

2.3 Historic Context

The Avondale Drive Estate underwent expansive development following a post-war shortage of homes and the opening of Heathrow in 1946. During the 1960s and 1970s, the Birchway Estate was built on the site and land to the north. The estate was partially demolished in the 1990's and replaced with low-rise suburban housing, leaving the three existing tower blocks.

2.3.1 Conservation Areas

Two conservation areas are located in the wider area. The Thorn EMI Conservation Area and the Nestle/Rowntree Factory Conservation Area are both located southwest of the site beyond the Grand Union Canal.

2.3.2 Statutory Listed Buildings

There are seven Statutory Listed Buildings within the area. Whitehall, the Church of St Mary and the Mecca Bingo Club lie to the north and west of the site. Botwell House, The Enterprise House, St Anselm Church and Benlow Works are all located to the southwest of the site towards the canal. None are in the immediate vicinity of the site or directly visible from the site.

2.3.3 Locally Listed Buildings

Four Locally Listed Buildings are located within the area. These include the Bandstand in Barra Hall Park, the warehouse on Silverdale Road, the Old Crown Pub on Station Road and Hayes and Harlington Station. None are in the immediate vicinity of the site.

2.3.4 Areas of Special Local Character

There are two Areas of Special Local Character (ASLC) identified nearby. Central Avenue is located to the west and West Walk is located to the south of the site.



Diagram illustrating heritage designations in surrounding area

2.4 Planning Context

There is little recent development in the surrounding area. The majority if development is currently happening south of this site along and around Grand Union Canal. Proposals for Avondale Drive Estate therefore need to set a strong precedent for what is appropriate within the suburban context for any future developments that may occur.



Central Avenue - Area of Special Local Character



Central Avenue - Area of Special Local Character



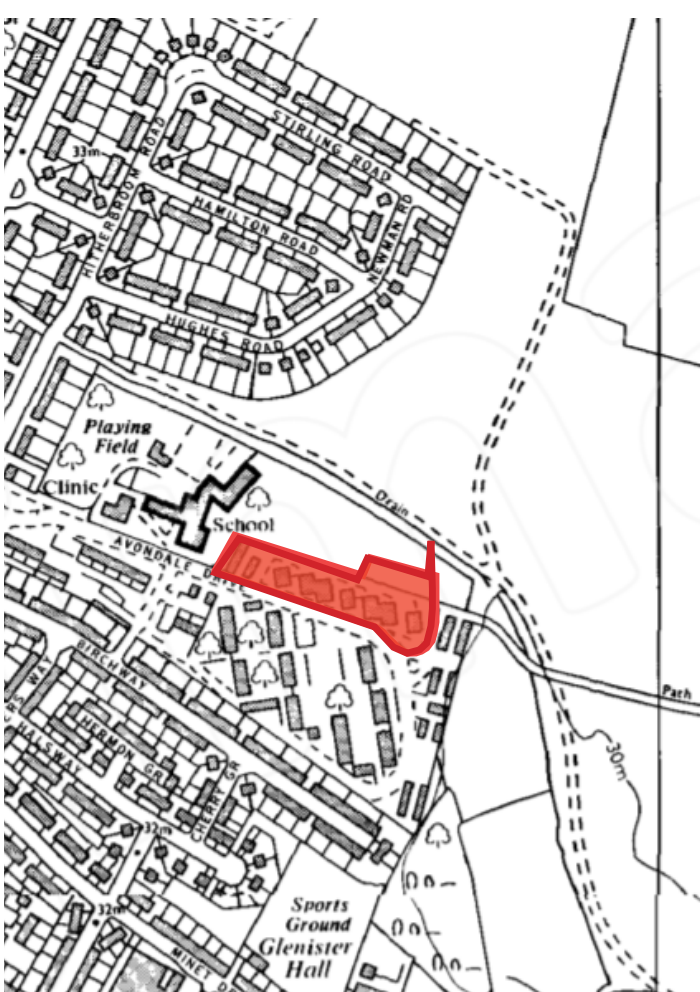
East-West Walk - Area of Special Local Character



1930s Historic OS Map; Digimaps



1960s Historic OS Map; Digimaps



1970s Historic OS Map; Digimaps



1990s Historic Map; Digimaps

2.5 The Existing Estate

The existing estate comprises of 144 homes in three 13 storey tower blocks. The towers are identical and each contain 48 two bedroom flats. The ground floor of the towers accommodates storage, plant, communal entrances and have no windows. As typical for building of this era, towers have no designated front and back, and sit in an expanse of undefined external space consisting of tarmac, paving and plant beds.

The external space has little overlooking or activity, feels unsafe to residents and provides a poor pedestrian environment.

Covered parking is provided in single storey buildings between the towers. Many residents do not feel safe parking their cars in the covered parking structures and prefer to park on either the estate access road or along Avondale Drive.

Garages are located in the west of the site which are leased out to residents by the Hillingdon Council.

Feedback from residents has indicated that whilst residents like their homes and enjoy living on the estate, there are significant problems which directly impact on their quality of life, in particular:

- There is a lot of anti-social behaviour on the estate with groups hanging out and causing nuisance in communal areas
- Many residents feel unsafe and there is a fear of crime on the estate
- Some households are overcrowded
- Homes needs improvement and have a number of difficult repair condition issues
- Better use could be made of the landscaped areas around the buildings

The following pages summarise the key opportunities and constraints in redeveloping the site.



Aerial view of site, surroundings and red line boundary for hybrid planning application