

3 Viveash Close

Hayes, UB3 4RY



3 Viveash Close
Design and Access Statement

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General Food Trading Co Ltd
By
Fraser Brown MacKenna Architects

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Any area measurements included in this report are subject to confirmation. Areas will have been measured from plans produced at the design stage and are approximate and illustrative only. Further development of the design will inevitably result in changes to these areas and Fraser Brown MacKenna accept no legal responsibility for reliance on them.

Scope

This Design and Access Statement has been prepared to accompany the planning application for the site at 3 Viveash Close, Hayes. It describes the proposals for the building and public realm and should be read in conjunction with the application drawings.

Reference should also be made to more detailed supplementary information submitted as part of the application under separate cover, including the following:

- Planning Statement
- Schedule of Accommodation
- Affordable Housing Statement
- Landscape Report
- Energy Report
- Sustainability Assessment
- Transport Statement and Travel Plan
- Daylight & Sunlight Assessment
- Archaeological Assessment
- Heritage Statement
- Ecology Report
- Air Quality Assessment
- Environmental Noise Assessment
- Statement of Community Involvement
- Drainage Assessment & SuDS Strategy
- Tree Survey
- Phase 1 Contamination Report

A number of elements of the design, including particulars of the materials, lighting and landscaping, will be finalised at the detailed design stage and therefore will be either the subject of planning conditions to be agreed with the Council, or are not considered to be planning related matters. Where these details are shown within this Design and Access Statement, they are included for illustrative purposes only.

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The Team

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RPS Group

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GIA

Acoustic Consultant

KR Associates

Air Quality Consultant

Gem Air Quality

Ecology Consultant

Applied Ecology

1 Introduction

This report should be read in conjunction with the reports of team consultants.

This document has been created for General Food Trading Co Ltd who have appointed Fraser Brown MacKenna Architects to prepare development proposals for a residential led mixed-use scheme at 3 Viveash Close, Hayes. This Design & Access Statement forms part of a suite of documents prepared to support a planning application for the development of the site; to provide high quality commercial space and accommodation for 88 units, comprising a mixture of private sale, shared ownership and affordable tenures.

This document sets out a vision of architectural distinctiveness that will enhance this site and create an attractive development whilst making a positive contribution to the regeneration of this area.



2 Site Analysis

2.1 The Site

The site is located to the south of Hayes town centre and adjacent to Hayes & Harlington train station and the approved Crossrail station. The train station is on one of the major commuter routes into central London, providing a direct connection to Heathrow, and links to the South West.

The plot is at the north end of Viveash Close and lies within Site B of London Borough of Hillingdon's Local Plan for redevelopment of this area. The site area is 2335m² and currently has a food distribution business on site. It is accessible both on foot and by car and is located adjacent to the entrance to Hayes & Harlington train station car park.

2.2 Surrounding Context

The area is predominantly residential south of Nestles Avenue. The site itself is part of an area of light industrial units, also home to education buildings, self storage units, a car museum and car rental & repair shops. This area is subject to redesignation as mixed-use, including residential use.

This section investigates site context and the opportunities and constraints found on site.

2.3 Existing context

The area around Viveash Close has started to be redeveloped in recent years. Various recently built schemes have enhanced the character of the area and have set the precedent for future developments. These are some of the schemes in close proximity to the site:

- 1 High Point Village - development of 600 private and affordable homes, located across the railway tracks opposite our site
- 2 Blyth House - housing development opposite Hayes & Harlington Station
- 3 The Old Vinyl Factory - ambitious development of office, leisure and residential space
- 4 Existing building on site
- 5 London Motor Museum - home to one of the largest collections of classic and custom automobiles in Europe
- 6 Claremont House - Victorian light-industrial building
- 7 Victoria Litho Ltd - Victorian light-industrial building
- 8 Nestle Factory - denoted as Site A of the Hillingdon Local Plan, this area is slated for large mixed-use redevelopment and includes listed factory building



Location Map



1 High Point Village development viewed from platform at Hayes & Harlington train station.



1 Public courtyard at High Point Village development.



2 Blyth House development to west of Station Road.



3 The Old Vinyl Factory



4 Existing light-industrial building at 3 Viveash Close



5 London Motor Museum on Nestles Avenue on approach to Viveash Close from Station Road.



6 Claremont House on Nestles Avenue on approach to Viveash Close from Station Road.



7 Victoria Litho Limited on Nestles Avenue on approach to Viveash Close from Nestle site to east.



8 Former entrance to Nestle factory on Nestles Avenue.



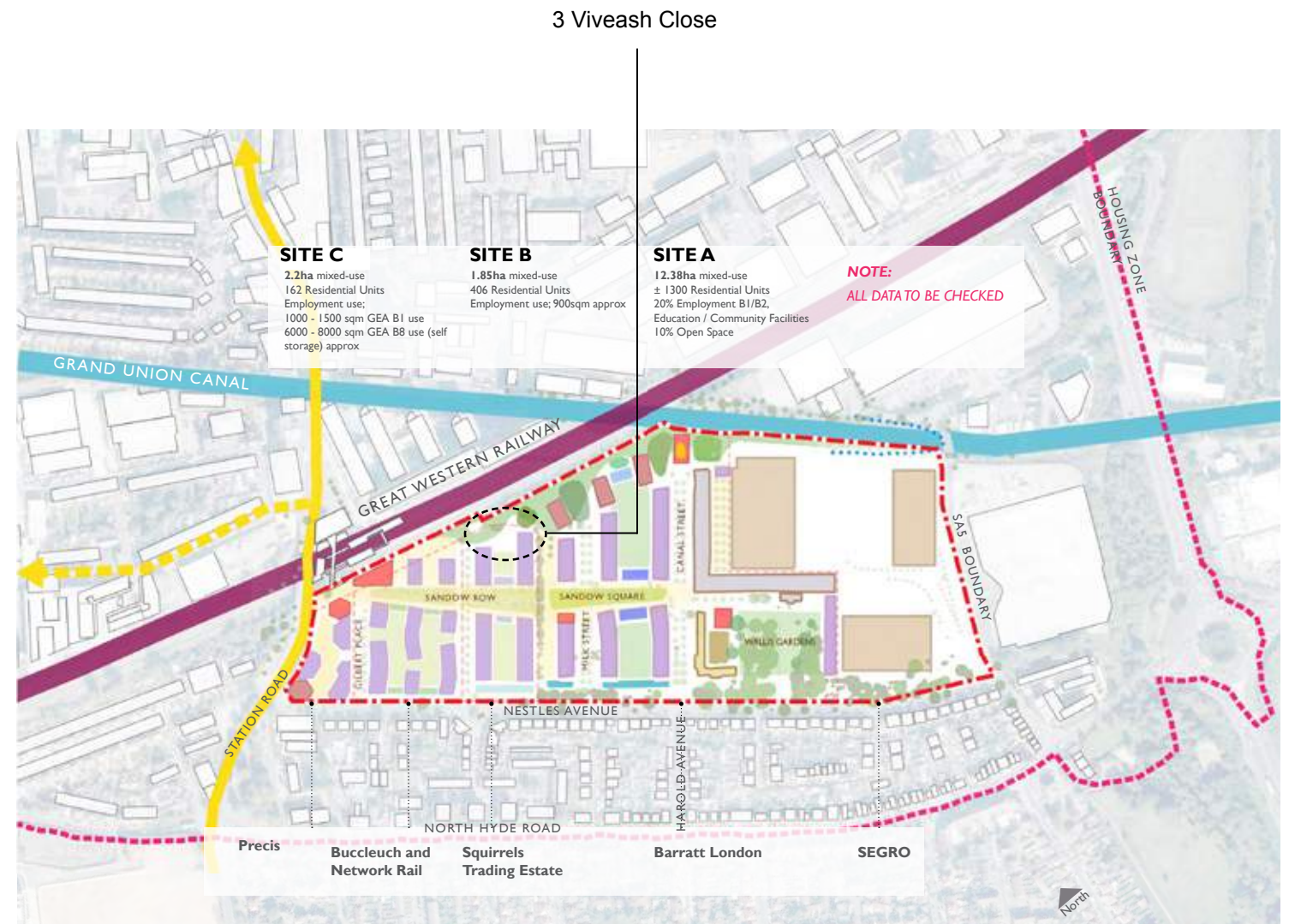
8 Former Nestle factory building viewed from Nestles Avenue.

2.4 GLA Masterplan

The design proposal responds directly to the proposed GLA masterplan (*SA5 Wider Masterplan Study Updated Draft June 2016*).

The Masterplan is divided into three sites, providing approximately 1 860 new homes and maintaining B1/B2 employment use. Site B (where 3 Viveash Close is located) is part of the wider development strategy for the area and is the smallest of three development areas.

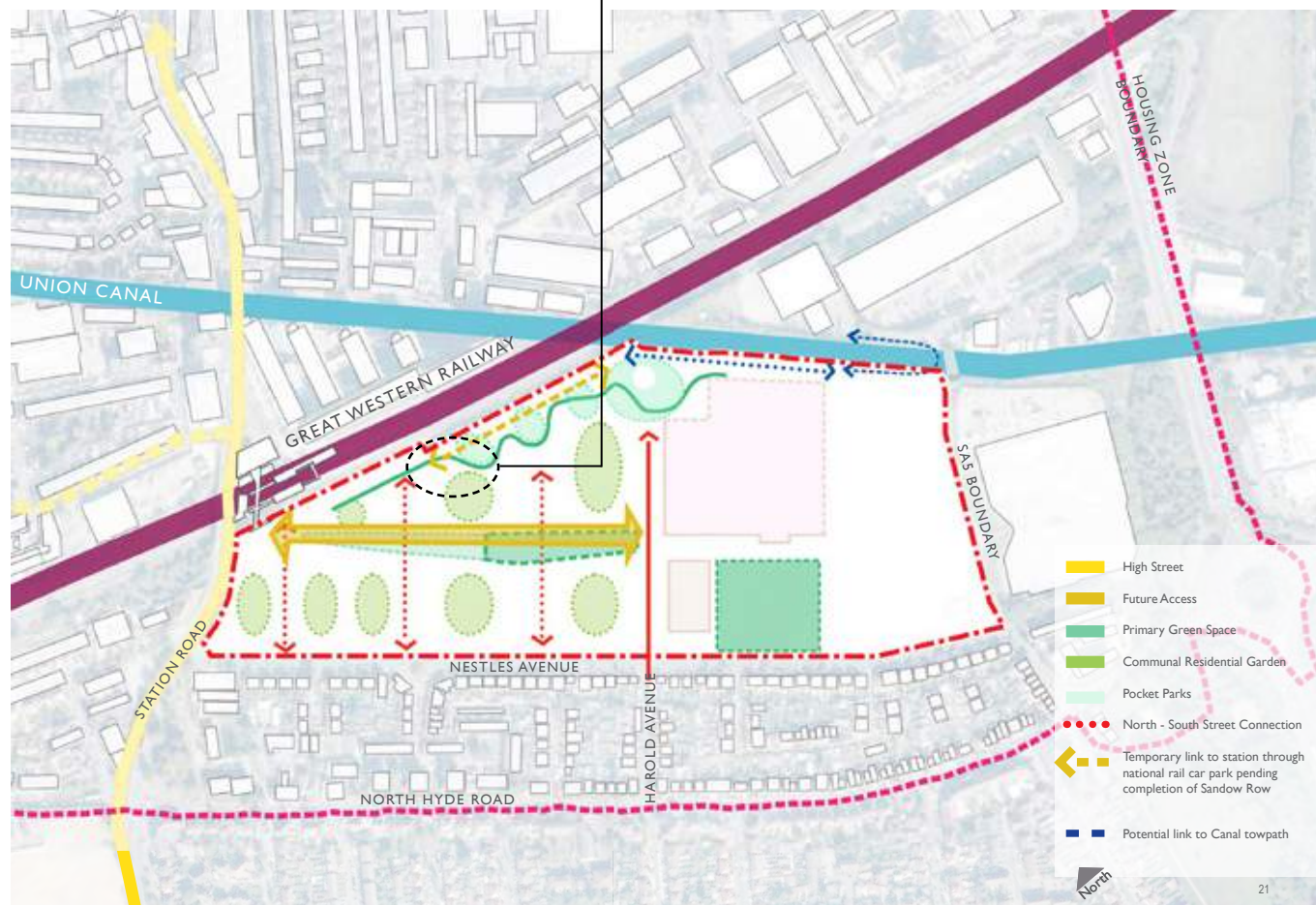
The three sites will be permeable and connected by green pedestrian links that will also enhance connectivity to the existing train station and Hayes town centre. The green link North of 3 Viveash Close will run along the railway and the canal, animating the northern edge of the site.



Masterplan Framework

Source: SA5 Wider Masterplan Study (Updated Draft June 2016), Greater London Authority

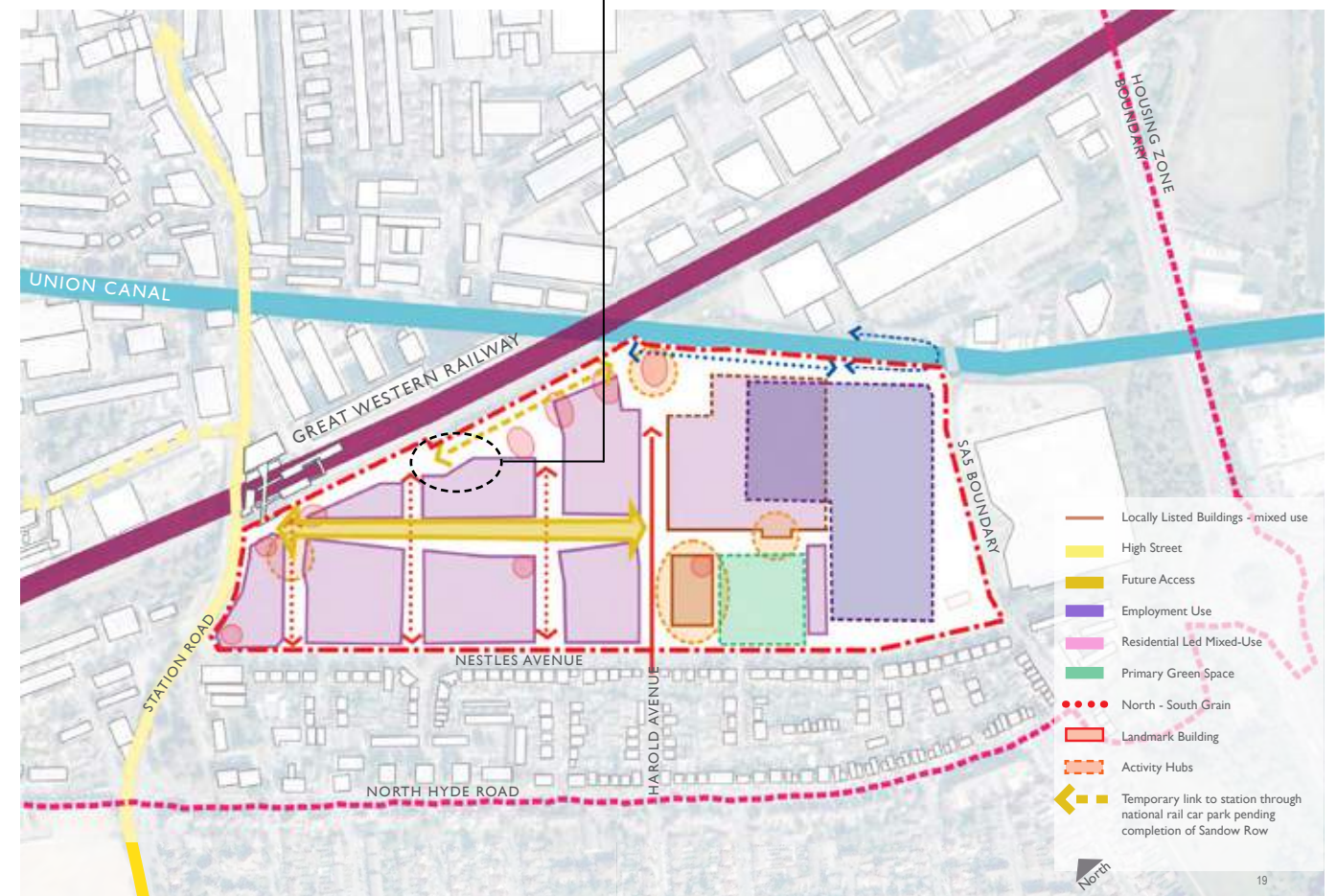
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Open Spaces

Source: SA5 Wider Masterplan Study (Updated Draft June 2016), Greater London Authority

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Block Layout and Use

Source: SA5 Wider Masterplan Study (Updated Draft June 2016), Greater London Authority