

1 VINYL SQUARE

THE OLD VINYL FACTORY



Joseph
Homes.



DESIGN & ACCESS

STATEMENT

NOVEMBER 2019



**THE OLD
VINYL FACTORY**

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CHAPTER 1



INTRODUCTION

Introduction

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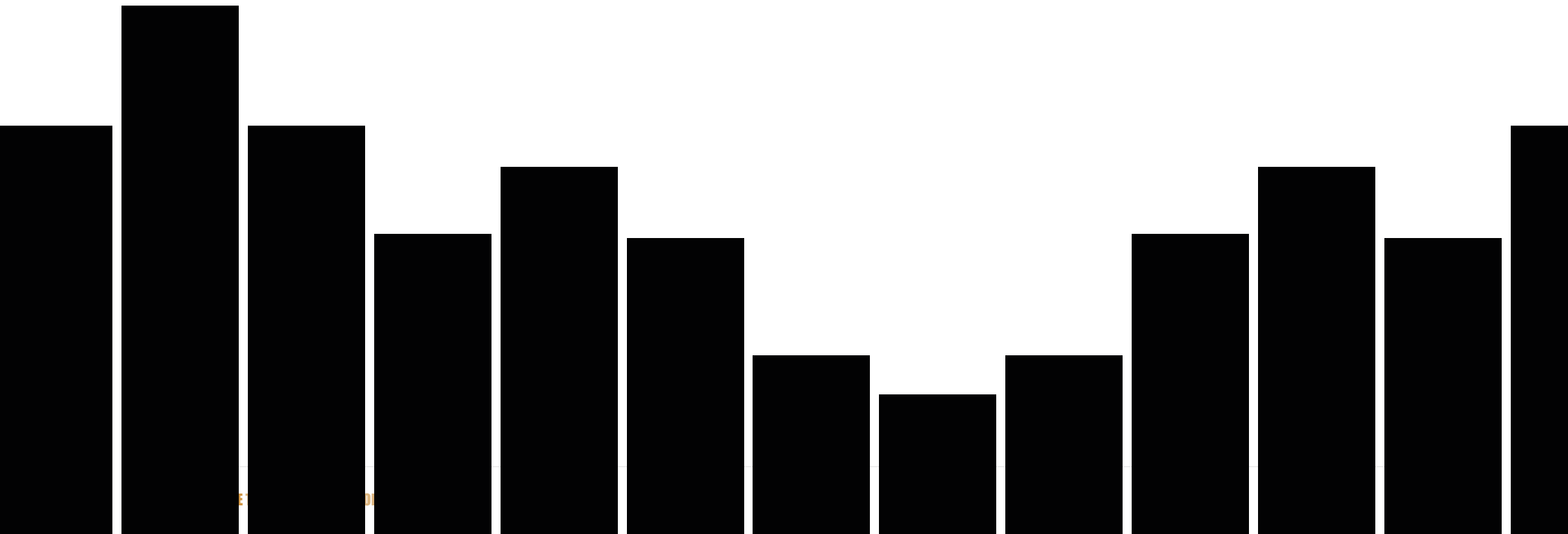
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Site Address

The Old Vinyl Factory, Blyth Road, Hayes

The Applicant

JH Veneer Ltd

The Planning Authority

London Borough of Hillingdon

Site Area

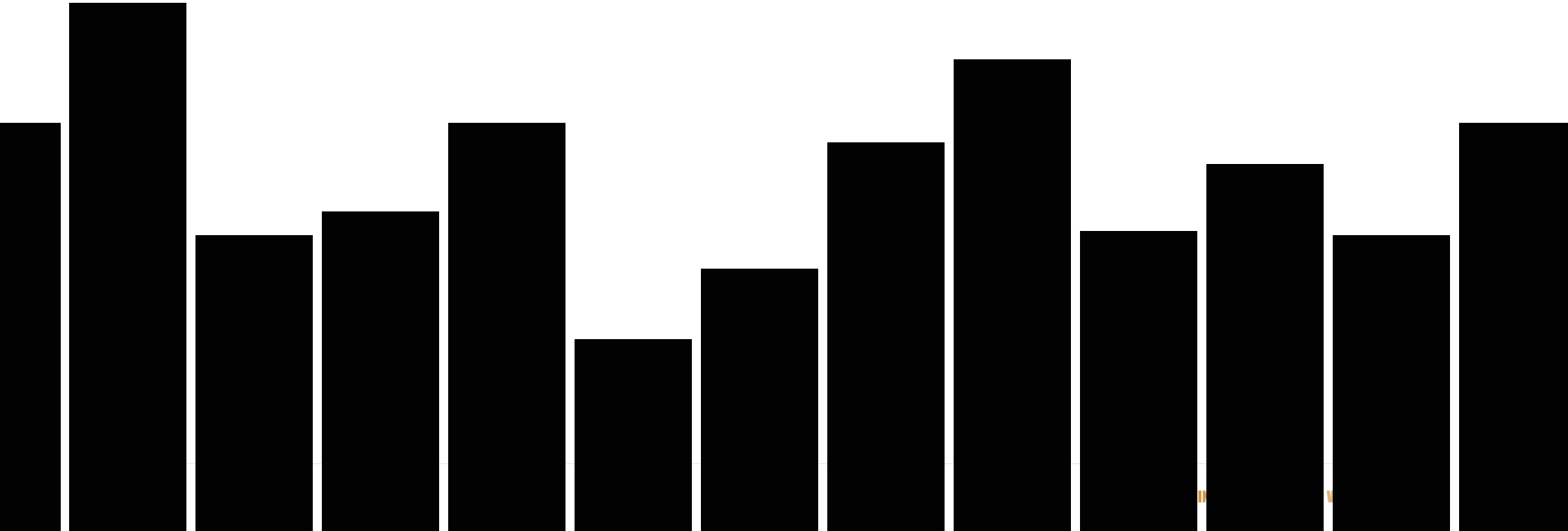
0.45 hectares

Proposed Development

- 134 homes, consisting of a mix of studios, one bedroom apartments, two bedroom apartments, three bedroom apartments and three bedroom maisonettes
- 395m² GIA of commercial space
- 67 car parking spaces
- 238 Cycle parking spaces
- Associated landscaping

A great place has already been created at The Old Vinyl Factory, building on the site's heritage, delivering new homes and mixed uses and removing the site from Historic England's at risk register.

I Vinyl Square (previously referred to as The Veneer Building) is the last residential-led phase of the masterplan and a key final piece of the jigsaw, building on the success of the existing phases. With an important location fronting both Blyth Road and Vinyl Square, it will provide a focal point for The Old Vinyl Factory whilst enclosing and animating the new public space.



Introduction

SITE LOCATION

Rail

Hayes is served by Hayes & Harlington Railway Station on the Great Western Main Line connecting to Heathrow, Reading and Oxford to the west, and London Paddington to the east (in approx. 23 minutes). The future Crossrail proposals will significantly improve Hayes' accessibility to central London. Travel times to the West End will radically reduce, and the capacity of trains will be increased. The site's PTAL rating will also increase from 3 to 4.

Bus

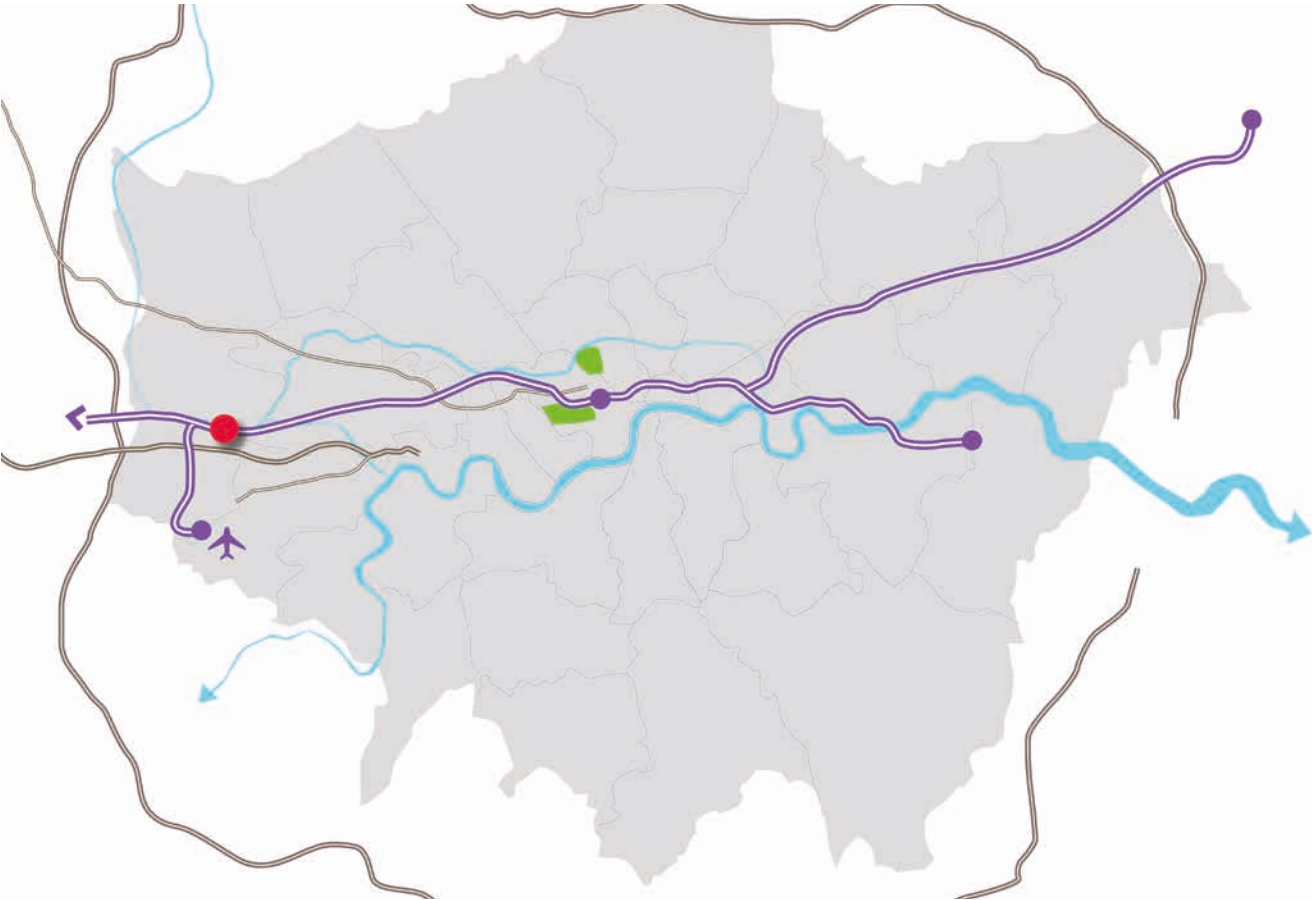
A number of bus services operate from outside Hayes & Harlington Station, serving destinations such as Uxbridge, Northolt, Harrow, Greenford, and Heathrow.

Road

Hayes is well served by major roads. The M4 motorway is located directly South of the site which can be accessed within 10 minutes, which provides easy access to Central London to the East as well as Reading to the West. The M25, A40/M40 and M4 form a large triangle around the area and connect Hayes to the greater UK networks.

Air

Hayes is located approximately 5 miles from London Heathrow, the UK's largest and busiest international airport.



- Site Location
- ✈ Heathrow Airport
- Crossrail
- M25
- London





Introduction

PLANNING CONTEXT

The masterplan for a mixed-use development at The Old Vinyl Factory was approved in 2013. The aim was to create a new residential-led mixed-use neighbourhood to bring life back to what had been a largely vacant site for many years.

The proposals for 1 Vinyl Square form the last residential-led phase of the masterplan. We aim to work up a detailed planning application for new homes which, unlike the masterplan, will include affordable homes within 1 Vinyl Square to complete the vision for the site. The approved masterplan only had affordable housing in the Assembly Building, which is located towards the middle of the site. The emerging proposals will therefore increase the affordable housing provision at The Old Vinyl Factory.

Our proposal for 1 Vinyl Square falls within the overall approved maximum building heights that were established as part of the masterplan for the northern part of the site. To the south we are looking to match these heights, so that additional homes can be created.

The proposals also include a commercial space to create activity at street level, which will complement the new public square which the Council has recently approved. 'Vinyl Square' is due to be completed in spring 2020.

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DESIGN & ACCESS STATEMENT

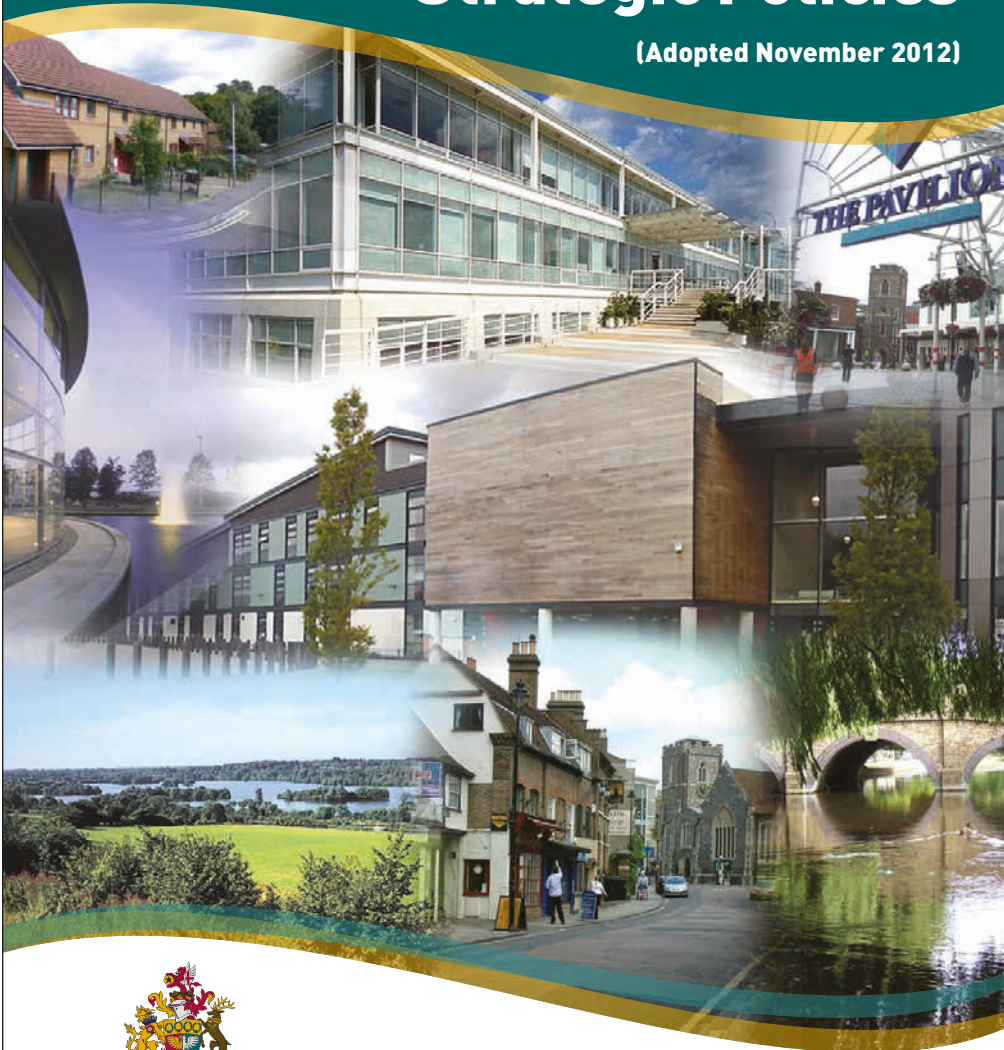
JULY 2012

A VISION FOR 2026

Local Plan: Part 1

Strategic Policies

(Adopted November 2012)



MAYOR OF LONDON

THE LONDON PLAN

THE SPATIAL DEVELOPMENT
STRATEGY FOR GREATER LONDON
DRAFT FOR PUBLIC CONSULTATION

DECEMBER 2017





CHAPTER 2



THE OLD VINYL FACTORY
MASTERPLAN