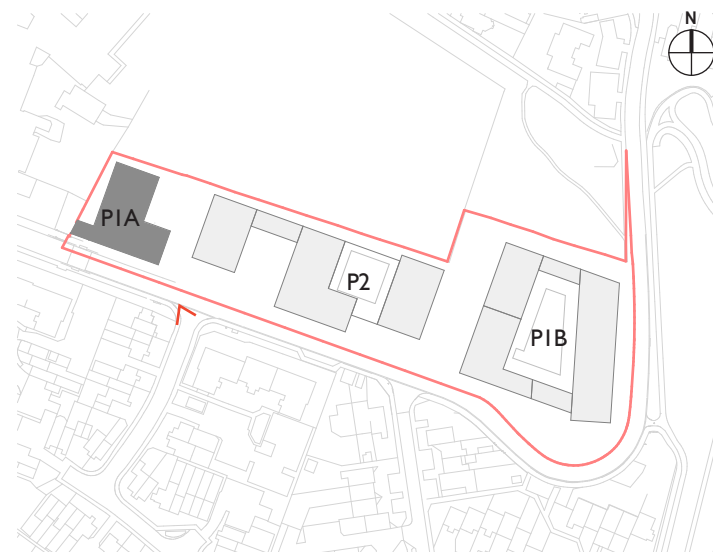


5.1 Introduction

Phase 1A is located to the west of the site and fronts onto Avondale Drive. The site is currently occupied by garages and associated parking, the western boundary is adjacent to Minet Infant and Junior School, with the school grounds running along the northern boundary.

Phase 1A is the first phase of the development of the Avondale Drive regeneration. The proposal will face Phase 2 which will be delivered under a future reserved matters application. PTE have also worked with TEP landscape architects to design the resident's communal courtyard between Phase 1A and the future development of Phase 2.

A shared communal garden is designed into the Phase 1A block, providing neighbourly shared outdoor facilities for all residents of the block, as well as passive surveillance. The courtyard will be fully enclosed by Block B as part of Phase 2, and will be accessible for residents of both blocks.

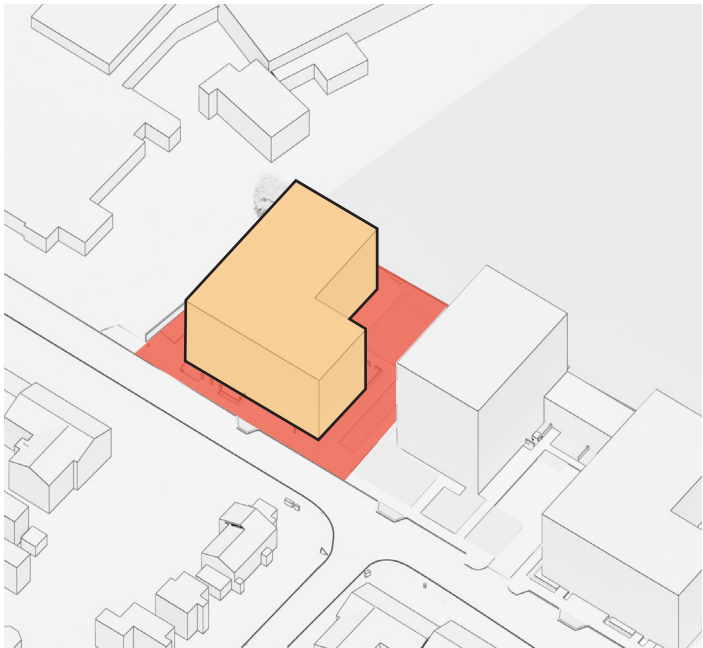


Illustrative view of Phase 1A from Avondale Drive

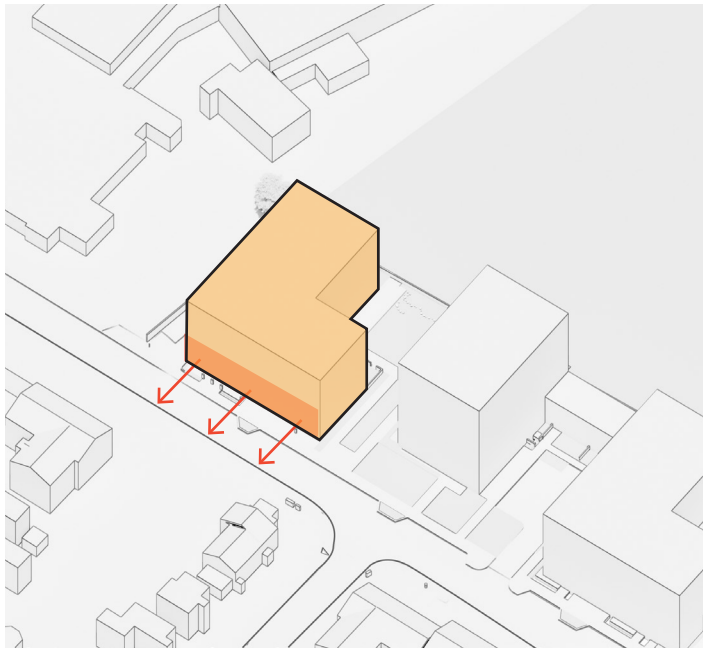
5.1.1 Key Design Moves

Design proposals have been developed in response to the wider masterplan, consultation with Hillingdon Council, statutory consultation, input from the wider consultant team and the residents themselves.

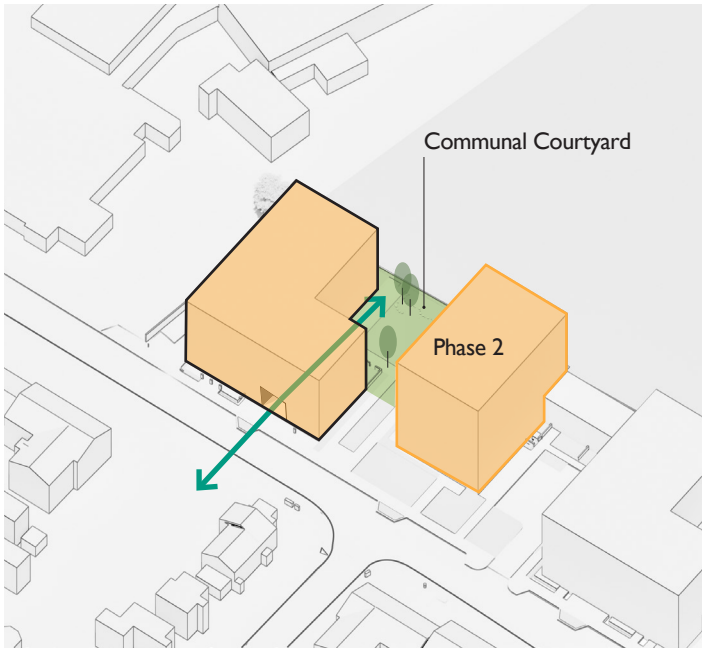
The key moves which have informed the design are as follows:



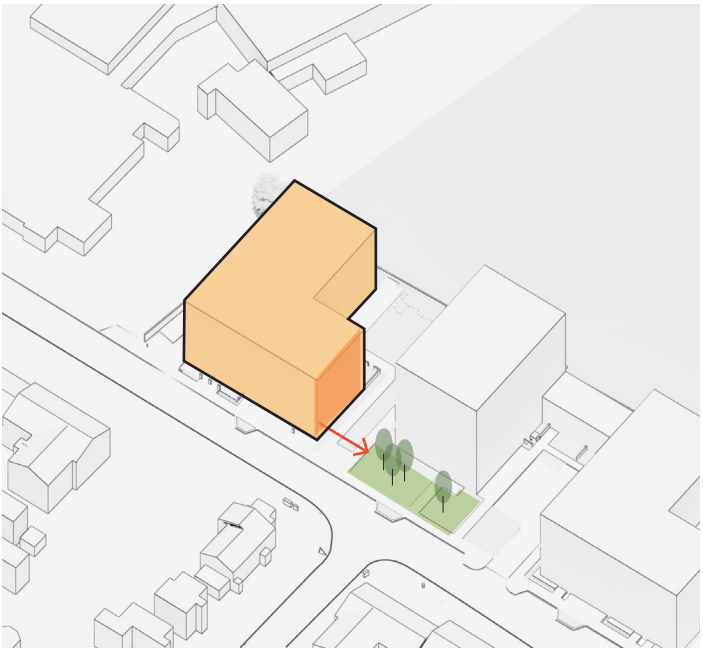
Step 1 - Building designed to fit garage site



Step 2 - Duplex home frontages onto street



Step 3 - Views and routes through to courtyard



Step 4 - Gaps linking to key public spaces

Adapted to Garage Site

Phase IA has been carefully arranged to ensure the building footprint can be accommodated on the existing garages site. This allows for access into and around the adjacent Glenister House tower block to be maintained whilst construction takes place. As part of the wider masterplan, the building height will be lowered to five storeys to respond to the surrounding context and reduce visual impact over the neighbouring school.

Duplexes onto Street Frontage

Building frontage is defined by duplex homes onto street at ground and first floor level. This will create a human-scale street environment and provide passive surveillance so that it feels safe and active. Considerate use of architectural detailing and materiality will further enable residents to identify their individual homes along the street.

Communal Garden

A secure communal garden is proposed to the north of the Phase IA building, which will be for the use of the building's residents and those of the adjacent future phase. Upon completion of the future phase block, the garden will see full enclosure, giving the space a sense of privacy and shelter from the street. The building entrance sequence provides a direct view through to the courtyard from the communal spaces and a visual aspect when walking along Avondale Drive.

Frontage over Green Verge

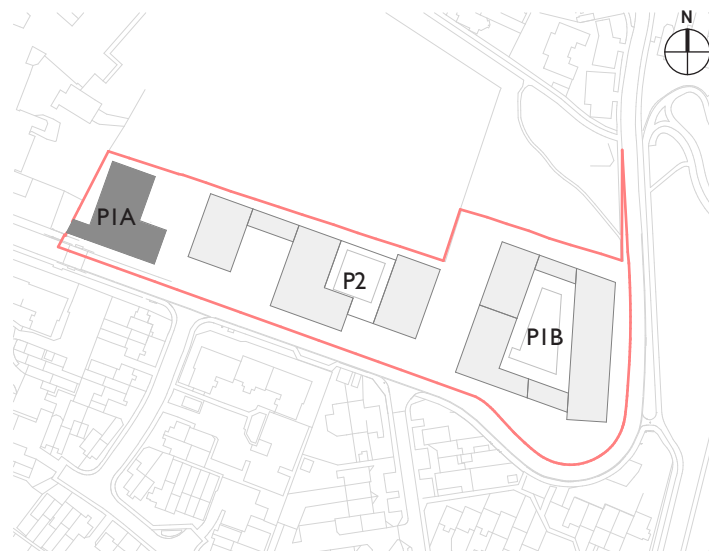
The eastern elevation will overlook public green space on Avondale Drive, delivered in Phase 2. Balconies and window openings have been carefully considered to engage with the public realm, providing residents with visual aspect and activity over the landscaped space.

5.2 Site Arrangement

Phase 1A provides a total of 30 affordable rent homes in a single building. The building encloses a ground-floor level communal garden to the north. On-street car parking is provided in front of the building along one edge of Avondale Drive.

A substation is required as part of the development phase, which is located to the south-west of the building, providing a secure boundary from Avondale Drive to the rear gardens. A dedicated loading bay is provided in front of the building to provide a dedicated space for maintenance and prevents larger vehicles blocking the existing school crossing.

The site is relatively flat and avoids the need for stepped or ramped access into the building or within the courtyard space.



Illustrative landscape plan

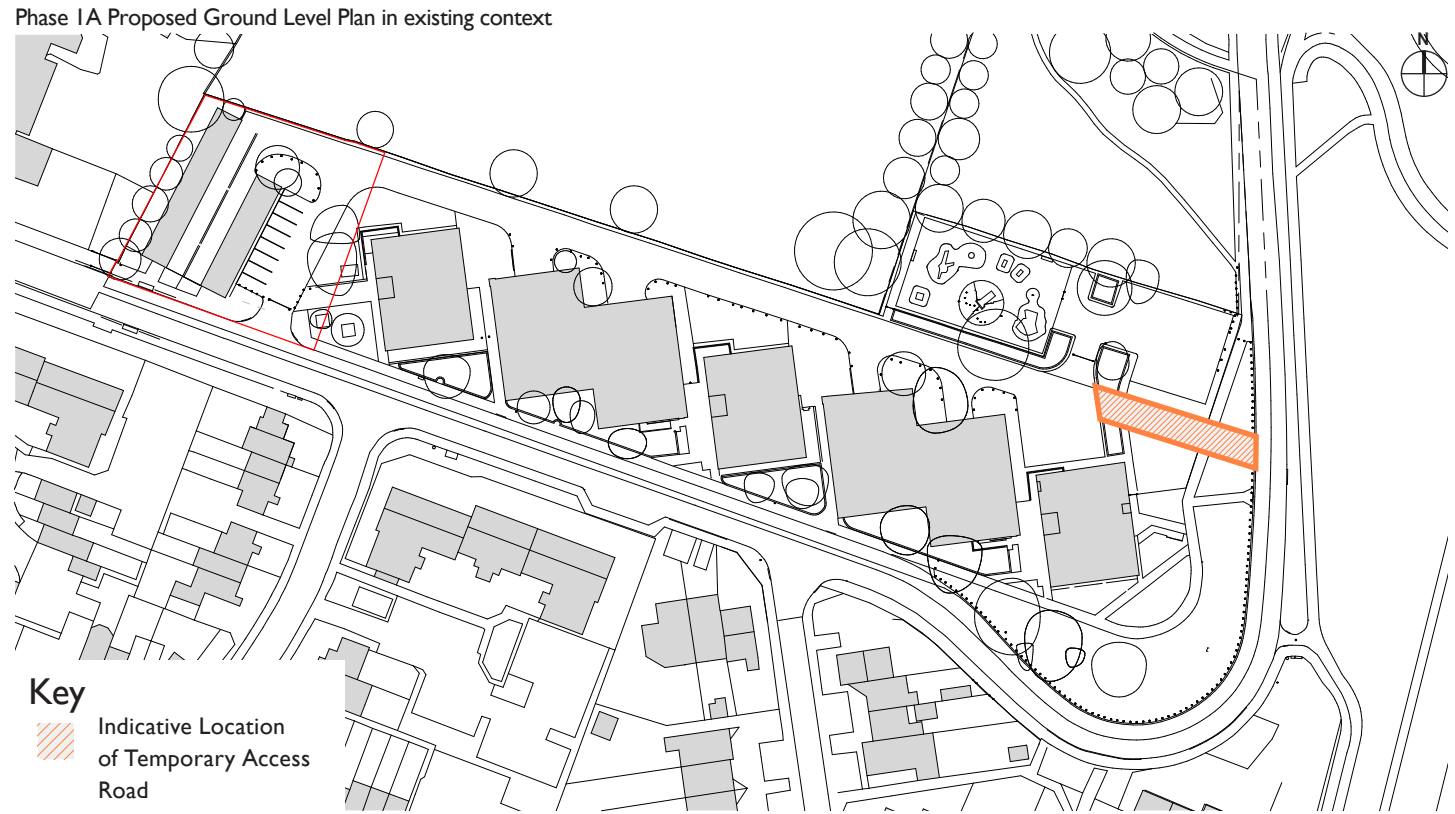
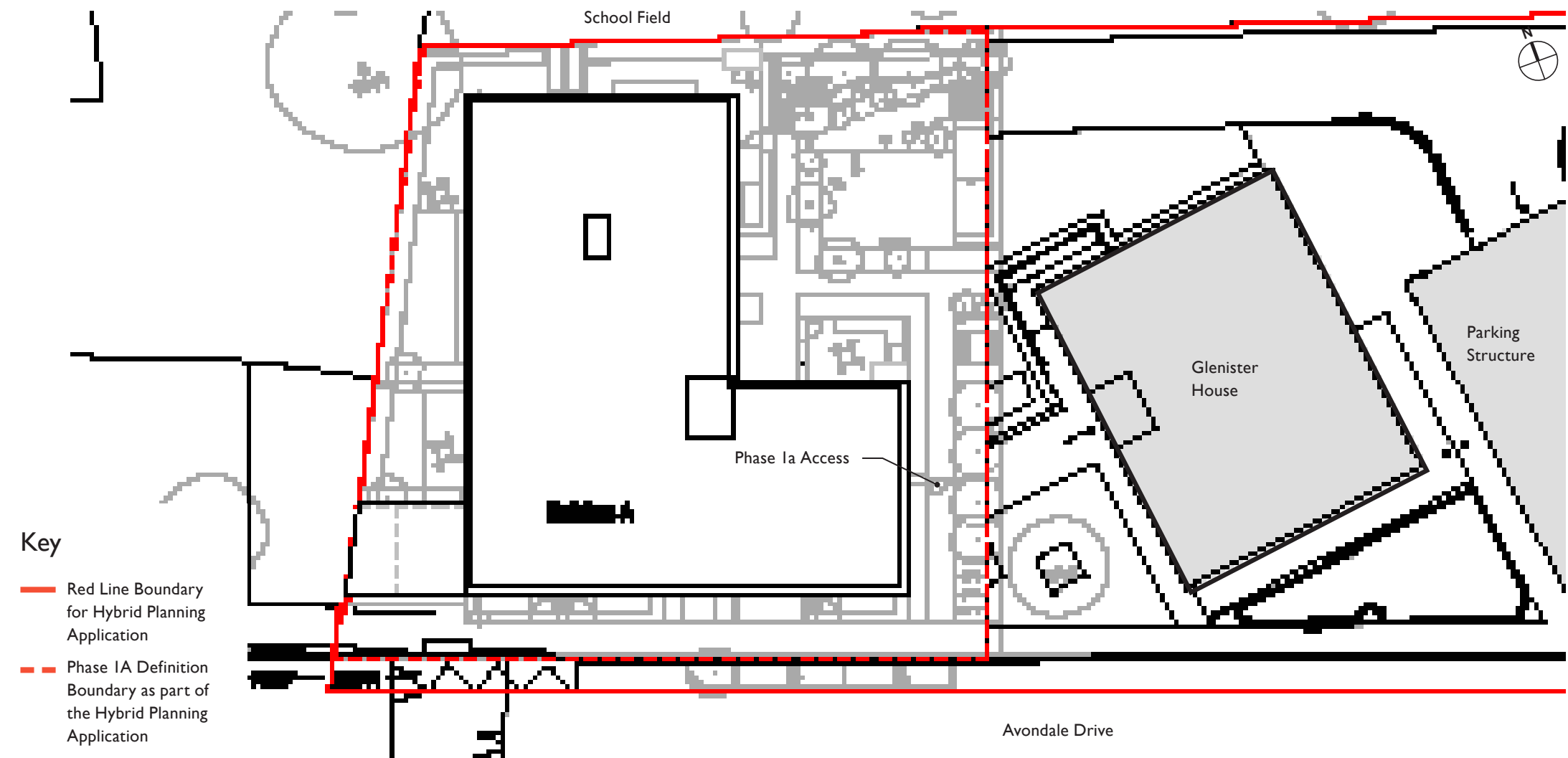
5.2.1 Relationship with existing

Building layout and landscaping have been carefully considered to provide security to new homes and the communal garden whilst minimising disruption to the wider estate.

Pedestrian and resident access is maintained around Glenister House to the communal courtyard before Block B is completed.

The Phase 1A building will be built over the existing vehicular route to the garages and parking structures. To ensure vehicular access to the rear can be maintained between development phases, a temporary access road is proposed Abbotswood Way. This temporary access road will be secured via a later planning condition.

For further information on access into the communal courtyard, please see Landscape Architect’s Design & Access Statement.



Temporary access plan