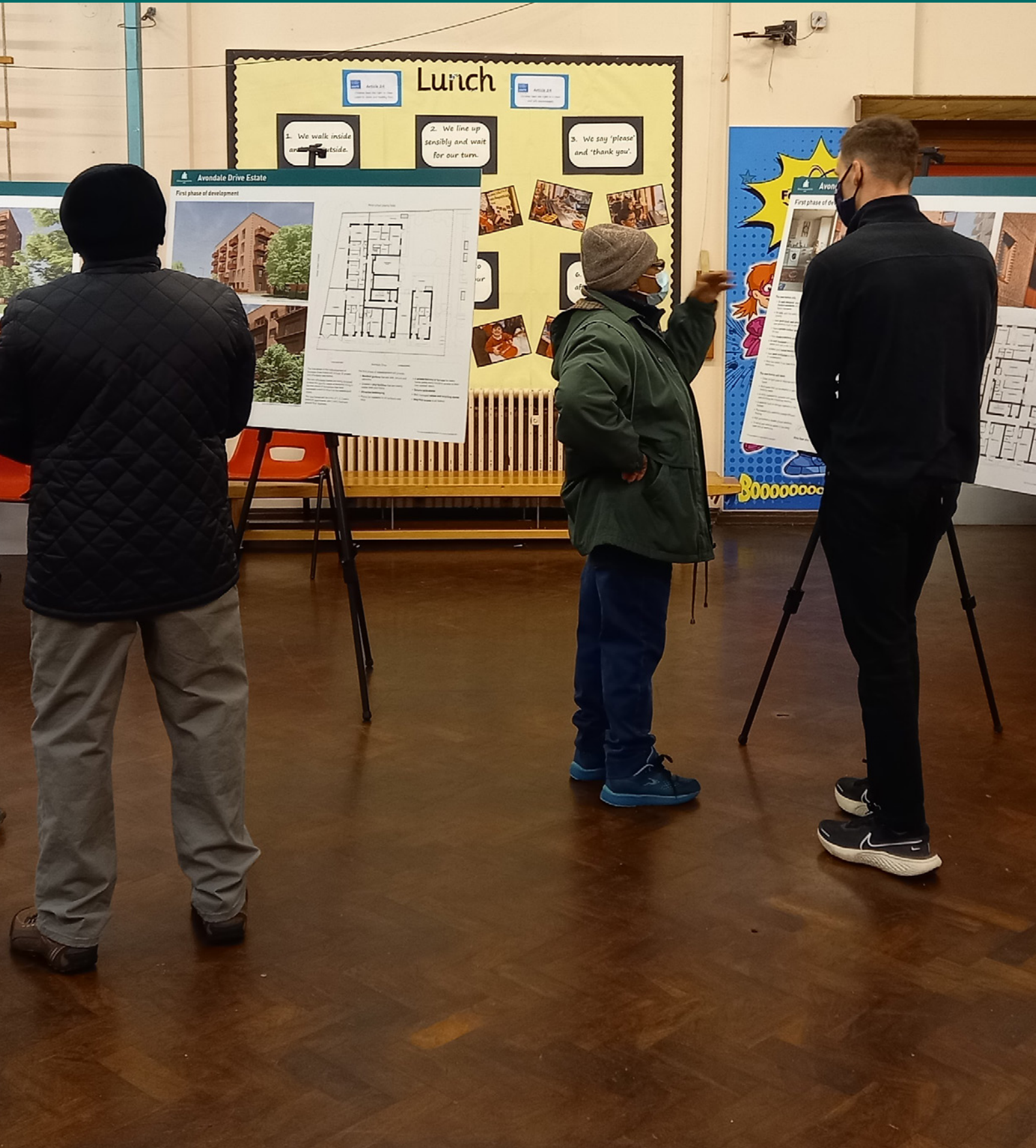


Avondale Drive Estate

Statement of Community Involvement

Prepared by Iceni Projects
November 2021





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1 Executive summary

1.1 Introduction

This Statement of Community Involvement has been prepared by Icen Projects on behalf of Hillingdon Borough Council ('the Applicant') and provides a summary of the pre-ballot consultation and record of the pre-application consultation for the redevelopment of the Avondale Drive Estate, carried out between summer 2020 and autumn 2021.

This document describes the process, findings, and provides an overview of how the Proposed Development has responded to feedback.

1.2 Pre-ballot consultation

The pre-ballot consultation involved extensive engagement with residents of Hayes Town Centre Estate, including the Hayes Town Centre Tenants and Residents Association, to understand their views on the principal of redevelopment, and explore ideas about improvements needed on the estate.

Pre-ballot consultation began in summer 2020 and culminated in a resident ballot in spring 2021, in line with the requirements set out by the London Mayor's Affordable Housing Capital Funding Guide.

Voting closed on 21st May 2021 and the results were 94% in favour of redevelopment with a turnout of 85%

1.3 Pre-application consultation

Following the ballot result, the pre-application consultation involved continued engagement with residents living on the Site and further public consultation with members of the wider community, throughout summer and autumn 2021.

Residents attended a number of workshops which involved detailed design discussions on the layout of the new estate, internal arrangements of the new homes, landscaping, built character, and play facilities. This engagement included COVID secure design workshops showing physical models of different layouts for the new homes.

The wider community surrounding the Site (residential and stakeholder) were specifically engaged over two stages of public consultations in July and November 2021, in accordance with the guidance set-out in section 6.5. of LBH's Statement of Community Involvement (November 2021). Note that residents on the estate were also notified about these public consultations and invited to attend if they wished.

A full list of pre-application consultation events is detailed below:

Event	Date
Resident design workshop	Thursday 22 July 2021
Public consultation	Thursday 22 July 2021
Resident design workshop	Tuesday 7 October 2021
Public consultation	Wednesday 17 November 2021



Photograph of public consultation for Avondale Drive Estate

1.4 Summary of key topics raised

Feedback was recorded at each stage of consultation, either through feedback forms or conversations at the events, with a number of key topics raised throughout, including:

- Safety and security on the estate
- Anti-social behaviour
- The mix of private/ affordable homes in the proposals
- Layout and specifications of the proposals for the new homes
- Building character and design choices in the proposals
- Secure car parking
- Play areas
- Traffic congestion during school drop-off and pick-up with pupils attending the Gurudwarar Garib Nawaj Ji on the eastern side of the A312 road
- Management of construction traffic and noise on Avondale Drive and around Minet Infant School
- Connections to Hitherbroom Park
- Continued consultation and engagement with residents and the wider community

1.5 Conclusion

Pre-application public consultation has met with the expectations and requirements of national and regional planning policy, with specific adherence to GLA guidance on estate regeneration and LBH's Statement of Community Involvement (adopted November 2011).

The following sections of this report demonstrate how the Proposed Development has been broadly welcomed by residents living on the estate and the wider community. Concerns or clarifications raised during the consultation period have been addressed wherever possible, through the detailed design of phase one and the outline components of the planning application.

1.6 Recommendations and next steps

Following the submission of the planning application, this report recommends the next steps with regard to resident and public consultation to include:

- Ongoing estate newsletters to keep residents informed about progress of the planning application and design proposals
- Ongoing updates through the council's website for the project
- Continued engagement with residents and the wider community as part of future Reserved Matters Applications.
- Continued engagement with Minet Infant and Junior Schools.

2 INTRODUCTION

2.1 Purpose of this document

This Statement of Community Involvement has been prepared by Icen Projects in support of a Hybrid Planning Application submitted to the Hillingdon Council by the London Borough of Hillingdon (hereafter referred to as 'the Applicant') for the redevelopment of Avondale Drive Estate in Hayes (hereafter referred to as 'the Site'). The Proposed Development comprises:

"Development in outline (with all matters reserved) for residential floorspace (Class C3) to comprise: demolition of all existing buildings and structures; erection of new buildings; new pedestrian and vehicular accesses; associated amenity space, open space, landscaping; car and cycle parking spaces; plant, refuse storage, servicing area and other works incidental to the proposed development; and

Detailed planning consent for Block A comprising 30 residential units (Class C3); new pedestrian access; associated amenity space and landscaping; cycle parking, refuse storage, and other associated infrastructure"

This Statement of Community Involvement should be read in conjunction with other supporting documents submitted with the planning application, including the Planning Statement and Development Specification Statement prepared by Savills and the Design and Access Statement prepared by Pollard Thomas Edwards (PTE) which explains the Proposed Development in more detail and relate it to the surrounding context and planning policy framework for the Site.

As a Hybrid Application, part of the application will be submitted in Detail, comprising 80 residential units, whilst the remainder, comprising 420 residential units, will be submitted in Outline, seeking to provide 500 units overall. The feedback received from residents and the community during the engagement process has informed the detailed design for the Detailed First Phase (as fixed), and

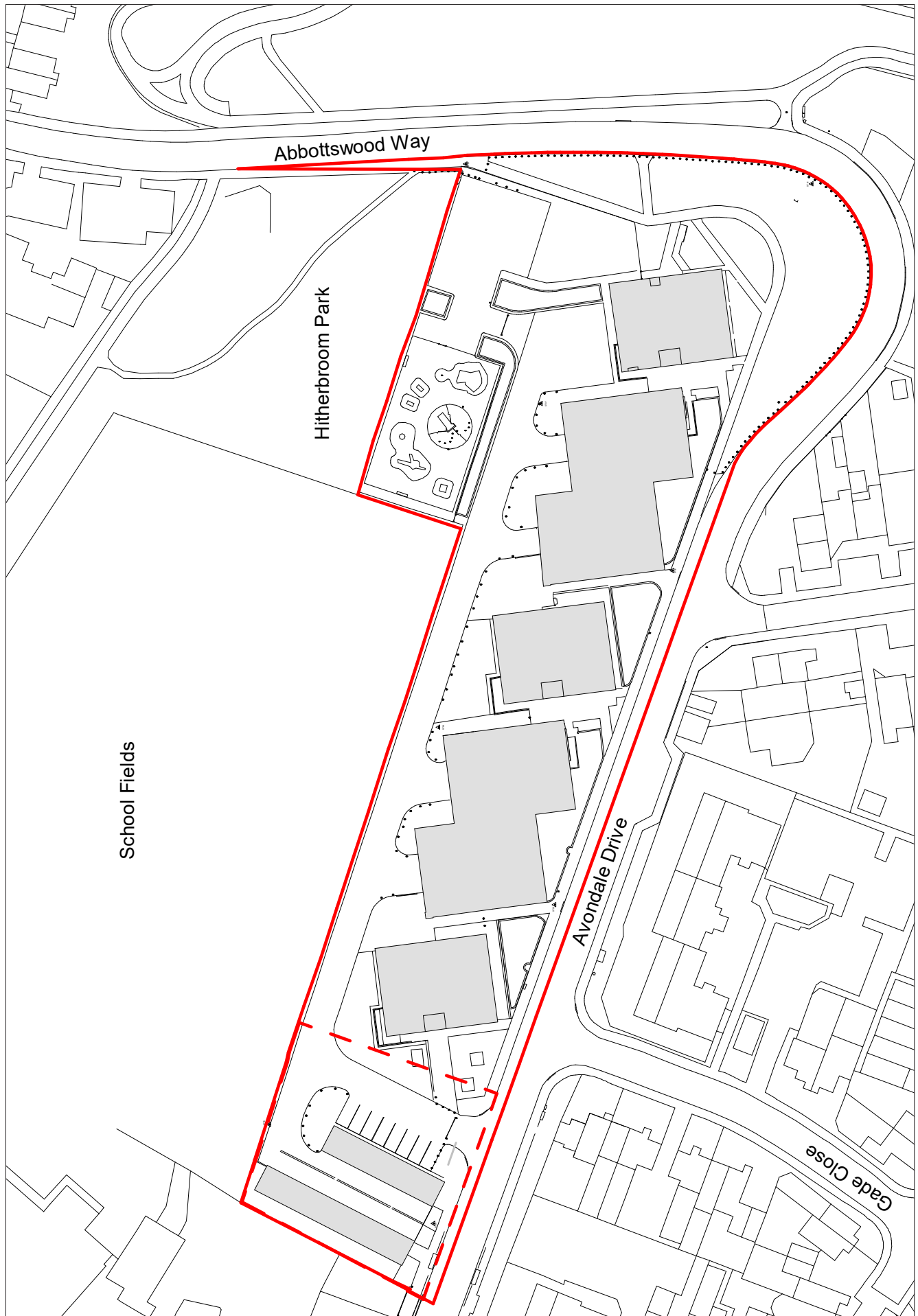
the principles to guide the development of the later phases of the Outline Area, where there will be continued opportunities for consultation on the detailed design that comes forward as part of future Reserved Matters Applications.

2.2 The Site

The Site comprises 1.07 hectares and is occupied by the existing Avondale Drive Estate. The estate consists of three 13-storey blocks of flats, each containing 48 flats (total 144 homes). Between each tower are large, covered car parking areas. To the west of the blocks is an area of garages and additional car parking. All existing dwellings are two-bedroom flats. The blocks were constructed in the late 1960s using a large panel system.

Table 1: Existing Housing Mix by Tenure

Existing Housing Tenure Mix	Number
Affordable / Social Rented	116
Housing Association Rented	5
Resident Home Owners (leaseholders)	8
Non-resident Home Owners (Absentee Landlords)	15
AFFORDABLE TOTAL	121
OVERALL TOTAL	144



Existing site plan

Table 2: Existing Unit, Habitable Room and Floorspace Split

	1 Bed	2 Bed	3 Bed	4 Bed	Total	Total GIA
Affordable (incl. Social Rented & HA Rented Properties)						
Units	0	121	0	0	121	7,755
Hab rooms	0	484	0	0	484	
Floorspace (sq.m.) GIA	0	7,755	0	0	7,755	
Private Leasehold						
Units	0	23	0	0	23	1,723
Hab rooms	0	92	0	0	92	
Floorspace (sq.m.) GIA	0	1,723	0	0	1,723	

The Estate is bound by Avondale Drive to the south and Abbotswood Way to the east. Pedestrian access is provided onto Abbotswood Way from the estate. Both pedestrian and vehicular access is provided onto Avondale Drive to the south. Minet Junior School is located directly to the west, directly to the north of the estate is Hitherboom Park, which forms part of a Site of Nature Conservation Importance (Borough Grade 1). To the south of the estate is low rise housing.

Beyond Abbotswood Way to the east is the A321, the River Crane and then Minet Country Park. The A312 connects to the A40 and the M4, both of which provide access to the M25. Pedestrian and cycle access is provided to Minet Country Park (0.1 miles from the site) via an underpass which passes under the A321. The estate is approximately 0.4 miles due north-east of Hayes Town Centre.

There is an existing estimated total car parking provision of 88 spaces on-site (equating to 0.61 spaces per unit). Existing spaces are provided predominately in two covered car parking areas in the centre of the estate, accessed via Avondale Drive.

2.3 Surrounding Area

Hayes & Harlington station is approximately 1 mile to the south-west of the estate, with direct services to London Paddington, Heathrow Airport and Reading. It is also situated on the Crossrail route, which once completed will provide 10 services per hour facilitating direct travel to Essex and central and southeast London.

The site has a PTAL score 1B, indicating low public transport connectivity, although the site benefits from a well-connected bus network along Coldharbour Lane to the west, which provides regular services to Hayes Town Centre and associated services including Hayes and Harlington Railway Station. A segregated off-road pedestrian and cycle route runs from the west of the estate, via the Grand Union Canal, and into Hayes Town Centre.

2.4 Planning and Environmental Designations

The Development Plan for the Site comprises: the London Plan (March 2021); the Local Plan: Part 1 - Strategic Policies ("LPP1") (November 2012); the Local Plan: Part 2 - Development Management Policies ("LPP2") (January 2020); and the Local Plan: Part 2 - Site Allocations and Designations ("LPP2") (January 2020). Other material considerations include the National Planning Policy Framework (NPPF) (2021), National Planning Practice Guidance (PPG), LBH's SPD "Hillingdon Design and Access Statement" (HDAS) (April 2006) and LBH's SPD "Planning Obligations" (July 2014) alongside other emerging policy and guidance and site-specific circumstances.

As defined by the Development Plan, the Site is located within the "Hayes Housing Zone" (HHZ) designation under the LB Hillingdon LPP2 Policies Map (2020). The HHZ is expected to deliver a significant proportion of the Council's housing requirement, this estate expected to be a significant contributor.

Within Hayes Town Centre, high densities are actively promoted at London Plan and local plan level whilst also being situated within the designated Hayes Housing Zone (HHZ) (where the HHZ is expected to deliver a significant proportion of the Council's housing requirement). The estate will be a significant housing contributor towards meeting the borough's pressing housing needs and demands in the short, medium, and longer term.

In terms of environmental designations, the site is located within Flood Zone 1 and therefore has a low probability of flooding. There are sporadic trees around the boundary of the estate. Some of these provide significant amenity value. None of the trees on or surrounding the estate are subject to Tree Preservation Orders.

2.5 Structure and Purpose of this Report

This Statement of Community Involvement has been prepared to provide an assessment of resident, public and stakeholder consultation considerations relevant to the Proposed Development in regard to the national, regional and local planning policy framework as follows:

Development Plan policies contained in:

- The London Plan (March 2021);
- The Local Plan: Part 1 - Strategic Policies ("LPP1") (November 2012);
- The Local Plan: Part 2 - Development Management Policies ("LPP2") (January 2020);

Material considerations, including:

- National Planning Policy Framework (NPPF) (2021)
- National Planning Practice Guidance (PPG)
- LBH's Statement of Community Involvement (November 2021)

The following sections of this Statement of Community Involvement provide the following:

- Consultation process
- Resident and public consultation feedback
- Design changes in response to consultation
- Conclusion and next steps

3 Consultation Process

3.1 Overview

The pre application public consultation was preceded by extensive engagement with residents of Avondale Drive Estate, including the Avondale Drive Tenants and Residents Association, that began in summer 2020 and culminated in a Resident Ballot in line with the requirements set out by the London Mayor's Affordable Housing Capital Funding Guide.

The Resident Ballot was held in spring 2021. The result was announced in May, with 94% of residents voting YES for redevelopment and a turnout of 85%.

Engagement with residents living on the Site has continued throughout summer and autumn 2021, with detailed design discussions on the layout of the new estate, internal arrangements of the new homes, landscaping, built character, and play facilities. This engagement included COVID secure design workshops showing physical models of different layouts for the new homes.

The wider community surrounding the Site (residential and stakeholder) were specifically engaged over two stages of public consultations in July and November 2021, in accordance with the guidance set-out in section 6.5. of LBH's Statement of Community Involvement (November 2021). Note that residents on the estate were also notified about these consultations and invited to attend if they wished.

All consultations were managed by Icen Projects, who were supported at the events by architects, PTE, landscape architects, The Environmental Partnership (TEP), and Housing and Regeneration Officers from the London Borough of Hillingdon.

3.2 Consulting during the COVID-19 pandemic

Consultation events have been carefully managed with safety as the priority.

In person consultation events have been hosted when restrictions have allowed. These events have taken place in council branded gazebos to ensure good ventilation and social distancing measures in place. Hand sanitiser, disinfectant wipes and face coverings have been provided at all events.

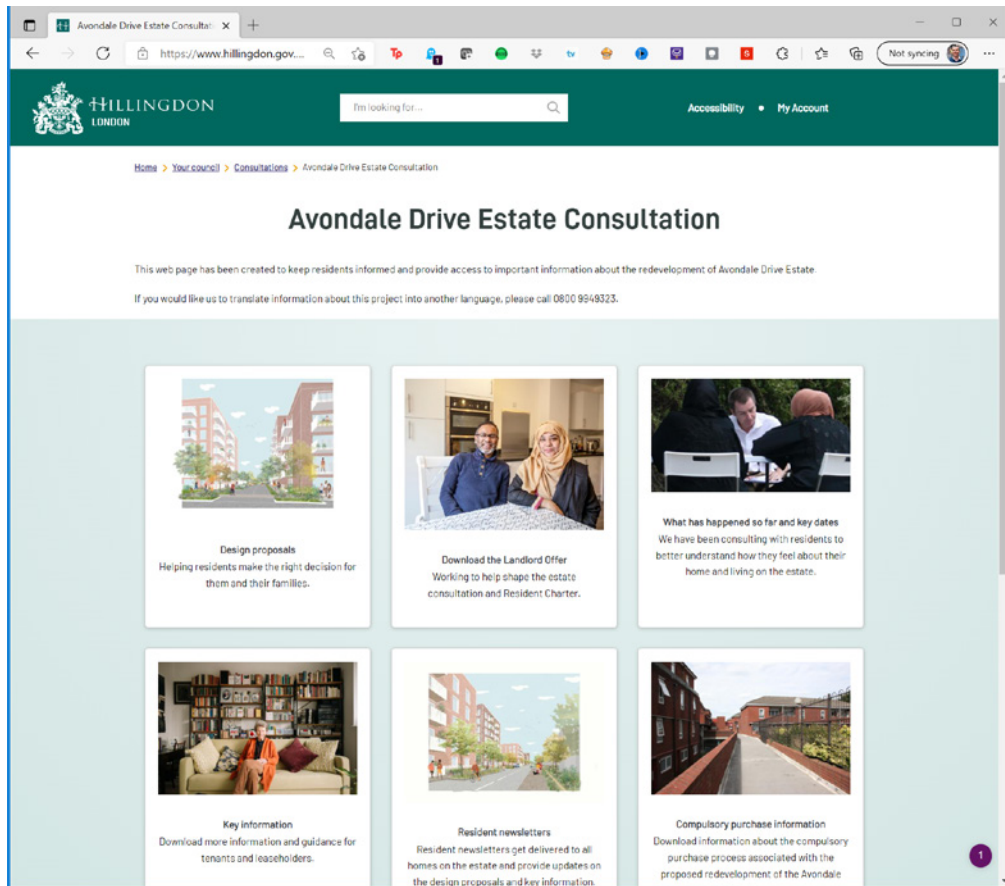
For those shielding or unable to attend these events, team members were available to speak to residents on the phone and/or provide printed copies of the exhibition material.

3.3 Pre- Ballot Resident consultation and engagement (July 2020 to April 2021)

Engagement with residents living on the estate commenced in July 2020 with a telephone survey to better understand how residents felt about their homes and the estate, followed by a drop-in consultation in August.

A dedicated section of the Council's website, together with a widely advertised Freephone and WhatsApp number were setup to support the resident engagement.

A second drop-in consultation took place in October 2020 to present the survey findings to residents and explore options for improving the estate. Resident feedback from this event clearly highlighted an ambition to consider redevelopment of the estate.



Project website

Due to restrictions imposed as part of the response to the COVID-19 pandemic, resident consultations between November 2020 and March 2021 took place remotely, either through online meetings (using Zoom), with printed communications delivered to homes on the estate or by telephone/WhatsApp.

This included publication of a 16-page A4 booklet in December 2020 outlining the council's commitments to residents, ballot process, key dates and project milestones, and initial design concepts and approaches.

A regular estate newsletter was also published keeping all households up to date with project progress. This was complimented by posters, banners and A1 information boards displayed around the estate in lifts, shared entrances, on boundary fences and the garages.

In parallel to the printed communications, a Resident Steering Group was established, open to all residents living on the estate, meeting on weekday evenings

via Zoom. Meetings covered a variety of topics including design principles and approaches for the new estate.

In addition to the Resident Steering Group meetings, a virtual drop-in consultation was hosted on 16 February 2021, providing residents with the opportunity for one-to-one conversations with the architects PTE and LBH Housing Officers.

With changes to COVID-19 guidance and restrictions, in person events and door-to-door consultation with residents living on the estate commenced in April 2021. A Somali translator was available at the in-person events to support residents.

As per GLA requirements, the Landlord Offer was published in mid-April to all eligible households and set-out commitments for re-housing and the design of the new estate and homes. The Resident Ballot ran from 28 April to 21 May 2021 and provided eligible residents the opportunity to vote YES or NO in the support of the redevelopment of the estate.



Resident newsletter



Event flyer

3.4 Post-Ballot resident consultation (July to October 2021)

Engagement with residents continued after the Resident Ballot with further printed newsletters distributed to each home and drop-in design workshop style events in July and October 2021.

The first resident design workshop in July 2021 ran concurrently with the first public consultation (see next section) and provided residents with an opportunity to discuss the design proposals in detail with the architects. These discussions were supported with physical models of different types of new homes (flats and duplexes). This event was advertised by A5 paper flyers delivered to every home on the estate and a distribution area surrounding the estate for members of the wider community. The event was attended by 47 people in total.

The second drop-in workshop in October 2021 considered the architectural look & feel, (materials, brick colours and detailing, balcony types, front gardens and windows) and play facilities in the resident courtyards and public realm. This event was advertised by A5 paper flyers delivered to every home on the estate. This event was advertised by A5 paper flyers delivered to every home on the estate and attended by 26 residents.

3.5 Public consultation July 2021

A public consultation on the emerging design proposals for the Site was held on Thursday 22 July between 3pm and 6.30pm. The event was hosted in council branded gazebos erected on Site in the car park next to the playground close to Wellings House to ensure COVID-safety.

The event gave residents living close to the Site the opportunity to meet the project team and understand the emerging designs with a site masterplan and key sketch views.

Titles of the information boards were as follows:

- Welcome
- The story so far
- What we've achieved so far
- Design principles for the new estate
- Design principles for the new home
- A draft masterplan
- Traditional streets
- Landscaping
- Resident courtyards and shared facilities
- Next steps



Photograph of public consultation for Avondale Drive Estate

A flyer promoting the public consultation was hand delivered to 813 addresses surrounding the estate. Please see Appendix for distribution scope.

Local stakeholders, such as Minet Health Centre and Minet Infant & Junior School, were invited to attend the events.

The event was sign-posted with 3 large sail flags for visibility and 'A' frame directional signage.

Refreshments were also provided including an ice cream van that worked well to attract passers-by.

3.6 Public consultation November 2021

The second public consultation on the emerging design proposals for the Site was held on Wednesday 17 November between 4pm and 7pm in Minet Infant Primary school hall. The venue was chosen as it allowed a good balance between proximity to the site, the ability to be COVID-19 secure (well ventilated and large enough to enable social distancing), and still provide a suitable environment (well-lit and warm).

The event gave residents living close to the Site the opportunity to meet the project team and understand the emerging designs with a site masterplan and key rendered views.

Titles of the information boards were as follows:

- Welcome
- Introduction
- What happens and when?
- A draft masterplan
- Traditional street frontages
- Facing Hitherbroom Park
- First phase of development (ground floor plan)
- First phase of development (first and second floor plans)

A flyer promoting the public consultation hand delivered a week before the event to 813 addresses surrounding the estate. Please see the appendices for the distribution scope.

32 people attended the public consultation event.

4 RESIDENT AND PUBLIC CONSULTATION FEEDBACK

4.1 July resident design consultation feedback

The resident design consultation took place between 3:30pm and 6:30pm on Tuesday 22 July. Lengthy conversations were had between residents and the design team who made notes of key points raised. 6 feedback forms were completed.

The responses from residents living on the estate are presented below. Individual responses for each question are listed verbatim, with some responses partially paraphrased to ensure clarity.

Q.1. New homes:

Comments on this question were generally positive, with most residents only suggesting slight amendments to the layout and amenity offer.

- Don't like the open plan - preference is for a separate kitchen + living room
- Well-designed homes; Living room and kitchen should be separate due to noise and cooling; Bathroom and kitchen should be away from each other; would be better to have living rooms downstairs if possible
- Well built homes; Living room and kitchen should be separate because of noise and cooling; Bathroom and kitchen should be away from each other; Living rooms should be downstairs if possible.
- The designs of the interior. Like the idea of having a balcony.
- No options of shower for 2 bedroom home. Shower instead of bath. Better design of kitchen and living space if not separated. Ventilation in the bathroom.
- I am very impressed with the improvements that will be evident with the new homes.

Q.2. The design of the new estate:

Comments on this question were generally positive, with most people excited about the prospect of more green space and newer buildings.

- The need for a modern look and feel of the design
- Modern style homes with garden space (x2)
- Don't mind as long as safe as can be.
- View from balcony; business and planting; projecting bricks; flat brick with dark mortar; building signage; full height window; double Juliet inward open doors
- I really like the look, but I think for it to be more inclusive there needs to be an emphasis on wellbeing. This could be in implementing something for everyone i.e. play area for the toddlers and some form of activity for the females to benefit from.

Q.3. Play spaces:

- Caretaking system and ventilation system improved. Need more cupboard spaces. Less noise near upstairs bedrooms and living room as proposed with too, according to the plan which is next to our private area.
- Quite adequate, I think.

Q.4. Landscaping:

Comments on this question were positive, with a particular enthusiasm for the green spaces.

- Like resident courtyard areas - somewhere to sit. Like balconies.
- If we can have in our communal areas flowers, more greenery, and some water fountain and water flow.
- Like the idea of having the gardens.
- Really like that the emphasis was made in this area as green spaces are so important

Q.5. If you have any further questions/ comments, please provide these below:

- Overall very nice.

In addition to the feedback form, team members at the event made the following notes to their discussions with residents:

Appearance

- Many residents were in favour of buff brick
- Residents prefer full-height windows (but they had some concerns regarding safety)
- Support for recess entrances
- Mixed views on balconies; lots preferred perforated balconies instead of railings

Layout of new homes

- Four residents wanted the bathroom door on the 2B4P moved so not opposite the living room/kitchen door
- Residents liked the proposed floor to ceiling heights
- Questions about how to avoid damp/mould in bathrooms
- Questions about buildings overheating during the summer

General Comments

- Residents like the idea of a podium garden
- Questions related to how refuse bins will be managed, as they are currently left on the street
- Residents liked the idea of connecting the Park to the estate and creating new connections generally
- Residents wanted to know if the council have plans to improve the Hitherbroom Park
Residents liked the idea of having more active streets
- Residents had questions about the demolition process (noise and dust pollution)

4.2 July public consultation feedback

The public consultation took place between 3:30pm and 6:30pm on Tuesday 22 July. 13 feedback forms were completed.

The responses from residents not living on the Site are presented below. Individual responses to each question are presented verbatim. Responses indicating no comment, i.e. 'No,' have been excluded from the list.

Q.1. What do you like about what you have seen today?

Comments on this question covered themes including car parking, the public realm, height, and the consultation process.

- The proposed parking in theory appears to be helpful - will reduce on road parking
- The idea of undercroft parking is helpful to surrounding residents to avoid on street parking. The idea of rehousing the residents already in the flats is a great idea rather than leaving them without
- Front Garden - brick wall with metal railings; Balustrades - Solid & Open metal railing; Brickwork details - banding; Buff Brick Wall - that brickwork with light mortar; Entrance doors - recessed entrance with signage
- Happy it's all brick design
- The planning and spacing of the buildings is good. After COVID and the stress it causes children to stay inside their homes, it is good to see the open spaces between the houses for children to play in
- Lower height
- Love the design, green spaces and clean lines. It is great that there is so much information and people to talk to about what is happening
- The project design was good and probably better than the ones we live in
- Is less height, so elderly can climb or use the lift. Plus big bins will be provided so that's nice. Staff who helped me were very friendly, and nice advice as well
- I am pleased about the regeneration of the Avondale Drive estate
- Everything about the new project. The new layout looks really great
- Regeneration will bring new life to the area. Hopefully it will be greener, cleaner, and secure.

Q.2. Is there anything you would change?

Responses to this question generally did not highlight any changes, suggesting people were satisfied with the proposals. For those which did, the key themes raised included fire safety, sustainability, design choices, and the need to engage regularly with the wider community.

- Avoid wooden exterior - looks good initially but quickly deteriorate. More consultation (wider), today was the first I had heard of this.
- Avoid wooden exterior when building to have appearance outside look more pleasing and last longer!
- Balconies to be closed not open
- Wind is an issue.
- No, but would like the council to keep its promise.
- No idea until I see in person. Lift, garden look good. I don't want to buy but I have read information through the door and came to see. Nice information.
- The buildings must be built with safe materials, such as safe cladding to save people's lives
- More sustainable material

Q.3. If you have any further questions/ comments please provide these below:

Key topics raised included disruption from construction, noise pollution, facilities for women, the need to preserve the local environment and vehicular access.

- Building; Traffic; Disturbance; Noise; Air pollution
- Building traffic when planning permission is granted, residents need to have use of the road without major disruption! Building pollution + noise?
- I think we need to put some form of activity for the females on the estate. There is provision for the toddlers, there is basketball for the young men, but there is nothing for the females on the estate to engage in.
- Noise and dust control for living nearby
- More information needed on demolition (re-development etc); Car access during construction; Issue school drop-off for Sikh school
- There is an owl that lives in the adjoining "Hitherbroom Park." He/she definitely is living here during spring and early summer. Will the

noise of the building work drive him/her away? Please see that safe tree, as are type of tree - as are type of tree in the park rots away quickly and is a danger to people.

- Make sure there is lots of landscaping to overcome the overheating problem from buildings.
- Is good that the local environment is taken into consideration and locals are invited to come and see what's happening
- Building trust with the community is paramount to reputation of the council.
- Looking forward to seeing when this project begins
- If the roadmap will change in future

In addition to the feedback form, team members at the event made the following notes to their discussions with visitors. On the whole, these conversations were positive with people keen to see the proposed development go ahead, and appreciative of having the opportunity to speak directly to the design team.

The following is a list of common topics that were discussed:

- The importance of providing enough parking provision on the estate
- Supportive towards the idea of undercroft parking on the estate
- Concerns amongst members of the wider community about construction noise, pollution and the impact on Hitherbroom Park.
- General enthusiasm for the consultation amongst members of the wider community and desire to receive frequent updates.

Summary of July feedback

The key considerations emerging from the July consultation activities are summarised below:

- Traffic and parking is the key issue (for both estate residents and immediate neighbours)
- Relationship of the new estate with Hitherbroom Park
- Wanting to know more about timings/phasing of the redevelopment
- Preference for brick
- Support for new green spaces and more active streets



Photograph of public consultation

4.3 October resident design consultation

The design consultation event took place on Thursday 7 October 2021.

The architects, landscape architects and housing officers were given note sheets to record any feedback from residents.

Key themes from these conversations were:

- The need for play areas for older children
- A shield from the school playground
- 4-bed duplex – a preference for the kitchen, living room and dining to be on the ground floor
- 4-bed duplex – a preference for the shower to be on the ground floor
- A preference for wood rather than carpet flooring coverings
- Open living areas with some means of separation using furniture
- A preference for a separate kitchen area in the large family homes

4.4 November consultation feedback

3 feedback forms were completed at this public consultation: one from a resident living on the estate simply leaving contact details, another from a resident living on the estate outlining a very specific request about shower fittings, and the third from a neighbour living close to the estate providing whose key concern was the existing parking and congestion issues in the surrounding streets.

Conversations at the event with the project team returned a positive picture, with most people welcoming the redevelopment and liking the design proposals.

Key topics included:

- The use of brick as the predominant external material
- The availability of private outdoor space for residents
- Public realm landscaping proposals
- The connections to Hitherbroom Park
- The decant and rehousing process for residents living on the estate
- The existing traffic congestion caused by school drop-off and pick-up with pupils attending the Gurudwarar Garib Nawaj Ji on the eastern side of the A312 road
- The lack of parking controls and enforcement in the local area
- Disruption due to demolition and construction
- The retention of the grassed area at the curve where Avondale Drive and Abbotswood Way meet
- The maintenance of the public realm and resident only courtyards
- The design of the balconies to avoid them looking unsightly
- How to find out more information about the project

5 DESIGN CHANGES IN RESPONSE TO CONSULTATION

5.1 Topics/comments and how the proposed development has changed in response

Topic	Response
Make the estate feel safer and more secure	The estate layout has been designed to create a more traditional street typology with front doors and ground floor windows providing natural surveillance and straight building lines eliminating hidden corners.
Design out opportunities for groups of young people to congregate and cause anti-social behaviour	The design of the streets will minimise opportunities for groups to congregate through the careful selection of street furniture and planting
Rubbish and fly tipping is a problem	Secure resident bin and recycling stores with space for large items will be incorporated into each residential block in convenient locations for residents to access.
How will post be delivered?	Homes with front doors to the street will have standard letterboxes whilst apartments will have secure post boxes in the communal entrance halls.
Ensure a mixed (private/affordable) community throughout the new estate	Each phase of the development will include a mix of affordable and private homes. Earlier phases will be designed specifically for existing residents wanting to return to the estate
Can there women specific sports facilities on the estate?	Providing female specific sporting facilities is something that should be considered as part of existing local sports infrastructure.
Connecting to Hitherbroom Park from the estate will make it less secure	Any new connections or boundary to Hitherbroom Park will be approved through Secured By Design and have good sightline and lighting. The Illustrative Landscaping Strategy provides further details on the opportunities for ensuring this is safe and secure.
I need a two-bedroom home and would prefer to have a separate kitchen/living room	A range of two-bedroom homes will be designed, some with separate kitchen / living and others with open plan living/kitchen/dining. Details of indicative unit type layouts are provided within the submitted Design and Access Statement.
Can the four-bedroom duplexes have living rooms on the ground floor and not kitchens?	The potential for living rooms on the ground floor of duplex homes has been investigated and discussed further with residents who concluded ground floor kitchens were preferable for daily life. For the Outline Area, the unit types and layouts remain indicative at this stage and will be determined through future Reserved Matters Applications for the respective phases.
Everyone should have their own private outdoor space	All homes will have private outdoor space that meets or exceeds current space standards.

Topic	Response
The estate has outdoor space that isn't used. How will this be different?	Configuration of spaces, landscaping strategy, incorporation of soft and hard landscaping features as well as play to encourage a wide range of activities for all ages etc.
I'd like to grow food. Can I?	Opportunities for food growing can be designed into the shared resident gardens in future phases.
Will you keep the existing trees?	The layout of the estate has been designed to retain as many existing trees as possible and maintain the verge on the curve of Avondale Drive / Abbotswood Way.
Will the balconies be solid, perforated or railings?	For the first phase, balconies will be a mix between solid metal panelled and railings. These have been considered to ensure balconies are designed such that extra privacy is provided by a solid panel where balconies overlook vehicle routes/busier areas, whereas railings are provided where aspect onto green landscaping is provided. For example, solid balconies are proposed on the front elevation for Avondale Drive where vehicles frequently pass, whereas railings are proposed for balconies looking into the courtyard space to maintain connectivity to the landscaped realm.
Include good storage in the home	All homes will have dedicated storage that meets or exceeds current space standards
Will the resident courtyards be noisy and cause disturbance?	As per resident feedback, spaces designed for social / recreational activity in the resident courtyards will be focused towards the centre of the garden with footways and landscaping creating clear visual, physical and acoustic buffers to homes
Make sure the pavement is far enough away from windows to maintain privacy and stop anti-social behaviour	The depth of front gardens and design of any planting will help maintain privacy and create a clear separation between passing pedestrians and the homes.
Wind is an issue in the current homes	An assessment of the impact of wind on the has been undertaken as part of the planning application and confirms that the Proposed Development has been designed to ensure no adverse impacts in terms of wind or microclimate and that all spaces will be safe to use as per their intended function.
Include good storage in the home	All homes will have dedicated storage that meets or exceeds current space standards
Rooms need to be designed to properly fit furniture	All rooms will be well-proportioned and designed to accommodate the right furniture for their use.
What will the buildings be made from?	Brick will be the predominant external material.

Topic	Response
I can hear my neighbours living above me. How will you stop this?	All homes will be designed and constructed to modern standards giving them good acoustic separation from neighbours
My current home gets too hot in warm weather	All homes will be designed to avoid overheating with good levels of insulation and ventilation. An Overheating Assessment has been undertaken and submitted as part of the application to demonstrate this.
We get damp and condensation in our current homes	The detailed design of walls and windows, plus the correct ventilation will ensure damp and condensation are not an issue
What parking will there be and will it be secure?	Secure resident car parks will be provided within each development block plus dedicated on-street parking bays. The proposals currently include 74 on-site parking spaces and 18 on-street parking spaces.
Will we be able to control the heating/temperature of our own home	Yes, each home will have their own thermostatic controls
Our current playground is in a very poor state of repair. Will there be a new one and how will you make it safe for children to use?	The play strategy for the proposed scheme is based on providing doorstep play for under 5's within the resident communal podium garden areas (to include private garden space), with 'local playable space' within the public realm for use by older children. This is in addition to improved access to existing provision at Hitherbroom Park.
Minet school is planning building works at the same time. How will construction traffic and disruption be managed?	A Construction Management Plan will be submitted ahead of any works that will outline construction logistics to ensure works are coordinated. At this stage, an Outline Illustrative Demolition and Phasing Strategy (including Demolition and Construction Method Statement) and Outline Construction Logistics Plan has been submitted as part of the application to identify the indicative timescales and best practice measures that can be implemented. This will be finalised with the appointed developer / contractor and secured via a planning condition to ensure no adverse impacts.
Will you continue to consult residents and the wider community	Yes, we are committed to continuing to consult with residents on the design of their new homes and the wider community as part of future Reserved Matters Applications for the later phases.

6 CONCLUSION AND NEXT STEPS

6.1 Requirements

Pre-application public consultation has met with the expectations and requirements of national and regional planning policy. In particular, it has confirmed to the GLA guidance on estate regeneration and LBH's Statement of Community Involvement (adopted November 2011).

6.2 Conclusion

As demonstrated above, the Proposed Development has been broadly welcomed by residents living on the estate and the wider community. Concerns or clarifications raised during the consultation period have been addressed wherever possible, through the detailed design of phase one and the outline components of the planning application.

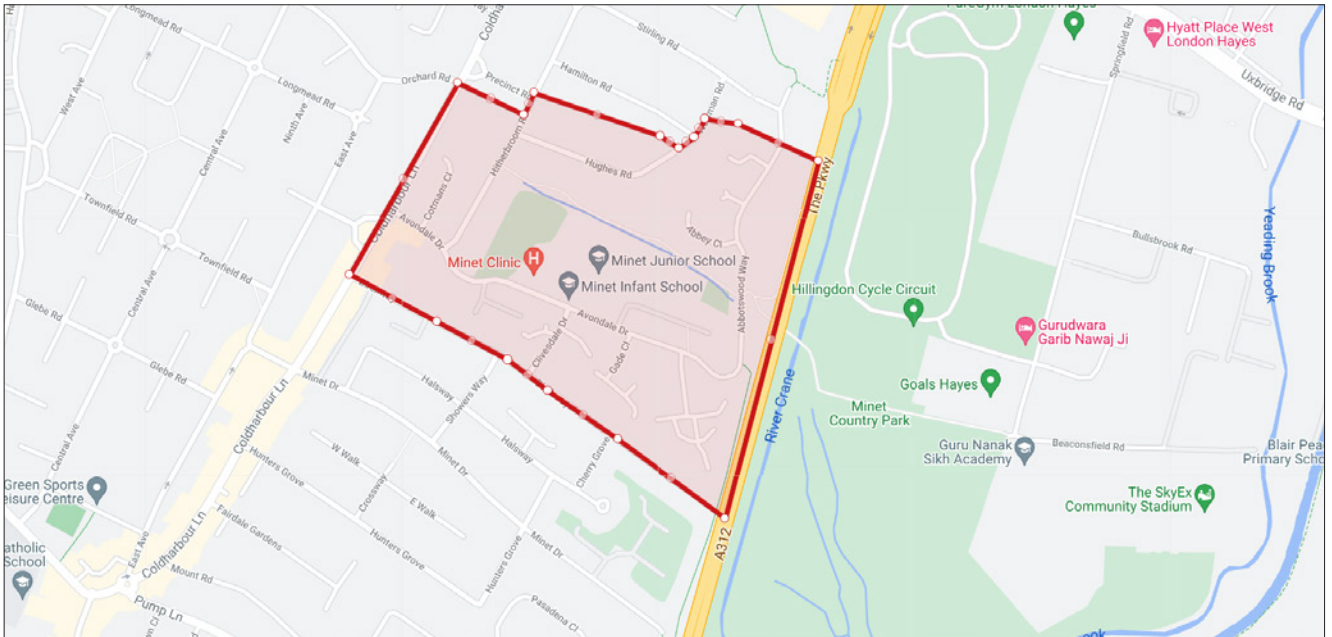
6.3 Recommendations

This report recommends the next steps with regard to resident and public consultation to include:

- Ongoing estate newsletters to keep residents informed about progress of the planning application and design proposals
- Ongoing updates through the council's website for the project
- Continued engagement with residents and the wider community as part of future Reserved Matters Applications.
- Continued engagement with Minet Infant and Junior Schools.

7 APPENDICES

7.1 Public consultation flyer distribution



7.2 July public consultation fA1/A0 boards



The story so far



Residents attending a survey session

Putting residents first

- Consultation with residents living on the estate began **July 2020**
- Regular **online and in person** consultation events
- 6 resident newsletters
- **94% of residents voted yes** for redevelopment at the ballot in spring 2021

Timeline

- **Planning application** in autumn 2021
- **Demolition** expected to begin in autumn 2022
- **First new homes** available in 2024



Views of the estate as it is now

All design proposals are subject to planning permission

All design proposals are subject to planning permission

What we've achieved so far



Residents meeting with Neighbourhood



Residents meeting with Neighbourhood

Delivering on the commitments we made to residents.

Since the resident ballot we've:

- Begun regular **in-person surgeries**
- Been speaking to residents about their personal circumstances and next steps
- Set up a **dedicated regeneration team**
- Resident **hotline** and dedicated **email address**
- Started to **rehome overcrowded families** into homes that meet their needs
- **Assisted leaseholders** that wish to sell early with the valuation process



Aerial view of Avondale Drive Estate

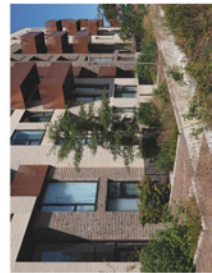
The future of Avondale Drive Estate consultation, July 2021



A new neighbourhood that is safer, more secure and a better place to live.

Our key design principles for the estate are:

- **Safer streets** that are well connected to make it easier to move around and through the estate
- **More attractive**
- Front doors and gardens onto the streets
- Excellent overlooking to make the streets safe places for everyone
- **Secure play areas**
- **Step-free access** to all homes
- **Well managed** and secure car parking
- **More trees** and planted areas
- **Safe, secure and accessible homes**



All design proposals are subject to planning permission

The future of Avondale Drive Estate consultation, July 2021





Traditional streets



Artists' impression of how the estate might look

Moving through and around the estate

We want to ensure that your journey through the estate is safe, pleasant and gets you where you need to go.

The new streets will have:

- Well managed, integrated car parking
- Traffic calming measures
- Cycle parking
- Landscaping and trees
- Planting to keep passers-by away from homes on the ground floor



Example of how the new streets might look

All design proposals are subject to planning permission

All design proposals are subject to planning permission



Landscaping



Artists' impression of how the estate might look

New trees and landscaping

The new estate will include landscaping and trees to make it a more attractive place to be.

- **Well designed planting** in the new streets and resident only courtyard
- **Good sight lines** to avoid hidden corners that might make people feel unsafe
- **Improved air quality** through more and better planting
- **Increased biodiversity** through diverse native planting species
- **Better and more sustainable management of rain water**
- A planted buffer to the estate to help make it feel part of Hitherbrook Park whilst **maintaining security** for residents



Landscaping examples

The future of Avondale Drive Estate consultation, July 2021

Resident courtyards and shared facilities



Architectural sketch showing the first floor resident only courtyard with parking below



Example of a resident only courtyard garden



Example of a communal entrance and park benches



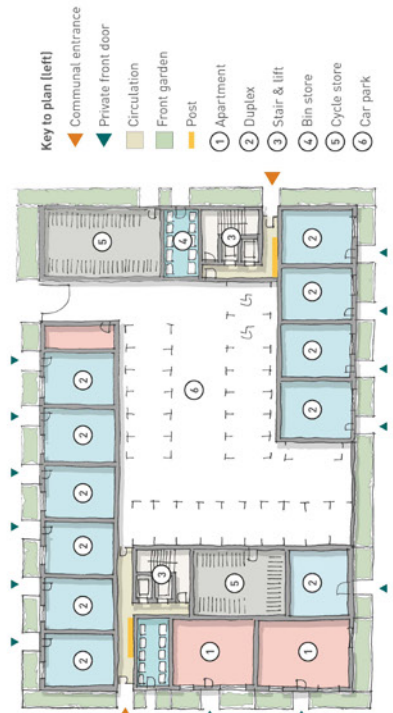
Example of a light filled communal stair



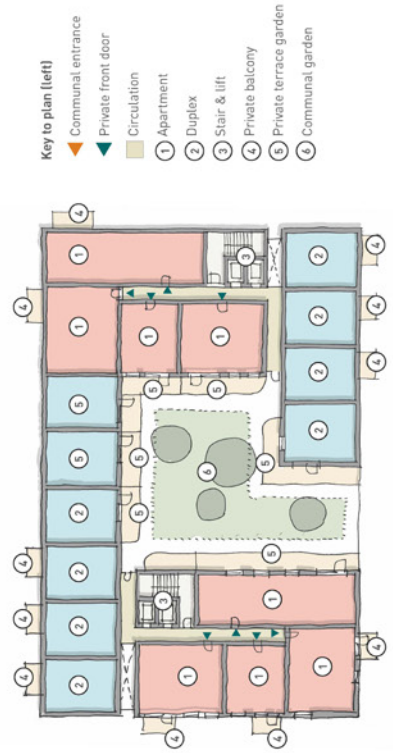
Example of a secure resident cycle storage



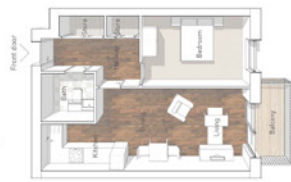
Example of a secure resident car park



- The new homes will be arranged to provide:
- Resident gardens** that are safe, secure, well overlooked and attractive
 - Children's **play facilities** that you can see from your home so you can watch over them
 - Attractive landscaping** to encourage wildlife
 - Places for residents to sit outdoors and relax
 - A **private balcony or terrace** for every home giving every resident access to their own outdoor space
 - Secure, off street car parking and cycle stores



Example of a one bedroom home



Examples of two bedroom homes



Examples of three bedroom homes



Example of a four bedroom home



Ground floor with front door and garden on the street and stairs to first floor.

Two bedroom open plan apartment



Two bedroom apartment with separate kitchen



Ground floor three bedroom maisonette - ground floor above left, upper above right



Two bedroom ground floor maisonette
As a two storey home it will have two WCs

An example of a three bedroom apartment
All homes with three or more bedrooms will have two WCs

First floor with a private terrace onto the shared resident only courtyard.



The new homes will:

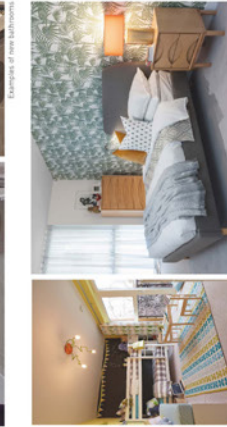
- Be well designed, energy efficient, built to modern standards and meet or exceed space standards
- Be safe, with fire safety and security as a priority
- Have good sized, well-proportioned rooms and generous built-in storage
- Have a private outdoor space: a balcony or terrace
- Have modern kitchens and bathrooms
- Be well insulated so it is warm in the winter and cool in the summer
- Achieve good sound insulation
- Have good ventilation so there is no damp or condensation
- Have two toilets if you have three or more bedrooms

The new homes will have:

- Either an open plan or separate kitchen layout
- Bathrooms that can be adapted to specific mobility needs
- A utility cupboard for services with space and plumbing for a washing machine
- A separate built-in storage cupboard in the hallway
- Thermostatically controlled energy efficient heating
- High performance double glazed windows
- TV aerial and satellite points to the living room and all bedrooms



An example of a new kitchen



Examples of new bedrooms



Homes that meet residents' needs
The future of Avondale Drive Estate consultations, July 2021



Artistic impression of how the estate might look

Planning permission

Planning permission needs to be granted by Hillingdon Council before the new estate can be built.

As part of the planning process, the council will be undertaking a formal consultation where you'll have another opportunity to provide your feedback on the proposals.

If planning approval is granted, this will then allow progress towards the first phase of construction, which is expected to begin in autumn 2022.

In addition to consulting with residents and the wider community, we are speaking to council officers and other key stakeholders in developing these initial proposals.

What is a hybrid planning application?

The type of planning application that is being prepared is called a hybrid planning application.

The hybrid planning application will provide detailed designs for the first phase buildings and outline information for subsequent phases.

The outline information will establish the principles of the proposed development, such as the location of the streets and buildings, the maximum height of buildings, and design standards the new homes will meet.

The detailed designs for the first phase buildings will include floor plans, elevations and external materials.

What happens next?

Thank you for coming today and providing your feedback - this will help inform the emerging designs.

Further consultation events will be held after the summer and we hope to submit a planning application in autumn.





Avondale Drive Estate

What happens and when?



Planning permission needs to be granted by Hillingdon Council before any existing homes can be demolished and the new estate can be built.

If planning approval is granted, this would then allow progress towards the first phase of demolition and construction, which is expected to begin in autumn 2022

To the right is an indicative demolition plan with anticipated start dates below.

Phase	Start Date	End Date
Phase 1a	Autumn 2022	2022
Phase 1b	Winter 2022	2024
Phase 2	Winter 2024	2026
Phase 3	Winter 2026	

What has happened so far?

Since the resident ballot we have:

- Begun regular **in-person surgeries**
- Been speaking to residents about their personal circumstances and next steps
- Set up a **dedicated regeneration team**
- Resident **hotline** and dedicated **email address**
- Started to **rehome overcrowded families** into homes that meet their needs
- Assisted leaseholders** that wish to sell early with the valuation process



Indicative demolition phasing

All design proposals are subject to planning permission

The future of Avondale Drive Estate consultation, November 2021



Avondale Drive Estate

Introduction



Putting residents first

Welcome to our second public consultation on the redevelopment of Avondale Drive Estate.

This event follows more than 12 months of engagement with residents living on the estate about the future of their homes.

Ninety-four per cent of residents voted in favour of redevelopment in the Resident Ballot in spring 2021.

Feedback we have received from residents and our first public consultation in July 2021 has helped inform the design proposals presented here.

What happens next?

We are now preparing to submit our planning application in the next month.

The type of planning application that is being prepared is called a hybrid planning application.

The hybrid planning application will provide detailed designs for the first phase buildings and outline information for subsequent phases.

The outline information will establish the principles of the proposed development, such as the location of the streets and buildings,

the maximum height of buildings, and design standards the new homes will meet.

The detailed designs for the first phase buildings will include floor plans, elevations and external materials.

As part of the planning process, the council will be undertaking a formal consultation where you'll have another opportunity to provide your feedback on the proposals.

Watch out for letters and notices announcing the formal planning consultation.

All design proposals are subject to planning permission

The future of Avondale Drive Estate consultation, November 2021

A draft masterplan



Indicative building heights

Masterplan key

-  Apartment buildings of new homes
-  Landscaping
-  Trees
-  On estate parking
-  On street parking

- 1 Resident only courtyard with secure car park below
- 2 New traditional street with integrated landscaping
- 3 Potential children's play area
- 4 Potential pedestrian link to Hitherbroom Park, subject to further consultation

The design proposals will include:

- A phased redevelopment of the estate
- A mix of 240 private and affordable homes (50/50 split per phase)
- A range of building heights from 5 to 10 storeys
- 82 car parking spaces (68 on-site and 14 on-street) and secure storage for 440 bicycles
- High quality landscaped streets, play space and public space, with new tree planting
- Buildings that are energy efficient and sustainable.

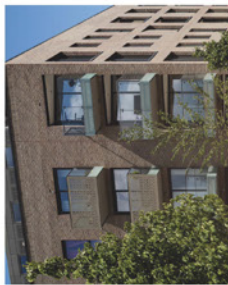
Our key design principles are:

- More attractive
- Front doors and gardens onto the streets
- Excellent overlooking to make the streets safe places for everyone
- Secure play areas
- Step-free access to all homes
- Well managed and secure car parking
- More trees and planted areas
- Safe, secure and accessible homes



Avondale Drive Estate

Traditional street frontages



Moving past and through the estate

We want to ensure that your journey past and through the estate is safe, pleasant and gets you where you need to go.

The new buildings will have:

- Front gardens and front doors onto the street
- Excellent overlooking from windows and balconies on upper floors
- The new streets will have:
 - Well managed, integrated car parking
 - Traffic calming measures
 - Cycle parking
 - Landscaping and trees
 - Planting to keep passers-by away from homes on the ground floor



Sketch of how the new street frontage might look, 3D view



Sketch of the buildings along Avondale Drive

All design proposals are subject to planning permission

The future of Avondale Drive Estate consultation, November 2021

Facing Hitherbroom Park



Sketch of the traditional street edge to the park



Sketch looking across Hitherbroom Park to the tallest proposed building



Sketch looking across Hitherbroom Park to the tallest proposed building



Sketch of the traditional street edge to the park



Avondale Drive Estate

First phase of development



Sketch of the first phase of development looking west along Avondale Drive



Sketch of the resident only courtyard in the first phase of development

All design proposals are subject to planning permission



The first phase of the redevelopment of Avondale Drive Estate will include 30 private and affordable new homes.

The new affordable homes are being designed to meet the specific needs of residents living in the first phase of demolition that have expressed a wish to return to the redeveloped estate.

The new homes will be a mix of 1, 2, 3 and 4 bedroom apartments, and 2 and 4 bedroom ground floor duplexes.

The first phase of redevelopment will provide:

- **Resident gardens** that are safe, secure and attractive
- Children's **play facilities** that are clearly visible from your home
- **Attractive landscaping**
- Places for residents to sit outdoors and relax

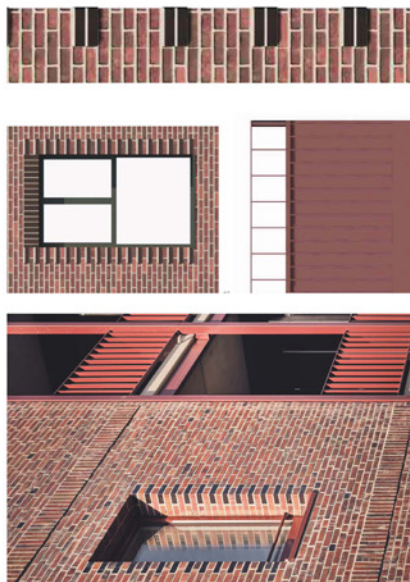
- A **private balcony or terrace** for every home giving every resident access to their own outdoor space
- **Secure cycle stores**
- Well managed **refuse and recycling stores**
- **Step free access** to all homes

The future of Avondale Drive Estate consultation, November 2021

First phase of development



Sketch of the first phase of development with the communal entrance



Sketches of windows, balconies and brick walling

The new homes will:

- Be well designed, energy efficient, built to modern standards and meet or exceed space standards
- Be safe, with fire safety and security as a priority
- Have good sized, well-proportioned rooms and generous built-in storage
- Have a private outdoor space, a balcony or terrace
- Have modern kitchens and bathrooms
- Be well insulated so it is warm in the winter and cool in the summer
- Achieve good sound insulation
- Have good ventilation so there is no damp or condensation
- Have two toilets if you have three or more bedrooms

The new homes will have:

- Either an open plan or separate kitchen layout
- Bathrooms that can be adapted to specific mobility needs
- A utility cupboard for services with space and plumbing for a washing machine
- A separate built-in storage cupboard in the hallway
- Thermostatically controlled energy efficient heating
- High performance double glazed windows
- TV aerial and satellite points to the living room and all bedrooms



First floor plan of phase 1



Second floor plan of phase 1

