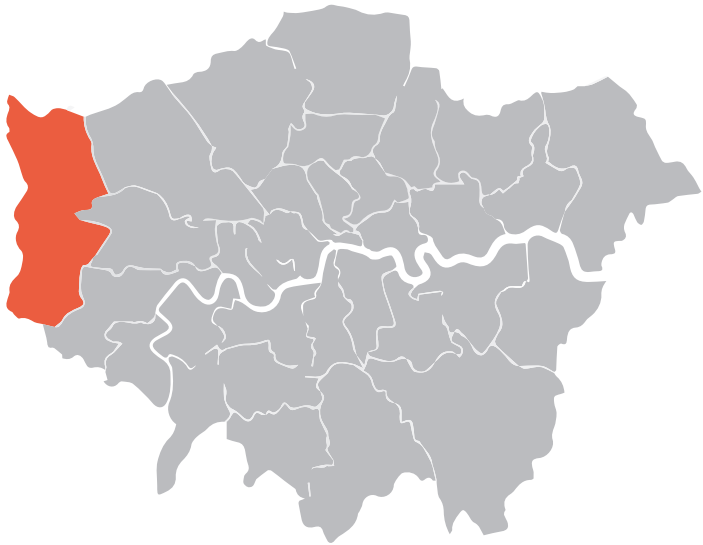


2.1 The Site

2.1.1 London Borough of Hillingdon

As illustrated in the diagram opposite, one of the defining characteristics of the London Borough of Hillingdon is the abundance of green open spaces across the borough. Many of the green opens spaces are linked by the historic canal network which themselves act as amenity for recreational uses.

The existing estate is situated close to the centre of Hillingdon within an existing residential neighbourhood and adjoining a number of existing green spaces which connect with and inform the character of the site and provide access to a wider network of green spaces across the borough.



London Borough of Hillingdon in context of Greater London



Site Location in Hayes



Lake Farm Country Park



Minet Country Park



Grand Union Canal



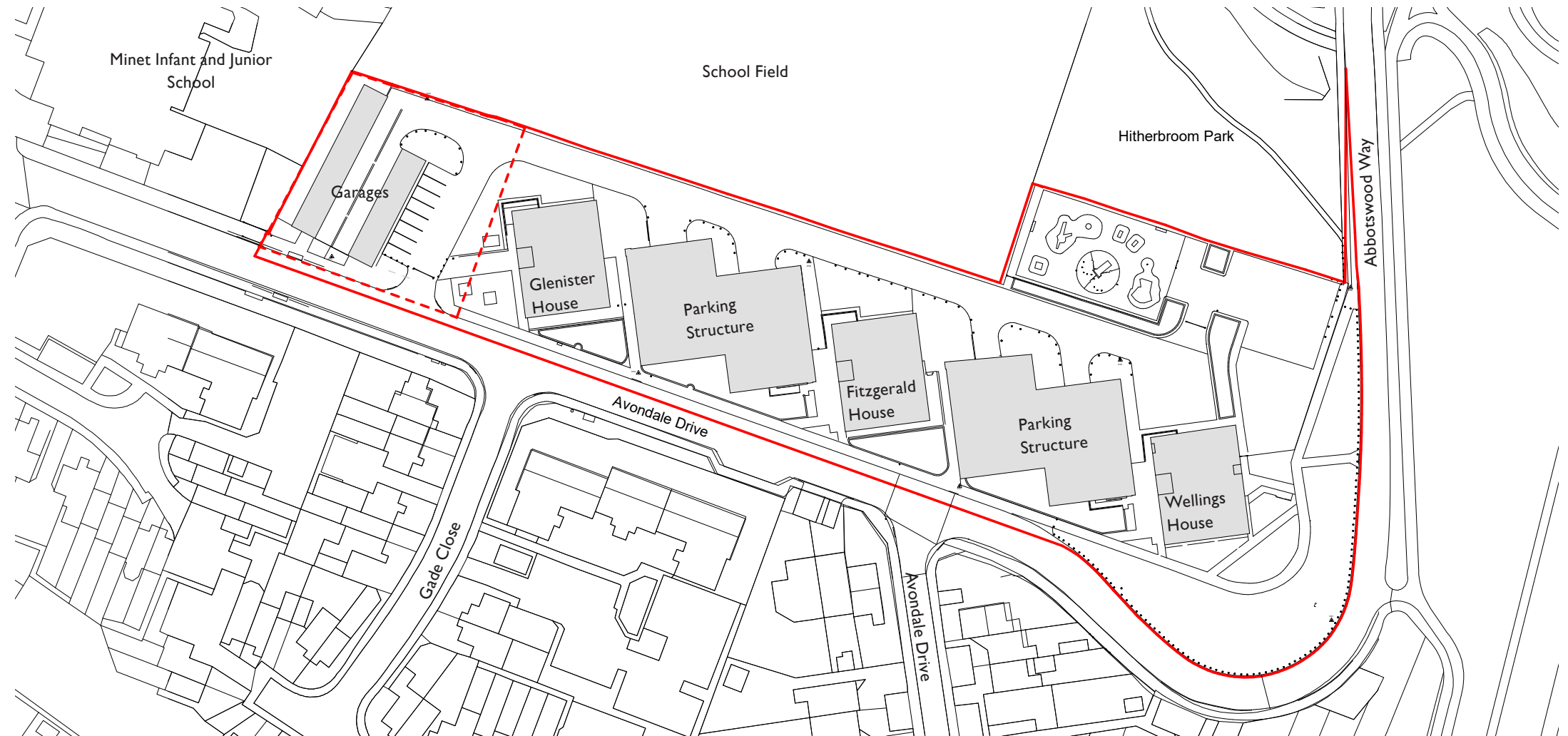
2.1.2 Site Location

The site is bound by Avondale Drive to the south, Abbotswood Way to the east, Minet Infant School to the west, with Hitherbroom Park and the school playing field to the north of the site.

The site is relatively level apart from a c.1m level change between the site and Hitherbroom Park

On the site location plan opposite, the solid red line boundary defines the site subject to this Hybrid Planning Application (HPA), whereby the area within the dotted red line comprises the Detailed First Phase and the remainder of the Site, within the HPA solid red line comprises the Outline Area.

Proposals for the outline area of site are described in Chapter 4 of this document. Proposals for the detailed areas of the site are described in Chapter 5 of this document.



Site Location Plan

Key

- Red Line for Hybrid Planning Application
- - - Phase 1A Definition redline as part of the Hybrid Planning Application
- Existing Estate Buildings



Aerial view of existing estate looking North



Aerial view of existing estate looking South

2.2 Surrounding Context

2.2.1 Character

The site sits within a residential neighbourhood very different in character from the existing estate.

1980's housing developments are located opposite the site on Avondale Drive and to the north of Hitherbroom Park consisting of low rise apartment buildings and houses. The wider area is predominantly post-war semi-detached houses.

The character of the local area is defined by the surrounding green spaces, including Hitherbroom Park, the Minet Country Park and greenery within the public realm.

2.3.2 Connectivity

The majority of the site sits within PTAL 1B with a small portion sitting within PTAL 2.

The start of Hayes Town Centre is within 5 minutes walk of the site and a pedestrian route to the north connects the neighbourhood to the Lombardy Retail Park.

Bus Routes on Coldharbour Lane (approximately 5 minutes walk from the site) provide access to Hayes Town Centre and Hayes & Harlington Train Station. Bus Route next to the Lombardy Retail Park provide access to Southall (15 minutes).

Vehicle access to the site and surrounding neighbourhood is from Avondale Drive.

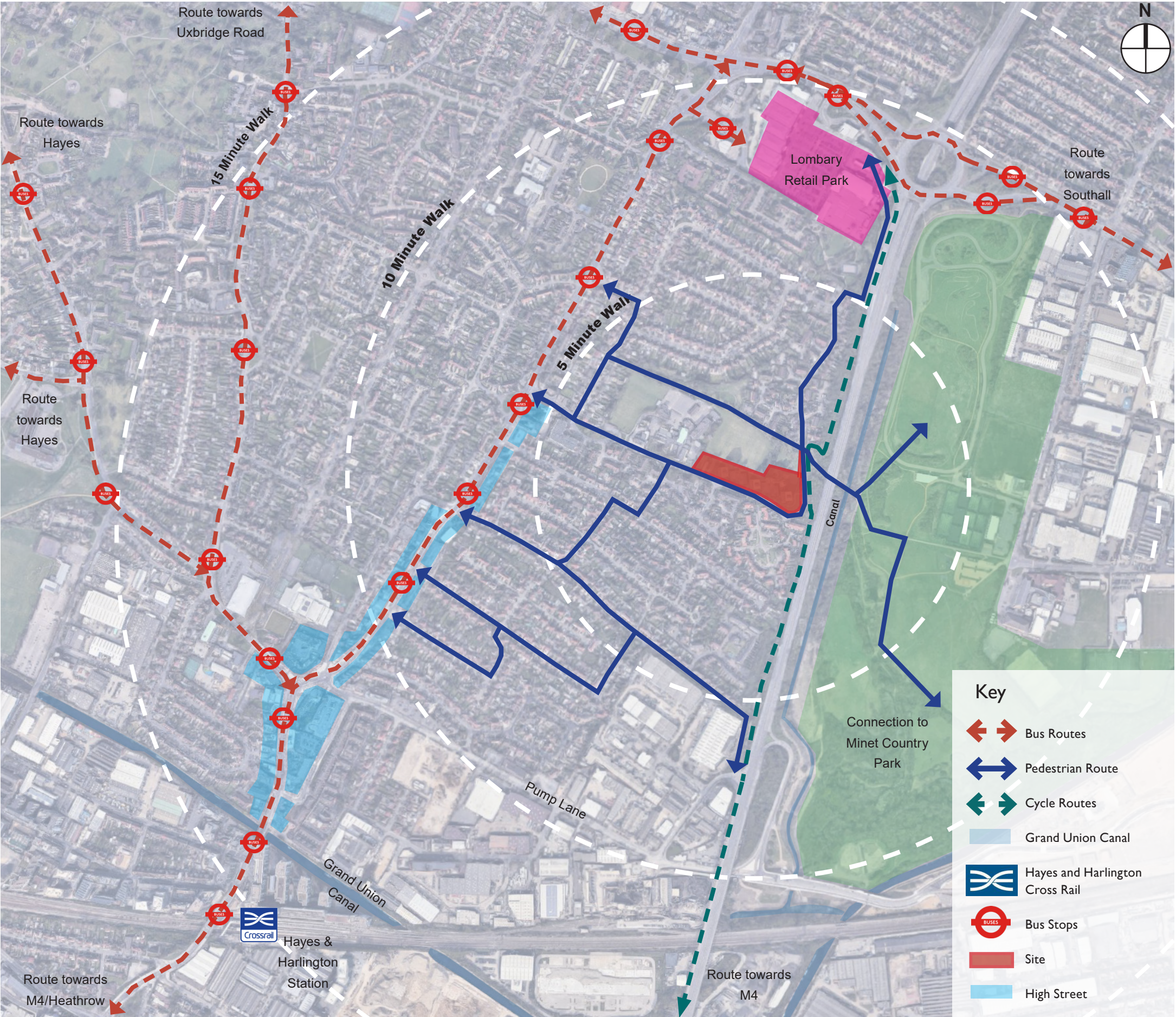


Diagram illustrating local transport connections and pedestrian routes



Minet Infant and Primary School



Minet Infant and Primary School



Approach to Hayes and Harlington Train Station



Housing developments on Avondale Drive



Bus route on Coldharbour Lane



Minet Country Park, Hayes



Housing developments on Avondale Drive



Triscott House, Avondale Drive



Sainsbury's Local, Coldharbour Lane



Minet Country Park



Lombardy Retail Park



Housing developments on Abbey Close