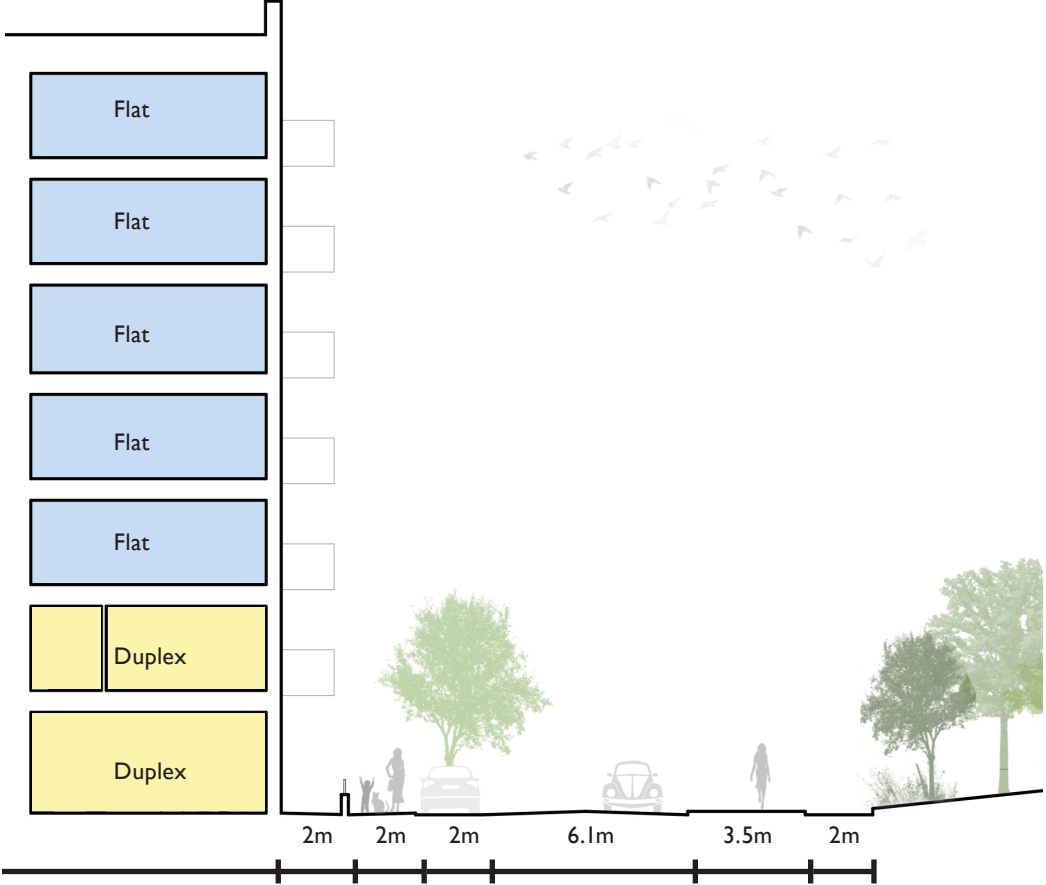
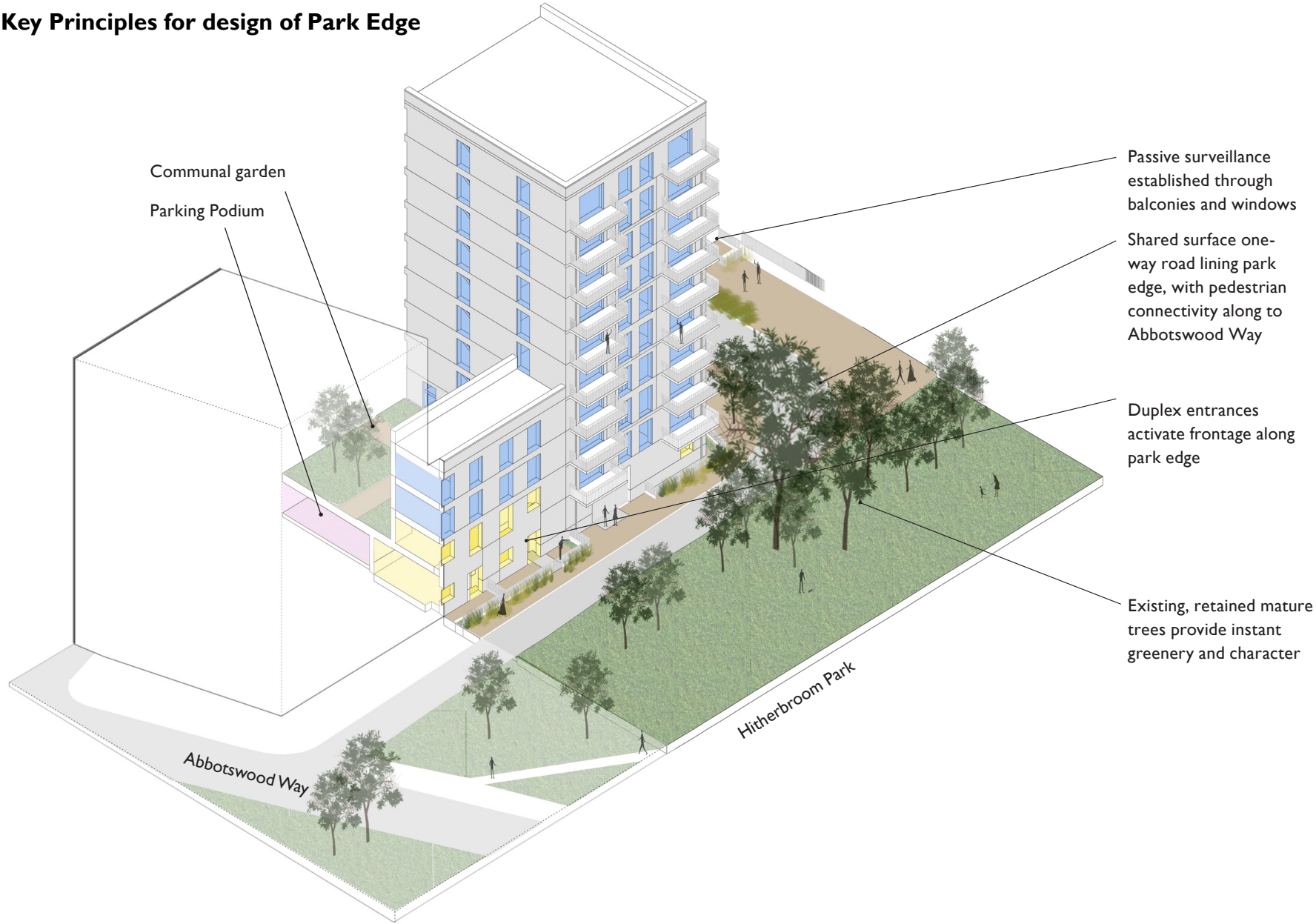


Key Principles for design of Park Edge



Street section

Street section with dimensions



Building fronting onto Hitherbroom Park (City Park West, PTE)

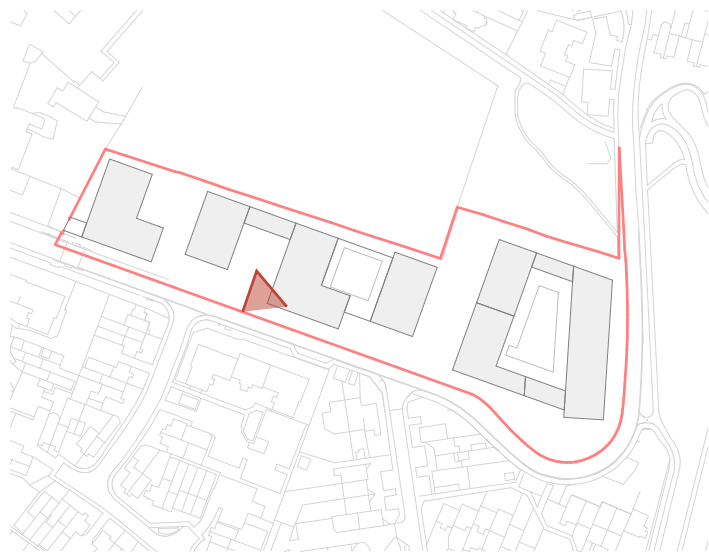


Shared surface one-way road lining park edge, with pedestrian connectivity along to Abbotswood Way

4.6.5 The Courtyard

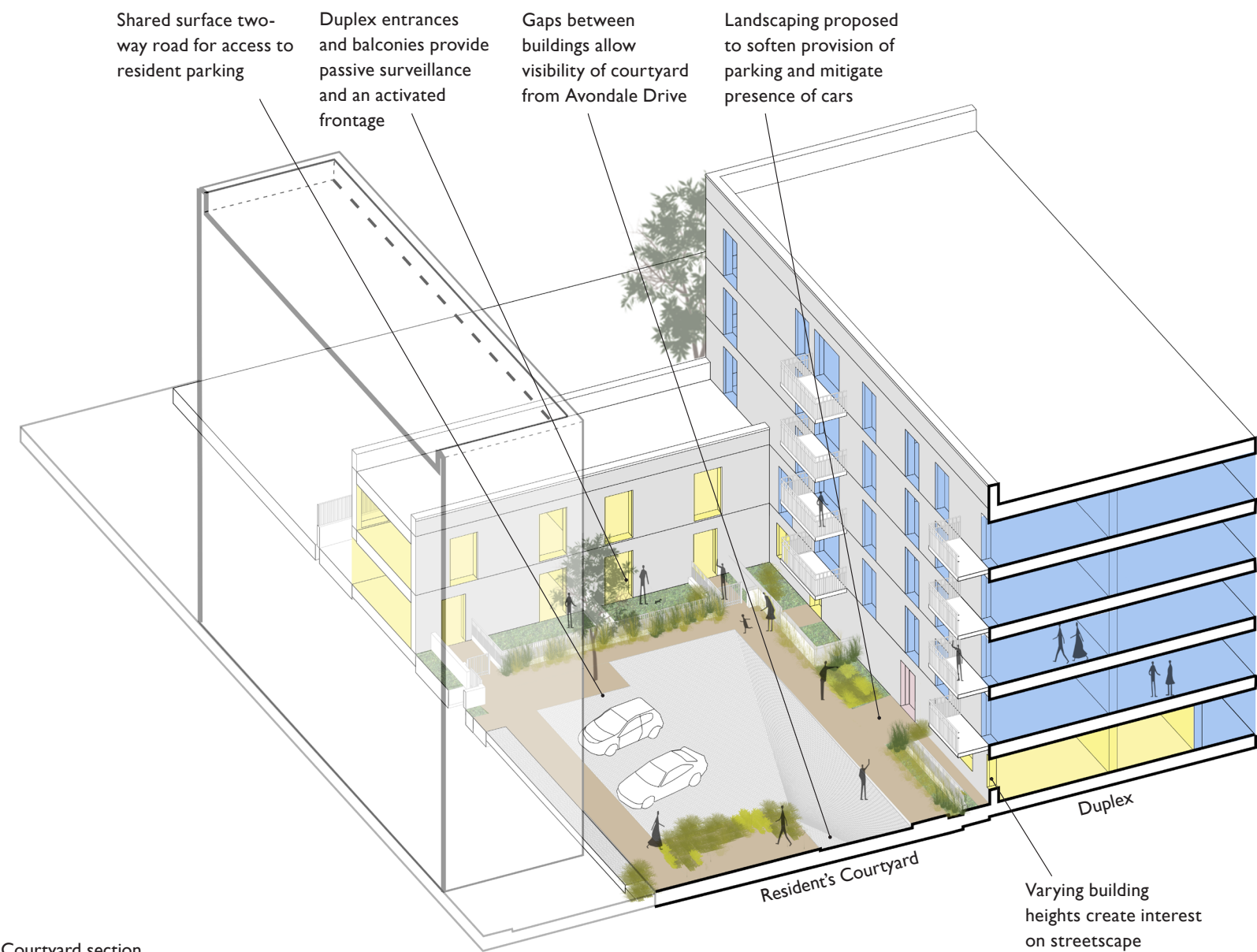
The Courtyard will be a landscaped space which prioritises pedestrians over the vehicles. A shared surface two-way road is proposed for access to resident parking and emergency vehicles. Parking will be hidden amongst carefully placed trees and greenery to reduce the presence of cars and allow people to enjoy the public space. Gaps between buildings will ensure that the courtyard landscaping will be visible from Avondale Drive.

Buildings of varying heights will face onto the courtyard. This will create a variety to the streetscape but should work together to create a comfortable, human-scale neighbourhood space.

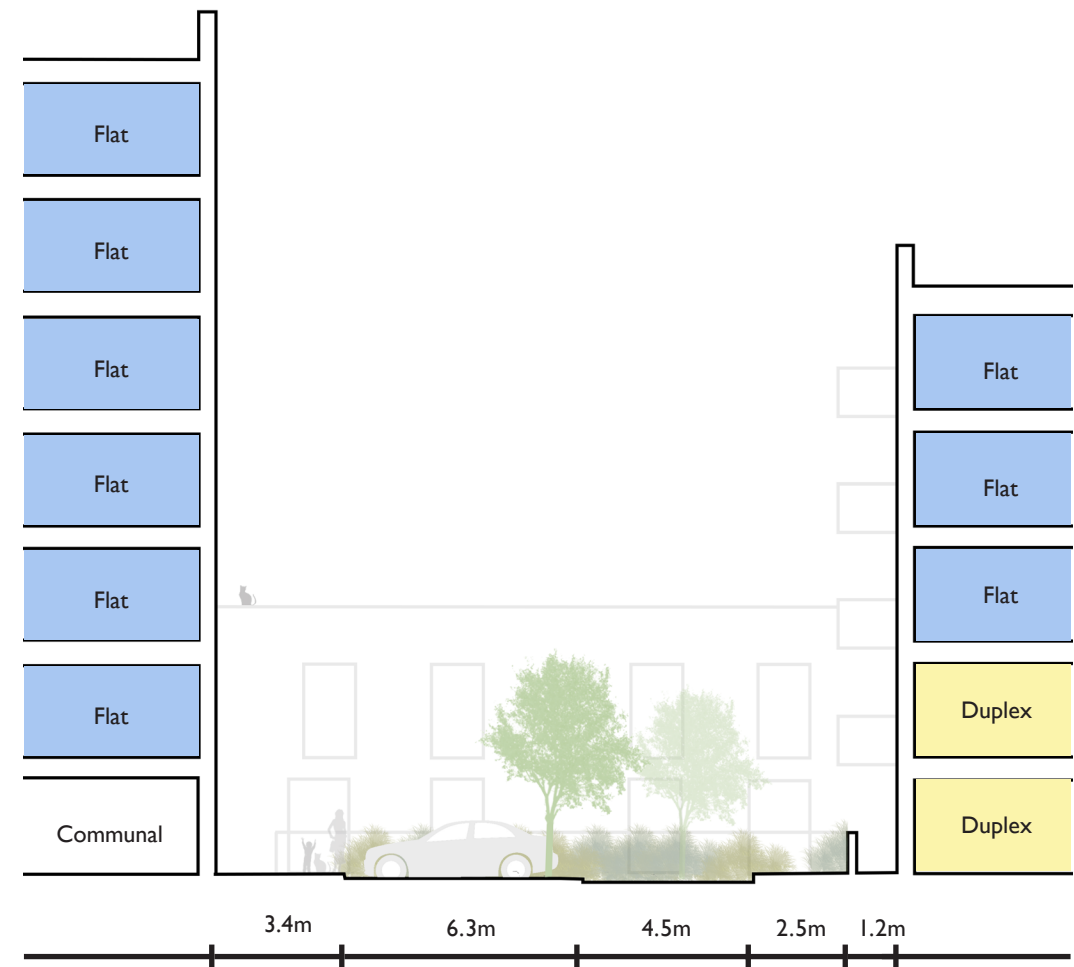


Illustrative view of the courtyard

Key Principles for design of Courtyard



Courtyard section



Courtyard 2D section



Shared surface space with green edge (The Avenue, PTE)



Shared surface for pedestrian and vehicles (Bonn Square, Graeme Massie Architects)



Large trees providing shade to courtyard (City Park West, PTE)

4.7 Accommodation

4.7.1 Density

The proposed development will provide 240 new homes, which generates a density of 224 dwellings per hectare (673 habitable rooms per hectare) based on a site area of 1,07 hectares and the housing mix illustrated opposite.

The majority of the site sits within PTAL IB with a small portion sitting within PTAL 2.

The density of the scheme has been determined through a design led approach taking account of the site context and infrastructure capacity.

The density of the scheme is supported by;-

- An appropriate dwelling mix
- Exemplary design and quality
- Good physical access to services
- Long term management of communal areas
- The contribution that the development makes to
- Local ‘place shaping’

4.7.2 Indicative Housing Mix

The proposed housing mix has been developed in collaboration with Hillingdon Housing with a focus on re-providing new affordable homes which meet the needs of existing returning residents as well as provide for the identified needs of other residents within the borough who will be new to the estate.

A total of 117 Replacement Affordable Rent homes are proposed in the scheme. This will deliver a total affordable housing provision of 52.5% by floor area (54.6% by habitable room and 48.8% by dwellings)

123 additional homes will be provided as a mixture of private sale and shared equity, with the latter forming part of the private sale component.

This housing mix will help to create a genuinely mixed and balanced community in the new neighbourhood. New homes will be provided in a range of sizes, types and tenures, meeting the needs of different incomes and household types derived from the existing estate. Additional quantum of homes will also make a valuable contribution to meeting local housing needs and market demands within the local area.

The summary accommodation schedule opposite provides a breakdown of the proposed housing mix.

Type HR	1B2P (F) 2	1B2P (WF) 2	2B4P (F) 3	2B3P (WF) 3	2B4P (WF) 3	2B4P (D) 3	3B5P 5	3B5P (D) 5	3B6P 5	4B7P (D) 6	Total
AR	7	0	14	0	1	1	5	0	0	2	30
HR	14	0	42	0	3	3	25	0	0	12	99
m2	357.5	0	999.1	77.3	0	90.1	446	0	0	256.3	2226
% by Unit	23.33%	0.00%	46.67%	0.00%	3.33%	3.33%	16.67%	0.00%	0.00%	6.67%	100.00%

Phase 1A Housing Mix

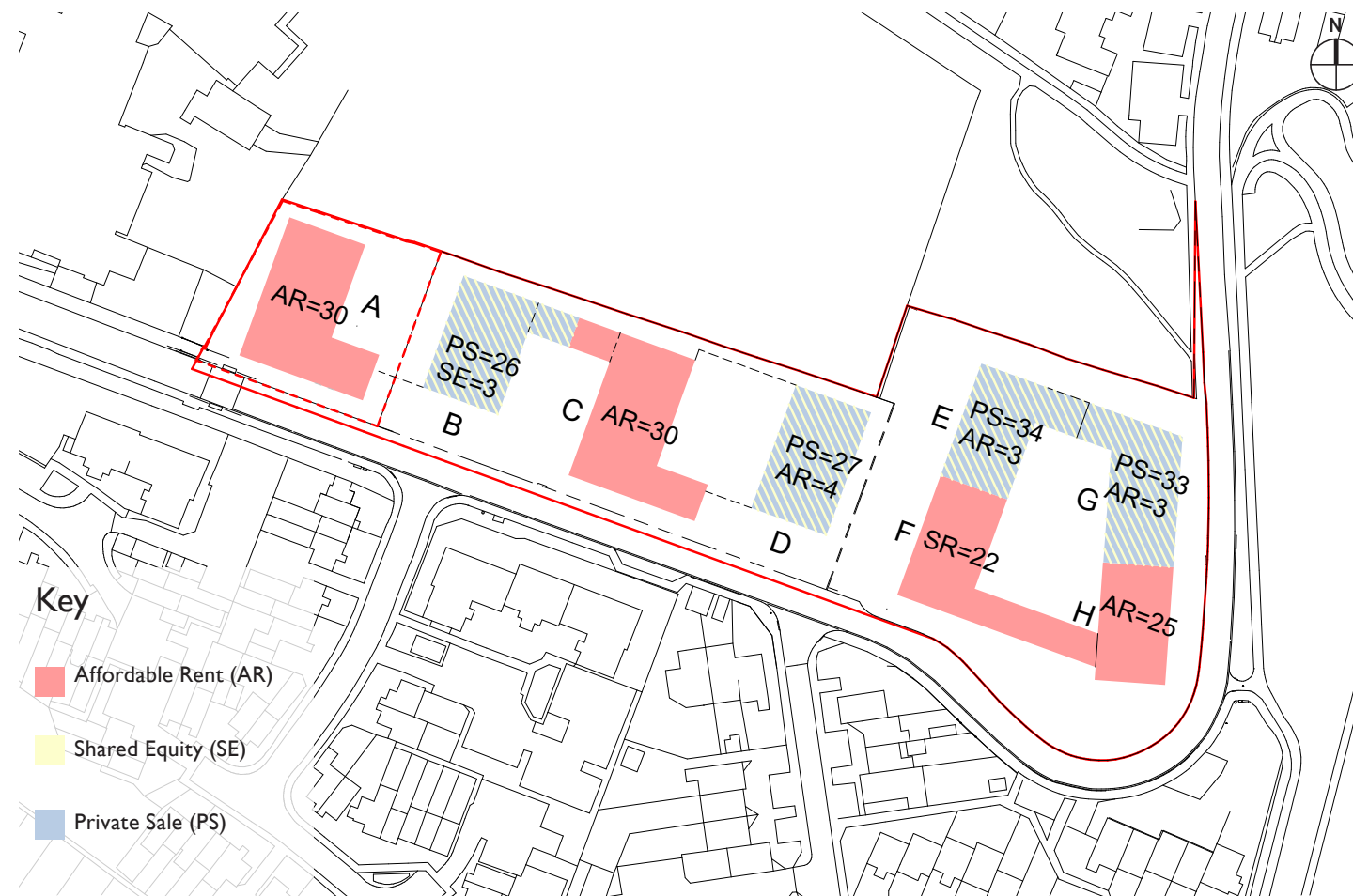
Type HR	1B2P (F) 2	1B2P (WF) 2	2B4P (F) 3	2B3P (WF) 3	2B4P (WF) 3	2B4P (D) 3	3B5P 5	3B5P (D) 5	3B6P 5	4B7P (D) 6	Total
AR	27	2	40	2	1	12	20	8	0	5	117
HR	54	4	120	6	3	36	100	40	0	30	393
m2	1357.5	120	2819.1	237.3	0	1058.1	1736	816	0	616.3	8760.3
% by Unit	23.08%	1.71%	34.19%	1.71%	0.85%	10.26%	17.09%	6.84%	0.00%	4.27%	100.00%
SE	2	0	0	0	0	0	0	1	0	0	3
HR	4	0	0	0	0	0	0	5	0	0	9
m2	100	0	0	0	0	0	0	102	0	0	202
% by Unit	66.67%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	33.33%	0.00%	0.00%	100.00%
PS	50	4	42	12	6	0	0	0	6	0	120
HR	100	8	126	36	18	0	0	0	30	0	318
m2	2500	240	2940	960	510	0	0	0	570	0	7720
% by Unit	41.67%	3.33%	35.00%	10.00%	5.00%	0.00%	0.00%	0.00%	5.00%	0.00%	100.00%
TOTAL UNITS	79	6	82	14	7	12	20	9	6	5	240
TOTAL HR	158	12	246	42	21	36	100	45	30	30	720
TOTAL m2	3957.5	360	5759.1	1197.3	510	1058.1	1736	918	570	616.3	16682.3
% by Unit	32.92%	2.50%	34.17%	5.83%	2.92%	5.00%	8.33%	3.75%	2.50%	2.08%	100.00%

Cumulative (indicative) Housing Mix across Illustrative Masterplan

Type HR	1B2P (F) 2	1B2P (WF) 2	2B4P (F) 3	2B3P (WF) 3	2B4P (WF) 3	2B4P (D) 3	3B5P 5	3B5P (D) 5	3B6P 5	4B7P (D) 6	Total
Target Size*	50	60	70	80	85	88	86	102	95	120	
AR	20	2	26	2	0	11	15	8	0	3	87
HR	40	4	78	6	0	33	75	40	0	18	294
m2	1000	120	1820	160	0	968	1290	816	0	360	6534
% by Unit	22.99%	2.30%	29.89%	2.30%	0.00%	12.64%	17.24%	9.20%	0.00%	3.45%	100.00%
SE	2	0	0	0	0	0	0	1	0	0	3
HR	4	0	0	0	0	0	0	5	0	0	9
m2	100	0	0	0	0	0	0	102	0	0	202
% by Unit	66.67%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	33.33%	0.00%	0.00%	100.00%
PS	50	4	42	12	6	0	0	0	6	0	120
HR	100	8	126	36	18	0	0	0	30	0	318
m2	2500	240	2940	960	510	0	0	0	570	0	7720
% by Unit	41.67%	3.33%	35.00%	10.00%	5.00%	0.00%	0.00%	0.00%	5.00%	0.00%	100.00%
TOTAL UNITS	72	6	68	14	6	11	15	9	6	3	210
TOTAL HR	144	12	204	42	18	33	75	45	30	18	621
TOTAL m2	3600	360	4760	1120	510	968	1290	918	570	360	14456
% by Unit	34.29%	2.86%	32.38%	6.67%	2.86%	5.24%	7.14%	4.29%	2.86%	1.43%	100.00%

Illustrative Housing Mix across Outline Area

4.7.3 Indicative Tenure Plan



The diagram above illustrates a tenure plan for the proposed scheme. The indicative tenure plan is based on the illustrative scheme for the Outline Area. Replacement Affordable Homes have been located to facilitate a rolling programme of decant, demolition and re-build which enables the regeneration.

All homes should be designed to be tenure blind so that different tenures are indistinguishable from the street.

4.7.4 Indicative Phasing & Demolition



The diagrams above illustrates an overlay of the demolition plan for existing buildings and a construction phasing plan for the proposed scheme. Both plans are based on the illustrative scheme for the outline areas.

Three phases are proposed, starting with Phase 1A. Phase 1A will be a kickstart site on a plot currently occupied by garages. Utilising the garage site for the first phase will significantly reducing the need for double decant of existing residents during redevelopment.

Wellings House will then be decanted and demolished facilitating the delivery of Phase 1B, the largest phase in terms of total floor area and number of homes.

The final phase will complete the regeneration on the site currently occupied by Fitzgerald and Glenister House.

4.7.5 Residential Design Standards

The scheme is designed to meet the standards set out in the 'GLA Housing Supplementary Planning Guidance (March 2016)'. All homes have been designed to meet or exceed the Nationally Described Space Standards.

The majority of new homes in the indicative scheme are dual aspect (68%) and there are no north-facing single aspect homes. A high percentage of larger homes in the overall scheme are dual aspect as illustrated below:

- One bedroom - 39% Dual Aspect
- Two bedroom - 81% Dual Aspect
- Three bedroom - 100% Dual Aspect
- Four bedroom - 100% Dual Aspect

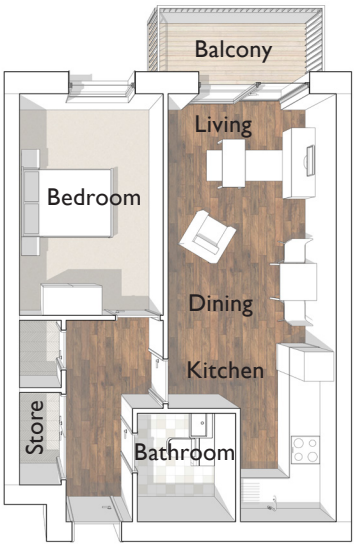
All homes are provided with a private outdoor amenity space as either a garden, terrace or balcony.

Illustrative dwelling layouts for the Outline Area have been developed with input from Hillingdon Council and residents during consultation. These illustrative dwelling layouts set out key principles for re-provided affordable rent homes in the scheme, including:

- Four bedroom homes provided only as duplex homes and not apartments.
- A proportion of two bedroom homes designed to enable a separate kitchen and living dining space.
- Bedrooms located upstairs in duplex homes for privacy with kitchen diners or living kitchen diners at ground floor level
- Three and four bedroom duplex homes to be provided with a private terraces or garden
- Utility cupboard to accommodate washing machines in homes with an open plan living kitchen dining space.

Please refer to Appendix I for a checklist summarising compliance with the GLA Housing SPG.

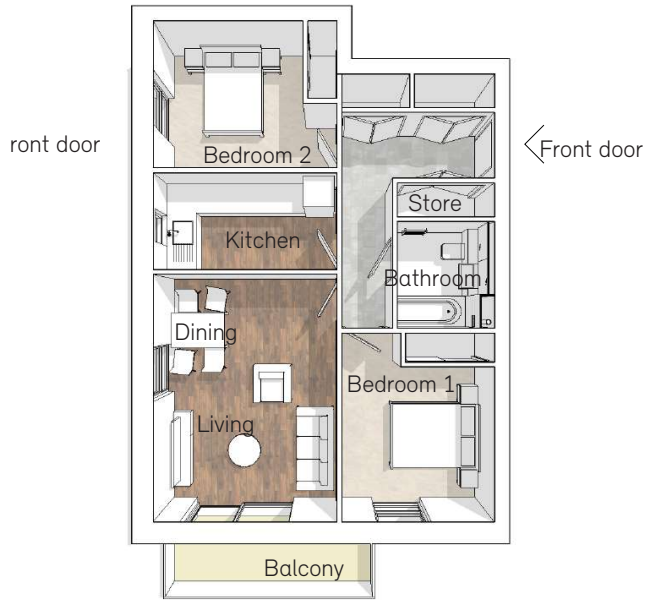
Illustrative home layouts



1-Bed Flat



2-Bed Flat - Open living



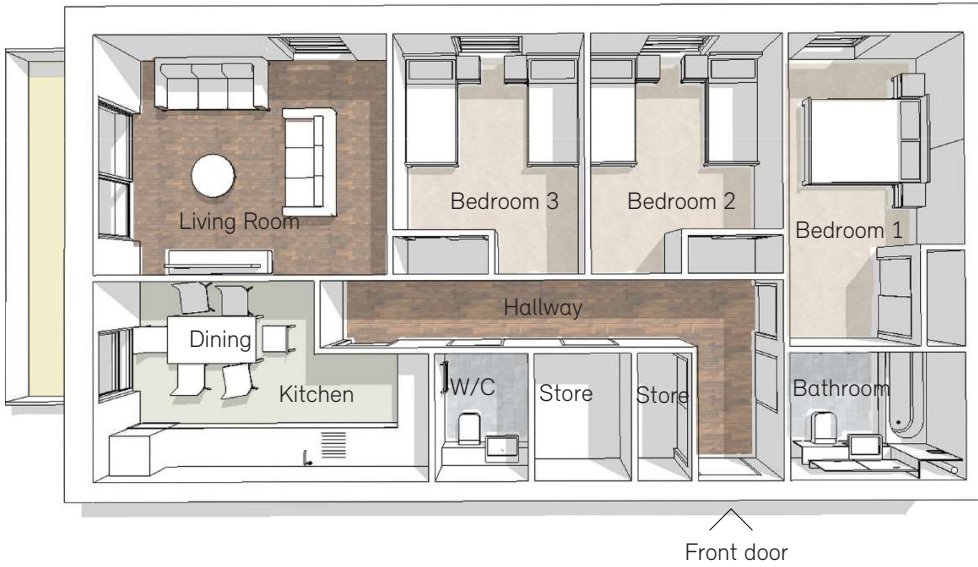
2-Bed Flat - Separate Kitchen



2 -Bed Duplex - Ground floor



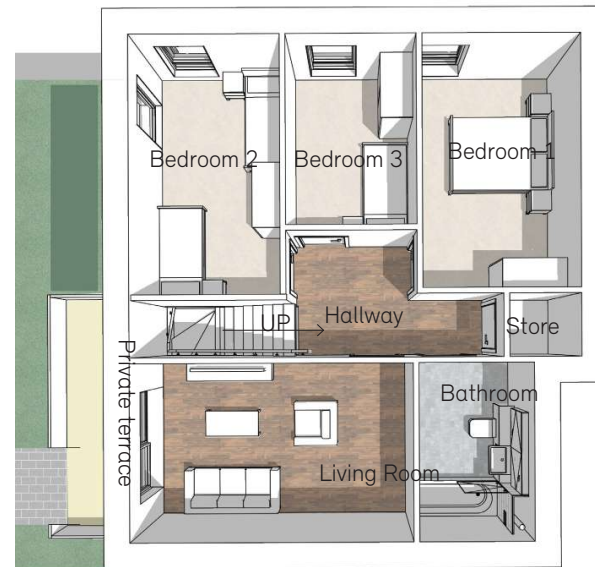
2 -Bed Duplex - Upper floor



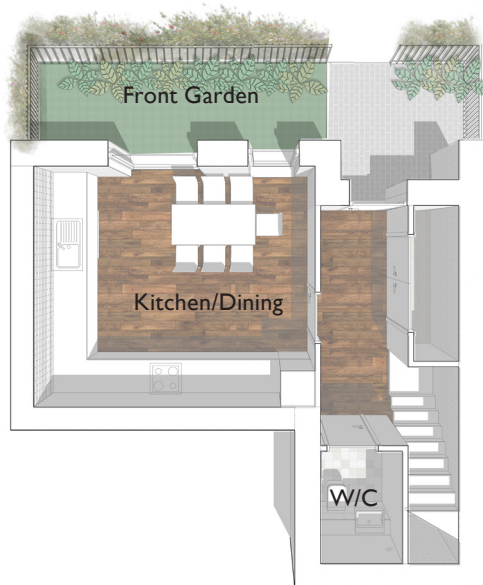
3 - Bed Flat



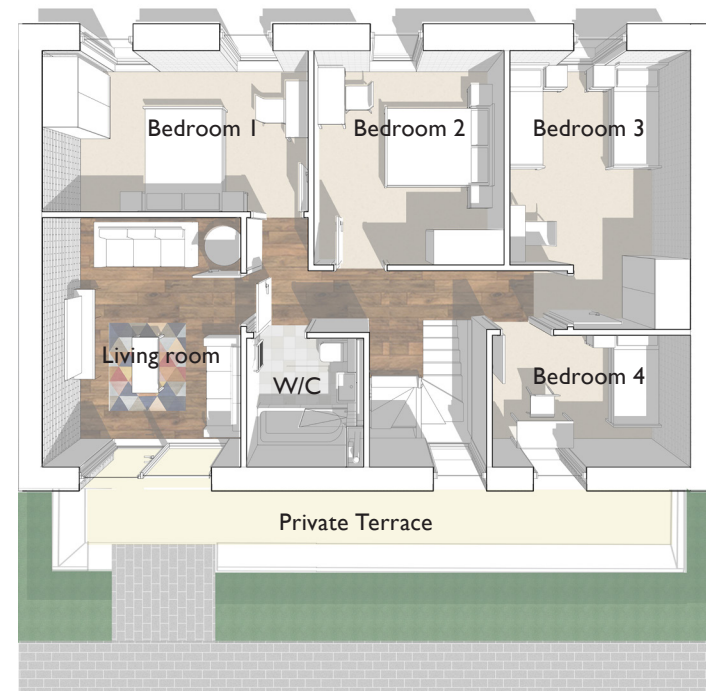
3-Bed Maisonette - Lower Storey



3-Bed Maisonette - Upper Storey



4-Bed Duplex - Lower Storey



4-Bed Duplex - Upper Storey

4.7.5 Accessibility

10% of homes will be designed for wheelchair users meeting Building Regulations Approved Document Part M 2015 Category 3 and the Accessible Hillingdon SPD (2017).

All replacement affordable rent homes will be fitted out for wheelchair users (categorised as 'Accessible' by AD:M Cat 3), with private and shared equity homes provided as easily adaptable (categorised as 'Adaptable' by AD:M Cat 3).

All wheelchair homes at ground floor level are entered via an individual entrance, providing direct access to the street. All wheelchair homes at upper floor levels are served by two lifts.

10no. residential wheelchair parking spaces are provided in the scheme. For more information on wheelchair parking please refer to Section 4.9 of this document.

4.7.6 Secured by Design

Safety and security have been considered as an integral part of the schemes design.

The proposals have been developed with Secure by Design principles, to design out crime and crime prevention. The proposals look to create a safe and inclusive environment for residents and public.

Design proposals have been developed in consultation with the local Crime Prevention and Design Officer with two design workshops held in August and November 2021.

4.9 Access Strategies

The Avondale Drive Estate masterplan forms an integral part of the surrounding neighbourhood, enhancing routes through the site which link to the rest of Hayes and strengthen links to Hitherbroom Park and Minet Country Park.

The masterplan has been developed such that these new connection routes maintain the vehicle needs whilst creating easy access for pedestrian and cycle routes between each plot in the development.

4.9.1 Vehicle Movement

Avondale Drive is retained as the primary route through the site, connecting east-west through the scheme, keeping the main traffic flows away from the primary pedestrian routes.

The proposed Park Street has been carefully considered to reflect the character of the area, a new residential street that creates permeability between Avondale Drive and Hitherbroom Park. The residential streets also operate at reduced speeds in these shared surface areas where pedestrians and cyclist movement occurs.

Vehicular movement along this area is low. This primarily serves to create permeability and servicing of the scheme, such as delivery and refuse collection. The Park Street will provide one-way access to refuse and delivery, which can then turn out onto Abbotswood Way.

Two-way vehicular access is provided into the courtyard off Avondale Drive and to access the undercroft parking below the podia communal gardens.



Please refer to the Transport Assessment for further information about the vehicle strategy.