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Mr Michael Briginshaw
London Borough of Hillingdon
Civic Centre
High Street
Uxbridge
UB8 1UW

06 November 2025

NG/JSW/FO – 24-081
VIA PLANNING PORTAL

Dear Michael,

**HAYES PARK WEST, HAYES END ROAD, HAYES, UB4 8FE
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR PLANNING PERMISSION**

On behalf of our client, Shall Do Hayes Developments Limited ('the Applicant') we have submitted an application for full planning permission and Listed Building Consent at Hayes Park West, Hayes End Road, Hayes, UB4 8FE ('the Site').

The proposed development comprises the partial demolition and redevelopment of a vacant car park to deliver 52 new homes.

Full planning permission is sought for the following description of development:

"Partial demolition and redevelopment of the existing multi storey car park to provide new homes (Use Class C3), landscaping, car and cycle parking, and other associated works"

Background

The proposed development has evolved through an extensive pre-application and wider stakeholder consultation process, which has included collaborative discussions with the Council, Greater London Authority ('GLA'), Historic England and a number of other key stakeholders.

The proposed development provides the opportunity to make sustainable use of a redundant, disused car park, and deliver a high-quality residential development that can enhance the setting of the adjacent listed buildings. The proposed development includes the provision of a high proportion of family homes, which is a significant planning benefit that directly addresses the Council's priority housing need.

From the outset, the Applicant has taken a carefully informed design approach, proposing a new building of outstanding architectural quality. The objective has been to enhance the setting of the adjacent listed buildings, providing a contextual architectural response and significantly improving the landscape setting.

The proposed development will deliver a range of planning benefits, completing the wider transformation of the Hayes Park estate and this unique new community.

Application Submission

This planning application submission includes the following suite of documents, which when considered together, provide a full and comprehensive package of information relating to the proposed development.

Table 1: Planning Application Submission Documents

Document	Consultant
Design and Access Statement (inc landscape)	SEW
Schedule of Accommodation	
Location Plan	
Landscape Site Plans	
Site Plan	
Floor Plans (existing and proposed)	
Proposed Elevations and Sections	
Roof Plans (existing and proposed)	
Existing Sections and Elevations	
Application Form	Iceni Projects
Cover Letter	
Planning Statement	
Ownership Notices	
Community Infrastructure Levy (CIL) Form	
Affordable Housing Statement	Iceni Projects (within Planning Statement)
Air Quality Assessment	NRG
Circular Economy Statement	Hoare Lea
Outline Construction Logistics Plan	Iceni Transport
Daylight, Sunlight and Overshadowing Assessment	Development and Light

Environmental Report	Avison Young
Ecology and Biodiversity Reports	Greengage
Energy and Sustainability Statements	Hoare Lea
External Lighting Plan	Light Pad
Financial Viability Assessment	Aspinall Verdi
Fire Statement	Hoare Lea
Flood Risk and Drainage Assessment	Whitby Wood
Heritage, Townscape and Visual Impact Assessment	Iceni Heritage
Housing Needs Study	Iceni Economics
Noise and Vibration Impact Assessment	NRG
Overheating Report	Hoare Lea
Operational Waste Management Plan	Iceni Futures
Site Waste Management Plan	Iceni Futures
Statement of Community Involvement	Iceni Engagement
Transport Assessment (inc. Travel Plan)	Iceni Transport
Tree Survey and Report	TMA
Utilities Report	Hoare Lea
WLC Statement	Hoare Lea

The planning application has been submitted via the Planning Portal and a copy of the submission has also been sent to the GLA.

The planning application fee of £31,848 has been paid to the Council via the Planning Portal.

We trust the enclosed is in order and we look forward to receiving confirmation of registration and validation at the earliest opportunity. Should you have any queries, please contact Finn O'Donoghue (fodonoghue@iceniprojects.com) or Jodane Silvera-Walters (jsilverawalters@iceniprojects.com).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'N. Grant', with a large, sweeping flourish at the end.

Nick Grant
Director