

HAYES TOWN CENTRE ESTATE

DESIGN AND ACCESS STATEMENT ADDENDUM
(RESERVED MATTERS APPLICATION)



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1. EXECUTIVE SUMMARY

1.1 INTRODUCTION

This Design and Access Statement has been prepared by PRP on behalf of London Borough of Hillingdon in collaboration with its development partner Higgins 1961 PLC, for the reserved matters application for Phase 2 and 3 of the redevelopment of the Hayes Town Centre Estate, Hayes, UB3 3DN.

It sets out the details of the matters reserved by Condition 1 of the outline permission comprising:

(a) 'Appearance' – the aspects within the development which determine the visual impression that the buildings/ place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

(b) 'Means of Access' – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

(c) 'Landscaping' – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated.

(d) 'Layout' – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

(e) 'Scale' – the height, width and length of each building proposed within the development in relation to its surroundings.

The DAS also demonstrates how the proposed reserved matters comply with planning conditions attached to the outline permission (as amended) including:

- the parameter plans listed under condition 3
- the maximum floor area and unit numbers defined in condition 5
- the housing mix defined in condition 6
- the phasing plan approved under condition 7
- the Design Code submitted pursuant to condition 8
- the residential density defined in condition 9
- the maximum building heights defined in condition 10
- the requirements for accessible housing set out in condition 21
- the requirements in relation to the retention of trees, hedges and shrubs set out in condition 17
- details of the landscaping scheme required by condition 19
- parking management and allocation defined by condition 22
- wind testing defined by condition 50



CGI is for illustrative purposes only. Please refer to the planning drawings for detail elevation design and material specifications.

CGI VIEW LOOKING TOWARDS COMMUNITY CENTRE

1.2 THE BRIEF

KEY OBJECTIVES

The London Borough of Hillingdon (LBH), in collaboration with its development partner, Higgins, commissioned the design team to develop the Reserved Matters Application (RMA) for Phase 2 and 3 of the Hayes Town Centre Estate redevelopment. The brief for the site was to create a cohesive design that ties in with the surrounding context and almost built Phase 1 as well as providing a significant quantum of affordable housing and substantial public realm.

The key objectives outlined for the designers were:

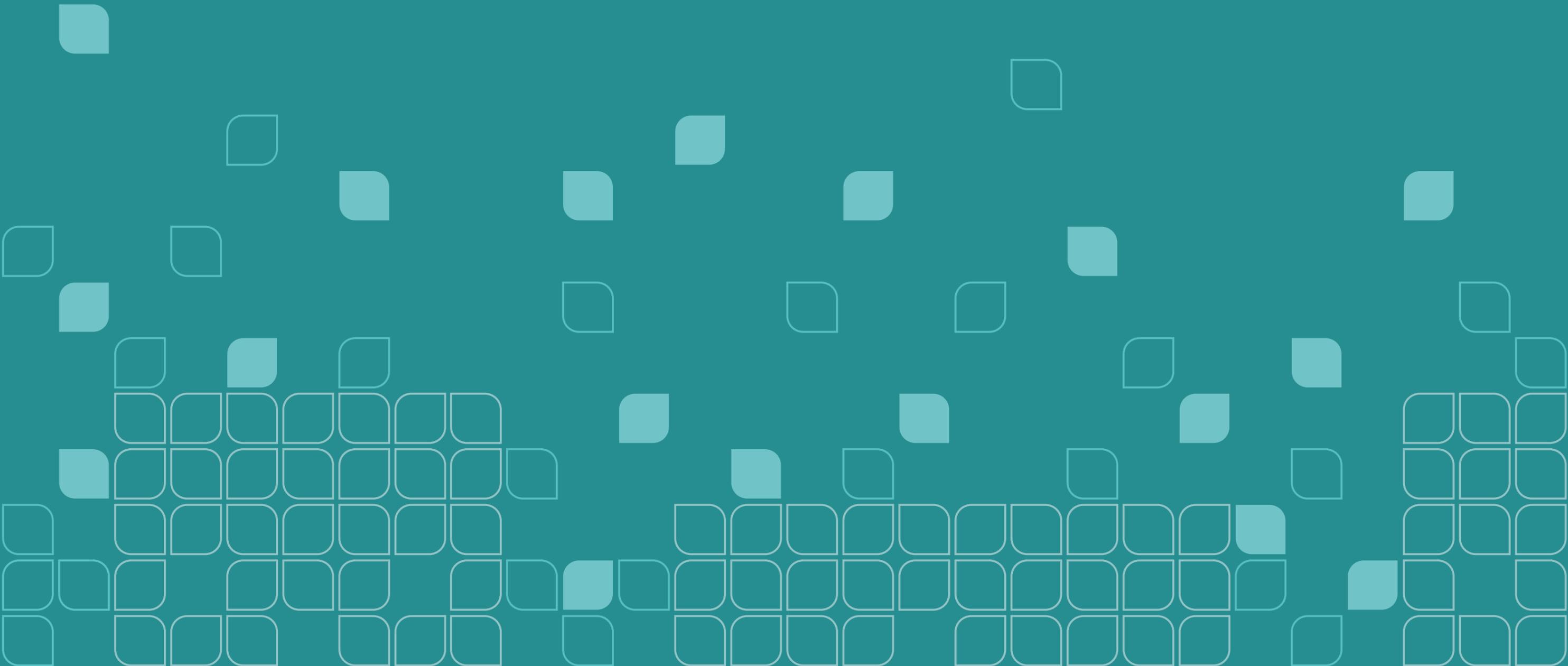
- To deliver a development with massing and density that respects and is sensitively integrated with the site's surrounding context.
- To prioritise placemaking and connectivity throughout the scheme.
- To create a robust development with simple yet high-quality construction detailing that ensures longevity.
- To maximise the provision of affordable housing.
- To design all homes as tenure-blind, eliminating any architectural hierarchy between affordable and private units.
- To minimise the impact of vehicular access on the site and its surroundings.

The design team has consistently reviewed the proposed scheme against these core objectives, ensuring that the final proposal comprehensively addresses and fulfils the requirements of the brief.



CGI is for illustrative purposes only. Please refer to the planning drawings for detail elevation design and material specifications.

CGI VIEW LOOKING NORTH ALONG CROWN CLOSE



2. OUTLINE PLANNING PERMISSION

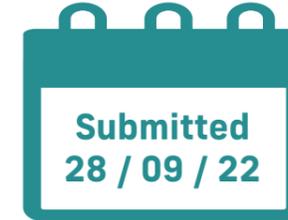
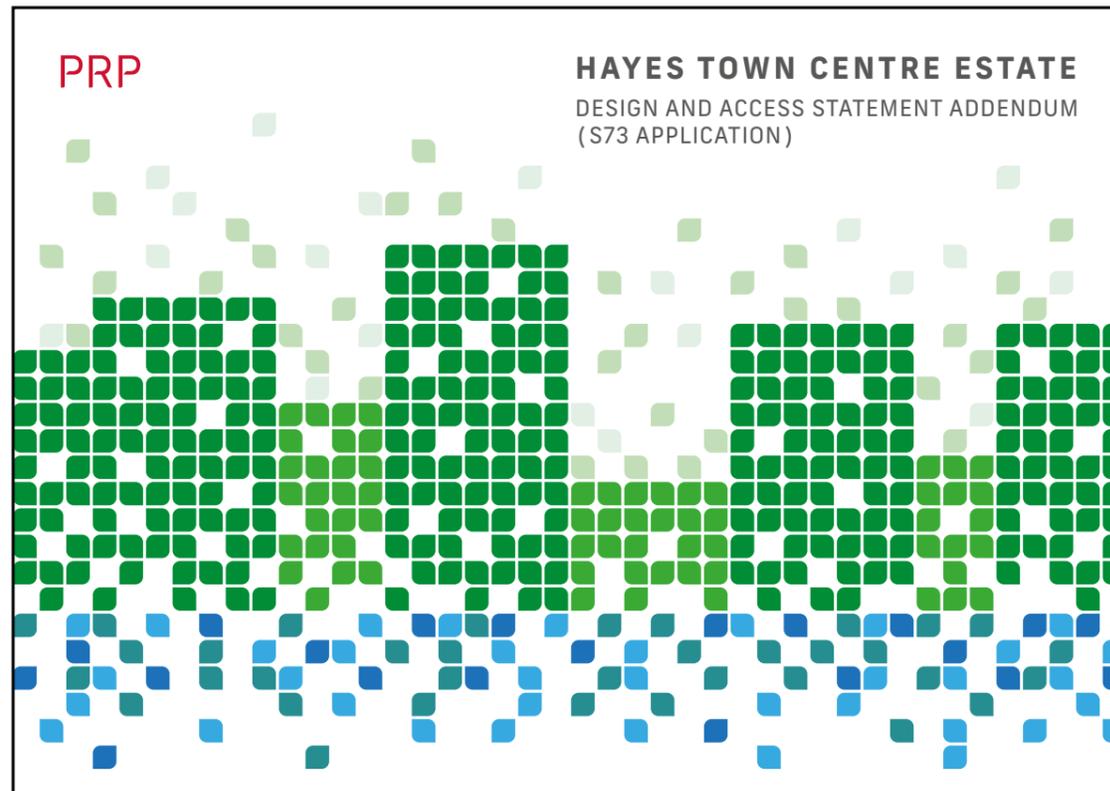
2.1 INTRODUCTION

SITE PLANNING HISTORY

A Hybrid Planning Application (ref: 76550/APP/2021/4499) (hereafter “the original application” or “the 2022 hybrid permission”) was submitted on behalf of LBH to its own planning department on 10 December 2021, seeking full planning permission for an initial first phase of development on the site (Phase 1) and four subsequent outline phases (Phases, 2,3,5 and 4). This was granted on 28 September 2022, following resolution of the S106 and GLA Stage 2 report.

On 13 November 2025 a S73 application (ref. 76550/APP/2025/2864) was submitted to the London Borough of Hillingdon to vary the wording of a number of planning conditions attached to the original permission including Condition 3 (Approved Plans), Condition 4 (Approved Supporting Plans/ Documents), Condition 5 (Maximum Floor Area and Unit Numbers), Condition 6 (Housing Mix), Condition 7 (Phasing Plan), Condition 9 (Residential Density), Condition 10 (Maximum Building Height), Condition 19 (Landscape Scheme), Condition 22 (Parking Management and Allocation Plan) and Condition 50 (Wind Testing).

Once approved, the S73 application will result in a new planning permission allowing for up to 563 homes to be built across the detailed (80) and outline (483) areas, i.e. across phases 1, 2, 3 and 4. The S73 application has now been validated and will need to be granted permission prior to the final approval of this Reserved Matters Application (which is drafted in response to those revised conditions). Please see the Planning Compliance Report prepared by Lichfields for further details.



ORIGINAL APPLICATION - HYBRID PLANNING APPLICATION (REF: 76550/APP/2021/4499)

Design and Access Statement prepared by Pollard Thomas Edwards Architects



S73 APPLICATION (REF. 76550/APP/2025/2864)

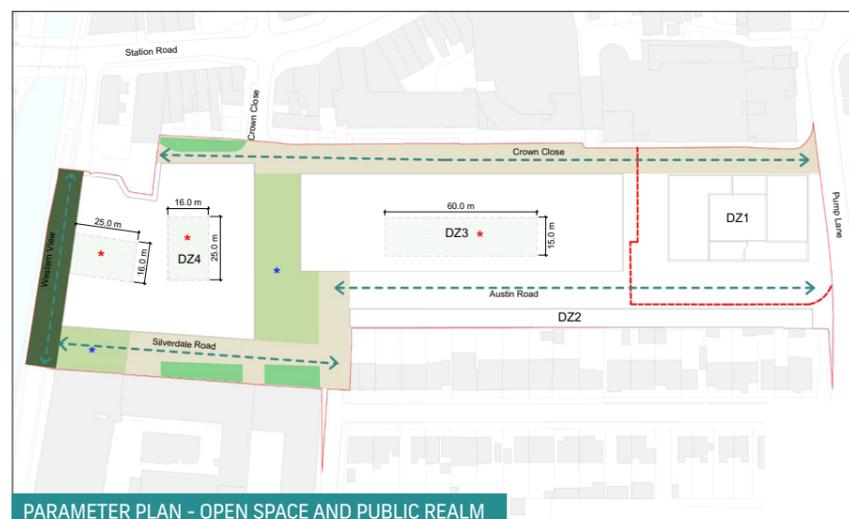
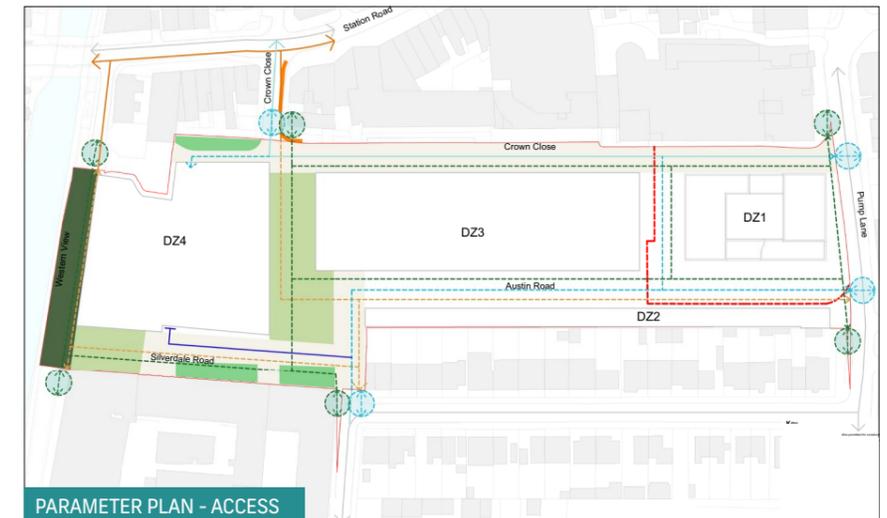
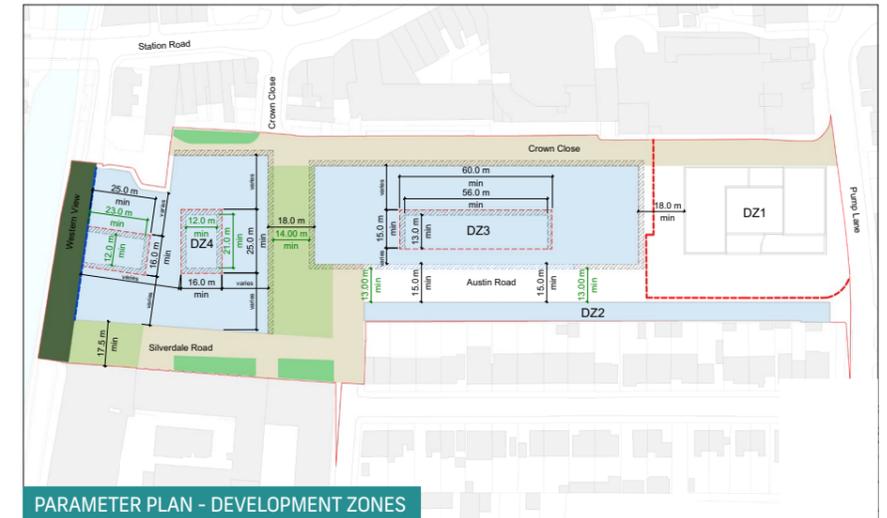
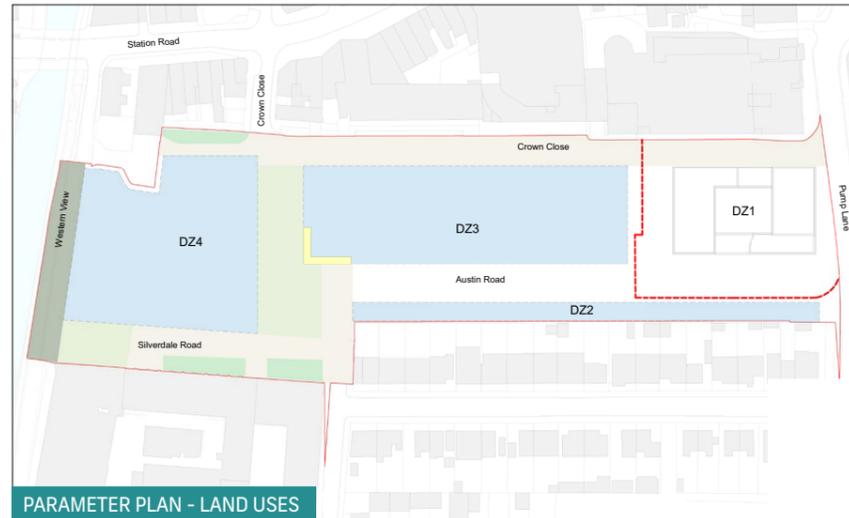
Design and Access Statement Addendum prepared by PRP Architects

2.2 PARAMETER PLANS

PARAMETER PLANS

The detailed design of phase 2 and 3 has been prepared in strict accordance with the parameters set out in the Outline Planning Permission (as amended). Those parameter plans establish the framework for the Hayes Town Centre redevelopment, defining land uses, development zones, building heights, massing and access arrangements. The Parameter Plans shown here are part of the S73 application submission on 13th November 2025 (ref. 76550/APP/2025/2864). For the actual full version of parameter plans, please check the S73 application.

This Design and Access Statement demonstrates how the proposals for Phase 2 and 3 comply with these parameters (and other controls) whilst delivering a high quality residential development. From overall massing to the finer details of architectural expression, the design has been rigorously tested against the parameter plans to ensure full compliance and a coherent relationship with the wider masterplan vision.



2.3 DESIGN CODE

DESIGN CODE

A detailed Design Code has been submitted pursuant to Condition 8 of the hybrid planning permission. The Code is a controlling document against which subsequent Reserved Matters submissions must demonstrate compliance and comprises Mandatory and Advisory elements designed to secure and maximise design quality.

This Design and Access Statement explains how the proposals for Phase 2 and 3 comply with all Mandatory requirements in the Design Code. The detailed design builds upon the vision for the scheme outlined within the Outline Permission and Design Code to deliver well-designed homes and high quality public realm and architectural detailing.

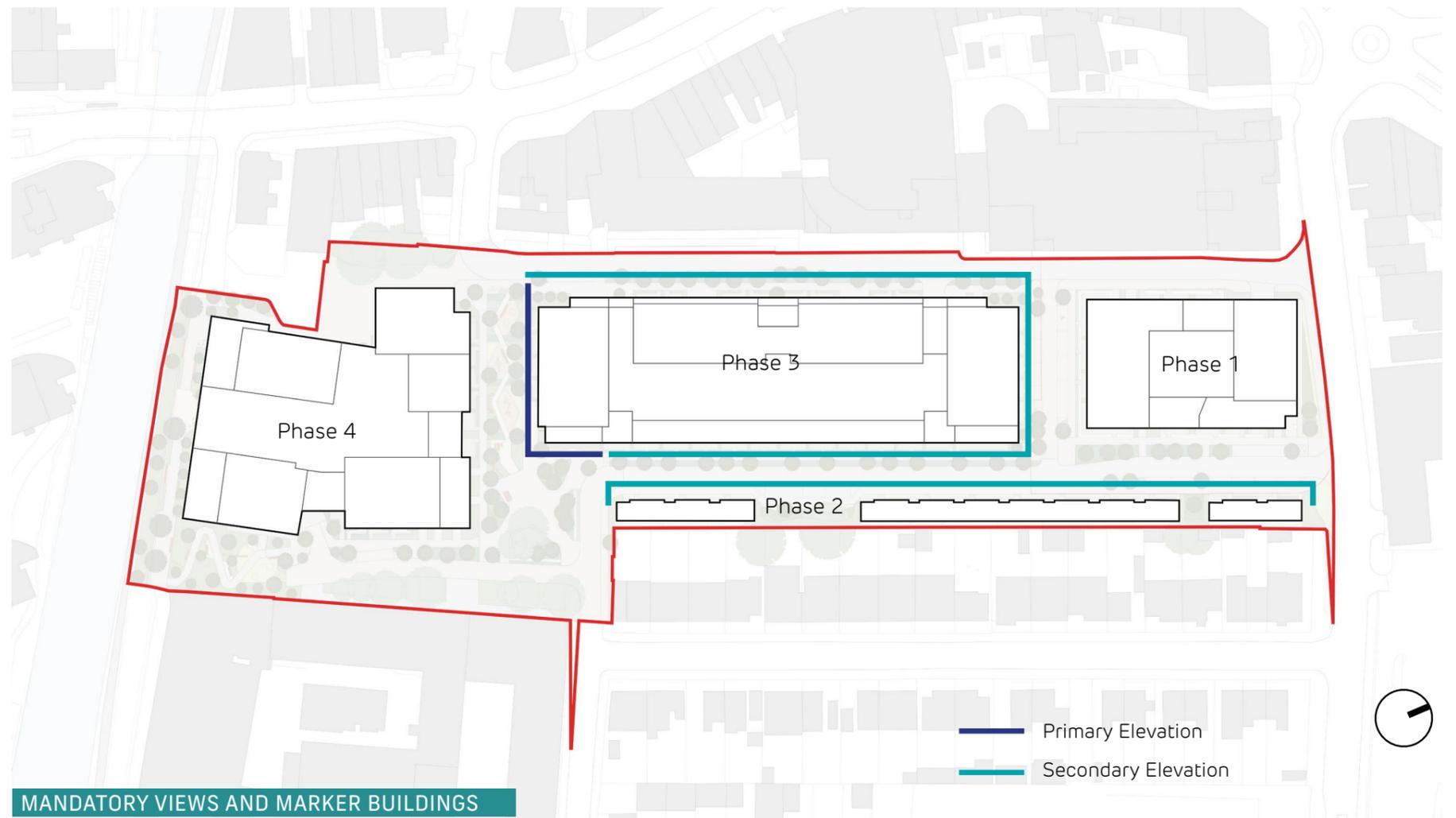
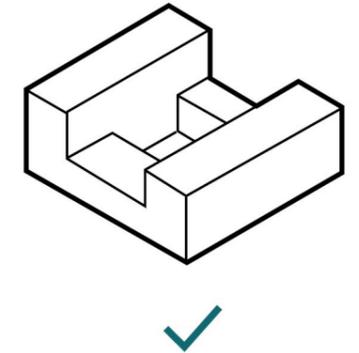
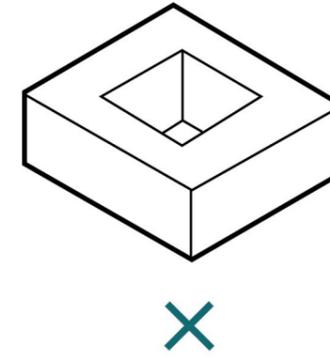
RECORDING COMPLIANCE

Throughout this document, evidence of compliance with the Design Code will be recorded through use of the tags below indicating which aspect of the code is evidenced, as follows:

M / 000 Evidence of compliance with the Mandatory code, reference number as stated

In addition to this, a full schedule of compliance with the Mandatory code can be found in Appendix B under chapter 8 of this document.

Mandatory code
All mandatory codes *must be followed* in developing the design.



2.4 OUTLINE CONDITIONS



OUTLINE CONDITIONS

The Outline Planning Permission is subject to a number of conditions, with relevant design related conditions listed below. The table to the right gives details as to where the information demonstrating how this RMA submission complies with each condition can be found within the application.

Condition 1, comprising:

(a) 'Appearance' – the aspects within the development which determine the visual impression that the buildings/ place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

(b) 'Means of Access' – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

(c) 'Landscaping' – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated.

(d) 'Layout' – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

(e) 'Scale' – the height, width and length of each building proposed within the development in relation to its surroundings.

Condition 3 - Parameter Plans

Condition 5 - Maximum quantum of development

Condition 6 - Housing mix

Condition 7 - Phasing plan

Condition 8 - Design Code

Condition 9 - Residential density

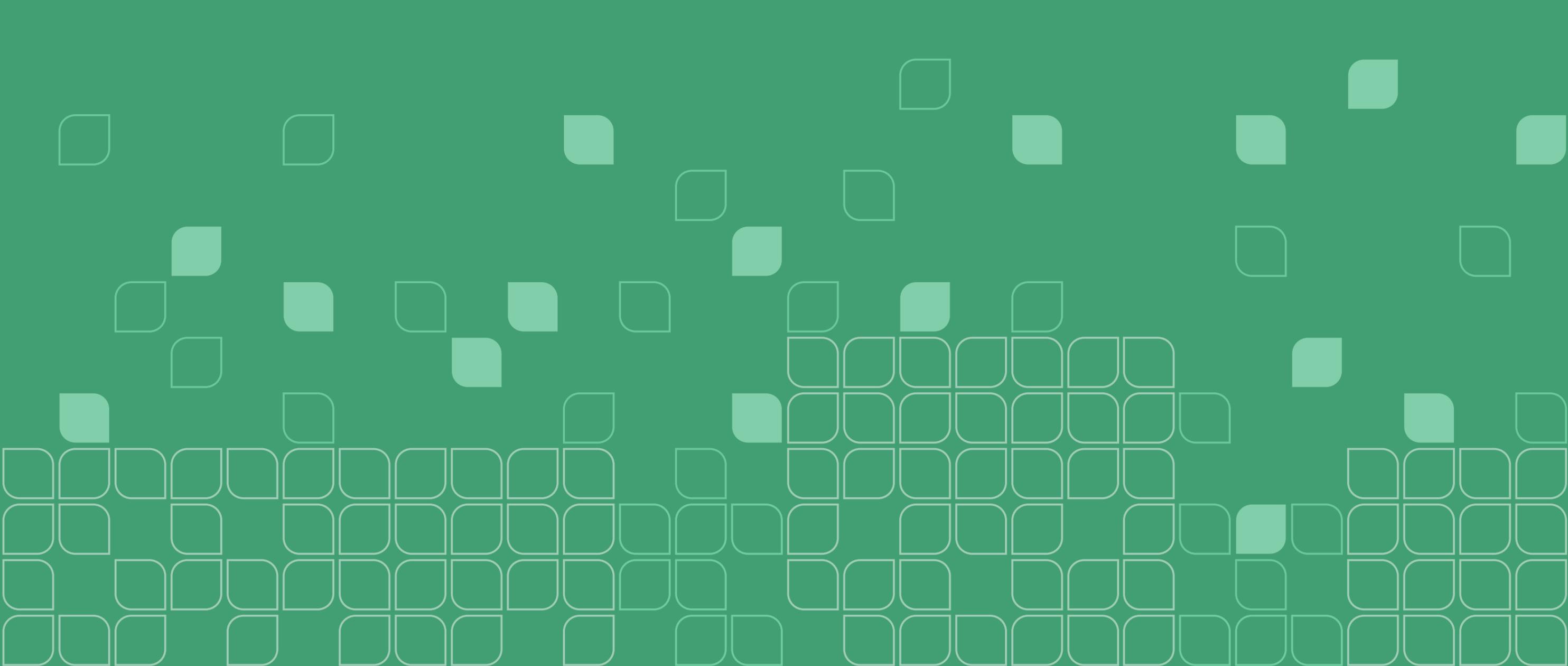
Condition 10 - Maximum building heights

Condition 17 - Requirements in relation to the retention of trees, hedges and shrubs

Condition 19 - Details of the landscaping scheme

Condition 21 - Accessible housing requirements

CONDITION	EVIDENCE OF RMA DESIGN COMPLIANCE / CONSIDERATION
1 - Appearance, Means of Access, Landscaping, Layout, Scale	Chapters 4, 5, 6 of this Design and Access Statement & Planning Drawings submitted as part of this Reserved Matters Application
3 - Parameter Plans	Parameter Plan 1 can found in section 4.2 Parameter Plan 2 can found in section 4.3 Parameter Plan 3 can found in section 4.4 Parameter Plan 4 can found in section 4.12 Parameter Plan 5 can found in section 5.1
5 - Maximum quantum of development	Appendix 1/ Section 8.1 of Design and Access Statement
6 - Housing mix	Section 4.6 of Design and Access Statement
7 - Phasing plan	Section 4.5 of Design and Access Statement
8 - Design Code	Appendix 2 / Section 8.2 schedules evidence of compliance for all mandatory code, with detailed references to sections of this Design and Access Statement
9 - Residential density	Section 4.6 of Design and Access Statement
10 - Maximum building heights	Section 4.4 of Design and Access Statement
17 - Requirements in relation to the retention of trees, hedges and shrubs	Section 5.3 of Design and Access Statement
19 - Details of the landscaping scheme	Chapter 5 of Design and Access Statement
21 - Accessible housing requirements	Section 4.18 of Design and Access Statement

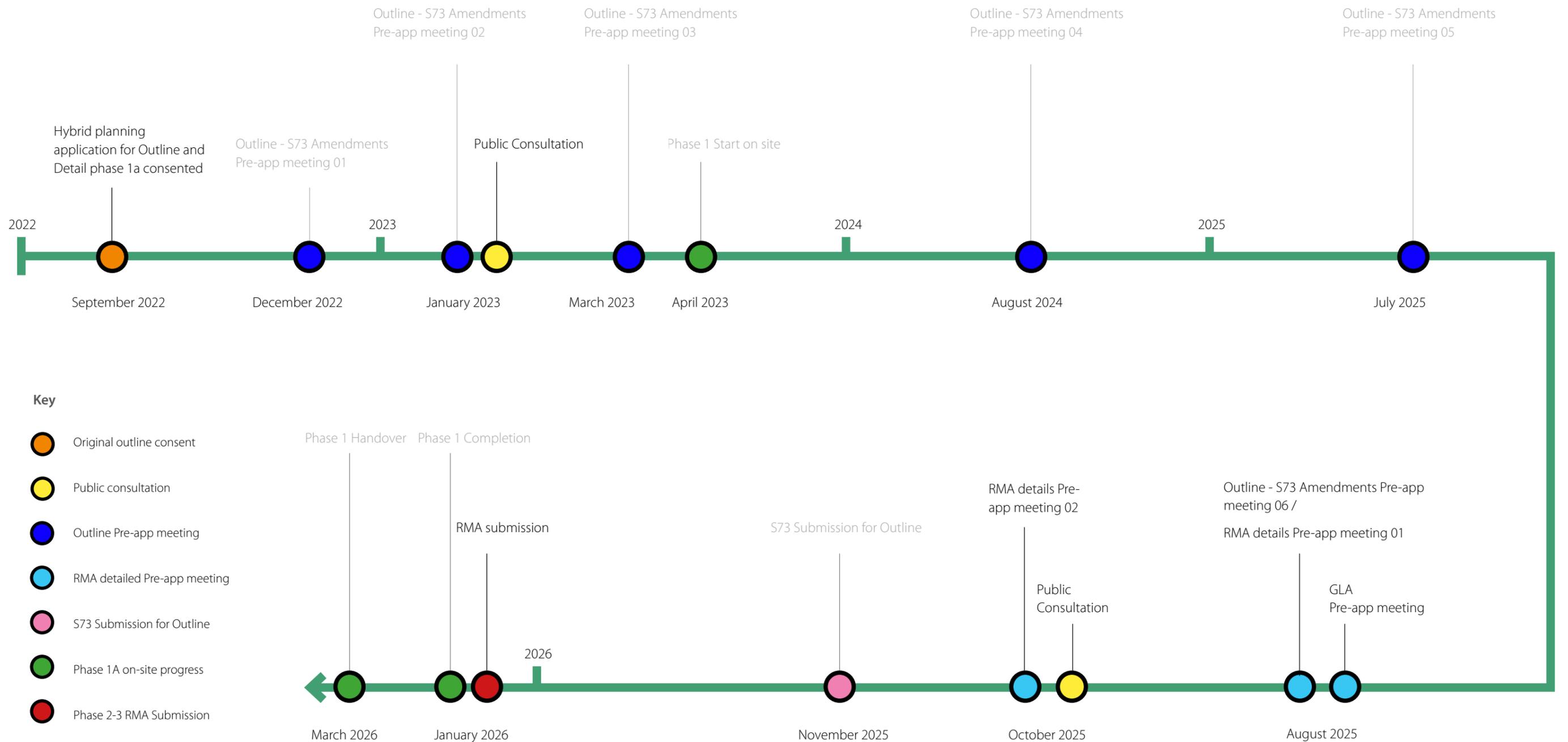


3. DESIGN EVOLUTION & STAKEHOLDER ENGAGEMENT

3.1 CONSULTATION TIMELINE



Extensive consultation with the LPA, GLA and the public has taken place in preparation for this Reserved Matters Application. This is illustrated in the timeline below, demonstrating a proactive and iterative design process that has incorporated valuable feedback from various stakeholders.



3.2 PRE-APPLICATION CONSULTATION

3.2.1 London Borough of Hillingdon - 29th August 2025

Based on the agreed Planning Performance agreements with LBH, two pre-application meetings were arranged with a particular focus on the RMA design. More detailed elevational approach, layouts and landscape design were presented at this pre-application meeting required by LBH.

At the Pre-Application meeting held on the 29th August 2025, the consultant team presented the final illustrative proposed scheme submitted under the S73 amendment to the outline application and presented RMA-level detailed information supporting that scheme for the first time.

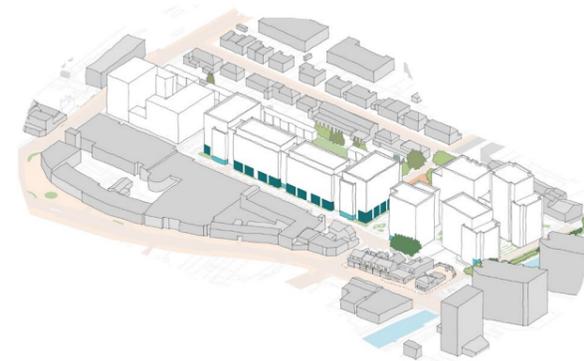
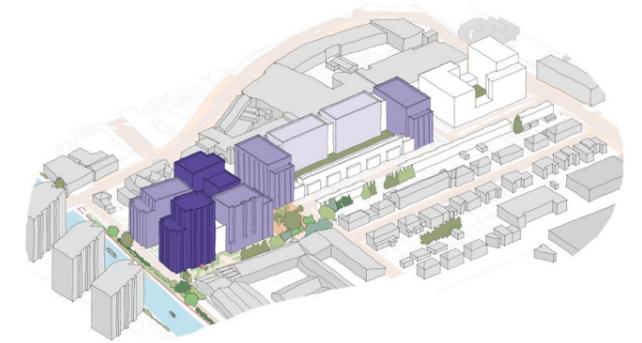
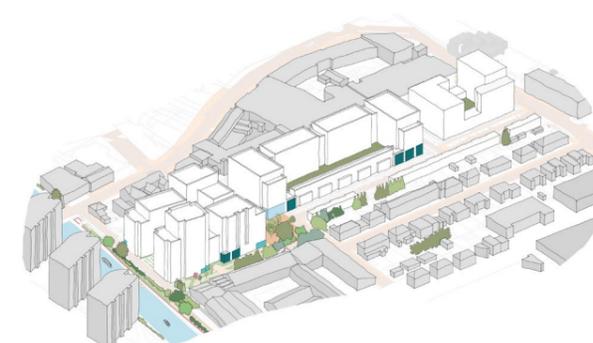
Proposed detailed strategies for site levels, approach to inclusive design, drainage and all servicing/access diagrams were shown alongside initial elevation design testing and diagrammised the intended strategies.

SUMMARY OF FEEDBACK

Feedback received from LBH highlighted a need for more detail in the elevational design in particular:

"The design intent for building elevations must be clearly and comprehensively communicated with a supporting design rationale so we can proceed with a review. To properly evaluate the elevational treatments, we require:

- **The materiality:** (e.g., brick, metal cladding, glass) and how they support the design narrative.
- **Fenestration strategy:** Provide clarity on window/door size, rhythm, and treatment. Including reveal depths.
- **Colour palette:** Where the colours will be neutral, contrasting or have tonal harmony to adjacent buildings.
- **Balconies:** location of inset balconies and metal projected from the elevation to understand how these will impact the elevations, with the design intent for the railing and soffits.
- **Architectural features** and details: including canopies, cornices, parapets, screens, brise-soleil and coping details;
- **Rainwater goods:** Location of downpipes, hoppers, integrated or expressed.
- **Design of the houses** is required as proof of concept supported by the precedent images."



MEWS HOUSES

- Distinctive character for Houses

GROUND FLOOR EXPRESSION

- Expressing the double height space
- Expressing duplexes
- Use of colour to highlight Entrances

ARCHITECTURAL HIERARCHY

- **Hierarchy 1**
Richness of detailing
Strong vertical expression
Vertical framing
- **Hierarchy 2**
Subtle vertical expression
Grouping of windows
- **Hierarchy 3**
Punched holes
Subtle brick detailing to add texture

PRE-APPLICATION CONSULTATION

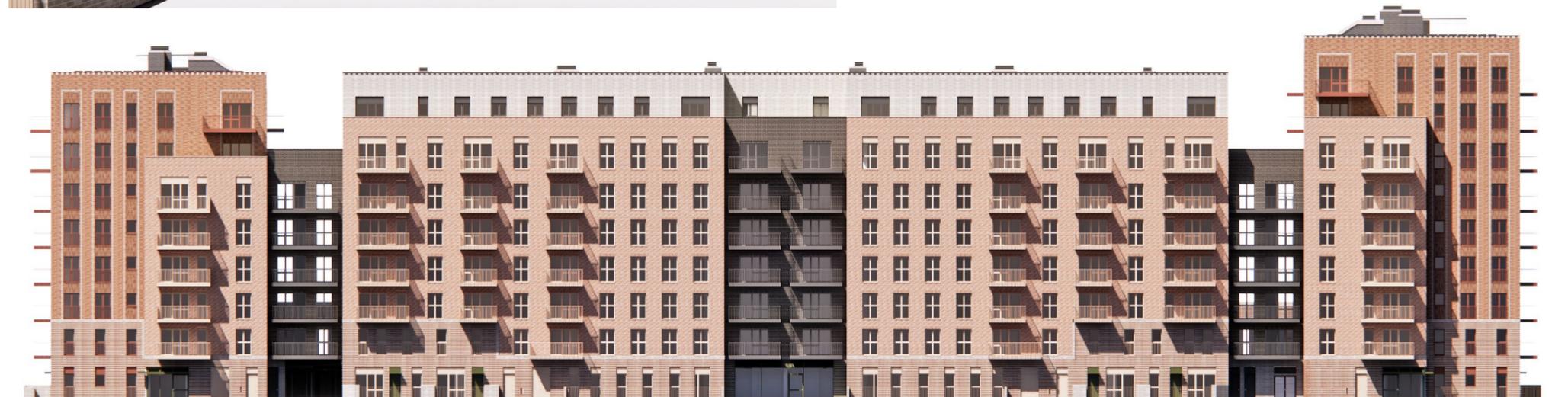
3.2.2 London Borough of Hillingdon - 14th November 2025

In response to the request for more elevational detail, a follow-up pre-application meeting was arranged with a particular focus on the proposed detailed elevational design.

Detailed proposed layouts and landscape design were also presented.

SUMMARY OF FEEDBACK

Overall the detailed design is considered to have progressed positively during the course of preapplication discussions. The detailed design approach aligns with the overarching parameter plans set out within the recently submitted Section 73 application for Phases 2 and 3 of development on the site. Whilst the merging of the two buildings to be delivered within Development Zone 3 results in a more extensive building, this is counteracted successful amendments to the lower sections of the building in the form of the proposed townhouses. The lower height of the townhouses is an improvement on the original scheme in terms of how these buildings relate to the properties to the rear at Little Road and create a positive streetscape along the realigned Austin Road, which has been enhanced through the removal of vehicular access along the street beyond the newly created access road to the north of Development Zone 3.



PRESENTED IMAGERY SHOWING COORDINATED ARCHITECTURAL DESIGN AS PROPOSED

PRE-APPLICATION CONSULTATION

3.2.3 Final follow-up response to LBH

A final follow-up response pack was issued to LBH on 5th December 2025 showing further testing and illustrating the final adjustments to the elevational design following comments made at the last pre-application meeting.

Notable changes in response to comments included:

- Double height space expressed by the glazed corner for community centre. Signage location incorporated.
- Red brick "socks" added as suggested
- White banding detail applied to top of the town-houses, tying it together with the main block
- PV panels added onto phase 2 houses
- Full stair roof access incorporated for central block

SUMMARY OF FEEDBACK

- **Building Elevations:** The elevational approach to the architectural detailing is welcomed. The detailing using white brick bands with darker recessed panels, creates a strong vertical look and overall architectural unity. The ground-level brick stripes are also successful and integrate well, complemented by a white band above.
- **Community Centre:** The green brick strip on the community centre is approved. Using green glazed bricks on the corner instead of metal cladding is preferred, and this positive change, shown in the December 5th, 2025 plan, is welcomed.
- **Town Houses:** The striped brick detail on the front of the town-houses should be repeated on the set-back sections for consistency. The front garden boundaries also need to be softened. It appears these changes have been made in the latest plans.
- **Landscape:** The public space in front of the community square requires higher quality paving, not just block paving. Tree pits in the podium garden should also incorporate seating.
- **Other Amendments:**

The addition of PV (solar) panels to the houses, as shown in the December 5th updated plans, is welcomed for improving the development's sustainability.

The change from a 'coffin hatch' to stair access is an acceptable design change.



expressing the double height space with glazed corner



signage on brickwork - celebrating the community centre



white banding detail applied to top of houses, tying it together with the main block



Red brick 'socks' incorporated within the design

UPDATED IMAGERY SHOWING PROPOSED ELEVATIONAL DESIGN



3.3 PUBLIC CONSULTATION AND FEEDBACK

9TH OCTOBER 2025

PUBLIC CONSULTATION WITH RESIDENTS

A public consultation event was held on the 9th October 2025, at the Community Hub on the Hayes Town Centre development site. The event was well attended with members of the client and consultant team available for questions and discussion.

The proposals were positively-received with key feedback as below:

- General support for the revised masterplan approach and detail design
- General support for proposed heights
- Comments received from the sewing club on the community centre layout, including the need for disabled parking to serve the facility



INTRODUCTION

WELCOME
Welcome to the Hayes Town Centre Estate community engagement exhibition. Today we are presenting the proposed planning application for the next phases of the Hayes Town Centre Estate masterplan. We welcome your comments on the proposals for the next phases which will help shape them.

THE TEAM
HILLINGDON
Higgins
PRP

INTRODUCTION

PHASE UNDER CONSTRUCTION

KEY BENEFITS
This phase of the masterplan is progressing well and is due to be completed soon.

- 80 new homes
- Temporary play space created

PHASE 1

THE PROPOSED COMMUNITY CENTRE

COMMUNITY CENTRE UPDATE
The new community centre will provide ample multi-functional spaces that can adapt to different community activities, as well as being located right in front of the new community square.

KEY BENEFITS

- A more comfortable and accessible community centre
- Improved multi-function community hub
- New community space

COMMUNITY CENTRE

PLANNING APPLICATION PROPOSAL

We are preparing the designs for the next phases of Hayes Town Centre Estate which include:

- Building proportions, to create amenity spaces with more natural light
- Landscaping with high quality green spaces and play areas
- Prioritised the construction of affordable homes, the community centre and public open space

KEY FEATURES

- Ground level courtyard in future phase with...
- Two to three storey houses/ townhouses to...
- Large outdoor garden for next phase with...

NEXT PHASES

PROPOSED NEXT PHASES GROUND FLOOR

GROUND FLOOR
Homes at ground floor level will have front doors with direct access to the pavement and greenery creating more neighbourly and street activity. There will be nearby access to bin and cycle stores too.

KEY BENEFITS

- Home Facility
- Pharmacy
- Play Area

GROUND FLOOR

LANDSCAPE AND PUBLIC REALM

LANDSCAPE APPROACH
The public spaces and greenery will provide attractive spaces for residents and visitors to enjoy. High quality and durable materials will be used. Play areas will give residents a place for their children to have fun. The new community square will give residents a place to socialise and meet their neighbours.

EXAMPLES OF HOW LANDSCAPE MAY LOOK

- Play areas for children and private amenity
- Cycle parking for visitors to be incorporated in the landscape
- New community square suited to all ages

LANDSCAPE

PROPOSED TYPICAL HOMES IN THE NEXT PHASES

TYPICAL HOMES
A variety of homes including flats and houses will be provided across these next phases, which will cover the needs of residents and improve their quality of life.

KEY BENEFITS

- Larger family homes
- Accessible homes are
- Wide mix of

HOMES

ILLUSTRATIVE VIEWS OF NEXT PHASES

The proposed illustrative views provide a sense of how the next phases will feel for residents and visitors.

KEY BENEFITS

- New public realm, pavements and landscaping
- More pedestrian friendly areas
- Monitors and maintains facing streets to improve sense of security

VIEWS

MAKING HAYES TOWN CENTRE ESTATE MORE SUSTAINABLE

SUSTAINABILITY STRATEGY
We will make sure the new Hayes Town Centre Estate is durable and future-proofed, ensuring the development is sustainable, efficient and supports local nature and ecology.

SUSTAINABLE PRINCIPLES

- Warm homes, comfortable, and well-insulated to help reduce energy bills
- New green spaces to promote ecology and people to feel closer to nature
- Reduce back facade for durability and low maintenance
- Some recycled materials from demolition could be re-used
- Solar panels installation to help save on energy bills
- Installation of electric vehicle charging points
- Heating and hot water will be generated by a new heat pump system

SUSTAINABILITY

WHAT HAPPENS NEXT?

THANK YOU
Thank you for coming and taking the time to visit this engagement event and see the project proposals for Hayes Town Centre Estate. We really value your feedback and would welcome any thoughts you have on our proposals for the scheme. Please take a moment to provide your feedback to one of our project team members. Feedback forms are available at the entrance. We kindly ask you to fill one out and share any feedback you may have.

Updates and information on the development can be found at our website: www.hi-higgins.co.uk. If you have any questions, please do not hesitate to contact us. Email: hayestowncentre@higginspartnerships.co.uk

Thank you for visiting us today! For any other queries please contact one of the project team members or visit our website.

Don't forget to leave us your comments

We have set out an indicative timeline below:

TIMELINE