



UXBRIDGE

Town Centre Vision summary document

A long-term plan to unlock more opportunities for local residents and businesses, and ensure Uxbridge continues to thrive.



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Introduction

Uxbridge is a vibrant, bustling town centre with a rich heritage. It's home to our civic hub, award-winning green spaces, a variety of businesses, retail and leisure activities, and homes for residents.

During the past 20 years, major town centres across the country have faced many challenges which have threatened their long-term viability.

Uxbridge is no different. That's why this vision aims to address various current issues the area faces.

Alongside our new Local Plan, it will guide future development, the use of space and attract investment into the town centre.

We want to make Uxbridge an even better place to live, work and do business.

The vision also aims to increase footfall and ensure the area remains a viable and thriving retail centre long into the future.

In 2023, the council commissioned a team led by Allies and Morrison Urban Practitioners and Brunel University to engage with more than 1,000 community voices and other stakeholders to identify some themes to ensure the ongoing prosperity of Uxbridge town centre.

The four key themes identified were:

- **Public realm improvement:** Creation of new spaces that will encourage the community to visit the town centre more and support its businesses. These include a new series of permanent and temporary public spaces.
- **New activities:** A programme of interventions, such as pop-up shops, maker spaces, and exhibitions that bring new organisations into the town centre.
- **Better links:** The improvement of connections with surrounding areas,



notably St Andrews Park, Fasnidge Park and Brunel University London to bring more footfall into the centre, especially in the evenings.

- **More town centre living:** Options for increasing opportunities to live within the town centre.

Using the themes identified and responses from community voices, we have co-designed a draft Uxbridge Town Centre Vision. This is now your opportunity to tell us what you think of it.

I urge residents, businesses and partners to have their say. Your feedback will inform our approach to delivery and applications for funding.

A handwritten signature in black ink, appearing to read 'Eddie Lavery'.

Cllr Eddie Lavery
Cabinet Member for
Residents' Services



What's happened so far and next steps

Research and engagement activity conducted by Brunel University London

- 1,097 people spoken to via interviews, focus groups, walkalongs, drop ins and an exhibition event.
- Meetings with key stakeholders, landowners and local groups.
- Initial findings from social media, council officer input and local evidence.



Draft vision to be considered by the council's Cabinet (October 2024)



Further engagement (Until February 2025)



Adoption by Cabinet (May 2025)



Funding and delivery approach agreed (Autumn 2025)



Start delivery of larger interventions (2026)



The council will seek to deliver quick wins and smaller interventions during this period to ensure that we respond to local need and address immediate issues. All dates shown are indicative and subject to change and Cabinet approval.

Issues identified in Uxbridge town centre





Issue 1: Building economic resilience

The town centre is vulnerable due to high retail and commercial vacancy rates. Central Uxbridge is inflexible and difficult to navigate.

Issue 2: Serving local communities

Uxbridge town centre's offer is not matching the needs of local communities; with an under-representation of produce, health, beauty and professional services, culture and leisure uses. Uxbridge is dominated by chain retail and not appealing to groups such as students and those who do not drink alcohol.

Issue 3: Enhancing the environment

Transport infrastructure dominates the town centre and the quality of the public realm requires improvement. Residents and visitors feel that public safety and the ability to walk and cycle freely within and into the town centre are key issues that should be addressed.



Proposed interventions

We will use a range of short and long-term projects and interventions to address the issues outlined in this document. We will work with partners to find creative solutions and apply for funding to help us deliver the larger projects.



Addressing Issue 1: Building economic resilience

What we need to do: Adapt the town centre to meet changing economic needs.

How we are going to do it: Repurpose the economy to support the office market at the heart of the town centre.

What we need to do: Diversify the town centre offer and create reasons for people to visit and spend time in Uxbridge with a focus on fun, leisure, culture and creativity.

How we are going to do it: Create a focus for leisure and culture, particularly to address gaps in the current offer, such as night-time activities, and experience-based commercial offers.

Addressing Issue 2: Serving local communities

What we need to do: Better serve residents' daily needs and bring communities together within the town centre, increasing visits and time spent there.

How we are going to do it: Establish the Civic Centre as a community hub – consider different ways that the building and its forecourt can be better used to encourage community uses and activity in this area of the high street.

How we are going to do it: Introduce new residential development opportunities into the town centre to provide the opportunity to support Uxbridge at all hours of the day and bring new residents to the community.

How we are going to do it: Future-proof public transport accessibility by remodelling the bus interchange to create a new public square and a set of easily accessible bus stops.





Addressing Issue 3: Enhancing the environment

What we need to do: Restore effortless connections - reconnect the town centre with the surrounding green spaces and make travel more accessible.

How we are going to do it: Strengthen the transport connections into the town centre from the immediate local area, including improved bus and cycling routes.

How we are going to do it: Enable Uxbridge residents to easily visit the town centre by foot by reallocating and relocating highway infrastructure. This will be done with the aim of maintaining the routes' important strategic highway function.

What we need to do: Enhance our public spaces, providing more opportunities to gather and relax, aside from shopping or leisure activities.

How we are going to do it: Enhance the heart of the high street by reprioritising pedestrian movement along Windsor Street and the station square.

How we are going to do it: Return a green character to the town centre and celebrate its wider green links by restoring the connections along the canal, to local parks and complexes, and other centres.

What the future of Uxbridge could look like





Key

-  Reconfigure junctions to prioritise active travel
-  Create a new bus link between York Road and Belmont Road via Bakers Road
-  Re-position bus stops on-street via an orbital bus link
-  Relocate bus garage
-  Introduce high quality pedestrianised areas in the town centre
-  Introduce high quality pedestrian routes into the town centre from surrounding neighbourhoods
-  Introduce high quality cycle links and junctions
-  Create interesting routes/loops for pedestrians in mews and alleyways
-  Strengthen the park and canal link for pedestrians and cyclists
-  Improve crossing
-  Junctions to prioritise pedestrians, cyclists and buses

Contact

For more information, contact the Strategic Planning and Regeneration Service:

@ localplan@hillington.gov.uk

or visit:

www.hillingdon.gov.uk/uxbridge-vision





coopers
est. 1986

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street ahead

Bus lane
cameras

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