

I. Executive Summary

This Design and Access Statement has been prepared by Pollard Thomas Edwards (PTE) on behalf of the London Borough of Hillingdon for redevelopment of the Avondale Drive Estate, Hayes, UB3 3PN.

A hybrid planning permission is being sought for the following formal description of development:

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.

Proposals will regenerate the existing housing estate, transforming the site and surrounding area. Proposals will create new homes and outdoor spaces which are safer, more secure and a better place to live for existing and future residents.



Illustrative view of Avondale Drive

2. Site Location & Context

2.1 The Site

2.2 Surrounding Context

2.3 Historic Context

2.4 Planning Context

2.5 The Existing Estate

2.6 Opportunities and Constraints

2.7 Brief for Regeneration