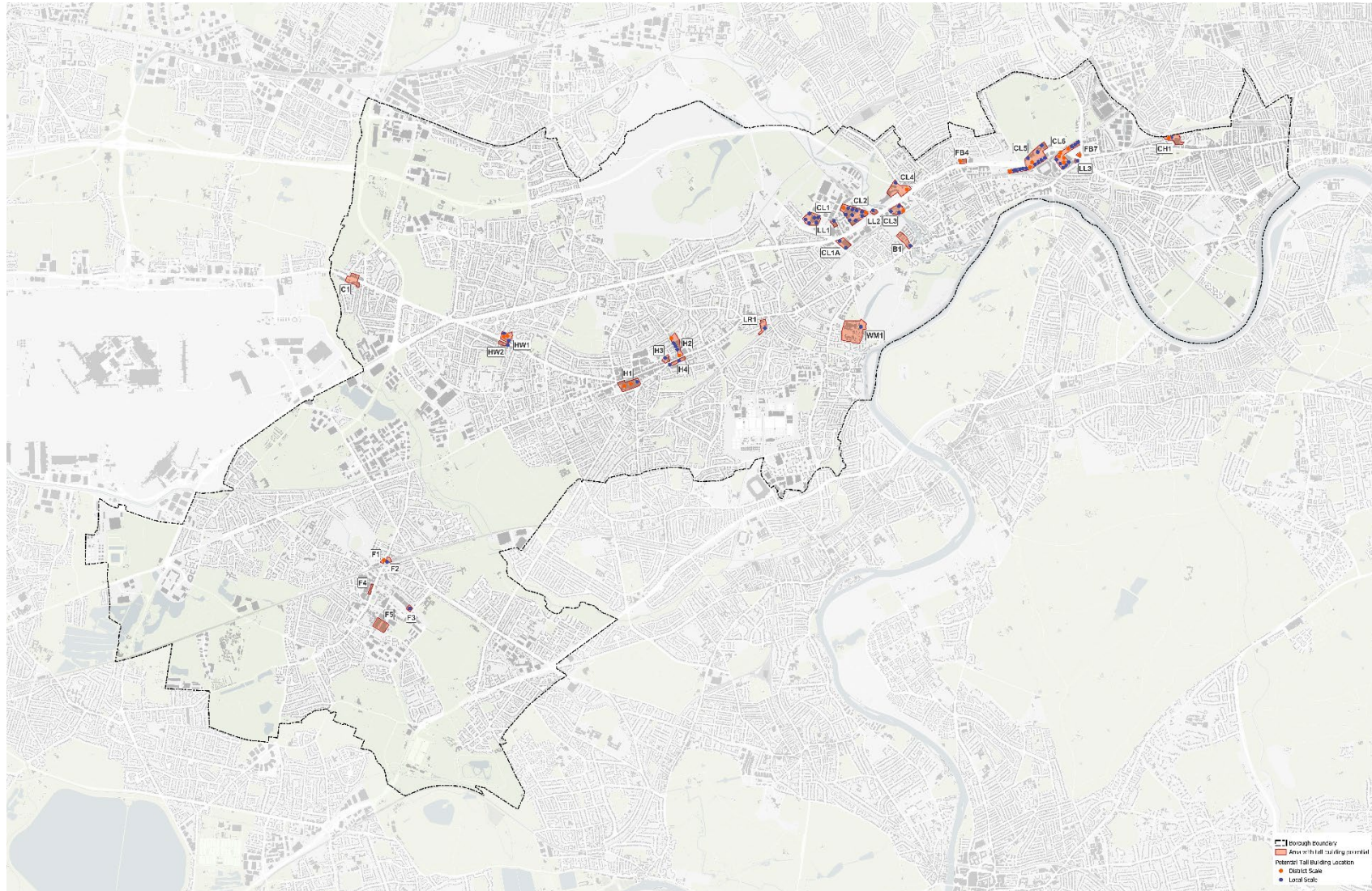
Clarifications to the mapping to show where the appropriate locations for tall buildings are located

2.6 The Submission Version of the Local Plan (**S1**) sets out the appropriate locations for tall buildings on a series of maps at figures CC 3.3-3.8. Each figure shows the appropriate location for tall buildings within each locale and are taken from the evidence base studies.

2.7 The response from the GLA requested that a single borough-wide map illustrating areas that may be appropriate for tall buildings is instead used. The Council then proposed a modification in document **S11** (HLP_C6_15), to amend Figure CC3.3 to instead present a map of the full borough, showing all appropriate tall building sites, with site boundaries, tall building cluster outlines, and a systematic approach to plotting tall buildings that is consistent across the Great West Corridor (GWC), a designated Opportunity Area where a significant scale of development including potentially tall buildings, is envisaged in the London Plan, and the rest of the borough. The proposed amendments to the map also include the proposal to include only the cluster/site code, removing the height ranges and AOD (Above Ordnance Datum) labels. It is proposed that Figures 3.4-3.8 will then be deleted. It is further proposed that a series of maps per locale showing both the tall building sites and local views is presented in the Appendix to allow the full detail to be seen for effectiveness.

2.8 The proposed modified map to replace figs CC 3.3 -3.8 is shown on the following page:

Figure CC 3.3: Map showing **cluster/site codes within the Great West Corridor** areas identified as having potential for tall buildings and associated cluster/site codes:



2.9 An error was included within the policy text at clause K of the policy, which incorrectly referred to the definitions map at CC3.1 as the areas identified as having potential for tall buildings. A modification is suggested to amend this to “~~K. J. Tall buildings may be appropriate in the Be~~ locations ~~sed in the areas~~ identified as having potential for tall buildings, as shown in fig CC 3.43, subject to meeting other requirements of the Local Plan and London Plan;”.

2.10 Modifications are proposed to Table CC3.4 to align with the evidence base, including clarifying where a maximum height is given rather than a range, that development proposals should be ‘up to’ this height. This amendment is made in respect to cluster/site codes F1, F2, F3, F4, F5, C1, HW2 and H3. A modification is also proposed to CL1, to add additional detail in respect of cluster CL1a, which was erroneously omitted from the original GWC Tall Building mapping in Figure CC3.1, in order to align with the evidence base. An additional amendment is proposed to CL5 to amend an error in the lower height to align with the evidence base.

Amendments to Policy CC3 to more closely align with the expectations of London Plan Policy D9

2.11 During the Matter 8 hearings, the Inspectors requested that, for effectiveness, CC3 is amended to align more closely with the expectations of London Plan Policy D9, in respect of Parts K & L and M & N.

2.12 The following modifications are proposed:

~~We will expect tall building~~ Requirements of development proposals ~~to:~~
~~K. J. Tall buildings may be appropriate in the Be~~ locations ~~sed in the areas~~ identified as having potential for tall buildings, as shown in fig CC 3.43, subject to meeting other requirements of the Local Plan and London Plan;
~~L. K. Tall buildings should be of an appropriate height, as indicated in Not exceed the maximum building heights for that site or area, as set out~~ Table CC 3.2;

2.13 The modifications suggested above meet the requirements of London Plan D9, which require boroughs at Parts A and B to determine “where tall buildings may be

an appropriate form of development, subject to meeting other requirements of the Plan”, identify any such locations on maps in the Development Plan and identify the appropriate tall building heights.

2.14 In respect of parts M & N, modifications are proposed in order to align more closely with London Plan Policy D9, and the High Court judgment in London Borough of Hillingdon, R (On The Application Of) v Mayor of London)⁴.

2.15 The judgement clarified how London Plan Policy D9 on tall buildings should be interpreted. The court confirmed that Policy D9 has three relevant parts:

- Part A – Definition: Local Plans must define what constitutes a tall building in their area (minimum 6 storeys / 18m).
- Part B – Location: Boroughs must identify on maps where tall buildings may be appropriate, following strategic engagement.
- Part C – Impacts: All tall building proposals—wherever they come forward—must be assessed against detailed visual, functional, and environmental impact criteria.

2.16 The crucial point from the judgment is that Parts A and B are not gateways that must be satisfied before Part C can be used. In other words, while boroughs must define heights and identify suitable locations, the impact-based criteria in Part C still apply independently. This prevents an overly rigid interpretation that would automatically block tall buildings outside mapped zones.

2.17 As such, modifications are proposed to remove repetition of the requirements in Part C of the London Plan Policy D9. It is proposed that local requirements, which are not covered by D9, remain in the policy. The changes below show removal of the elements that repeat those in D9, and associated necessary modifications:

~~M. N. Proposals for tall buildings are only acceptable where they fully satisfy the following criteria~~ All proposals for tall buildings must adequately address all the

⁴ R (on application of London Borough of Hillingdon) v The Mayor of London [2021] EWHC 3387 (Admin)

criteria in London Plan Policy D9C, including in terms of acceptable cumulative visual, environmental and functional impacts;

~~N. O. Have regard to any site-specific design principles set out in the relevant site allocations, design codes, Great West Corridor Masterplan and Tall Buildings Study; In addition, all proposals for tall buildings must adequately address the following local criteria:~~

I. Be informed by the guidance contained in the UNESCO method of HIAs, in addition to the London Plan and London Plan Planning Practice Note on Heritage Impact Assessment and the Setting of Heritage Assets;

~~I. Be sensitively located and be of a height and scale that is in proportion to its location and setting, and carefully relate and respond to the character of the surrounding area. Proposals should refer to the Character, Sustainability and Design Codes SPD and the Tall Buildings Study or any subsequent update, for guidance on local character and tall building design.~~

~~II. Be of an exemplary architectural design and standard;~~

~~III. II. Be attractive, robust and sustainable, integrating sustainable and passive design strategies and principles from an early stage;~~

~~IV. III. Be of a scale that reflects their relevance and hierarchical importance when located within a grouping/cluster of tall buildings;~~

~~V. Be designed to give full consideration to its form, massing and silhouette, including any cumulative impacts, and the potential impact of this on the nearby, immediate and wider context;~~

~~VI. IV. Protect or enhance the legibility and identity of the area by creating a positive landmark within the townscape, creating a strong sense of place;~~

~~VII. V. Relate heights to widths of spaces to achieve comfortable proportions, and provide a positive edge to the public realm and a human scale through the careful treatment of ground floors and lower levels, in addition to integrating permeable streets that encourage active travel;~~

~~VIII.~~ Demonstrate that development does not adversely impact, either individually or cumulatively, on the microclimate of the surrounding area, including wind vortices, noise, the urban heat island effect and over-shadowing. Impacts should not have adverse impact on the development site, adjacent sites and public space. Changes to wind microclimate resulting from the development should not be such that the development site, adjacent sites and adjacent public spaces are no longer comfortable for their intended use. Developers should refer to the Character, Sustainability and Design Codes SPD for further guidance related to microclimate.

~~IX.~~ VI. Provide for biodiversity within the building form and be sensitive to surrounding open spaces and waterways to ensure minimal impact, including through overshadowing;

~~X.~~ VII. Clearly demonstrate through appropriate townscape analysis and visual impact assessment verified views and, where applicable a heritage impact assessment, how proposals:

- Conserve and enhance the townscape,
- Conserve and enhance the significance ~~the setting~~ of surrounding heritage assets, including any contribution made by setting
- Respect ~~and~~ local landmarks and positively contribute to the overall skyline and views and protect short, mid and long range views in addition to significant linear and panoramic views and the setting of the Thames;

VIII. Undertake a visual impact assessment to ensure all relevant views are examined as part of the application;

~~XI.~~ IX. Carefully consider the façade and overall detailing to ensure visual interest, vertical and horizontal rhythms, an indication of how the building is inhabited; ~~internal thermal comfort and the visual break-up of the building visually at varying scales;~~

~~XII.~~ X. Use materials and finishes that are robust, durable and of the highest quality; ~~with facades providing innate interest, variety and function;~~

~~XIII.~~ XI. Carefully consider the design of roof-top mechanical or telecommunications equipment and any corresponding architectural screens to ensure that they are integrated with the overall design of the building and that they positively contribute to the appearance of the building top;

~~XIV.~~ XII. Incorporate innovative approaches to provide high quality, usable and biodiverse private and communal amenity space, especially where residential uses are proposed; and

~~XV. Comply with the requirements of the Public Safety Zone.~~

XIII. Demonstrate consideration of public safety requirements as part of the overall design

P. All proposals for tall buildings should comply with any site specific design principles set out in the relevant site allocations. Proposals should have regard to the Character, Sustainability and Design Codes SPD, Great West Corridor Masterplan and Tall Buildings Study or any superseding document, for guidance on local character and tall building design, including in relation to height, scale, form, massing and silhouette.

2.18 Further modifications are proposed to align with the London Plan and the High Court judgement, in order to ensure that the Policy addresses development proposals for tall buildings that come forward outside of the appropriate areas, with the addition of the below criteria:

2.19 New proposed policy text: L. Tall buildings are likely to be an inappropriate form of development in areas with constraints to tall buildings, as shown on Fig CC3.4. Proposals for tall buildings in these areas as well as proposals that adversely impact Local Views will be resisted.

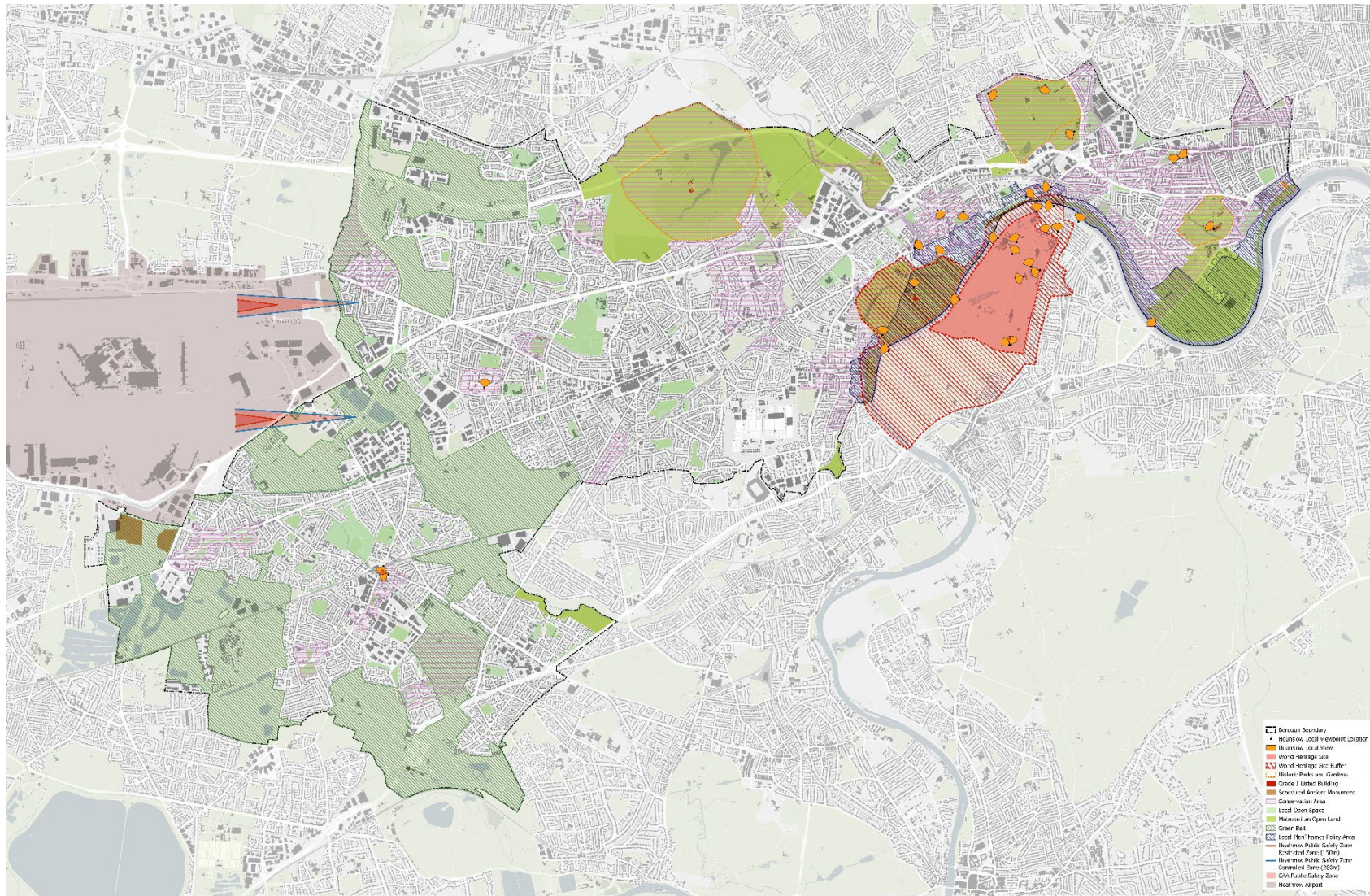
2.20 Where proposals for very tall buildings come forward, a new criterion is proposed: M. Where metropolitan tall buildings are proposed (those that are five times the context height and above), they are more likely to be suitable in areas

where there is an existing cluster of tall buildings to help mediate and visually build up to its height and in areas that have a regional importance;

2.21 It is further proposed that supporting text is added at new paragraph 6.17 to clarify the locations that may be of regional, district and local importance.

2.22 In order to address proposals coming forward within areas where there are constraints to tall buildings, the inclusion of an additional map is proposed, showing: Green Belt, Local Open Space and Metropolitan Open Land, the Royal Botanic Gardens, Kew World Heritage Site Buffer Zone, the Public Safety Zone, the Thames Policy Area, Conservation Area Appraisals, Grade I listed buildings, Scheduled Monuments (those that are not archaeological) and protected Local Views. This proposed additional figure is shown on the following page.

Figure CC3.4: Constraints to Tall Buildings (other constraints, such as heritage assets and their settings may also be applicable).



Separation of policy requirements for buildings that fall below the definition of a tall building, as set out in the London Plan, but are contextually tall in their local surroundings

- 2.23 As directed by the Inspectors during the examination, modifications are proposed to expand the policy to additionally address development proposals that fall below the definition of a tall building, but are contextually tall within their local surroundings.
- 2.24 Modifications are proposed to the existing policy criterion O under a new heading “Contextually tall buildings”. It was originally proposed in document **S11** (HLP_C6_31) that paragraphs 6.15 and 6.16 in the supporting text were removed in response to representations from Historic England, Royal Botanic Gardens, Kew and London Borough of Richmond upon Thames. However, it is now proposed that this text remains in the supporting text in order to provide clarity on the policy text in this section. It is further proposed that supporting text is added at new paragraph 6.17 to clarify the locations that may be of regional, district and local importance.
- 2.25 The criteria that contextually tall buildings are required to respond to is informed by the Tall Buildings Study (**EBCC3**), which in section 5.2 includes overarching objectives for tall buildings.
- 2.26 Proposed modifications to Part O, to address development proposals that are contextually tall, but do not meet the definition for tall buildings are set out below:

Contextually tall buildings

~~Q.~~ Buildings that do not meet the tall building definition, but which are still considered prominent in their surrounding context ~~for example two to three times the contextual reference height (local scale tall building); must respond appropriately to local contextual building heights and be compatible to their surroundings and the character of the area.~~ are required to meet the following criteria:

- I. Where of a local scale (two to three times the context height), be located and designed to mark special locations in the townscape, such as a strategic street corner, a public space or a particular function, such as a station;
- II. Where of a district scale (three to five times the context height), be located in areas that are of district wide importance, such as strategic infrastructure nodes or public institutions;
- III. Be located and designed to step down to surrounding existing and proposed buildings;
- IV. Be designed to have a height, scale, mass and volume that is proportionate to its role, function and the importance of its location;
- V. Be designed and located sensitively to respond positively to the character of area, including the scale, width and proportion of adjacent streets and watercourses;
- VI. Use materials and detailing in their design which respond to local character and reinforce distinctiveness;
- VII. Establish a positive relationship and interface with the street space, providing well-defined edges, active frontages and transparent facades;
- VIII. Conserve and enhance the significance of heritage assets, including any contribution made by their settings, in accordance with policy CC4;
- IX. Respond to views and their valued characteristics, including Local Views and those in Conservation Area Appraisals;
- X. Provide amenity space for occupants, including the provision of some communal outdoor space; and
- XI. Mitigate adverse impacts on the local microclimate, including overshadowing, high wind speeds, solar glare and light pollution.

Consolidation of modifications to Policy CC3

2.27 This subsection presents Policy CC3 and supporting text, with the proposed modifications presented in this Note, in addition to those in **S11** for clarity purposes:

Policy CC3- Tall Buildings

Our approach

To contribute to regeneration and growth, we will support tall buildings of high quality in identified locations which accord with the principles of sustainable development.

We will achieve this by

A. Supporting a limited number of tall buildings in Feltham town centre. Tall buildings in this location should be carefully designed to ~~avoid impacting~~ conserve and enhance the setting significance, including any contribution made by setting of heritage assets including Feltham Green Conservation Area, the Town Centre Conservation Area and St. Catherine's Church tower and should improve the arrival experience into and the legibility and permeability of the town centre;

B. Supporting a limited number of tall buildings in Brentford town centre. These should be ~~designed carefully and placed~~ sensitively located and designed so as to avoid so as not to have a significant adverse impact on ~~harm to the significance, including any contribution made by the setting, of,~~ views from and between heritage assets including Royal Botanic Gardens Kew World Heritage Site, Syon Park and the Thames ~~foreshore~~ landscape. They should also ~~respect~~ conserve and respond to the area's special townscape ~~and heritage value~~ and conserve protect views across the Thames, including those from Richmond;

C. Supporting tall buildings along sections of the A4 Golden Mile frontage. These should be ~~carefully placed~~ sensitively located and designed so as not to create a wall of tall buildings, ensuring they relate sensitively to surrounding residential areas and ~~do not have a avoid~~ harm to the significance, including any contribution made by setting, ~~adverse impact on the setting of, or views from~~ of heritage assets including Gunnersbury Park, Royal Botanic Gardens Kew World Heritage Site, Syon Park and Osterley Park. In the remainder of the Corridor, building heights should be informed by the 'shoulder heights' outlined in the GWC masterplan, whilst also responding to townscape and heritage considerations;

D. Supporting tall buildings in Hounslow Town Centre that deliver a coherent skyline, aid in legibility and wayfinding and respects and responds to the existing ~~built~~ context;

E. Supporting a limited number of tall buildings in further identified locations, as set out in this policy and the Tall Buildings Study;

F. Preserving the predominantly 2 to 3 storey (less than 10m) building heights across the rest of the borough with some limited scope for 4 to 6 storey (up to below 201m including plant and lift overrun) buildings/ elements ~~in identified locations~~; where it is considered they would complement local context, to assist with way-finding and where informed by a proportionate HIA from the applicant where the opportunity exists for higher density development;

G. Not seeking to replace existing tall buildings which are in inappropriate locations (assessed against the criteria of this policy) and not allowing them to be a justification for the provision of new ones;

~~H. Undertaking more detailed design analysis including a study to identify spatial sensitivities; and~~

~~H. Working with our partners, particularly Historic England and Royal Botanic Gardens Kew World Heritage Site.~~

Definition

~~I. Tall buildings are defined based on their location, taking into consideration the local built context. There are two definitions of tall buildings in the Borough:~~

~~I. In lower scale areas, tall buildings are considered to be any building of 21m and above from ground level to the top of the building (including any rooftop plant).~~

~~II. In higher scale areas, tall buildings are considered to be any building of 30m and above from ground level to the top of the building (including any rooftop plant).~~

~~The areas covered by the higher and lower scale definitions are marked on the map at Fig CC 3.1.~~

We will expect tall building Requirements of development proposals to:

~~J. Tall buildings may be appropriate in the Be locations identified as having potential for tall buildings, as shown in fig CC 3.43, subject to meeting other requirements of the Local Plan and London Plan;~~

~~K. Tall buildings should be of an appropriate height, as indicated in Not exceed the maximum building heights for that site or area, as set out Table CC 3.2.;~~

~~L. Tall buildings are likely to be an inappropriate form of development in areas with constraints to tall buildings, as shown on Fig CC3.4. Proposals for tall buildings in these areas as well as proposals that adversely impact Local Views will be resisted.~~

~~M. Where metropolitan tall buildings are proposed (those that are five times the context height and above), they are more likely to be suitable in areas where there is an existing cluster of tall buildings to help mediate and visually build up to its height and in areas that have a regional importance;~~

~~N. Proposals for tall buildings are only acceptable where they fully satisfy the following criteria All proposals for tall buildings must adequately address all the criteria in London Plan Policy D9C, including in terms of acceptable cumulative visual, environmental and functional impacts;~~

~~O. Have regard to any site-specific design principles set out in the relevant site allocations, design codes, Great West Corridor Masterplan and Tall Buildings Study; In addition, all proposals for tall buildings must adequately address the following local criteria:~~

~~I. Be informed by the guidance contained in the UNESCO method of HIAs, in addition to the London Plan and London Plan Planning Practice Note on Heritage Impact Assessment and the Setting of Heritage Assets;~~

~~I. Be sensitively located and be of a height and scale that is in proportion to its location and setting, and carefully relate and respond to the character of the surrounding area. Proposals should refer to the Character, Sustainability and Design Codes SPD and the Tall Buildings Study or any subsequent update, for guidance on local character and tall building design~~

~~II. Be of an exemplary architectural design and standard;~~

~~III. II. Be attractive, robust and sustainable, integrating sustainable and passive design strategies and principles from an early stage;~~

~~IV. III. Be of a scale that reflects their relevance and hierarchical importance when located within a grouping/cluster of tall buildings;~~

~~V. Be designed to give full consideration to its form, massing and silhouette, including any cumulative impacts, and the potential impact of this on the nearby, immediate and wider context;~~

~~VI. IV. Protect or enhance the legibility and identity of the area by creating a positive landmark within the townscape creating a strong sense of place;~~

~~VII. V. Relate heights to widths of spaces to achieve comfortable proportions, and provide a positive edge to the public realm **and a human scale** through the careful treatment of ground floors and lower levels, in addition to integrating permeable streets that encourage active travel;~~

~~VIII. Demonstrate that development does not adversely impact, either individually or cumulatively, on the microclimate of the surrounding area, including wind vortices, noise, the urban heat island effect and over-shadowing. Impacts should not have adverse impact on the development site, adjacent sites and public space. Changes to wind microclimate resulting from the development should not be such that the development site, adjacent sites and adjacent public spaces are no longer comfortable for their intended use. Developers should refer to the Character, Sustainability and Design Codes SPD for further guidance related to microclimate.~~

~~IX. VI. Provide for biodiversity within the building form **and be sensitive to surrounding open spaces and waterways to ensure minimal impact, including through overshadowing;**~~

~~X. VII. Clearly demonstrate through appropriate townscape **analysis** and visual impact assessment verified views **and, where applicable a heritage impact assessment,** how proposals:~~

~~- Conserve and enhance the townscape,~~

~~- Conserve and enhance the significance **the setting** of surrounding heritage assets, including any contribution made by setting.~~

~~- Respect **and** local landmarks and positively contribute to the overall skyline and views and protect short, mid and long range views in addition to significant linear and panoramic views and the setting of the Thames;~~

~~VIII. Undertake a visual impact assessment to ensure all relevant views are examined as part of the application.~~

~~XI: IX.~~ Carefully consider the façade and overall detailing to ensure visual interest, vertical and horizontal rhythms, an indication of how the building is inhabited; ~~internal thermal comfort and the visual break-up of the building visually at varying scales;~~

~~XII: X.~~ Use materials and finishes that are robust, durable and of the highest quality; ~~with facades providing innate interest, variety and function;~~

~~XIII: XI.~~ Carefully consider the design of roof-top mechanical or telecommunications equipment and any corresponding architectural screens to ensure that they are integrated with the overall design of the building and that they positively contribute to the appearance of the building top;

~~XIV: XII.~~ Incorporate innovative approaches to provide high quality, usable and biodiverse private and communal amenity space, especially where residential uses are proposed; ~~and~~

~~XV. Comply with the requirements of the Public Safety Zone:~~

~~XIII. Demonstrate consideration of public safety requirements as part of the overall design.~~

~~P. All proposals for tall buildings should comply with any site specific design principles set out in the relevant site allocations. Proposals should have regard to the Character, Sustainability and Design Codes SPD, Great West Corridor Masterplan and Tall Buildings Study or any superseding document, for guidance on local character and tall building design, including in relation to height, scale, form, massing and silhouette.~~

Contextually tall buildings

~~Q. Buildings that do not meet the tall building definition, but which are still considered prominent in their surrounding context ~~for example two to three times the contextual reference height (local scale tall building); must respond appropriately to local contextual building heights and be compatible to their surroundings and the character of the area.~~ are required to meet the following criteria:~~

~~I. Where of a local scale (two to three times the context height), be located and designed to mark special locations in the townscape, such as a strategic street corner, a public space or a particular function, such as a station;~~

~~II. Where of a district scale (three to five times the context height), be located in areas that are of district wide importance, such as strategic infrastructure nodes or public institutions;~~

~~III. Be located and designed to step down to surrounding existing and proposed buildings;~~

~~IV. Be designed to have a height, scale, mass and volume that is proportionate to its role, function and the importance of its location;~~

~~V. Be designed and located sensitively to respond positively to the character of area, including the scale, width and proportion of adjacent streets and watercourses;~~

~~VI. Use materials and detailing in their design which respond to local character and reinforce distinctiveness;~~

VII. Establish a positive relationship and interface with the street space, providing well-defined edges, active frontages and transparent facades;

VIII. Conserve and enhance the significance of heritage assets, including any contribution made by their settings, in accordance with policy CC4;

IX. Respond to views and their valued characteristics, including Local Views and those in Conservation Area Appraisals;

X. Provide amenity space for occupants, including the provision of some communal outdoor space; and

XI. Mitigate adverse impacts on the local microclimate, including overshadowing, high wind speeds, solar glare and light pollution.

Figure CC 3.1: Map showing the tall building definitions by locale:

(as shown in previous section)

Table CC 3.2: Maximum permissible Appropriate heights for each location, subject to detailed, site specific assessments of impacts:

| Area | Strategy | |
|---------------------|---|--|
| Great West Corridor | Cluster/Site Code | Maximum Appropriate Building Height |
| | Clusters of (modestly scaled) tall buildings generally grouped around the focal buildings and ranging in height as set out below: | |
| | Wyke Green Cluster <u>Tesco</u> <u>Osterley Cluster (CL1)</u> <u>Syon Lane (CL1A)</u> | Between 30-42 metres (up to 65.5m AOD) <u>Up to 30 metres (up to 49.4m AOD)</u> |
| | West Cross Campus (CL2) | Between 36-45 metres (up to 61.5m AOD) |
| | River Brent Cluster (CL3) | Between 38-43 metres (up to 51.2m and 45.1m AOD) |

| | |
|--|--|
| London Gateway Cluster (CL4) | up to 42 metres high (up to 54.1m AOD) |
| Brentford Stadium West Cluster (CL5) | between 36 1 and 45 metres high (up to 53.7m AOD) |
| Brentford Stadium East Cluster (CL6) | between 34 and 45 metres high (up to 55.5m AOD) |
| Focal buildings and local highpoints with heights parameters as set out below: | |
| Golden Mile station (FB1) | up to 55 metres high (up to 70m AOD) |
| LL1 | up to 30 metres high (up to 53m AOD) |
| LL2 | up to 33 metres high (up to 43.4m AOD) |
| Brent River Gate (FB2) | up to 46 metres high (up to 53.2m AOD) |
| Mille site/London Gateway Anchor (FB3) | up to 68 metres high (up to 80m AOD) |
| Phoenix site <u>Business Park</u> (FB4) | up to 48.5 metres high (up to 60m AOD) |
| Lionel Road station (FB5) | up to 53.5 metres high (up to 62m AOD) |
| Capital Interchange Way (FB6) | up to 51.5 metres high (up to 62m AOD) |
| Citadel site (FB7) | up to 50 metres high (up to 61m AOD) |
| LL3 | up to 36 metres high (up to 46.7m AOD) |

Cluster and Site Codes can be found mapped at Fig CC 3.3.

| Feltham | | |
|----------------------------|---|---|
| | New Road / Hounslow Road Intersection (F1) | up to 45.6m (67.5m AOD) / up to 14 storeys |
| | Network House (F2) | up to 29.6m (50.5m AOD) / up to 9 storeys |
| | Shopping Centre, High Street (F4 F3) | up to 32m (52.7m AOD) / up to 10 storeys, set back behind a four storey street frontage |
| | Southern end of Leisure West on Browells Lane (F3 F4) | up to 22.4m (35.4m AOD) / up to 7 storeys |
| | MOD Feltham (F5) | up to 25.6m (36.6m AOD) / up to 8 storey |
| Bath Road, Cranford | | |
| | Bath Road, Cranford (C1) | up to 23.2m (47.0m AOD) / up to 7 storeys |
| Hounslow West | | |
| | Hounslow West Station (HW1) | Between 23.8m (47.4m AOD) to 39.1m (62.7m AOD) / between 7-11 storeys |
| | Hounslow West Parade (HW2) | up to 21m (38.0 AOD) / up to 6 storeys |
| Hounslow | | |
| | The Treaty Centre (H1) | between 39.0m (60m AOD) and 65m (86m AOD) / between 12 storeys and 20 storeys |

| | | |
|---|---|--|
| | Hounslow Bus Station and adjacent sites on Kingsley Road (H2) | between 32m (52m AOD) and 50m (69m AOD) / between 10 and 15 storeys |
| | Euro House on High Street/ Prince Regent Road (H3) | Between 26m (44m AOD) and <u>up to 36m (54m AOD)/</u> between 8-11 storeys |
| | 1-83 High Street (H4) | up to 36m (54m AOD) / 11 storeys |
| London Road, Isleworth | | |
| | Rennels Way Industrial Estate (LR1) | up to 24m / up to 7 storeys (35m AOD) |
| West Middlesex Hospital | | |
| | West Middlesex Hospital Main Building (WM1) | up to 27.5m / 6 storeys (33.8m AOD) |
| Brentford | | |
| | 2-10 London Road (BR1) | up to 24m/ 7 storeys (31m AOD) |
| Chiswick | | |
| | Sainsbury's (CH1) | up to 30m- 45m/ 9-14 storeys (37m AOD and 52m AOD) |
| Cluster/ site codes for the rest of borough can be found mapped at Fig CC 3.4 | | |

Figure CC 3.3: Map showing ~~cluster/site codes within the Great West Corridor~~ areas identified as having potential for tall buildings and associated cluster/site codes:

(as shown in previous section)

~~Figure CC 3.4: Map showing cluster/site codes for Feltham:~~

~~Figure CC 3.5: Map showing cluster/site codes for Bath Road:~~

~~Figure CC 3.6: Map showing cluster/site codes for Hounslow Town Centre & London Road, Isleworth:~~

~~Figure CC 3.7: Map showing cluster/site codes for West Middlesex University Hospital and Brentford Town Centre:~~

~~Figure CC 3.8: Map showing cluster/site codes for Chiswick Town Centre Area:~~

Figure CC3.4: Constraints to Tall Buildings (other constraints, such as heritage assets and their settings may also be applicable).

(as shown in previous section)

We are taking this approach because

6.9 London Plan Policy D9 (Tall Buildings), is the primary policy with regard to tall buildings. It states that tall buildings should be part of a plan-led approach and that local authorities should identify in Development Plans locations where tall buildings are appropriate in principle and indicate general building heights that would be appropriate.

6.10 London Plan Policy D9 puts the onus on Boroughs to define what constitutes a tall building based on local context in their Development Plans.

6.11 The borough is predominantly low rise, characterised by two to three storey buildings giving a general building height of up to 10m. The majority of medium rise buildings can be found in and around town centres or along main routes such as the London Road. The tall buildings definition in Hounslow is based on local context, with the majority of the Borough being covered by a lower scale tall building definition, which is defined as any building or structure which is ~~over~~ 21m or over in height measured from the ground plane to the roof including the height of any rooftop plant. In parts of the borough where the existing building context height is greater (typically areas with context heights above 15m) there is a higher scale tall building definition, which is defined as any building or structure which is over 30m in height as measured from the ground plane to the roof, including the height of any rooftop plant. Some parts of the Borough are more sensitive to tall buildings, such as within Chiswick and Brentford town centres where there are many heritage designations and within the Thames Policy Area. Whilst the building context height in these areas exceeds 15m, the lower scale tall

building definition applies. [The Tall Building definitions are underpinned by the evidence in the Tall Buildings Study, which takes into consideration the Great West Corridor Masterplan when defining tall buildings in this area.](#)

6.12 Due to the relatively flat topography of the borough and its low, open landscape, tall buildings are generally inappropriate as they can dominate the skyline over a very wide area. Way-marking can come from distinctiveness rather than size, so tall buildings should be placed in suitable locations where access to public transport is good and they provide a relevant marker and focal point. Located in the right place and designed sensitively, tall buildings can add to an area's townscape and image, assist in regeneration, mark a town centre/ public transport node or assist in way-finding.

6.13 The borough has a number of tall buildings that do not positively contribute to the townscape and their existence should not be grounds for the provision of more. The council also recognises that creating successful, vibrant urban environments is about compactness and density, not necessarily about height of buildings. The density and spacing of buildings and their architectural quality are important factors in creating well used public spaces and a coherent, attractive townscape.

6.14 The sites identified as appropriate for tall buildings have been informed by a detailed local urban design assessment, which took into account a variety of considerations including public transport accessibility levels, green and blue infrastructure, planned growth and [locations of](#) heritage assets amongst other factors to understand areas where there is potential for tall buildings. The remit of this study did not include assessment of all the potential impacts of a tall buildings, such as sunlight and daylight impacts [or a full assessment of harm to heritage assets through a detailed site specific assessment](#), therefore tall buildings are not automatically acceptable on the identified sites in Table CC 3.2 and will be required to justify their approach towards height and built form and evaluate the benefits and justification for a tall building in relation to surrounding context. [This should include an assessment of impacts on the significance of heritage assets, including any contribution made by their settings](#), views and townscape.

6.15 Where buildings are proposed that do not meet the definition of higher or lower scale tall buildings, but are still taller than their surroundings, proposals should be informed by an understanding of the surrounding ~~built~~ context and a full Historic Impact Assessment (HIA), referring to other relevant policies in the Local Plan, and have regard to the Character, Sustainability and Design Codes SPD and the Tall Buildings Study for an understanding of context heights. Tall buildings can be classified into different height categories based on the context height ratio. The following tall buildings classification is established in relation to the context height:

- Local Scale Tall Building – 2 to 3x context height;
- District Scale Tall Building – 3 to 5x context height; and
- Metropolitan Scale Tall Building – 5x and above context height.

6.16 The area used to establish the context height and the context height ratio will need to reflect the extent of the tall building's impact. Local scale tall buildings can use the context height of their immediate local and wider surroundings, while district scale tall buildings will need to consider heights across a wider area.

6.17 Tall buildings are one way of highlighting the importance of a place. The scale and height of tall buildings should provide cues to the role and importance of a place in the hierarchy of the settlement and wider area, as when they are seen from further away, a tall building usually denotes a concentration of activity. In general, local scale tall buildings should be located and designed to mark places or functions of local importance, such as a strategic street corner, a public space or a particular function, such as a station. District scale tall buildings should be located and designed to mark places of district wide importance, such as strategic infrastructure nodes, centres with a mix of uses or public institutions, while metropolitan tall buildings should be reserved for the exceptional occasion, located in existing tall building clusters within areas that have regional or city wide importance, such areas that have a wider economic roles.

~~6.17~~ 6.18 Views, including those from outside the borough boundary, are identified within relevant sections of the Great West Corridor Masterplan, the Tall Buildings Study, the Character, Sustainability and Design Codes SPD and the Royal Botanic Gardens,

Kew World Heritage Site Management Plan (2020-2025). All proposals for tall buildings must include an assessment of ~~consider~~ the individual and cumulative visual impacts of proposal in identified views and other locally important views deemed relevant to the proposal. ,in addition to full leaf and winter versions of all views, that include 3D massing models.

Supporting facts

- The Great West Corridor masterplan (2020) identifies the development capacity of potential sites and has, through detailed views testing, established the locations where tall buildings may be appropriate and their potential heights within the Great West Corridor.
- The Tall Buildings Study (2024) provides a spatial overview of the borough and makes recommendations for the tall building definition, appropriate locations for tall buildings and the maximum height of tall buildings within the rest of the borough outside the Great West Corridor. The Tall Buildings Study, together with the Great West Corridor Masterplan, provide the evidence base to support Policy CC3 Tall Buildings.
- The Character, Sustainability and Design Codes SPD (2024), within part A4, provides design guidance relating to tall buildings, ~~presenting design principles for tall building form;~~ including guidance for form, clusters, local character, visualisation, consideration of the natural environment, their relationship to public realm design and ~~how their design should address~~ micro-climatic and sustainability ~~aspects~~ considerations.
- Public Safety Zones (PSZ) are designated areas of land close to airport runways within which development is restricted in order to control the number of people at increased risk of aircraft related hazards. PSZ maps are published by the Department for Transport, with policy set out in Department for Transport circular 01/2010 (Control of development in airport public safety zones).
- AOD stands for 'above ordnance datum'. AOD heights (ie. 65m AOD) indicate the total height of the building/structure in meters above sea level (which is a sum of the above sea level height of the land where the building stands and the height of the building on

its own), while the building heights (ie. 45m high) indicate the height of the building on its own (ie. from the lowest point above the ground to its highest point).

- The building shoulder height is the sheer height of a building at the back of the footway up to the eaves or parapet height. It is recognised that many buildings may have one or more additional storeys above this height as a set-back element that would also include plant equipment.

3.0 Heritage

Consistency with national policy and alignment with the London Plan Policies

3.1 This subsection details, explains and justifies, proposed changes to Policy CC4- Heritage to ensure its consistency with national policy and aligns with London Plan (**ADP1**) Policies HC1, HC2 and HC3.

3.2 A number of proposed modifications were originally proposed in the Statements of Common Ground made with the Mayor of London (**EX5e**⁵), Historic England (**EX5h**⁶), the London Borough of Richmond upon Thames and the Royal Botanic Gardens, Kew (**EX5i**⁷). Some of these suggested modifications were not presented in **S11** at the time of the Stage 1 Local Plan Examination hearings, due to the timing of the signing of some of Statement of Common Grounds. The proposed amendments to align with national and London Plan policy that are presented in this Note, therefore, also include these amendments.

3.3 As per the Inspector's direction amendments have been made to align the policy with the intent and language of the NPPF 2023 (**ORD3**⁸).

3.4 Changes are proposed to amend the Policy to align with the NPPF 2023, with reference to the key words- 'conserve', in respect of NPPF 23 Section 16 Paragraphs 195, 196 and 197 and 'significance', also in respect of NPPF Paragraphs 195-197 and also Paragraphs 200- 214 . This has resulted in proposed modifications to the following clauses: B, D-F, K, L-V, W, X, Z, BB, DD, new paragraph 6.21 and new paragraph 6.24. Proposed modifications have resulted in new clause numbering throughout the policy and supporting text. These proposed modifications are

⁵ [Statement of Common Ground between LB Hounslow and the Mayor of London \(October 2025\)](#)

⁶ [Statement of Common Ground between LB Hounslow and Historic England \(December 2025\)](#)

⁷ [Statement of Common Ground between LB Hounslow, LB Richmond upon Thames, and Royal Botanic Gardens, Kew \(January 2026\)](#)

⁸ [National Planning Policy Framework December 2023](#)

displayed within the tracked change version of the policy which follows this section of the note and are included within the updated **S11**.

3.5 Changes are proposed to amend the Policy to align with the NPPF 2023, with regard to Conservation Areas, in respect of NPPF 23 Paragraphs 212-213. This has resulted in modifications to the following clauses: U. This proposed modification is displayed within the tracked change version of the policy which follows this section of the note and is included within the updated **S11**.

3.6 Similarly, the policy has been re-evaluated in terms of its compliance with London Plan HC Heritage and Culture policies in Chapter 7.

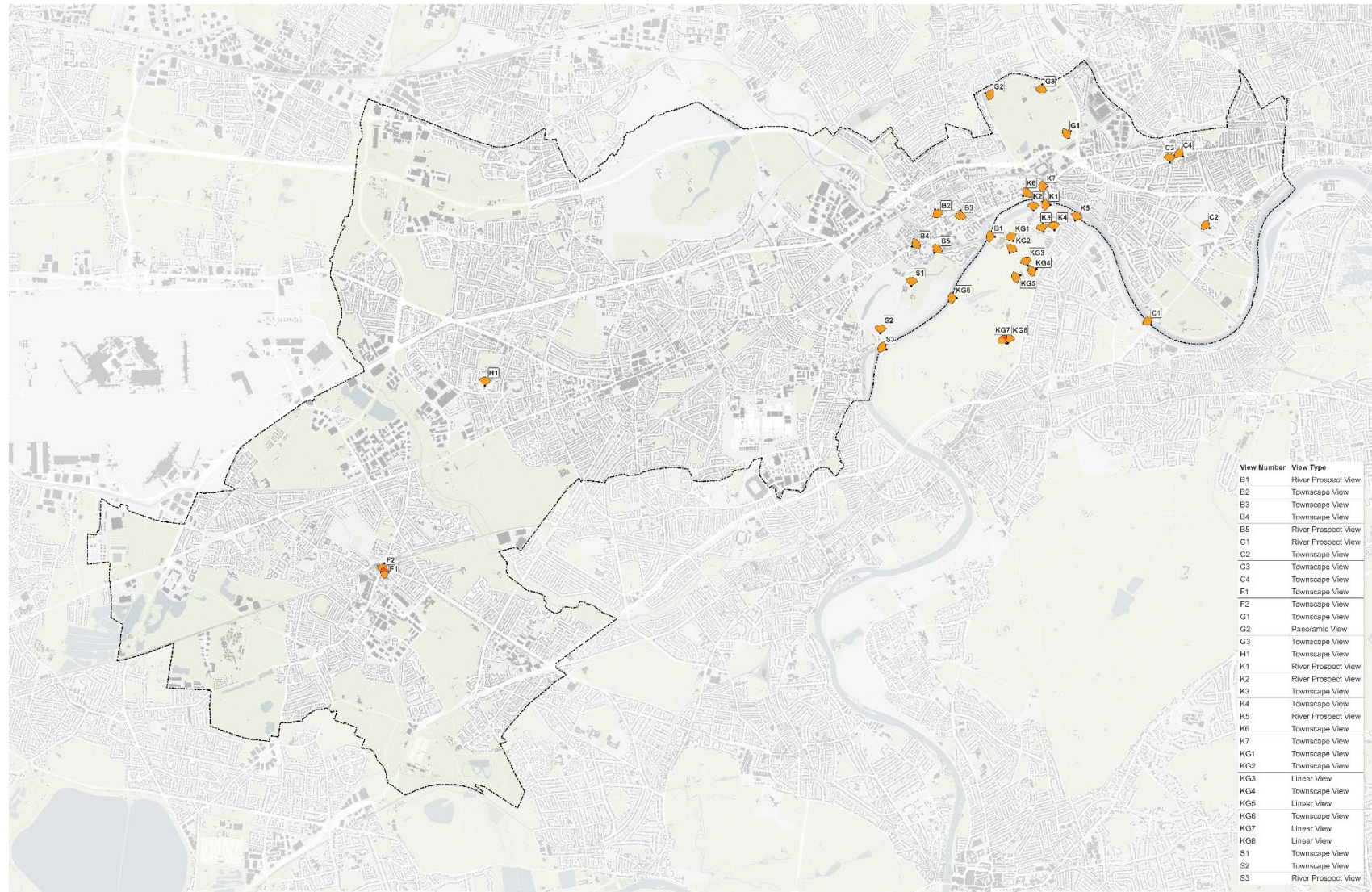
3.7 The revised policy is considered to still be in accordance with the London Plan Policies HC1, HC2 and HC3 and takes into account previous comments and agreement from Mayor. The revisions to the policy address the deficiencies in regard to clearly identifying local and strategic views highlighted in HC3, through the provision of a new views map, displayed on the following page.

3.8 A tracked change version of the policy and supporting text (encompassing all proposed modifications) is presented in this Note for completeness. An updated version of **S11** includes all proposed modifications.

Methodology behind the designation of Local Views

3.9 As directed by the Inspectors during the examination, modifications are proposed to designate Local Views through this Plan. It is proposed that an amendment is made to the policy text under the Local Views heading. It is further proposed that an amendment is made to include a new figure, presented on the following page. It is also proposed that the local views are shown on the constraints map at the new figure CC3.4, as presented in the section of this Note covering policy CC3.

Figure CC4.1 Local Views



- 3.10 Local Plan views have been selected in accordance with London Plan Policy HC3 Strategic and Local Views part G which requires boroughs to ‘clearly identify local views in their Local Plans and strategies’ and to ‘use the principles of Policy HC4 London View Management Framework for the designation and management of local views’. A table is presented within the Appendix to this document to describe the views on the map identified above. It is proposed that this table is presented in the Local Plan as an Appendix.
- 3.11 In that context the Local Views identified in the London Borough of Hounslow are identified as either River Prospect, Townscape or Linear views. All views are from publicly accessible locations and look towards significant buildings, urban landscapes or riverscapes that help to define the borough and its identity.
- 3.12 Whilst the viewing points for the majority of the Local Views are located within the London Borough of Hounslow some of the viewpoints are located within the adjacent London Borough of Richmond upon Thames and look towards the London Borough of Hounslow. These include views from within the Royal Botanic Gardens Kew World Heritage Site and also from the Thames Path and Kew Green. These views have been identified, and their importance recognised, in the Royal Botanic Gardens Kew WHS Management Plan 2020-2025 and / or the London Borough of Richmond upon Thames Revised Draft Local Views SPD (2026) – the latter is currently subject to public consultation until 23 March 2026.
- 3.13 All the Local Views identified within the London Borough of Hounslow are already identified, and their importance recognised, within existing Conservation Area Appraisals.
- 3.14 The description of views provides the view location, direction, the view type (River Prospect, Townscape or Linear) and a summary of its importance. Appreciation of some views is kinetic and this is also identified in the view type.

Consolidation of modifications to Policy CC34

3.15 This subsection presents Policy CC4 and supporting text, with the proposed modifications presented in this Note, in addition to those in **S11** for clarity purposes:

Policy CC4- Heritage

Our approach

We will identify, conserve and take opportunities to enhance the historic environment and significance of the borough's heritage assets as a positive means of supporting ~~an~~ our area's distinctive character and sense of history.

We will achieve this by

A. Collating a borough-wide Heritage Strategy to guide a long-term, ambitious strategy for the continued conservation, enhancement and enjoyment of the significance of the borough's heritage assets, in consultation with the borough's local history societies and residents;

B. Conserving and taking opportunities to enhance the significance, including any contribution made by setting, of the borough's network of designated and non-designated heritage assets ~~and their settings~~, identifying new assets where appropriate and recognising the cumulative positive impact of heritage assets in a given area in consultation with the borough's local history societies and residents. We will use Article 4 directions where appropriate to enhance conservation of character or fabric;

C. Promoting heritage-led regeneration, particularly where this brings long term value and sense of place to development, such as in our town centres and along the Golden Mile. We will aim to secure the regeneration of heritage assets at risk, including those within Gunnersbury Park, Hanworth Park, Boston Manor House and the former Hounslow Powder Mills sites. We will work with developers, communities and other partners, such as Heathrow and Historic England, to deliver Heritage Interpretation, Design and Management Strategies;

D. Working with Royal Botanic Gardens ~~Kew World Heritage Site~~, London Borough of Richmond, ~~and~~ Historic England and the Thames Landscape Strategy to conserve and enhance the ~~e~~Outstanding ~~u~~Universal ~~v~~Values of The Royal Botanical Gardens, Kew World Heritage Site, its buffer zone and its setting, including views to and from this asset. This includes assisting in the drafting and implementation of the World Heritage Site Management Plan and its provisions, giving appropriate weight to the provisions of the Management Plan in the decision making process, asking developers to consult and meet with Royal Botanic Gardens, Kew during formulation of their proposals both before and during any pre-application process and following any eventual submission of a proposal for consideration for planning permission, to ensure the OUV of Royal Botanic Gardens, Kew is not harmed;

E. Promoting the appropriate re-use of vacant or underused historic buildings, heritage assets ~~and settings~~, including improvements to open spaces and public realm and supporting schemes that conserve the significance of, and provide the heritage asset with a sustainable, long-term use;

F. Bring heritage assets back into meaningful use consistent with their conservation where they have been left empty, abandoned or underused; ~~This may include~~ using enabling development as a last resort ~~where appropriate and consistent with their conservation;~~

G. Working with our network of partners and communities to support Heritage Action Zone initiatives, public art and heritage trails that create a sense of place and celebrate and enhance awareness of the area's historic assets to encourage opportunities for informal recreation and to ensure the borough's heritage is accessible, appreciated, valued and enjoyed by residents, workers and visitors;

H. Conserving and enhancing ~~the strategic and~~ designated local views ~~identified in the Hounslow Characterisation and Growth Study and the Tall Buildings Study, or any subsequent update;~~ that give the borough its character, visual richness and coherence and considering local views when assessing development proposals and by maintaining and updating a schedule of views;

I. Conserving and enhancing the borough's beneficial and historic landmarks identified in the Hounslow Characterisation and Growth Study, the Character, Sustainability and Design Codes SPD and the Tall Buildings Study, or any ~~subsequent update~~ superseding document, which provide a strong visual and physical presence in the townscape; ~~and~~

J. Recognising the potential of archaeology to contribute locally to delivering positive benefits that conserve and enhance the historic environment, as well as contribute to the economic viability, accessibility and environmental quality of a place and to social wellbeing;

~~We will expect development proposals to~~ Requirements of development proposals:

K. Conserve, ~~safeguard~~ and take opportunities to enhance ~~any~~ the significance of heritage assets, ~~its historic integrity, character, appearance and its~~ including any contribution made by their settings in a manner appropriate to its significance, giving great weight ~~by seeking to avoid or minimise harm, including cumulative harm.~~ Great weight should be given to the conservation of designated heritage assets (and the more important the asset, the greater the weight should be). ~~the asset's conservation and avoid any further harm to the setting, views and significance of designated heritage assets;~~

L. Retain, conserve, restore and reuse a heritage asset in a manner appropriate to its ~~value~~ and significance;

M. Demonstrate that substantial harm to or total loss of, the significance of a designated heritage asset is avoided in the first instance, ~~and~~ eConsent will be refused, unless it can be demonstrated that the harm was necessary to achieve substantial public benefits that outweigh the harm or loss;

N. Demonstrate that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset ~~(see Glossary)~~, this harm will be weighed against the public benefits of the proposal, including, where appropriate, securing the site or heritage asset's optimum viable use; ~~or~~

~~O. Have full regard to any harm to, or loss of, the significance of a nondesignated heritage asset, including from both direct and indirect effects. Non-designated heritage assets include locally listed buildings, Archaeological Priority Areas and areas of special local character.~~

~~P. Q.~~ Be consistent with the aims of conservation of the heritage asset's significance, including, where appropriate, securing its optimum viable use, ~~where both in terms if any~~ changes of use that are proposed and any alterations that are required resulting from the proposed use;

~~Q. P.~~ Be of the highest quality of architectural ~~;~~ design and materials to contribute positively to the built heritage and design quality image of the borough;

~~R. Have full regard to the significance of the heritage assets including the setting of, and views to and from, such assets; and~~

~~S. Q.~~ Consult the Greater London hHistoric eEnvironment rRecord (GLHER), ~~whoever is administering it,~~ when developing proposals.

Buildings and structures

~~A. T. R.~~ In the case of alterations, extensions or changes of use of a heritage asset a proposal should demonstrate that:

I. It is in keeping with the character of the building and harmonious with its surroundings and the wider character of the area; and, with particular respect to listed buildings or identified aspects of locally listed buildings, it ~~preserves conserves~~ their significance including any contribution made by their setting ~~special architectural or historic character and any features they may possess;~~

II. It is of a high quality design and sympathetic in terms of scale and form to the original building and in the use of materials and other details to the period and style of the original building;

III. Opportunities to mitigate or adapt to climate change through the retention, retrofit, re-use or adaptation are maximised as long as this is not to the detriment of significance ~~important aspects of character;~~

IV. That it maintains the significance ~~character~~ of interiors and retain internal features of interest including layouts, methods and means of construction where these are important;

V. That the original use is no longer viable and the benefits of the proposed use are demonstrated and would be in keeping with the character of the area; and

VI. That a record is made and submitted of features of interest found, to be maintained and extended during works. Sustainability and salvage aspects should be factored into proposals.

Conservation areas

~~U. S.~~ Any development within or affecting a Conservation Area ~~should~~ must conserve and take opportunities to enhance the significance character and appearance of the area, and respect the grain, scale, form, proportions, ~~and materials~~ of the surrounding area and existing architecture, where these make a positive contribution to the area; and

~~V. T.~~ Retain and reuse any building in a conservation area which makes or can be adapted to make a positive contribution to the ~~character of the~~ area, or better reveal its significance. Where a building makes little contribution to the area or does not contribute to significance, consent for demolition will not be given unless there are approved plans for redevelopment or reuse of the land which will conserve and where possible enhance the character of the area. Sustainability and salvage aspects should be factored into proposals.

World Heritage Site

~~W. U.~~ Conserve, and enhance and safeguard the historic the Outstanding Universal Value, authenticity and integrity, character and appearance and avoid any further harm to the internationally recognised Outstanding Universal Value of the Royal Botanic Gardens Kew World Heritage Site, its Buffer Zone and its significance, setting, including views to and from the site. World Heritage Sites are of the highest significance and their conservation should be given the greatest weight;

Sites of archaeological importance – Heritage Assets of Archaeological Interest

~~X. V.~~ We will expect the development proposal to submit an Archaeological ~~Evaluation Report~~ Desk Based Assessment (DBA) if the proposal falls within ~~or adjacent to~~ an Archaeological Priority Area, with advice on the appropriate mitigation measures in ~~the~~ cases where further investigation excavation is justified;

~~Y. W.~~ We may require that an on-site assessment by trial work (archaeological field evaluation) is carried out before any decision on the planning application is taken; and

~~Z. X.~~ We will require any nationally important remains ~~and their settings~~ to be preserved permanently in situ, subject to consultation with ~~Historic England~~ the Greater London Archaeological Advisory Service as the borough's archaeological adviser. If preservation in situ is required the development proposal will need to accommodate this, including an appropriate setting, public access and interpretation in the design;

~~AA. Y.~~ Major developments with significant archaeological impact are expected to provide proportionate offsetting in the form of cultural benefits for local people that are designed with regard to local social profiles;

Z. Where development will result in loss of archaeological remains, developers will be required to record and advance understanding of their significance and make this information publicly available.

Scheduled monuments

~~BB. AA.~~ Conserve and enhance ~~a the significance of,~~ a scheduled monument, and including any contribution made by setting and its setting if affected. Proposals must assess and submit an evaluation report if the proposal affects a scheduled monument, with advice on the appropriate mitigation measures in cases where excavation is justified.

Strategic and Local views

~~CC~~ ~~BB~~ - Consider local views when developing development proposals and ~~C~~ conserve and enhance any strategic or local views identified in Map CC4.1. the Hounslow Characterisation and Growth Study and Character, Sustainability and Design Code SPD and undertake a visual impact assessment to demonstrate no adverse impacts on the designated view or on views from Royal Botanic Gardens Kew World Heritage Site. Avoid any further harm to the setting and views of the Thames, ensuring any identified significant linear and panoramic views of the Thames are tested to understand the impact of development.

Registered Historic Parks and Gardens

~~DD~~ ~~CC~~. Where appropriate, non-designated historic parks should be assessed for registration or local listing. Consider adding to the list and encouraging preservation. Conservation and enhancement of historic parks and gardens through appropriate management measures, will be encouraged.

Listed Buildings Heritage at Risk

~~EE~~ ~~DD~~. Continue to assist with Historic England's Register of Heritage at Risk, adding items where necessary but seeking their removal by developing a proactive strategy for working with owners to ensure the continued conservation of the significance of the borough's heritage assets.

Figure CC4.1: Local Views

(as shown in previous section)

We are taking this approach because

6.18 The borough enjoys benefits from a network of heritage assets and aspects that defines its origins and illustrates distinctiveness. A heritage asset can be a landscape, place, building, monument or feature that has been identified as having special architectural or historic interest. Within the borough, these range from Grade I statutorily Listed Buildings such as Syon House, located with other listed buildings in registered Syon Park and lying within Isleworth Riverside's designated conservation area, to individual or groups of buildings that are locally listed for their contribution to an area's character.

6.19 Outside the borough, the Royal Botanic Gardens, Kew World Heritage Site lies in the London Borough of Richmond upon Thames. Its international importance is set out in the Statement of Outstanding Universal Value and part of its buffer zone falls within the London Borough of Hounslow; Five attributes that contribute to the Outstanding Universal Value of the Royal Botanic Gardens, Kew WHS are set out in the Kew WHS Management Plan. Of these five,

attributes i 'a rich and diverse historic cultural landscape providing a palimpsest of landscape design' and ii 'an iconic architectural legacy' engage the planning process with regard to setting. Policy CC4 (together with the other policies in the plan) are designed to protect Kew Gardens from the visual impact of tall buildings and, to a lesser extent, other impacts such as noise and traffic associated with new development.

6.20 Part of the Royal Botanic Gardens, Kew WHS's buffer zone falls within the London Borough of Hounslow. Buffer Zones are identified in the Operational Guidelines for the Implementation of the World Heritage Convention (2017) as an optional measure for protecting the OUV of World Heritage Sites. Not all World Heritage Sites have a Buffer Zone, nor do all sites require them. The buffer zone of the RBG Kew WHS encompasses areas of land with strong historical relationships to the Gardens (the Old Deer Park, Syon Park and Kew Green), some locations that are important to the protection of significant views (e.g. Syon Park); and areas that have a bearing on the character and setting of the gardens (the River Thames and its islands between Isleworth Ferry Gate and Kew Bridge; and approaches to the Gardens from the east). These assets, including Royal Botanic Gardens, Kew WHS, all form part of the Arcadian Thames Landscape (itself a heritage asset), whose character is further detailed in the Thames Landscape Strategy. Development in and outside this Buffer Zone may threaten the setting and significance of RBGK. Furthermore, the buffer zone does not encompass all of the setting of the WHS and change outside of the buffer zone could affect the setting of the WHS.

6.21 Syon Park is specifically mentioned as being the focus of one of the garden vistas on the opposite banks of the Thames. Its setting includes, affects and contributes to the borough, including Syon Park. We have a duty to assist in preserving Royal Botanic Gardens Kew's Outstanding Universal Value which includes a rich and diverse historic landscape and an iconic architectural legacy, which in turn provides ~~benefit in views and character to, and recognition of, significance, including contribution made by setting to~~ the assets of the London Borough of Hounslow. The UNESCO method of Heritage Impact Assessment for World Heritage Sites as well as the London Plan and the Mayor of London's SPG on London's World Heritage Sites will be taken into account when assessing proposals. Proposals will be carefully scrutinised for their likely effect on the Royal Botanic Gardens, Kew World Heritage Site or its setting where these occur within the defined buffer zone and wider and more extensive setting of the World Heritage Site, including views to and from the site. The International Council on Monuments and Sites (ICOMOS) UNESCO method of Heritage Impact Assessment for World Heritage Sites as well as the London Plan and the Mayor of London's SPG on London's World Heritage Sites will be taken into account when assessing proposals. Proposals will be carefully scrutinised for

their likely effect on the Royal Botanic Gardens, Kew World Heritage Site or its setting where these occur within the defined buffer zone and wider and more extensive setting of the World Heritage Site, including views to and from the site.

~~6.19~~ 6.22 The distinctive historic environment of the West of Borough and surrounding areas are important assets. The Great West Corridor has a rich heritage, and the rhythm of notable buildings accentuating the route is a unique feature of the corridor and provides interest and distinctiveness to the Great West Corridor, particularly the Golden Mile stretch. Along the corridor, there are competing pressures to develop the area and conserve the heritage of the corridor. The two are not irreconcilable, but recent applications have shown the need for masterplanning and design guidance so that these two aspirations complement rather than clash with each other.

6.23 Archaeological Priority Areas (APAs) are defined areas where there is a significant known archaeological interest or potential for new discoveries. A total of 28 new Archaeological Priority Areas have been identified within the London Borough of Hounslow. These comprise five Tier 1 APAs, twenty-one Tier 2 APAs and two Tier 3 APAs. The tiers vary depending on the archaeological significance and potential of that area and indicate when there is a need to understand the potential impact of the proposed development on the heritage asset's significance. The type of planning application and the tier level it is in indicate the likelihood that archaeology will be a consideration in reaching a planning decision. Information on the APAs and their heritage significance can be found in the Hounslow Archaeological Priority Areas Appraisal (2023). Tier 1 APAs indicate the potential for nationally important archaeological remains which, if found, would be subject to the policies for designated heritage assets in accordance with the NPPF.

~~6.20~~ 6.24 We will expect heritage statements to accompany all proposals affecting heritage assets and Heritage Impact Assessments to accompany all **major** proposals affecting heritage assets. These should be undertaken by qualified heritage professionals and include a description of the significance of any heritage assets, including contribution made by setting, and their settings affected and an analysis of the resultant impact of the development on the significance of the heritage asset **and its setting**. The level of detail of this material should be proportionate to the significance of the asset affected ~~-,~~ sufficient to understand the potential impact on significance and consider cumulative effects.

6.25 Applications for development proposals that may affect the Outstanding Universal Value of the Kew World Heritage Site:

i) Should be informed by informed by a Heritage Impact Assessment undertaken in line with the Guidance and Toolkit for Impact Assessment in a World Heritage Context (or any successor document) and engage with Historic England early in the process.

ii) Appropriate weight will be given to implementing the provisions of the World Heritage Site Management Plan when considering planning applications.

iii) Applications for development proposals likely to have an impact on the Royal Botanic Gardens Kew World Heritage Site or its Buffer Zone will be required to provide 3D massing models to enable assessment of cumulative impact of development where relevant.

iv) It is expected that there will be meaningful engagement with the London Borough of Richmond upon Thames, Historic England and Royal Botanic Gardens Kew early in the process, and with an appropriate amount of detail accompanying an application, where development is likely to impact on the Royal Botanic Gardens Kew World Heritage Site or its buffer.

(v) This process should involve engagement in a planning performance agreement (PPA) that sets a framework for the Council's consideration of a proposal and engagement with an appropriate Design Review Panel.

~~6.24~~ 6.26 The protection and enhancement of the historic environment is a core principle that as well a legal duty underpins sustainable development, as outlined in the NPPF. The NPPF sets out that substantial harm to heritage assets should be wholly exceptional, especially to assets of the highest significance, such as World Heritage Sites, scheduled monuments, grade I and II* listed buildings and grade I and II* registered parks and gardens. The borough's heritage assets are irreplaceable resources and are particularly sensitive to change and development, requiring special protection and careful treatment to sustain their value and importance for future generations. Development can impinge on the settings of the most important assets, whilst the value of lesser ones can be whittled away through attrition and incremental change. Alternatively their conservation and the sensitive reuse of heritage assets in regeneration and development proposals can act as an important catalyst, adding significant social, economic and environmental value and contributing positively to the quality and character of new development, and the value of the borough.

Supporting facts

The borough's heritage assets

- The Characterisation and Growth Study Evidence Base has found that the character and identity of an area is heavily derived from its historical pattern of development, whether it's along the borough's historic Roman road and later incarnation as a great coaching route; its medieval pattern of lanes, villages, riverside settlements and the great estates; the effects of Hounslow Heath and the industrial revolution; its rows of Victorian terraced housing or art deco edged highways of the twentieth century; or the showpiece gems such as Boston Manor, Chiswick House, Osterley House and Chiswick Mall.
- The council maintains a Local List.

Notes

- Historic England has published a range of planning advice guidance documents to inform planning decisions relating to heritage assets, including the Good Practice Advice Notes and Historic England Advice Notes. [When proposing retrofit and adaptation of historic buildings, it is important that developers are aware of the difference between modern buildings and buildings of traditional construction \(generally pre-1919\). Historic England provides a wide range of guidance on 'Energy Efficiency and Retrofit in Historic Buildings' which can be found online.](#)
- The Royal Botanic Gardens Kew has published a range of guidance to inform planning decisions relating to heritage, including the Royal Botanic Gardens Kew World Heritage Site Management Plan (2020-2025) and the ~~Statement of Outstanding Universal Value~~. [CBA Royal Botanic Gardens Kew World Heritage Site Setting Study \(2019\). The UNESCO Guidance and Toolkit for Impact Assessments in a World Heritage Context \(2022\) should be referred to for conducting and reviewing impact assessment for all World Heritage properties. Other relevant documents include the Thames Strategies and documents that are part of the Council's evidence base, including Conservation Areas Appraisals, the Great West Corridor Masterplan, the Tall Buildings Study and any Heritage Impact Assessments.](#)
- The Mayor of London has published the London's World Heritage Sites: Guidance on Settings Supplementary Planning Guidance, which provides further guidance on planning decisions near the World Heritage Site.

Appendix 1: Hounslow Local Plan Views Schedule

| View Number | View Location | View direction and description | Importance | View Type | Where view recognised in policy | View reference in existing documents |
|---|--|---|--|---|--|--|
| Chiswick | | | | | | |
| C1 | From Chiswick Bridge | North-west upstream on the River Thames | View of the Arcadian Thames landscapes of Kew Gardens, Syon House and other open space along the river and the urban landscape. | River Prospect View | <ul style="list-style-type: none"> London Borough of Richmond Consultation Draft Local Views SPD (2026) | <ul style="list-style-type: none"> GWC Masterplan (October 2020) View Appendix Ref: CB1 |
| C2 | From front of Chiswick House | North-west across Chiswick Park | Chiswick House is set within its landscaped grounds, as part of the English landscape tradition of setting a house within a garden on a private estate. The house and the landscape are one entity, conceived and designed together. The setting of the house is highly intact and gives the impression of being in the countryside rather than an urban area. | Townscape View | <ul style="list-style-type: none"> Chiswick House Conservation Area Appraisal (January 2021) | <ul style="list-style-type: none"> GWC Masterplan (October 2020) View Appendix Ref: CH1 |
| C3 | From Chiswick Town Hall south of Turnham Green | North across Turnham Green towards Christ Church and Chiswick High Road | The view focuses on the setting of Christ Church within Turnham Green. The rooflines along Chiswick High Road on the north side of the Green are also important to the character of the area. | Townscape View | <ul style="list-style-type: none"> Turnham Green Conservation Area Appraisal (January 2021) | <ul style="list-style-type: none"> Hounslow Tall Building Study (July 2024) Chiswick Town Centre View 6 |
| C4 | From the south-east corner of Turnham Green | North-west across Turnham Green towards Christ Church and Chiswick High Road | The view focuses on the setting of Christ Church within Turnham Green. The rooflines along Chiswick High Road on the north side of the Green are also important to the character of the area. | Townscape View | <ul style="list-style-type: none"> Turnham Green Conservation Area Appraisal (January 2021) | <ul style="list-style-type: none"> Hounslow Tall Building Study (July 2024) Chiswick Town Centre View 8 |
| Royal Botanic Gardens Kew | | | | | | |
| KG1 | From Queen's Ride in the Royal Botanic Gardens Kew | North-west towards Kew Palace | The Palace make a direct contribution to RBGK's OUV, as part of the iconic architectural legacy of the site. Its setting contributes to its significance and consequently to the OUV of the WHS. | Townscape View | <ul style="list-style-type: none"> Royal Botanic Gardens Kew WHS Management Plan 2020-2025. | <ul style="list-style-type: none"> GWC Masterplan (October 2020) View Appendix Ref: BG5 |
| KG2 | From south-west of the Great Lawn in the Royal Botanic Gardens Kew | North-east across Great Lawn towards Orangery | The Great Lawn has an important function as the setting for the Grade I listed Kew Palace and the Orangery. The Orangery was designed to be seen across the Great Lawn as a key designed architectural element in the 18th century landscape of Kew Gardens. | Townscape View | <ul style="list-style-type: none"> Royal Botanic Gardens Kew WHS Management Plan 2020-2025. | <ul style="list-style-type: none"> GWC Masterplan (October 2020) View Appendix Ref: BG14A |
| KG3 | From southern end of Broad Walk at Palm House Pond in the Royal Botanic Gardens | North-west along Broad Walk | The planned vista from the lake in front of the Palm House along Broad Walk | Linear View – experienced kinetically along Vista | <ul style="list-style-type: none"> Royal Botanic Gardens Kew WHS Management Plan 2020-2025. | |
| KG4 | From in front of Museum No 1 in the Royal Botanic Gardens Kew | South-west across the Palm House Pond towards the front of the Palm House and Gardens | The Palm House and lake and its landscape setting | Townscape View | <ul style="list-style-type: none"> Royal Botanic Gardens Kew WHS Management Plan 2020-2025. | <ul style="list-style-type: none"> GWC Masterplan (October 2020) View Appendix Ref: BG9 |
| KG5 | From the rear of the Palm House in the Royal Botanic Gardens Kew | South-west towards the River Thames and Syon Park | The planned vista from the back of the Palm House towards the River Thames | Linear View - Vista | <ul style="list-style-type: none"> Royal Botanic Gardens Kew WHS Management Plan 2020-2025. | <ul style="list-style-type: none"> GWC Masterplan (October 2020) View Appendix Ref: BG7 |
| KG6 | From the western edge of the Royal Botanic Gardens Kew at the meeting point of the Syon and Cedar Vistas | West towards Syon House | The Syon Vista represents the essence of an Arcadian landscape ideal: “the classical imagery of a simple pastoral life as enjoyed in ancient Greece transferred to the banks of the Thames. | Townscape View | <ul style="list-style-type: none"> Royal Botanic Gardens Kew WHS Management Plan 2020-2025. London Borough of Richmond Consultation Draft Local Views SPD (2026) | <ul style="list-style-type: none"> GWC Masterplan (October 2020) View Appendix Ref: BG10 Hounslow Tall Building Study (July 2024) West Middlesex Hospital View 1 |
| KG7 | From the Pagoda in Royal Botanic Gardens Kew | North-west towards Syon Park | The Cedar Vista is a key element through the designed landscape | Linear View – experienced kinetically along Vista | <ul style="list-style-type: none"> Royal Botanic Gardens Kew WHS Management Plan 2020-2025. London Borough of Richmond Consultation Draft Local Views SPD (2026) | <ul style="list-style-type: none"> GWC Masterplan (October 2020) View Appendix Ref: BG11 |
| KG8 | From the Pagoda on the Pagoda Vista in Royal Botanic Gardens Kew | North north-east towards Palm House | The Pagoda Vista is a key designed vista, visually linking two important historical buildings; the Palm House and the Great Pagoda | Linear View – experienced kinetically along Vista | <ul style="list-style-type: none"> Royal Botanic Gardens Kew WHS Management Plan 2020-2025. | <ul style="list-style-type: none"> GWC Masterplan (October 2020) View Appendix Ref: BG12 |
| Kew Bridge / Kew Green and Strand on the Green | | | | | | |

| | | | | | | |
|-------------------------|---|---|---|---------------------|---|--|
| K1 | From Kew Bridge | West upstream on the River Thames | View of the Arcadian Thames landscapes of Kew Gardens, Syon House and other open space along the river and the urban landscape. | River Prospect View | <ul style="list-style-type: none"> • Kew Bridge Conservation Area Appraisal (November 2018) • London Borough of Richmond Consultation Draft Local Views SPD (2026) | <ul style="list-style-type: none"> • London Borough of Richmond Consultation Draft Local Views SPD: View G1.13 |
| K2 | From River Thames Path west of Kew Bridge | Northwards towards Standpipe Tower in Brentford | The Standpipe Tower, part of the London Museum of Water and Steam, is an important focal point on Brentford High Street | River Prospect View | <ul style="list-style-type: none"> • Kew Bridge Conservation Area Appraisal (November 2018) • London Borough of Richmond Consultation Draft Local Views SPD (2026) | |
| K3 | From south-western side of Kew Green | Northwards across Kew Green | The view over Kew Green is of a traditional village green with a church and pond, surrounded and defined by small scale, vernacular buildings and which is relatively unspoilt by surrounding development | Townscape View | <ul style="list-style-type: none"> • London Borough of Richmond Consultation Draft Local Views SPD (2026) • Kew Green Conservation Area Appraisal | <ul style="list-style-type: none"> • GWC Masterplan (October 2020) View Appendix Ref: KG1 |
| K4 | From south-eastern side of Kew Green | Northwards across Kew Green | The view over Kew Green is of a traditional village green with a church and pond, surrounded and defined by small scale, vernacular buildings and which is relatively unspoilt by surrounding development | Townscape View | <ul style="list-style-type: none"> • London Borough of Richmond Consultation Draft Local Views SPD (2026) • Kew Green Conservation Area Appraisal | <ul style="list-style-type: none"> • GWC Masterplan (October 2020) View Appendix Ref: KG2 |
| K5 | From Thames Path east of Kew Bridge | Northwards across River towards Strand on the Green | The significance of this view relates to both the heritage buildings in the conservation area and the Arcadian Thames. Some buildings on Strand on the Green remain from when it was a fishing village, however the area changed over time and higher status, grand houses were built. Both create the appearance of an historic waterfront, unique to Hounslow and London more widely. | River Prospect View | <ul style="list-style-type: none"> • Strand on the Green Conservation Area Appraisal (November 2018) • London Borough of Richmond Consultation Draft Local Views SPD (2026) | <ul style="list-style-type: none"> • GWC Masterplan (October 2020) View Appendix Ref: RW1 |
| K6 | From 406 Brentford High Street | North-east towards Standpipe Tower | The Standpipe Tower, part of the London Museum of Water and Steam, is an important focal point on Brentford High Street | Townscape View | <ul style="list-style-type: none"> • Kew Bridge Conservation Area Appraisal (November 2018) | <ul style="list-style-type: none"> • GWC Masterplan (October 2020) View Appendix Ref: BF1 • From 406 Brentford High Street |
| K7 | From junction of Kew Bridge and Kew Bridge Road | West towards Standpipe Tower | The Standpipe Tower, part of the London Museum of Water and Steam, is an important focal point on Brentford High Street | Townscape View | <ul style="list-style-type: none"> • Kew Bridge Conservation Area Appraisal (November 2018) | <ul style="list-style-type: none"> • From junction of Kew Bridge and Kew Bridge Road |
| Gunnersbury Park | | | | | | |
| G1 | From Gunnersbury Cemetery | South-west along main axis towards the cemetery Chapel | Despite its location adjacent to the motorway the cemetery is characterised by its open, quiet and reposeful garden-like intimate atmosphere, with views through it broken up by tree trunks, which give a depth to the site. | Townscape View | <ul style="list-style-type: none"> • Gunnersbury Park Conservation Area Appraisal (November 2018) | <ul style="list-style-type: none"> • GWC Masterplan (October 2020) View Appendix Ref: GP1 |
| G2 | From north-western corner of Gunnersbury Park | South-east across park | The open landscape and playing fields in the foreground to the view as a buffer between the historically designed part of the park around Gunnersbury House and the surrounding urban area | Panoramic View | <ul style="list-style-type: none"> • Gunnersbury Park Conservation Area Appraisal (November 2018) | <ul style="list-style-type: none"> • GWC Masterplan (October 2020) View Appendix Ref: GP3 |
| G3 | From The Temple on the northern side of Round Pond in Gunnersbury Park | South across Round Pond | The elevated land at the southern edge of the pond acts as a vantage point and allows long views over the park and toward features in the wider urban landscape. | Townscape View | <ul style="list-style-type: none"> • Gunnersbury Park Conservation Area Appraisal (November 2018) | <ul style="list-style-type: none"> • GWC Masterplan (October 2020) View Appendix Ref: GP5 |
| Brentford | | | | | | |
| B1 | From Thames Path at Brentford Ferry Car Park | West from Thames Path towards Brentford | View of the Arcadian Thames landscapes and the urban landscape including of riverside industrial activity - Brentford Lock, quay and moorings and of houseboats | River Prospect View | <ul style="list-style-type: none"> • Royal Botanical Gardens WHS Management Plan 2020-2025. | <ul style="list-style-type: none"> • Hounslow Tall Building Study (July 2024) Brentford Town Centre View 1 |
| B2 | From Boston Manor Road at junction with Windmill Road | South towards St. Pauls' Church | View towards St. Paul's Church | Townscape View | <ul style="list-style-type: none"> • St. Paul's Brentford Conservation Area Appraisal (October 2021) | <ul style="list-style-type: none"> • Hounslow Tall Building Study (July 2024) Brentford Town Centre View 7 |
| B3 | From Lateward Road at north-east corner of St. Paul's Recreation Ground | South-west across St Paul's Recreation Area towards St. Paul's Church | View across the St Paul's Recreation Ground, which is the key green infrastructure in the conservation area towards St. Paul's Church | Townscape View | <ul style="list-style-type: none"> • St. Paul's Brentford Conservation Area Appraisal (October 2021) | <ul style="list-style-type: none"> • Hounslow Tall Building Study (July 2024) Brentford Town Centre View 8 |
| B4 | From bridge over Grand Union Canal at junction of Commerce Road and London Road | East towards River Brent and St. Paul's Church | View towards waterway with ST. Paul's Church in the backdrop to the view | Townscape View | <ul style="list-style-type: none"> • Grand Union Canal and Boston Manor Conservation Area Appraisal (September 2017) | <ul style="list-style-type: none"> • Hounslow Tall Building Study (July 2024) Brentford Town Centre View 14 |
| B5 | From bridge over River Brent at Augustus Close | North-east downstream on River Brent | View towards waterway enlivened by the variety of rivercraft moored alongside its banks | River Prospect View | <ul style="list-style-type: none"> • Grand Union Canal and Boston Manor Conservation Area Appraisal (September 2017) | <ul style="list-style-type: none"> • Hounslow Tall Building Study (July 2024) Brentford Town Centre View 12 |

| Syon Park / Isleworth | | | | | | |
|------------------------------|---|---|--|--|--|---|
| S1 | From south of Great Conservatory in Syon Park | North towards the Great Conservatory | Formal view to the front of the Great Conservatory and its courtyard garden | Townscape View | <ul style="list-style-type: none"> Isleworth Riverside Conservation Area Appraisal (October 2021) | |
| S2 | From Park Road at southern end of Syon Park | North across Syon Park | Syon Park was designed to complement the house and provide it with an idyllic setting with views, vistas and pathways that are fundamental to the relationship between the house and the park. The landscape provides the illusion of being in the countryside, which is part of the essential experience of the park and key to the significance of the heritage asset. As a kinetic view the nature of the view changes as one walks along Park Road | Townscape View – experienced kinetically | <ul style="list-style-type: none"> Isleworth Riverside Conservation Area Appraisal (October 2021) | <ul style="list-style-type: none"> GWC Masterplan (October 2020) View Appendix Ref: SP1 |
| S3 | From Thames Path on eastern bank of River Thames opposite Isleworth | West across River towards All Saints Church and Old Isleworth | View to the historic Old Isleworth, All Saints Church, Church Street quayside, the river and Isleworth Ait | River Prospect View | <ul style="list-style-type: none"> Isleworth Riverside Conservation Area Appraisal (October 2021) London Borough of Richmond Consultation Draft Local Views SPD (2026) | <ul style="list-style-type: none"> Hounslow Tall Building Study (July 2024) West Middlesex Hospital View 1 |
| Hounslow West | | | | | | |
| H1 | From lawn in front of Cavalry Barracks, off Beavers Lane | North towards Officers' Quarters and Mess | View across the Parade Ground towards the Officer's Quarters and Mess | Townscape View | <ul style="list-style-type: none"> Hounslow Cavalry Barracks Conservation Area Appraisal (October 2019) | <ul style="list-style-type: none"> Hounslow Tall Building Study (July 2024) Hounslow West View 5 |
| Feltham | | | | | | |
| F1 | From Hanworth Road towards St. Catherine's Church Tower | West towards St. Catherine's Church Tower | View towards St. Catherine's Church tower an important focal point in the town centre | Townscape View | <ul style="list-style-type: none"> Feltham Green and Town Centre Conservation Area Appraisal (April 2018) | <ul style="list-style-type: none"> Hounslow Tall Building Study (July 2024) Feltham Town Centre View 1 |
| F2 | From bridge over railway on Hounslow Road | South towards St. Catherine's Church Tower | View towards St. Catherine's Church tower an important focal point in the town centre | Townscape View | <ul style="list-style-type: none"> Feltham Green and Town Centre Conservation Area Appraisal (April 2018) | <ul style="list-style-type: none"> Hounslow Tall Building Study (July 2024) Feltham Town Centre View 3 |