
Development Specification Statement

Avondale Drive Estate

Hybrid Planning Application

Contents

1.	Introduction	1
2.	The Application Site and Surrounding Area	3
3.	The Application	6
4.	Development Parameters, Tolerances, Thresholds and Fixes	13
5.	Implementation and Delivery	34

Appendix A: Red Line Site Location Plan

Appendix B: Application Document List

Appendix C: Application Drawings List

1. Introduction

- 1.1. This Development Specification Statement has been prepared by Savills on behalf of the Applicant, London Borough of Hillingdon (“LBH”) in support of a Hybrid Planning Application for the regeneration of the Avondale Drive Estate, Hayes, London, UB3 3PP (“the Site”). The Site falls within the administrative area of London Borough of Hillingdon and therefore the LBH Local Planning Authority (“LBH LPA”) will determine the planning application. The Red Line Site Location Plan is found at **Appendix A**.
- 1.2. LBH wants to ensure that Avondale Drive Estate (“the Estate”) is a good place to live for existing residents and future generations and as a result are proposing to regenerate the existing estate through comprehensive redevelopment. The scheme is coming forward in partnership with Avondale Drive Estate residents, to deliver high quality homes across a mix of unit types and within a newly revitalised neighbourhood through:
- Replacement and additional affordable housing;
 - A sustainable mixed and inclusive community;
 - Significant public realm and green space;
 - A high standard of design throughout all tenure types.
- 1.3. Extensive consultation and engagement with a wide range of consultees, key stakeholders, the local community and residents to inform the proposals has been undertaken. Details on the consultation and engagement process are set out in the submitted Statement of Community Involvement (“SCI”).

Document Purpose and Structure

- 1.4. This Planning Development Specification Statement is a guidance document which sets out the elements of proposed development that define the basis of the submitted Hybrid Planning Application. It describes the Proposed Development, defines the Detailed First Phase of the application, and explains the parameters of the Outline Area that will guide future masterplanning and the detailed design to be submitted as Reserved Matters Applications (“RMAs”). In addition, this Statement identifies the status of submission documentation in terms of what is submitted for approval, what is submitted as supporting information for formal consideration and finally what is submitted for contextual / illustrative purposes only.
- 1.5. This Statement also describes the contextual information that is submitted as part of the outline element

of the application.

- 1.6. This document should be read alongside the submitted Parameter Plans, and the detailed drawings for the first phase. The Parameter Plans and detailed drawings are the “Controlling Documents” and for the Outline Area of the Proposed Development, the Parameter Plans establish the minimum and maximum parameters within which, future RMAs must come forward and comply with.
- 1.7. The parameter approach has been set to provide a series of masterplanning strategies and guiding principles which can be delivered in a consistent manner to ensure that the Outline Area of the scheme can come forward comprehensively but with sufficient flexibility to respond to future market changes and detailed design development. This is in addition to and to complement the Detailed First Phase, the proposed development of which is fixed as part of this application.
- 1.8. This Planning Development Specification Statement is structured as follows:
 - Section 1 – introduces the application and purpose of this Statement (this section).
 - Section 2 – describes the physical features of the Site subject to this application and the surrounding area.
 - Section 3 – provides a summary of the Hybrid Planning Application, the description of development, matters for approval and matters reserved, and the application deliverables.
 - Section 4 – explains the development fixes that underpin the Illustrative Masterplan.
 - Section 5 – outlines the implementation and delivery programme of the Illustrative Masterplan.

2. The Application Site and Surrounding Area

- 2.1. The Planning Statement and Design and Access Statement submitted as part of this Application provide a detailed description of the Site and its surrounding context; alongside the relevant planning and environmental designations. These should therefore be referred to in full with a summary provided below.

The Site

- 2.2. The Site comprise 1.07 hectares and is occupied by the existing Avondale Drive Estate (“the 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

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	

- 2.3. The Estate is bound by Avondale Drive to the south and Abbotsway Way to the east. Pedestrian access is provided onto Abbotsway 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.
- 2.4. Beyond Abbotsway Way to the east is the A312, 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 A312. The Estate is approximately 0.4 miles due north-east of Hayes Town Centre.
- 2.5. 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.

Surrounding Area

- 2.6. Hayes & Harlington railway 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.
- 2.7. The Site has a PTAL score 1B (with a small part identified within PTAL 2), 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.

Planning, Environmental and Historical Designations

- 2.8. 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.

- 2.9. 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 and this Estate is expected to be a significant contributor.
- 2.10. The designated HHZ is expected to deliver a significant proportion of the Council's housing requirement. The Estate's renewal will actively assist in contributing towards the borough's pressing affordable and general housing needs and demands in the short, medium and longer term.
- 2.11. 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 the Estate or in the surrounding are subject to Tree Preservation Orders.
- 2.12. There are no local or statutorily Listed Buildings within the Site's red line boundary or within the surrounding area.

3. The Application

Description of Development

3.1. The formal Description of the Development for which planning permission is being sought (“the Proposed Development”) is as follows:

3.2. *“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.”

Summary of the Proposals

3.3. This Application is being submitted as a hybrid proposal which seeks permission for development of 240 units overall. It comprises elements in detail (the Detailed First Phase) and in outline (the Outline Area). The detailed element comprises 30 units and the outline component (appearance, landscaping, layout and scale and access reserved) for the development of 210 units including car and cycle parking and open space. These elements are defined on Parameter Plan 1 - Development Zones, whereby the area within the dotted red line comprises the Detailed First Phase and the remainder of the Site, within the solid red line boundary comprises the Outline Area.

3.4. The Detailed First Phase is being submitted in full and sits outside the outline parameters. However, the detailed design has been developed in conjunction with the outline parameters and principles to ensure overall a comprehensive approach to the redevelopment of the Estate in line with LBH’s vision.

- 3.5. The Outline Area is being submitted with all matters reserved. Notwithstanding this, an illustrative scheme has been prepared across the Outline Area to demonstrate one way in which the outline components could come forward in future in line with the parameters, as detailed further within this Development Specification Statement.
- 3.6. Both the Outline Area and the Detailed First Phase combined form “The Avondale Drive Estate Illustrative Masterplan”. This has been submitted as part of the application for indicative purposes only and is based upon the proposed parameters. It therefore sits within the envelope of development assessed as part of the application.
- 3.7. Illustrative details on matters such as materials, unit types, internal unit layouts and public realm and landscaping contained within the submitted Design and Access Statement also illustrate how matters of detailed design might be addressed. As such, these indicative details are not for approval, but are intended to demonstrate to LBH LPA as the decision-maker that the design detailed for the proposed development can be brought forward in an acceptable way and that the proposed parameters of the proposed development are acceptable.
- 3.8. Similarly, the submitted technical strategies provided for the outline element, for example in relation to drainage and energy, provide high level strategies which will need to be developed further as the scheme proposals are developed at further RMA stages. In this context, it is anticipated that planning conditions or obligations will be attached to the planning permission where necessary to secure these future requirements in line with the detail that comes forward. All technical supporting documentation is identified at **Appendix B**.

Matters for Approval and Matters Reserved

- 3.9. The layout, scale, access, appearance and landscaping details of the Detailed First Phase of the Proposed Development are being submitted in full detail and include floorplans, elevations and section drawings for approval, as listed at **Appendix C**. The landscaping and material specifications will however be secured via appropriately worded planning conditions.

- 3.10. The remaining parts of the Proposed Development comprise the Outline Area which is being submitted with all matters reserved. In this respect, parameter plans and supporting documents are being submitted for the Outline Area to underpin the principles of future development. For clarity, **Appendix C** of this Development Specification Statement provides a full list of all plans being submitted for approval and those provide for contextual information and illustrative purposes.
- 3.11. Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 ('DMPO') sets out the requirements for outline planning applications. The following are "reserved" for later approval as part of future RMAs For the Outline Area:
- **Means of Access** – As defined in the DMPO as "the accessibility to and within the Site, for vehicles, cycles and pedestrians in terms of positioning and treatment of access and circulation routes and how these fit into the surrounding access network" is reserved.
 - **Layout and Scale** – As defined in the DMPO, "*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*" [layout] and "*the height, width and length of each building proposed within the development in relation to its surroundings*" [scale] are reserved.
 - **Appearance and Landscaping** – As defined in the DMPO, "*the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture*" and "*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*" are reserved.
- 3.12. In this respect, the Parameter Plans (as listed in **Appendix C**) are being submitted for approval and set the minimum and maximum parameters within which RMAs will be brought forward. On the grant of Hybrid Planning Permission, it is anticipated that planning conditions will be imposed requiring the development proposed under any RMAs to be in full accordance with these approved documents.

- 3.13. The design principles set out in the submitted Design and Access Statement provide the guidelines within which the detailed design of the Outline Area must come forward. It is anticipated that compliance with these will be secured via a planning condition in the form of a future Design Code.
- 3.14. Save as set out above, the Avondale Drive Estate Illustrative Masterplan being submitted as part of this Application is purely indicative – the details of which are set out in the submitted Design and Access Statement. The Illustrative Masterplan represents “design intent” and serves as a demonstration of how the regeneration of the Estate can come forward holistically accordance with the Parameter Plans. This approach provides the decision-maker with a level of control and certainty over the scope and content of future RMAs. It also offers a degree of flexibility for the future RMAs which will be subject to detailed design development underpinned by the established parameters. This allows the proposed development to evolve in response to site and market conditions relevant at the time of implementation.

Application Documents

- 3.15. This Hybrid Planning Application comprises a range of planning, design and technical documents, some of which are being submitted for approval and others of which are being submitted in support for contextual information and illustrative purposes. A comprehensive list of documents being submitted with this Application is set out in **Appendix B**. The third column of this list clearly identifies those documents for formal approval under the hybrid planning application, those for illustrative purposes as planning information under consideration and also those which provide further context.

Design Documents for Approval

- 3.16. The Detailed First Phase Application Drawings as listed in **Appendix C** relate to the detailed component of this Hybrid Planning Application only, as defined by the dotted redline. These provide “fixed” design proposals for this part of the proposed development which are submitted in full for approval and supported by the relevant sections of this Statement.
- 3.17. The Parameter Plans which are also for approval relate to the Outline Area. These will inform and control the detailed design of this area as it is progressed through future RMAs on a phase by phase / block by block basis.

3.18. The Parameter Plans provide the framework within which the detailed design proposals for the Outline Area will be produced through future RMAs and with which development must comply. The list of Parameter Plans is provided in full at **Appendix C** of this Statement, with a further description of each contained in Sections 4 below. In summary the Parameter Plans identify:

- Parameter Plan 1 – Development Zones;
- Parameter Plan 2 - Building Heights;
- Parameter Plan 3 - Access and Movement; and
- Parameter Plan 4 - Hard and Soft Landscape.

3.19. Compliance with the Parameter Plans will be enforced by appropriately worded planning conditions attached to the Hybrid Planning Permission.

Core Supporting Documents and Drawings

3.20. Lists of the supporting documents and drawings submitted with this application are set out at **Appendices B and C** respectively and these Appendices contain more detailed schedules which identify those for approval and planning information or illustrative purposes.

3.21. For avoidance of doubt therefore, the following documents / drawings are not Controlling Documents:

Development Specification Statement

3.22. This should be read alongside the Parameter Plans. Specifically, Section 4 of this Statement identifies the minimum and maximum parameters in relation to the Development Zones, Building Heights, Access and Movement and Hard and Soft Landscape. It explains their role and function and also sets out the fixes, thresholds and tolerances that apply to these in determining the proposed uses and the quantum of development.

The Design and Access Statement

- 3.23. This document explains the vision and aspirations for the regeneration of Estate and the design principles that have been applied to it. It demonstrates how both the Site's context and pre-application consultation and engagement with LBH LPA, a number of consultees, key stakeholders and the local community and residents have influenced the approach to the development and, in turn, how site specific constraints have been addressed through the established parameters. In addition to this, the Design and Access Statement also contains Computer Generated Images ('CGIs') which illustrate how both the Detailed First Phase and the Outline Area could appear as part of the townscape. For the Outline Area, the CGIs are provided on the basis of the Illustrative Masterplan and therefore if built out in full is in accordance with the design principles and Parameter Plans.
- 3.24. The Design and Access Statement is therefore not a Controlling Document, but is an important design reference for both the Detailed First Phase and future RMAs given. This is on the basis that it provides a useful explanation of the background, context, rationale and approach for the proposed development. It contains a set of design principles for each Character Area of the Illustrative Masterplan to guide the place-making aspirations for the Estate. A scope for a future Design Code is appended to the submitted Design and Access Statement and will inform the wording of a planning condition under which this will be secured.

The Illustrative Masterplan

- 3.25. Details of the Illustrative Masterplan and the technical baseline and impact assessments based on this, are referenced throughout the supporting documents (as listed at **Appendix B**). These are however hypothetical, in setting out how the Outline Area could be delivered in conformity with the Parameter Plans, and with consideration to the supporting narrative contained within this Development Specification Statement as guidance. It is therefore not a Controlling Document but has been used to inform the testing of the established parameters.

Contextual and Illustrative Application Drawings

- 3.26. Further details are set out in **Appendix C** of this document and, in summary, comprise a mix of plans and drawings illustrating existing layouts / levels; and elevations and sections of the existing Estate alongside indicative elevations, sections and views of the Illustrative Masterplan. These drawings are being submitted for contextual information and illustrative purposes and do not otherwise dictate or influence the form or configuration of the Proposed Development. Accordingly, they are not Controlling Documents.

4. Development Parameters, Tolerances, Thresholds and Fixes

- 4.1. This section identifies and describes the parameters, tolerances, thresholds and fixes which future RMAs will need to be designed and developed in accordance with.
- 4.2. In this respect, the Design and Access Statement is also important insofar as it contains a set of design principles to guide future development. As noted above, the design of proposals within the Outline Area brought forward through future RMAs must comply with the Parameter Plans and will be subject to a future Design Code which will be secured through a planning condition and underpinned by the relevant design principles.

Proposed Floorspace Areas and Land Uses

- 4.3. The maximum overall Gross Internal Floor Area (GIA) proposed for the Site is 16,682 sqm. This figure comprises the floorspace within both the Detailed First Phase and the Outline Area.

Summary of Overall Floorspace Areas and Uses

- 4.4. The maximum floorspace for each residential use proposed is set out in Table 3 below.

Table 3: Proposed Maximum Floor Area

Land Use	Maximum Floorspace (GIA)*
Detailed First Phase	
Residential Units	2,226 sqm
Outline Area	
Residential Units	14,456 sqm
Overall Total	16,682 sqm

**Notes: All figures are in GIA format and reflective of floorspace within each dwelling unit to represent those areas usually occupied by people i.e. habitable spaces. Therefore, plant rooms, car / cycle parking areas, ancillary stores, cores, stairwells, corridors and circulation routes, and spaces for on-site energy generation are excluded from these calculations. All floor area figures within the table are maximums, with the final total provision to not exceed these unless an amendment to this proposal is regularised in future.*

In addition to the areas and uses set out in Table 3, the Illustrative Masterplan also includes provision for the following on-site:

- Public Realm and Open Space (to include publicly accessible, communal private and private).
- Formal and Informal Play Space for all ages.
- Green Infrastructure as part of a comprehensive Landscape Strategy.
- Resident Car Parking (to include spaces within podium blocks and on-street).
- Resident and Visitor Cycle Parking (within safe and secure integrated stores as well as distributed within the public realm).
- Vehicular, Cycle and Pedestrian Access (to include a network of new and improved links through the Site).

Distribution of Floorspace Areas and Uses

- 4.5. The proposed floorspace is proposed and distributed across three 'Development Zones' as shown on Parameter Plan 1. These zones define the extent of development area and identify the maximum and minimum building widths and footprints within each block layout zone.
- 4.6. The Development Zones are configured to create an east to west series of blocks within one primary movement route. Secondary movement routes run east-west between the zones with a network of tertiary routes linking areas of public realm and open space dispersed on the edges and surrounding the defined zones, across the extent of the Estate, as shown on Parameter Plans 3 and 4.
- 4.7. The Plan illustrates for contextual information purposes, the location and extent of the Detailed First Phase, as "Development Zone 1" which comprises Block A.
- 4.8. The total proposed development floor area across the Illustrative Masterplan is divided between the Outline Area and Detailed First Phase, in accordance with Tables 4 and 5 below.

Detailed First Phase

- 4.9. The Detailed First Phase of the Hybrid Planning Application seeks permission for 2,226 sqm GIA within Block A at the western end of the Estate. The distribution of the proposed floorspace per block is set out in Table 4 below.

Table 4: Detailed First Phase - Floor Area by Block

Block	Residential Floorspace (GIA)*
Block A	2,226 sqm
Total	2,226 sqm

**Notes: All figures are in GIA format and reflective of floorspace within each dwelling unit to represent those areas usually occupied by people i.e. habitable spaces. Therefore, plant rooms, car / cycle parking areas, ancillary stores, cores, stairwells, corridors and circulation routes, and spaces for on-site energy generation are excluded from these calculations. All floor area figures within the table are maximums, with the final total provision to not exceed these unless an amendment to this proposal is regularised in future.*

Outline Area

- 4.10. The Outline Area of the Hybrid Planning Application will be delivered as a phased development across Development Zones 2 and 3 (inclusive). Based on the Illustrative Masterplan this has the potential to comprise seven blocks (B – H), with a combined maximum GIA of 14,456 sqm. Table 5 below indicates how this maximum GIA is distributed by zone and block.

Table 5: Outline Area - Maximum Floor Area by Development Zone and Block

Development Zones	(Indicative) Block	Residential Units and Floorspace (GIA)*
2	Block E	37 units 2,408 sqm
	Block F	22 units 1,606 sqm
	Block G	36 units 2,288 sqm
	Block H	25 units 1,798 sqm
3	Block B	29 units 2,032 sqm
	Block C	30 units 2,190 sqm
	Block D	31 units 2,134 sqm
Overall Total		210 units 14,456 sqm

***Notes: All figures are in GIA format and reflective of floorspace within each dwelling unit to represent*

those areas usually occupied by people i.e. habitable spaces. Therefore, plant rooms, car / cycle parking areas, ancillary stores, cores, stairwells, corridors and circulation routes, and spaces for on-site energy generation are excluded from these calculations. All floor area figures within the table are maximums, with the final total provision to not exceed these unless an amendment to this proposal is regularised in future.

- 4.11. As noted in Table 5, the residential GIA floorspace of the outline component of the application is based on the Illustrative Masterplan. This will allow the final residential GIA for each block based on the final unit mix in terms of size and tenure to be established as part of future RMAs. This ensures flexibility within the defined extents of development as set by Parameter Plan 1.

Residential Development

- 4.12. This Hybrid Planning Application seeks permission for a maximum level of residential floorspace of 16,682 sqm. As cumulated in Table 3, this comprises 14,456 sqm of such floorspace in the Outline Area and 2,226 sqm of floorspace in the Detailed First Phase.
- 4.13. Spaces not considered to usually be inhabited by people to include that comprising plant, parking, storage and energy generation, are excluded from the maximum residential floorspace figures. However, these spaces do form part of the building footprints within the Development Zones and therefore are controlled by the minimum and maximum built extents set by Parameter Plan 1.

Cumulative (Indicative) Unit Mix

- 4.14. The Illustrative Masterplan is underpinned by a cumulative Indicative Unit Mix (by size and tenure) (Table 6(a) below) and Indicative Unit Range Mix (%) (Table 6(b) below). This comprises the fixed overall housing number plus fixed unit mix (in terms of both size and tenure) for Detailed First Phase (Table 6(c) below). It also includes the Maximum Unit Mix for the Outline Area which is indicative (Table 6(d) below).
- 4.15. The cumulative mix is only indicative on the basis that it includes a Maximum Unit Parameter per unit type (eg. an upper limit in terms of size and tenure) for the Outline Area and this has informed the Indicative Unit Range Mix (%) for the Estate as whole. It has underpinned the Illustrative Masterplan which for the purposes of the supporting baseline and impact assessments, provides a basis for testing and demonstrating how the Maximum Parameters can be applied to deliver a comprehensive regeneration scheme.

- 4.16. Accordingly, the scheme will deliver up to 240 units overall comprising a mix of unit tenures and size as set out in Table 6(a) and within the indicative unit range (%), up to the maximum proportion as identified in Table 6(b) to ensure a mixed and inclusive sustainable community.
- 4.17. The unit mix has been developed having regard to identified needs of existing and returning residents; adopted local policy requirements to include LBH's most up to date housing needs; and current market demands.
- 4.18. All homes are to be designed so that they meet the National Technical Standards, and the relevant Building Regulation standards. 10% of all homes estate-wide, will be designed to be wheelchair accessible. Final unit layouts will be determined through future RMAs for the Outline Area, with the Detailed First Phase subject to fixed and final unit layouts as part of this application and which demonstrate compliance with the above to include 1 no. (3%) wheelchair accessible units.

Table 6(a): Cumulative (indicative) housing size and tenure mix across Illustrative Masterplan

	1 Bed	2 Bed	3 Bed	4 Bed	Total
Social Rent Replacement Homes	29 no. 58 hr 1,478 sqm	55no. 165 hr 4,114 sqm	28.no. 140 hr 2,552 sqm	5 no. 30 hr 616 sqm	117 no. 393 hr 8,760 sqm
Private	56 no. 112 hr 2,840 sqm	60.no. 180 hr 4,410 sqm	7no. 35 hr 672 sqm	N/A	123 no. 327 hr 7,922 sqm
TOTAL	85 no. 170hr 4,318 sqm	115 no. 345 hr 8,524 sqm	35 no. 175 hr 3,224 sqm	5 no. 30 hr 616 sqm	240 no. 720 hr 16,682 sqm

Table 6 (b) Indicative Unit Range Mix (%) across the Illustrative Masterplan

	1 Bed	2 Bed	3 Bed	4 Bed
Indicative Unit Range (%)	15 - 35%	28 - 48%	13 - 15%	0 – 2 %

Detailed First Phase

- 4.19. The Detailed First Phase will deliver 30 new homes as the fixed provision to come forward across Block A and to include replacement homes for returning Estate residents. This forms part of the 240 unit total for the scheme and fully complies with the cumulative unit mix set out in Table 6(a) above.

Table 6(c): Housing size and tenure mix across Detailed First Phase

	1 Bed	2 Bed	3 Bed	4 Bed	Total
Social Rent Replacement Homes	7 units 14 hr 358 sqm	16 units 48 hr 1,166 sqm	5 units 25 hr 446 sqm	2 units 12 hr 256 sqm	30 units 99 hr 2,226 sqm
Private	N/A	N/A	N/A	N/A	N/A
TOTAL	7 units 14 hr 358 sqm	16 units 48 hr 1,166 sqm	5 units 25 hr 446 sqm	2 units 12 hr 256 sqm	30 units 99 hr 2,226 sqm
TOTAL (%) (based on unit no)	23%	53%	17%	7%	100%

Outline Area

- 4.20. The unit mix for the Outline Area comprises a Maximum Parameter approach for the remaining 210 units that could be delivered through the regeneration of the Estate. This provides the decision-maker with a level of certainty in demonstrating that a mix of units (in term of both size and tenure) will come forward across the Outline Area (Table 6(d) below). It also ensures that there is sufficient flexibility at future Reserved Matters stage for the amount of units per type and tenure to be determined as part of the detailed design process on a phase by phase / block by block basis.

Table 6(d): Illustrative housing size and tenure mix across Outline Area (Indicative)

	1 Bed	2 Bed	3 Bed	4 Bed	Total
Social Rent Replacement Homes	22 units 44 hr 1,120 sqm	39 units 117 hr 2,948 sqm	23 units 115 hr 2,106 sqm	3 units 18 hr 360sqm	87 units 294 hr 6,534 sqm
Private	56 unit no. 112 hr 2,840 sqm	60 unit no. 180 hr 4,410 sqm	7 unit no. 35 hr 672 sqm	N/A	123 units 327 hr 7,922 sqm
TOTAL	78 units 156 hr 3,960 sqm	99 units 297 hr 7,358 sqm	30 units 150 hr 2,778 sqm	3 units 18 hr 360 sqm	210 units 621 hr 14,456 sqm
TOTAL (%) (based on unit no)	37%	47%	14%	2%	100%

Affordable Housing

- 4.21. As an estate regeneration scheme, the affordable housing strategy is expected to:
- I. Provide replacement affordable housing of an equivalent amount on the basis of floorspace.
 - II. Integrate replacement affordable housing into the development to ensure mixed and inclusive communities.
 - III. Seek to provide an uplift in affordable housing (which is viable) as part of the proposed development, in addition to the replacement affordable provision.
- 4.22. As illustrated in Table 1, the existing Estate is made up of a total of 121 affordable units which comprise 484 habitable rooms and cover an area of 7,755 sqm GIA. As a minimum, this provision must be replaced as part the overall development, estate-wide.
- 4.23. In supporting the overall delivery of 240 units across the Site in total, the Illustrative Masterplan comprises a residential uplift of 96 units, 144 habitable rooms and 7,204 sqm of floorspace. As part of this, a total of 117 replacement Social Rent affordable units are proposed comprising a total of 393 habitable rooms and 8,760 sqm of floorspace. This equates to a 52.5% affordable provision estate-wide based on floorspace.

Table 7: Affordable Provision Net Gain

Unit Status	Tenure	Floorspace, Unit No, and Habitable Room	% Split by Floorspace
Existing Units to be Demolished	Affordable / Social Rent	121 unit no. 7,755 sqm 484 hr	81.1%
	Private Leasehold	23 unit no. 1,723 sqm 92 hr	18%
Proposed Units	Social Rent Replacement Homes	117 unit no. 8,760 sqm 393 hr	52.5%
	Private	123 unit no. 7,922 sqm 327 hr	47.5%
Net Gain	Social Rent Replacement Homes	-4 unit no. + 1,005 sqm - 91 hr	12.8%
	Private	+ 100 unit no. + 6,199 sqm	87.2%

		+ 235 hr	
TOTAL new-build flats (replaced + uplift)	240 unit no. 16,682 sqm 720 hr		-
Affordable Total	117 unit no. 8,760 sqm 393 hr		52.5%
Affordable Net Gain	-4 unit no. + 1,005 sqm -91 hr		-

- 4.24. The Financial Viability Assessment ('FVA') submitted in support of this Hybrid Planning Application recognises that the 52.5% total affordable provision is not viable. This includes both the re-provision and the "uplift" of affordable provision over and above replacement floorspace. However, the Applicant is fully committed to the proposed 52.5% affordable housing offer and this therefore underpins the Proposed Development in order to facilitate the delivery of good quality affordable new homes within the Borough. This is alongside new private market homes which includes a proportion of private equity units as a diversification of this tenure offer and to positively contribute to the creation of a mixed and inclusive community.

Detailed First Phase

- 4.25. For the Detailed First Phase, the overall unit number and mix is fixed. In total, 30 affordable units will be delivered within Block A comprising 99 habitable rooms and 2,226 sqm of floorspace as set out in Table 8 below.

Table 8: Affordable Provision in Detailed First Phase

Block A	Unit No.	Habitable Rooms	Floorspace (sqm)
Social Rent Replacement	30	99	2,226
Total	30	99	2,226

Outline Area

- 4.26. The remainder of the affordable housing provision, 87 affordable units, will come forward within the Outline Area. The unit mix (in terms of size and tenure) and location of units will be determined as part of each

future RMA on a phase by phase / block by block basis and subject to up to date local needs at that point in time.

- 4.27. In accordance with London and local LBH policy, the units will be distributed across the phases and blocks to ensure a mixed and inclusive community. The Illustrative Masterplan and Indicative Tenure Plan demonstrate one way in which this could be achieved.

Open Space, Public Realm and Amenity Space

- 4.28. The Hybrid Planning Application includes open space and public realm in the form of new green living streets, children's play areas and communal podium gardens. This is in addition to private gardens, terraces, courtyards and balconies. Amenity space across the Illustrative Masterplan can be categorised into three key types; public; communal (private), and private as set out in more detail below.

- *Public*

A total of 1,306 sqm of public open space, public realm and landscaping is proposed estate-wide, as shown on the Illustrative Masterplan. This equates to 13% of the Site and comprises the Avondale Drive Strategic Public Open Space Area and greening within the streetscene, to include to the perimeter of the blocks as well as new landscaped areas.

- *Communal*

At total of 1,464 sqm of communal (private) amenity space is proposed estate-wide, as shown on the Illustrative Masterplan. This comprises podium gardens and dedicated ground floor courtyards configured between blocks as part of the Development Zones.

- *Private*

A total of 2,623 sqm of private external amenity space is proposed, as shown on the Illustrative Masterplan. This will take the form of gardens, courtyards and terraces for ground floor and podium level units. Private balconies will be provided for units on upper floors of the residential blocks.

- 4.29. Parameter Plan 4 establishes the extent and distribution of, open space, public realm and amenity space in the context of the Development Zones. The Illustrative Masterplan shows how this could be delivered across the Estate, as summarised in Table 9 below and further detail is provided within the submitted Illustrative Landscape Strategy and Design and Access Statement.

Table 9: External Open Space, Public Realm and Amenity Space across the Illustrative Masterplan (Maximum)

Typology	Proposed Provision (sqm)
Private Balconies, Terraces and Gardens	2,623 sqm
Communal (private) Amenity Space	1,464 sqm
Public Open Space	778 sqm
Public Realm and Landscaping	528 sqm
Total	5,393 sqm

Detailed First Phase

- 4.30. The Detailed First Phase will provide 1,255 sqm of external amenity space, public realm and landscaping. This comprises a range of typologies as set out in Table 10 below at the specified quantum's to serve the needs of new and returning residents within this first phase. The detailed layouts for each of these spaces are shown on the submitted drawings with their design rationales and specifications detailed further in the Landscape Strategy.

Table 10: External Open Space, Public Realm and Amenity Space Proposed in the Detailed First Phase

Amenity Type	Quantum (sqm)	Form
Public Open Space	41 sqm	Avondale Drive Strategic Public Open Space Area
Public Realm and Landscaping	17 sqm	Greening within the streetscene to include to the perimeter of the blocks and new landscaped areas.
Communal (Private) Amenity	310 sqm	Courtyard garden

Space		
Private Amenity Space	887 sqm	Ground floor front gardens, ground floor rear gardens and first floor and above balconies.

Outline Area

- 4.31. The delivery of Open Space, Public Realm and Amenity Space within the Outline Area will be guided by the parameters established through Parameter Plan 4 as well as the Illustrative Landscape Strategy and Design Principles set out in the submitted Design and Access Statement. Table 11 below sets out the minimum quantum of each typology to be provided across the Outline Area to serve the needs of future and returning residents.

Table 11: External Open Space, Public Realm and Amenity Space Proposed in the Outline Area (Maximum)

Amenity Type	Quantum (sqm)	Form
Public Open Space	737 sqm	Avondale Drive Strategic Public Open Space Area
Public Realm and Landscaping	512 sqm	Greening within the streetscene to include to the perimeter of the blocks and new landscaped areas.
Communal (Private) Amenity Space	1,154 sqm	Podium and courtyard gardens
Private Amenity Space	1736 sqm	Ground floor front gardens, ground floor rear gardens / terraces, first floor rear terraces and first floor and above balconies.

Play Space

- 4.32. As set out in the Illustrative Landscape Strategy, a total of 994 sqm of children's play space is proposed estate-wide. This comprises 814 sqm of play for children aged 0-4 years and 180 sqm for children aged 5-11 years, as summarised in Table 12 below.

Table 12: Play Space Quantum proposed across the Illustrative Masterplan (Indicative)

Play Space Type	London Plan (and LBH Policy DMHB 19) Policy Requirement	On-site Proposed Provision (sqm)
0-4 years	785 sqm	814 sqm
5-11 years	570 sqm	180 sqm (plus off site play facilities potentially located at Hitherbroom Park adjoining the estate)
12+ years	330 sqm	No on-site provision given adequate off site facilities within 400m and 800m walkable distance.
Total playable area	1,685 sqm	994 sqm (with off-site facilities provided and available for older children's play)

- 4.33. 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' for use by older children. However, the demand for older children's (both 5-11 year olds and 12+years) provision will largely be met through existing facilities off-site, to include the neighbouring Hitherbroom Park which is adjacent to the Estate, Minet Country Park to the west (within 400m) and Lombardy Children's Park to the north (within 800m). A total of 153 sqm of accessible doorstep play (to include private gardens) will therefore be delivered to meet the needs of the 0-4 year olds anticipated to be generated as a result of the 30 units to come forward within Block A. The structure, form and final size of each of these areas of play space will be determined through the detailed design development of the Outline Area as part of future RMAs.

Trees

- 4.34. As existing, there are a total of 33 individual trees and three groups of trees within the Site and immediately outside, along the boundaries. In order to facilitate the regeneration of the estate, on the basis of the Illustrative Masterplan, 27 individual trees and one group of trees will need to be removed. A total of 6 individual trees can be retained and can be incorporated into the Proposed Development as part of a

comprehensive network of new and enhanced green infrastructure, as shown estate-wide through the Illustrative Landscaping Strategy. Table 13 below provides clarity on the categorisation of the existing arboriculture features (to include individual trees, groups of trees and hedgerows) and identifies the proposed status of this on the basis of the Illustrative Masterplan.

Table 13: Existing Arboriculture Features for Removal and Retention

Category	Existing Number	Number for Removal	Number for Retention
Category A	2	2	0
Category B	22	16	5
Category C	9	7	1
Category U	3	3	0
Total	36	28	6

- 4.35. The Illustrative Landscaping Strategy comprises a comprehensive approach to new and replacement tree planting strategy to ensure a net gain in the number of features on the Site. The selection of trees and planting has been specifically derived to ensure short-term and longer-term presence and on the basis of function and usage within specific locations across the Estate. This will ensure an appropriate diversity of arboriculture features which will not only contribute to the greening of this urban site but also assist in the permeability and legibility of the Proposed Development; provide elements of visual and physical interest to include wider biodiversity benefits; and, through canopy cover allow for shading / cooling in the summer.
- 4.36. Five individual trees and one group of trees will need to be removed to accommodate the Detailed First Phase, however, 19 new trees are proposed to be planted which represents an increase of 217% in arboricultural features within the Detailed First Phase.
- 4.37. In terms of the Outline Area, the Illustrative Landscaping Strategy and submitted Arboricultural Impact Assessment demonstrates the extent of tree removal that would be required to facilitate the Proposed Development based on the Illustrative Masterplan, as one way in which the regeneration of the Estate could occur. Trees will be retained where possible beyond those necessary for removal on the basis of the parameters identified through the Parameter Plans (such as the outer footprint of development zones). The exact number and location of features for removal and retention will be determined as part of the detailed design development that takes place in support of future RMAs.

Car and Cycle Parking

Car Parking

- 4.38. A total of 82 car parking spaces are proposed as part of the regeneration of the estate, including 8 disabled bays for “Blue Badge” holders.
- 4.39. On the basis of the Illustrative Masterplan and Maximum Unit Parameter (as set out at Table 6(a)), 68 spaces are proposed on-site located at ground level beneath podium areas serving the residential blocks. Active electric vehicle charging infrastructure will be provided for 20% parking spaces and passive provision will be provided for all the remaining spaces. An additional 14 spaces are to be provided on-street along access roads, as defined through Parameter Plan 3. Tables 14 (a)-(c) below set out the maximum and indicative proposed car parking requirement on a block by block basis.

Table 14(a): Maximum and Indicative Proposed On-site Car Parking by Development Zone

Development Zone	Block	Units	On-site	On-Site Ratio	On-Site Blue Badge
1	A	30	0	0	0
2	E, F, G, H	120	40	0.33	4
3	B, C, D	90	28	0.31	4
Cumulative		240	68	0.28	8

Table 14(b): Maximum and Indicative Proposed On-street Car Parking by Development Zone

Development Zone	Block	Units	On-street Car Club	On-Street Blue Badge	On-Street Unrestricted	On-street total
1	A	30	1	2	0	3
2	E, F, G, H	120	1	0	7	8
3	B, C, D	90	1	0	2	3
Cumulative		240	3	2	9	14

Table 14(c): Maximum and Indicative Total Car Parking Provision by Development Zone

Development Zone	Block	Units	Grand Total	Parking Ratio	Blue Badge Ratio
1	A	30	3	0.10	2
2	E, F, G, H	120	48	0.40	4
3	B, C, D	90	31	0.34	4
Cumulative		240	82	0.34	0.04

4.40. For the Detailed First Phase, no car parking is proposed on-site.

4.41. The provision of car parking to come forward within the Outline Area will be commensurate with the remaining capacity for the estate following the delivery of the Detailed First Phase and on the basis of a ratio of 0.28 spaces per residential unit, as an on-site average, plus on-street parking for an estate-wide average of 0.34 spaces per unit. In accordance with the overarching Outline Car Parking Strategy for the Site, the exact number and location of these parking spaces will be determined through the detailed design development of the future RMAs on a phase by phase / block by block basis.

Cycle Parking

4.42. Cycle parking is proposed in accordance with London Plan (March 2021) standards. On the basis of the Illustrative Masterplan and the Maximum Unit Parameter (as set out at Table 6(a)), a total of 440 no. long-stay spaces will be provided for future and returning residents as well as 7 no. short-stay spaces for visitors. Table 15 below sets out the proposed maximum and indicative cycle parking requirement on a block by block basis.

Table 15: Maximum and Indicative Cycle Parking Requirement by Block

Development Zone	Block	Long Stay Spaces (no.)
1	A	57
2	E	66
	F	40
	G	62
	H	47
3	B	54
	C	57
	D	57
Total		440

- 4.43. Resident long-stay cycle parking will be provided in secure stores located at the ground floor of residential blocks with short-stay provision for visitors distributed within the public realm.
- 4.44. For the Detailed First Phase, a total of 57 no. long-stay spaces will be provided for future and returning residents as well as 2 short-stay spaces for visitors. This is based on the fixed Unit Mix for the Detailed First Phase as set out at Table 6(c).
- 4.45. For the Outline Area, the number of cycle parking spaces will be subject to the final Unit Mix on a phase by phase / block by block basis and in accordance with the Indicative Unit Range Mix (%). It will therefore be determined and confirmed through future RMAs, to include provision for the Community Space.

Demolition and Construction Phasing

- 4.46. An Illustrative Demolition and Phasing Strategy and supporting Method Statement have been prepared and submitted as part of this Hybrid Planning Application. Together, these provide details of the indicative approach to demolition and construction works on a phased basis. As can be seen from the submitted Indicative Phasing Plan (ref. AVD-PTE-ZZ-XX-DR-A-10002), a total of three phases are proposed across the Site. The Demolition and Construction Method Statement identifies the demolition and construction processes that will be implemented on Site and details how each stage of works will be managed, to include consideration of on-site and immediate off-site impacts (particularly of sensitive uses such as existing estate homes and neighbouring residents as well as biodiversity).
- 4.47. This indicative strategy seeks to provide the decision-maker with a level of comfort on the proposed approach to the regeneration of the Estate. However, it is envisaged that a final Phasing Strategy will

required following appointment of the Developer / Contractor. It is proposed that this will be prepared and submitted to LBH LPA for approval through an appropriately worded planning condition attached to the Hybrid Planning Permission's Decision Notice. It is expected that this will require the submission of final details and granting of approval at an appropriate time ahead of works commencing on the Site.

Plans for Approval

Detailed First Phase

- 4.48. A schedule of the detailed drawings submitted for approval in relation to the Detailed First Phase of this Hybrid Planning Application is included at **Appendix C**.
- 4.49. The detailed drawings comprise block plans, floor, roof and unit type plans, elevations, sections and technical highway / access plans. Together these provide the details of the Detailed First Phase of the Proposed Development, to include Block A, as well as the associated movement routes and accesses to the north, east, and south.
- 4.50. The Proposed Block Plan (ref. AVD-PTE-P1A-XX-DR-A-10010) shows the general arrangement and layout of the Detailed First Phase within the context of the existing Estate (as it will remain during construction). These illustrate the location of the residential entrances and accesses, lobbies, cores, stores and plant at ground floor level and in relation to the wider landscaping and movement strategy for the Detailed First Phase.
- 4.51. The Floor Plans (ref. AVD-PTE-P1A-00-DR-A-10100 – AVD-PTE-P1A-04-DR-A-10104) show the proposed layouts across the building footprint per residential block. This includes the locations and demises of each residential unit and their relationship with the circulation spaces. It also provides Proposed Unit Type Plans in illustrating the internal configuration of each residential unit, to include room type and furniture layouts.
- 4.52. A Roof Level Plan (ref. AVD-PTE-P1A-05-DR-A-10105) is also included as part of the Detailed First Phase drawing pack. Where appropriate, these illustrate the proposed location of plant equipment, Photovoltaics (PVs) and biodiverse habitat areas as well as access and material treatment.
- 4.53. The Proposed Elevations (ref. AVD-PTE-P1A-ZZ-DR-A-10301- AVD-PTE-P1A-ZZ-DR-A-10300) provide Western elevational views of Block A from Avondale Drive and Eastern views from North Street.

- 4.54. Alongside the Proposed Sections (ref. AVD-PTE-P1A-ZZ-DR-A-10200), these illustrate the cumulative scale and appearance of the Detailed First Phase of the Hybrid Planning Application which is for approval.
- 4.55. The detailed plans identify approval for a new pedestrian access only to Phase 1A from Avondale Drive and therefore no details are included for a vehicular access because no vehicular access is proposed.
- 4.56. The Drawing Pack for the Detailed First Phase should be considered for approval alongside the submitted Parameter Plans.

Parameter Plans

- 4.57. Table 16 (and **Appendix C** in more detail) lists the Parameter Plans that underpin the spatial fixes for the Outline Area of the Hybrid Planning Application and provide the framework within which the detailed design proposals of future RMAs will be produced. There are four individual Parameter Plans which are relevant to different elements of the Proposed Development. Further details on the role and function of each Parameter Plan and the parameters established are provided below.

Table 16: Parameter Plans

Drawing Title	Drawing Reference
Parameter Plan 1 - Development Zones	AVD- PTE- VD-XX-DR-A-10005
Parameter Plan 2 - Building Heights	AVD- PTE- VD-XX-DR-A-10006
Parameter Plan 3 - Access and Movement	AVD- PTE- VD-XX-DR-A-10007
Parameter Plan 4 - Hard and Soft Landscaping	AVD- PTE- VD-XX-DR-A-10008

- 4.58. All proposed parameters and areas that are shown on the Parameter Plans are subject to a horizontal tolerance margin of +/- 3m. This is annotated on all submitted Parameter Plans with the exception of Parameter Plan 2 - Building Heights where a tolerance of + 1 metre applies over and above the maximum height parameter to allow for roof plant.

Parameter Plan 1 - Development Zones

- 4.59. This Plan defines the Outline Area planning boundary as well as the locations and configurations of the Development Zones within it. These zones define the extent of development area within which the building blocks would be situated. They identify the outer building footprint of each Development Zone (with each being subject to a horizontal tolerance margin of +/- 3m as set out on Parameter Plan 2) upon which

baseline and impact assessments have been undertaken to support the application. Maximum and minimum building widths are also identified per zone and footprints within each Zone.

- 4.60. The outer building footprint of each Zone, in terms of distance between each zonal area and the minimum and maximum building widths, have been configured to ensure that separation distances of a minimum of 15m can be achieved between blocks and 21m achieved between facing habitable room windows, in accordance with LBH LPA's adopted HDAS (2006) guidelines. These defined Zones exclude projections to the outer building footprint above ground level (such as balconies and canopies) which will be accommodated within the defined Projection Zone comprising a depth of 2m, as annotated on the Plan.

Parameter Plan 2 - Building Heights

- 4.61. The role and function of this plan is to define the maximum buildings heights as Above Ordinance Datum (AOD) for each Development Zone across the Outline Area. As is evident this supports varying maximum heights across the Site according to the location within the Site and surrounding context and informed by the existing site levels.
- 4.62. Table 17 below sets out the Maximum Proposed Heights per Development Zone and in applying this to the Illustrative Masterplan, the Indicative Proposed Height on a block by block basis.
- 4.63. The maximum height parameters include an upper tolerance of 1m to allow for roof plant for example which may exceed the ridge of the roof but are incidental elements when considered against the maximum height parameter. Development below or above the maximum height parameters will therefore be permitted where the proposals comprise an incidental feature, as stated above, and/or through detailed design development where the overall height maintains compliance within the stated level of tolerance and AOD having regard to the other Parameter Plans.

Table 17: Maximum and Indicative Proposed Heights

Development Zone	Block	Communal Podium Garden (indicative)	Maximum Height in AOD
1	Block A	N/A	47.8m (5 storeys)
2	Block E	35.2m	63m (up to 10 storeys)
	Block F	35.2m	47.8m (up to 5 storeys)
	Block G	35.2m	63m (up to 10 storeys)
	Block H	35.2m	57m (up to 8 storeys)
3	Block B	N/A	53.8m (up to 7 storeys)
	Block C	35.2m	47.8m (up to 5 storeys)
	Block D	35.2m	53.8m (up to 7 storeys)

Parameter Plan 3 - Access and Movement

4.64. This plan defines the means of access into the Site as well as a framework of movement routes into and through the Estate. This applies across a range of travel modes and is subject to the following hierarchy:

- Primary routes – provides for vehicular movement east-west into and through the Estate via the primary vehicular access points.
- Secondary routes – provides for internal vehicular, pedestrian and cycle movement within the Estate in an east-west direction and connecting to the primary routes.
- Tertiary routes – provides for pedestrian and cycle movement through the Estate, running parallel to primary and secondary routes and connecting to key access points on the Site boundaries to form part of the wider local movement network.

4.65. For the proposed internal Estate roads indicative routes (as identified on the Access and Movement Parameter Plan) are identified where the exact alignment of the route can be fixed at the detailed design stage in line with the Illustrative Demolition and Construction Phasing Strategy.

4.66. The identified indicative routes or paths exclude any turning head, verge, landscaping, means of enclosure, visibility splay, passing places, and pull-ins or bus bays / junctions and any public areas of open space including pedestrianised areas which are to be considered at detailed design stage.

Parameter Plan 4 – Hard and Soft Landscaping

4.67. The role and function of this plan is to define the extent and distribution of, open space, public realm and amenity space in the context of the Development Zones. This includes the provision of green infrastructure

as part of a comprehensive network of spaces and landscaping that frames and connects the built development. It comprises the following typologies:

- Public Open Space
- Public Realm and Landscaping

4.68. In addition, the following typologies will come forward within the Development Zones and/or as part of the established Hard and Soft Landscaping parameters noted above subject to the detailed design stage:

- Communal (Private) Space
- Private Amenity Space
- Children's Play Space

4.69. The open spaces, public realm, amenity spaces and green infrastructure will include environmental and landscape resources (and their interpretation), facilities for informal and formal recreation, enjoyment and outdoor entertainment, horticulture, surface water drainage and tertiary movement routes.

5. Implementation and Delivery

Indicative Delivery Programme

- 5.1. As noted in Section 4, an Indicative Phasing Plan has been prepared and submitted as part of this Hybrid Planning Application along with an Illustrative Demolition and Phasing Strategy. This proposes a sequential approach to the demolition of the existing Estate and construction of the Proposed Development (subject to the granting of planning permission) in line with the Estate's decanting strategy. Whilst this remains indicative until finalised with input from the appointed Developer / Contractor it details the applicant's intent for scheme delivery. The proposed commencement of demolition will take place in Summer 2022, with construction of the Detailed First Phase taking place from Autumn 2022, and completion of the regeneration of the whole Estate by Summer 2027 (subject to market conditions).
- 5.2. With a relatively tight and focused delivery programme, it is recognised that development may need to occur across more than one phase at a time. Table 18 below therefore sets out the indicative construction and delivery programme across the three phases. Based on the Illustrative Masterplan, this is sequenced to ensure that the demolition of existing buildings and subsequent construction of new residential blocks, roads and open space/ public realm takes place in a timely, proper and orderly way that minimises disruption and conflict.

Table 18: Indicative Construction and Delivery Programme

Proposed Development Phase		Start date	Finish date
Construction of Phase 1a (Block A)		Autumn 2022	Summer 2024
Outline Area	Phase 1b (Blocks E - H)	Spring 2023	Spring 2025
	Phase 2 (Blocks B, C and D)	Spring 2025	Summer 2027

Approach to Subsequent Approvals

5.3. The implementation and delivery of the Proposed Development is expected to be controlled through appropriately worded planning conditions and, where required, planning obligations contained within the Unilateral Undertaking. These are principally expected to relate to the following matters:

- Submission of additional details for approval that were not otherwise available at the time of submission of the Hybrid Planning Application (such as Demolition and Construction Phasing and Permanent Detailed First Phase Road Alignments).
- Securing effective mitigation measures necessary to address assessed impacts arising from the Proposed Development.
- Submission and scope of RMAs.
- A set of triggers to ensure the comprehensive and timely delivery of new and replacement residential homes alongside necessary infrastructure.

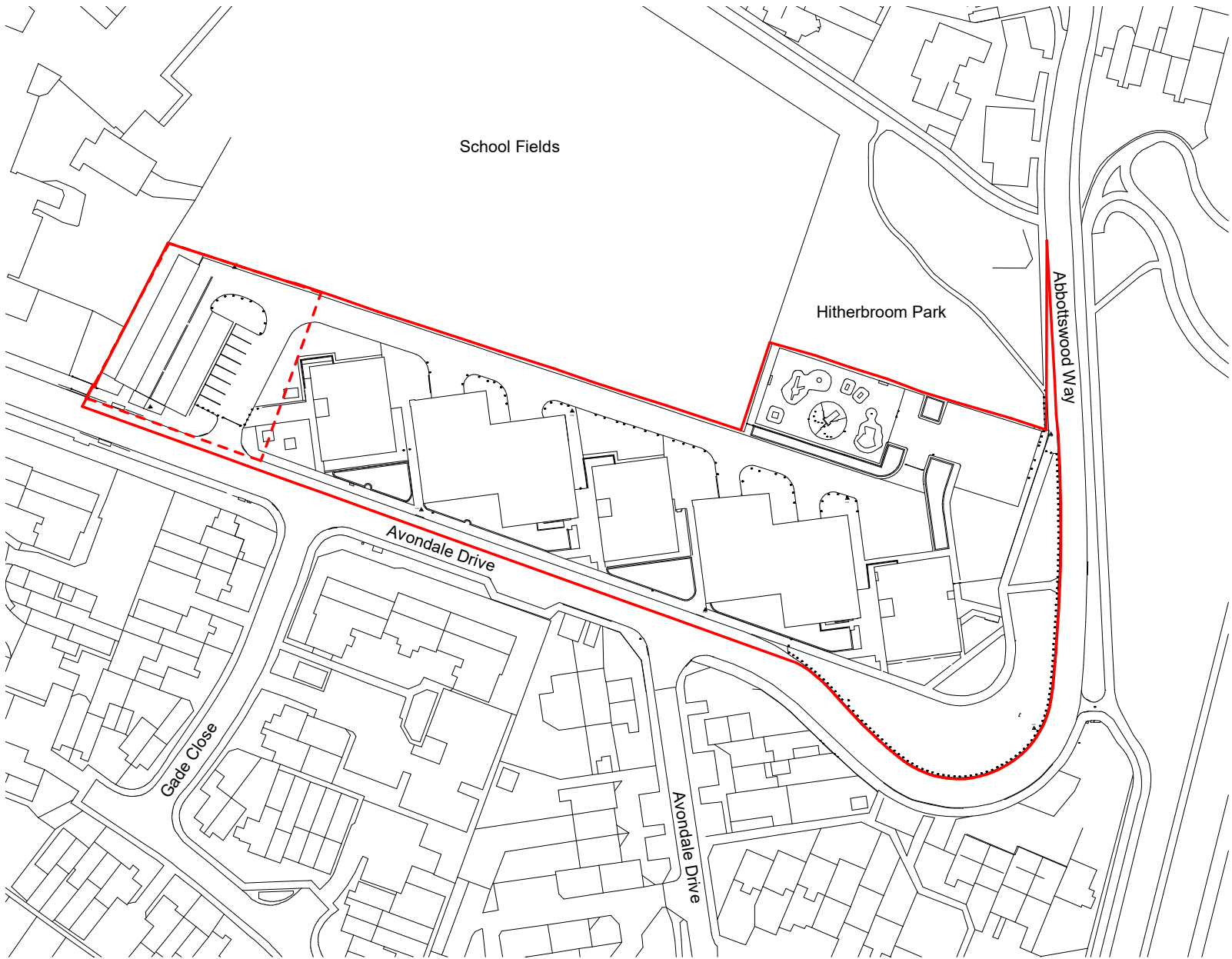
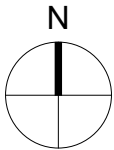
5.4. The parameters set out within this Hybrid Planning Application ensure an appropriate level of control can be secured over both the Detailed First Phase and the Outline Area at this stage in the planning process. In terms of the Outline Area in particular, all pursuant RMAs submitted to LBH LPA for approval will be required to comply with the defined parameters provided by the Controlling Documents, as explained in this Development Specification. This will guide and define the regeneration of the Estate through future detailed design stages and ensure it remains complementary to the Detailed First Phase and consistent with the established design Principles for the Estate as a whole.

Appendix A

Red Line Site Location Plan

GENERAL NOTES
This drawing is © 2019 PTE architects.
Use figured dimensions only. **DO NOT SCALE.**
All dimensions are in millimetres unless noted otherwise.

This drawing must be read in conjunction with all other relevant drawings and specifications from the Architect and other consultants.
If in doubt, ask.



- Red Line Boundary for Hybrid Planning Application
- Phase 1A Definition Red Line as part of Hybrid Planning Application

C2	09.12.21	PLANNING ISSUE	NG	LB
rev	date	description	drawn	audited

PLANNING

Diespeker Wharf
38 Graham Street
London N1 8JX
020 7336 7777
forename.surname@ptea.co.uk
@ptearchitects
www.pollardthomasedwards.co.uk

Pollard
Thomas
Edwards

project	job no.	drawn	scale	date created
Avondale Drive Estate	19-100	EB	1 : 1250@A3	Dec' 21
drawing title	drawing number	revision	suitability	
Site Location Plan	AVD- PTE- ZZ-XX-DR-A-10004			
				C2 S2

Appendix B

Application Document List

Application Documents List

The following documents are submitted as part of this Hybrid Planning Application. These should be read together and in conjunction with the submitted drawings (as set out **Appendix C**) to enable a full understanding of the Proposed Development and the assessment of its features, impacts and benefits. The submitted documents take into account relevant procedural and planning policy requirements and follow extensive pre-application engagement with LBH LPA and the GLA as well as key stakeholders.

Document Title	Document Status
Outline Planning Application Form and Certificate C	For approval
Full Planning Application Form and Certificate C	For approval
Community Infrastructure Levy Form	For approval
Application Fee	National application requirement
Red Line Site Location Plan	For approval
Planning Statement	For supporting information
Development Specification Statement	For supporting information
Affordable Housing Statement (incorporated into Planning Statement)	For supporting information
Aviation Safeguarding Assessment	For supporting information
Air Quality Assessment (including Air Quality Neutral Assessment)	For supporting information
Arboricultural Impact Assessment	For supporting information
Archaeological Desk Based Assessment	For supporting information
Geotechnical and Geo-environmental Desk Study Report	For supporting information
Daylight and /Sunlight Report/ (including Overshadowing Assessment)	For supporting information
Construction Logistic Plan	For supporting information
Delivery and Servicing Plan	For supporting information
Design and Access Statement	For illustrative purposes
Biodiversity Impact Assessment (to include Biodiversity Net Gain calculation)	For supporting information
Preliminary Ecological Appraisal (including Bat Survey Report)	For supporting information
Bat Survey Report	For supporting information
Outline Energy Statement and Sustainability Strategy	For supporting information
Detailed Energy Statement and Sustainability Strategy	For supporting information
Overheating Risk Assessment (for Detailed First Phase)	For supporting information
Financial Viability Assessment	For supporting information
Fire Strategy (Detailed Strategy) and Completed Gateway 1 Form	For supporting information
Fire Strategy (Outline Strategy)	For supporting information
Flood Risk Assessment	For supporting information
Drainage and SuDS Strategy (including Completed SuDS Proforma)	For supporting information
Townscape Visual Impact Assessment and Tall Building (TVIA)	For supporting information
Illustrative Demolition and Phasing Strategy (including Demolition and Construction Method Statement)	For illustrative purposes
Illustrative Landscape Strategy (to include Urban Greening Factor calculation)	For illustrative purposes
Illustrative Lighting Strategy (incorporated into Landscape Strategy)	For illustrative purposes
Illustrative Signage Details (incorporated into Landscape Strategy)	For illustrative purposes
Landscape Management Plan	For supporting information
Wind Microclimate Impact Assessment	For supporting information
Noise Assessment	For supporting information
Foul Sewage and Utilities Statement	For context
Illustrative Refuse Management & Servicing Plan (incorporated into Transport Assessment and Delivery and Servicing Plan)	For illustrative purposes

Statement of Community Involvement	For supporting information
Economic Impact Assessment (including Social Value Assessment) (Appended to Planning Statement)	For supporting information
Tall Building Assessment (incorporated within Planning Statement and various technical reports)	For supporting information
Topographical Survey (to include CCTV Drainage Survey and Utilities Survey)	For context
Transport Assessment	For supporting information
Framework Residential Travel Plan	For supporting information
Water Cycle Strategy (incorporated into Energy Statements and Drainage Strategy)	For supporting information
Accessibility Statement (incorporated into Design and Access Statement)	For supporting information
Circular Economy Statement and Whole Life Cycle Carbon Assessment	For supporting information

Appendix C

Application Drawing List

Application Drawings List

The following drawings are submitted as part of this Hybrid Planning Application. The below list identifies those submitted for approval and those of which are submitted in support for contextual information and illustrative purposes. The drawings should be viewed in conjunction with the submitted documents (as set out at **Appendix B**) to enable a full understanding of the Proposed Development.

Drawing Title	Drawing Reference	Scale	Drawing Status
Red Line Site Location Plan	AVD-PTE-ZZ-XX-DR-A-10000-C3	1:1250	For Planning Approval
Site Topographical Survey	31652BWLS-01 rev A	1:200	For Planning Information
Existing Drawings			
Existing Site Plans	3212-LSS-ZZ-EX-X-DR-0001 3212-LSS-ZZ-EX-X-DR-0002	1:500	For Context
Existing Site and Cross Sections (building outlines plus details of levels)	AVD-PTE-ZZ-XX-DR-A-10200-C3	1:500	For Context
Existing North Elevation	3212-LSS-ZZ-ELE-X-DR-0029	1:200	For Context
Existing West Elevation	3212-LSS-ZZ-ELE-X-DR-0030	1:200	For Context
Parameter Plans			
Parameter Plan 1 Development Zones	AVD- PTE- VD-XX-DR-A-10005-C2	1:500	For Planning Approval
Parameter Plan 2 Building Heights	AVD- PTE- VD-XX-DR-A-10006-C2	1:500	For Planning Approval
Parameter Plan 3 Access and Movement	AVD- PTE- VD-XX-DR-A-10007-C2	1:500	For Planning Approval
Parameter Plan 4 Hard and Soft Landscaping	AVD- PTE- VD-XX-DR-A-10008-C2	1:500	For Planning Approval
Illustrative Proposed Plans			
Illustrative Masterplan	AVD-PTE-ZZ-XX-DR-A-10003-C2	1:500	For Planning Information
Indicative Demolition Plan	AVD-PTE-ZZ-XX-DR-A-10001-C2	1:500	For Planning Information
Indicative Phasing Plan	AVD-PTE-ZZ-XX-DR-A-10002-C2	1:500	For Planning Information
Indicative Tenure Distribution Plan	Enclosed within submitted Design and Access Statement	N/A	For Illustrative Purposes
Illustrative Proposed Elevations	Enclosed within submitted Design and Access Statement	CGI	For Illustrative Purposes
Illustrative Unit Layouts for Blocks E, F, G, H Arrangement	Enclosed within submitted Design and Access Statement	N/A	For Illustrative Purposes
Illustrative New Street View and Abbotswood Way View	Enclosed within submitted Design and Access Statement	CGI	For Illustrative Purposes
Illustrative Park Edge View	Enclosed within submitted Design and Access Statement	CGI	For Illustrative Purposes
Proposed Indicative Site Cross Sections	AVD-PTE-ZZ-XX-DR-A-10201-C3	1:500	For Planning Information
Detailed Drawings for Detailed First Phase			
Proposed Block Plan (within existing context)	AVD-PTE-P1A-XX-DR-A-10010-C2	1:200	For Planning Approval

Proposed Block Plan (within Masterplan context)	AVD-PTE-P1A-XX-DR-A-10011-C2	1:200	For Planning Approval
<i>Proposed Floorplans</i>			
Phase 1A Proposed Ground Floor Plan	AVD-PTE-P1A-00-DR-A-10100-C2	1:100	For Planning Approval
Phase 1A Proposed First Floor Plan	AVD-PTE-P1A-01-DR-A-10101-C2	1:100	For Planning Approval
Phase 1A Proposed Second Floor Plan	AVD-PTE-P1A-02-DR-A-10102-C2	1:100	For Planning Approval
Phase 1A Proposed Third Floor Plan	AVD-PTE-P1A-03-DR-A-10103-C2	1:100	For Planning Approval
Phase 1A Proposed Fourth Floor Plan	AVD-PTE-P1A-04-DR-A-10104-C2	1:100	For Planning Approval
Phase 1A Proposed Roof Plan	AVD-PTE-P1A-05-DR-A-10105-C2	1:100	For Planning Approval
<i>Proposed Elevations</i>			
Avondale Drive / West Elevation	AVD-PTE-P1A-ZZ-DR-A-10301-C2	1:100	For Planning Approval
East / North Street Elevation	AVD-PTE-P1A-ZZ-DR-A-10300-C2	1:100	For Planning Approval
<i>Proposed Sections</i>			
Phase 1A Sections (Section A-A – East-West)	AVD-PTE-P1A-ZZ-DR-A-10200-C3	1:100	For Planning Approval
Phase 1A Sections (Section B-B – North-South)	AVD-PTE-P1A-ZZ-DR-A-10200-C3	1:100	For Planning Approval
<i>Other Drawings</i>			
Proposed GIA Schedule Drawing	Enclosed within submitted Design and Access Statement	N/A	For Planning Approval
Proposed NIA Schedule Drawing	Enclosed within submitted Design and Access Statement	N/A	For Planning Information
View of Phase 1A and Avondale Drive	Enclosed within submitted Design and Access Statement	CGI	For Planning Information
Site-wide Landscape Strategy Plan	AVD-TEP-P1-ZZ-DR-L-90104	1:500	For Illustrative Purposes
Urban Greening Factor Plan	AVD-TEP-P1-ZZ-DR-L-90102	1:500	For Context
Phase 1 Illustrative Landscape Plan	AVD-TEP-P1-ZZ-DR-L-90103	1:200	For Illustrative Purposes
Hardworks Plan Ph1A - Ground Floor	AVD-TEP-P1-00-DR-L-90110	1:200	For Planning Approval
Planting Schedule	AVD-TEP-P1-ZZ-SH-L-90601	n/a	For Context
Planting Plan Ph1A - Ground Floor	AVD-TEP-P1-00-DR-L-90120	1:200	For Planning Approval
Tree Pit Details	AVD-TEP-P1-00-DR-L-90401	1:20	For Context
Furniture Details	AVD-TEP-P1-ZZ-DR-L-90410	1:20	For Illustrative Purposes
Play Equipment Details	AVD-TEP-P1-ZZ-DR-L-90411	1:20	For Illustrative Purposes