

Mr Andrew Thornley
Planning Department
London Borough of Hillingdon
Civic Centre
High Street
Uxbridge
UB8 1UW

Date: 10 February 2023
Our ref: 64091/02/SSL/PBu/26223331v2

Dear Mr Thornley,

Land at Austin Road, Hayes- Response to Comments Received on Application ref: 76550/APP/2022/3662

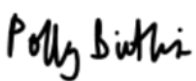
On behalf of our client, Higgins Partnerships 1961 PLC ("Higgins Homes"), please find enclosed an updated Design and Access Statement and Proposed Drawing set in relation to the Non-Material Amendment (NMA) application reference 76550/APP/2022/3662. This NMA relates to phase 1 of the development covered by planning permission 76550/APP/2021/4499.

In addition to the proposed changes set out in the first covering letter dated 2 December 2022, the following changes have been made to the proposed drawings:

- 1 In response to your comments, the proposed parapet height has been reduced in height so that the highest point of the building is now slightly lower than in the consented scheme. This change is explained on page 21 of the updated Design and Access Statement and is reflected in the proposed drawings.
- 2 In response to changes in fire safety building regulations, changes are proposed to the core arrangement, lift size and window specification. As a result of these changes, small adjustments to the layout of apartments located closest to the core have also been made. These changes are shown on p. 15 and 27 of the DAS.

These changes are shown in the submitted revised drawings listed in Annex 1 which supersedes the drawings list appended to our covering letter dated 2 December. The Design and Access Statement (dated 09.02.23) has also been updated to reflect the changes.

Yours sincerely,



Polly Butlin
Senior Planner

Annex 1: Austin Road S96a Drawing List

Type	Consented PTE Drawing Number	Consented PTE Drawing Name	Proposed PRP Drawing Number (December 2022)	Proposed PRP Drawing Name	NEW PRP Proposed Drawing Number (February 2023)
Proposed Site Layouts	HTC-PTE-P1-XX-DR-A-10006	Block Plan In existing context	HTC-PRP-P1ZZ-ZZ-GA-A-20010 – Rev P6	Site Plan Proposed	-
	HTC-PTE-P1-XX-DR-A-10002	Block Plan In masterplan context	HTC-PRP-P1ZZ-ZZ-GA-A-20011 – Rev P6	Site Plan Proposed	-
Proposed Floor Plans	HTC-PTE-P1-00-DR-A-10100	Ground Floor Plan	HTC-PRP-P1ZZ-00-GA-A-20100 – Rev P8	Phase 1 Ground Level GA	HTC-PRP-P1ZZ-00-GA-A-20100 – Rev P10
	HTC-PTE-P1-01-DR-A-10101	First Floor Plan	HTC-PRP-P1ZZ-01-GA-A-20101 – Rev P7	Phase 1 Level 1 GA	HTC-PRP-P1ZZ-01-GA-A-20101-Rev P9
	HTC-PTE-P1-02-DR-A-10102	Second Floor Plan	HTC-PRP-P1ZZ-02-GA-A-20102 – Rev P7	Phase 1 Level 2 GA	HTC-PRP-P1ZZ-02-GA-A-20102-Rev P9
	HTC-PTE-P1-03-DR-A-10103	Third Floor Plan	HTC-PRP-P1ZZ-03-GA-A-20103 – Rev P7	Phase 1 Level 3 GA	HTC-PRP-P1ZZ-03-GA-A-20103-Rev P9
	HTC-PTE-P1-04-DR-A-10104	Fourth Floor Plan	HTC-PRP-P1ZZ-04-GA-A-20104 – Rev P7	Phase 1 Level 4 GA	HTC-PRP-P1ZZ-04-GA-A-20104-Rev P9
	HTC-PTE-P1-05-DR-A-10105	Five Floor Plan	HTC-PRP-P1ZZ-05-GA-A-20105 – Rev P7	Phase 1 Level 5 GA	HTC-PRP-P1ZZ-05-GA-A-20105-Rev P9
	HTC-PTE-P1-06-DR-A-10106	Six Floor Plan	HTC-PRP-P1ZZ-06-GA-A-20106 – Rev P7	Phase 1 Level 6 GA	HTC-PRP-P1ZZ-06-GA-A-20106-Rev P9

	HTC-PTE-P1-07-DR-A-10107	Seventh Floor Plan	HTC-PRP-P1ZZ-07-GA-A-20107 – Rev P7	Phase 1 Level 7 GA	HTC-PRP-P1ZZ-07-GA-A-20107-Rev P9
	HTC-PTE-P1-08-DR-A-10108	Roof Plan	HTC-PRP-P1ZZ-08-GA-A-20108 – Rev P6	Phase 1 Level 8 Roof	HTC-PRP-P1ZZ-08-GA-A-20108 – Rev P8
Proposed Elevations	HTC-PTE-P1-ZZ-DR-A-10300	Pump Lane	HTC-PRP-P1ZZ-ZZ-ELV-A-20200- Rev P6	Elevation Phase 1 North	HTC- PRP-P1ZZ-ZZ-ELV-A – 20200- Rev P8
	HTC-PTE-P1-ZZ-DR-A-10301	Austin Road	HTC-PRP-P1ZZ-ZZ-ELV-A-20201 – Rev P6	Elevation Phase 1 East	HTC- PRP-P1ZZ-ZZ-ELV- A – 20201 – Rev P7
	HTC-PTE-P1-ZZ-DR-A-10302	Crown Close	HTC-PRP-P1ZZ-ZZ-ELV-A-20202 – Rev P6	Elevation Phase 1 West	HTC- PRP-P1ZZ-ZZ-ELV-A-20202- Rev P7
	HTC-PTE-P1-ZZ-DR-A-10303	Connection Street	HTC-PRP-P1ZZ-ZZ-ELV-A-20203- Rev P6	Elevation Phase 1 South	HTC-PRP-P1ZZ-ZZ-ELV-A-20203- Rev P7
	HTC-PTE-P1-ZZ-DR-A-10304	Courtyard - North	HTC-PRP-P1ZZ-ZZ-ELV-20204 – Rev P6	Elevation Phase 1 Courtyard North	HTC-PRP-P1ZZ-ZZ-ELV-20204-Rev P7
	HTC-PTE-P1-ZZ-DR-A-10305	Courtyard – East	HTC-PRP-P1ZZ-ZZ-ELV-20205- Rev P6	Elevation Phase 1 Courtyard East	HTC-PRP-P1ZZ-ZZ-ELV-20205-Rev P7
	HTC-PTE-P1-ZZ-DR-A-10306	Courtyard – West	HTC-PRP-P1ZZ-ZZ-ELV-A-20206 – Rev P6	Elevation Phase 1 Courtyard West	HTC-PRP-P1ZZ-ZZ-ELV-A-20206 – Rev P7
	HTC-PTE-P1-ZZ-DR-A-10307	Courtyard - South	HTC-PRP-P1ZZ-ZZ-ELV-A-20207- Rev P6	Elevation Phase 1 Courtyard South	HTC-PRP-P1ZZ-ZZ-ELV-A-

					20207- Rev P8
Proposed Sections	HTC-PTE-P1-ZZ-DR-A-10200	Austin Road/ Crown Close – Building A	HTC-PRP-P1ZZ-ZZ-SEC-A-20220 – Rev P5	Phase 1 Section A-A	HTC-PRP-P1ZZ-ZZ-SEC-A-20220- Rev P6
	HTC-PTE-P1-ZZ-DR-A-10201	Pump Lane/ Connecting Street	HTC-PRP-P1ZZ-ZZ-SEC-A-20221	Phase 1 Section B-B	-
	HTC-PTE-P1-ZZ-DR-A-10202	Austin Road/ Crown Close – Building A	HTC-PRP-P1ZZ-ZZ-SEC-A-20222 – Rev P5	Phase 1 Section C-C	HTC-PRP-P1ZZ-ZZ-SEC-A-20222- Rev P6