

2.2 CONSENTED ILLUSTRATIVE MASTERPLAN



NOTE: ALL IMAGES ON THIS PAGE ARE EXTRACTS FROM THE CONSENTED DESIGN AND ACCESS STATEMENT FOR THE AVONDALE DRIVE ESTATE HYBRID PLANNING APPLICATION (PLANNING REF. 76551/APP/2021/4502)

Description of the consented illustrative masterplan from consented DAS:

"The Illustrative Masterplan contains the Outline Area and the Detailed First Phase to show comprehensively how the regeneration of the estate could occur based on the fixed detailed design elements plus outline parameters.

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.

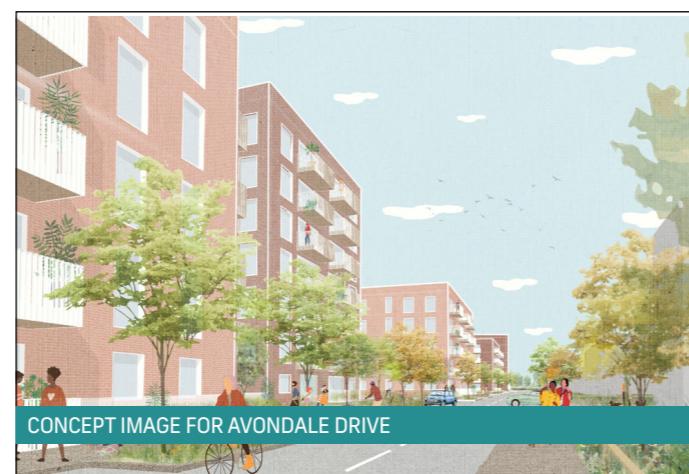
The site layout has been designed to re-establish a traditional streetscape which will integrate the site into the surrounding neighbourhood.

The key urban design moves described in Section 3.2 (refer to consented DAS) enable a clear framework of streets with different scales and characters. Public realm, play facilities and landscaping is integrated into layout to provide a pedestrian friendly environment.

The site layout is defined by three urban blocks. The urban blocks are designed to provide maximum frontage to streets and will clearly define public, communal and private space.

Two urban blocks are located between Avondale Drive and School playing field. These urban blocks are linked by two houses which define a courtyard. A larger urban block is located on the east of the site supporting an increase in scale facing open spaces to the north (Hitherbroom Park) and east (Abbotswood Way)."

(PTE DAS p.34)



2.3 CONSENTED PARAMETER PLANS



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Description of the consented illustrative parameter plans from consented DAS:

The illustrative masterplan represents one possible detailed design solution for the outline area of this application. Other detailed solutions are permitted following the design principles described in this document and within the framework set by the parameter plans.

Four parameter plans for the outline area accompany this application. The plans define the parameters for: (1) Development Zones (2) Access and Movement, (3) Building Heights and (4) Hard and Soft Landscaping."

(PTE DAS p.35)



2.4 ILLUSTRATIVE SCALE AND MASSING



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Description of the consented illustrative scale and massing from consented DAS:

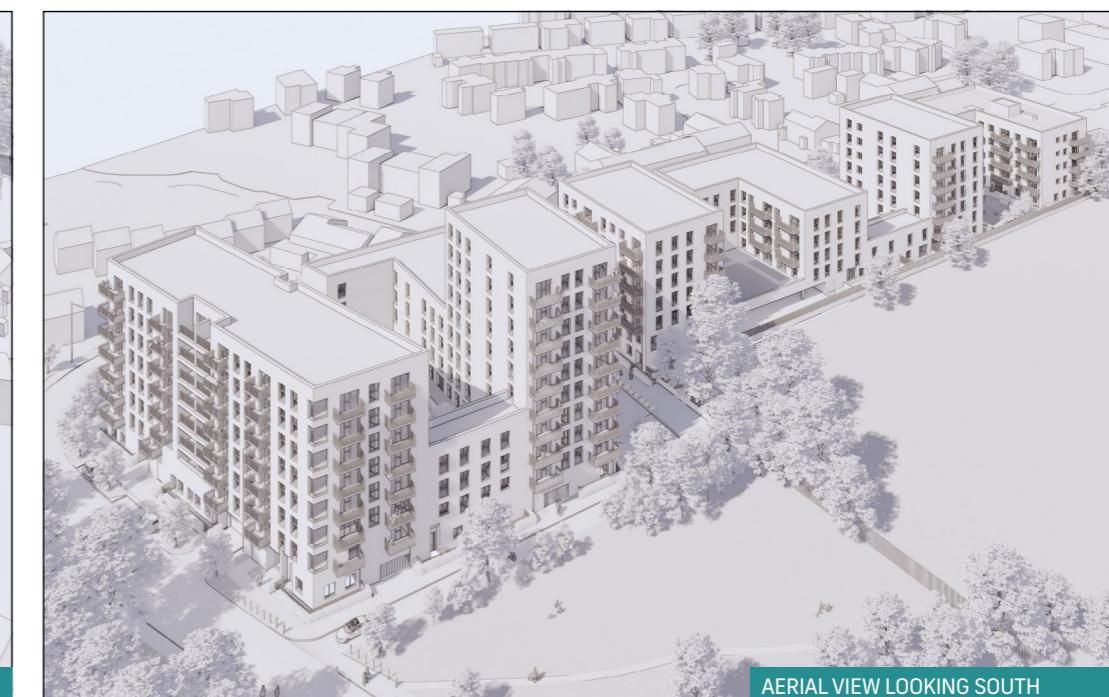
The scale and massing of the scheme is designed to integrate the site back into its surrounding context. Our approach has been to optimise footprint in order to create a street scale architecture, that the current estate fails to provide.

We have established a clear rationale for the distribution of height across the scheme to reinforce place-making across the site.

The scheme is designed to provide a readable datum height ranging between 5 and 8 storey. This datum height reflects the scale of London's mansion block heritage that create wonderful street and courtyards. This is a scale which people can associate and feel comfortable. Changes in the datum heights are used to create variety and a sense of place

The datum height is broken with a distinctly taller building at 10 storey designed to perform a specific role in terms of the townscape."

(PTE DAS p.36)



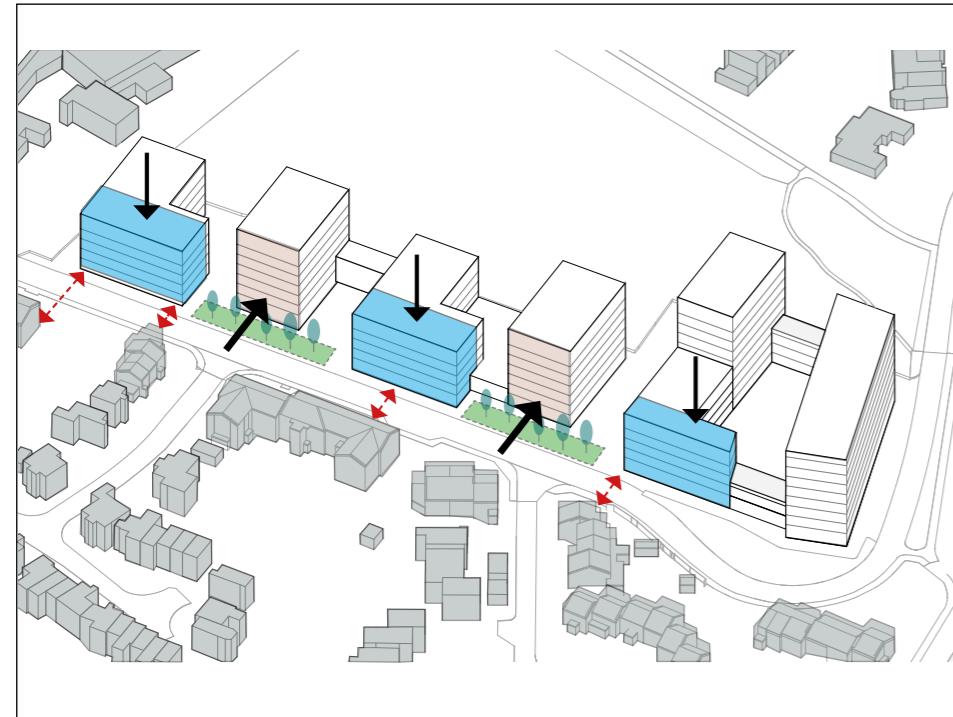
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Description of the consented illustrative scale and massing from consented DAS:

Avondale Drive



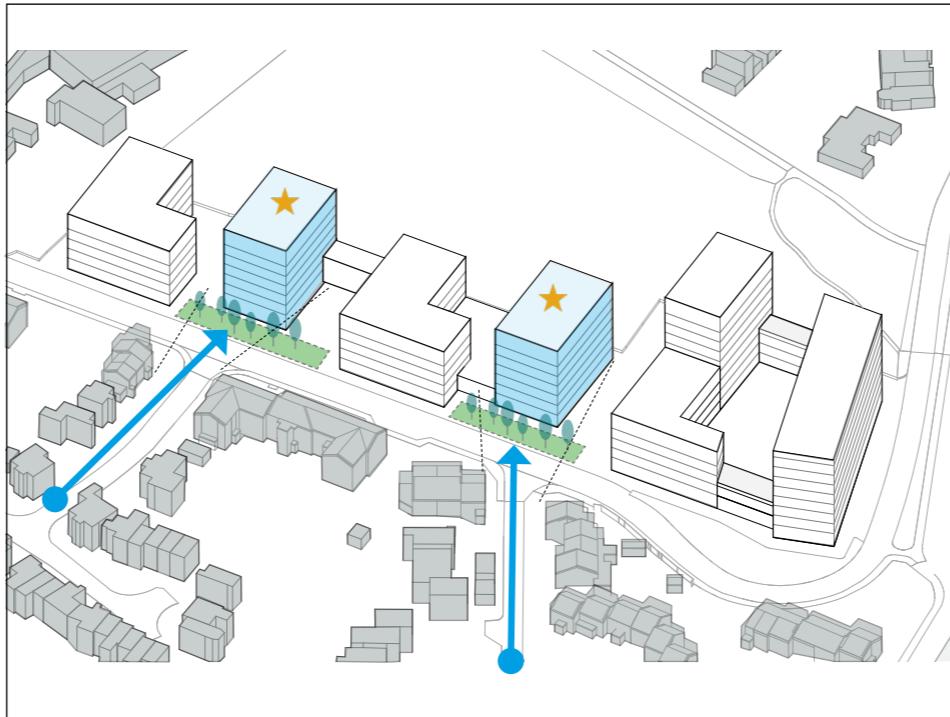
"Building heights along Avondale Drive have been carefully designed to respond to the site's context. A five storey height is proposed for the street frontage, providing a similar height to buildings opposite (three storey plus a pitched roof)."

A seven storey height is proposed where the street frontage steps back to create pockets of public green space. The seven storey height will create variety in the roofscape and reflect the increased scale of its setting.

Gaps between buildings will break-up the massing and provide views of sky and trees beyond."

(PTE DAS p.37)

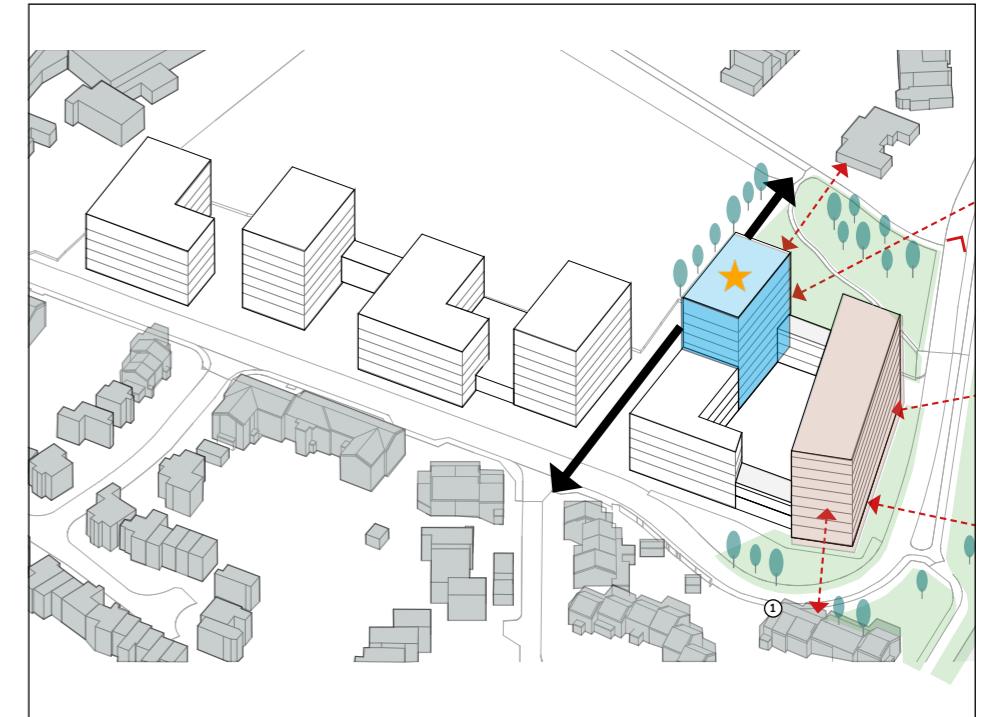
Approach from Adjoining Streets



"The seven storey buildings on Avondale Drive will terminate key views from adjoining streets. The proposed height will reflect their prominent location and provide a suitable terminus which reinforces the legibility of the wider neighbourhood."

(PTE DAS p.37)

Legible Figure on Corner of Park



"A building height of 8 and 10 storey is proposed fronting onto Hitherboom Park and green space along Abbotswood Way. The increase in height is designed to reflect the scale of the surrounding open space. The increased heights will also mean more homes benefiting from the open views."

The proposed 10 storey building is designed to create a legible figure which signposts the new connection to Hitherboom Park from Avondale Drive.

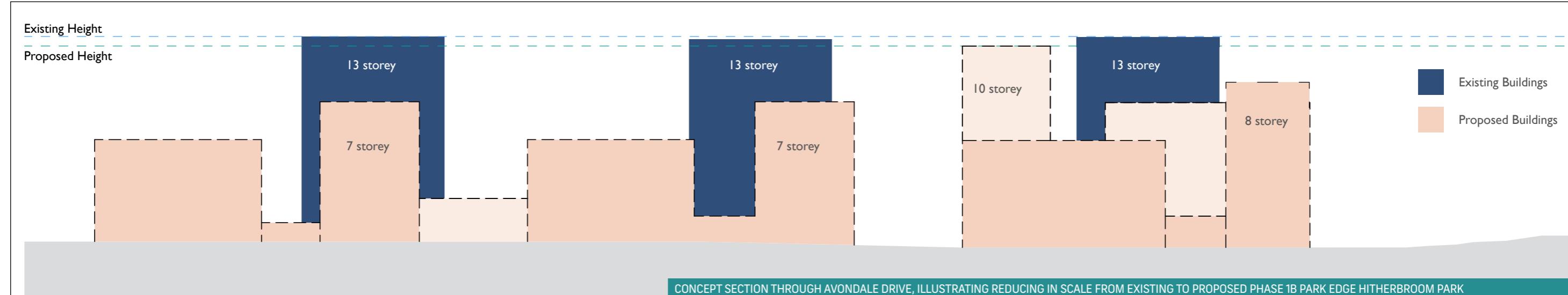
All buildings with the scheme are designed to fit within the Aviation Exclusion Zone across Hayes, including the 10 storey building."

(PTE DAS p.37)

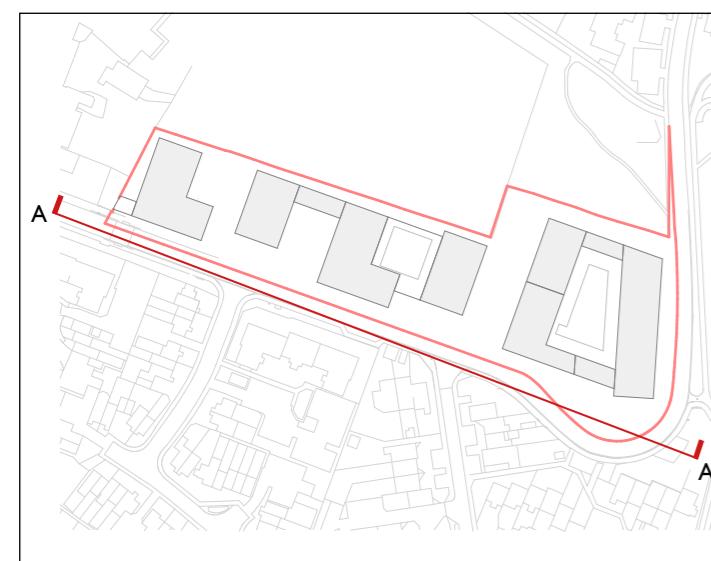
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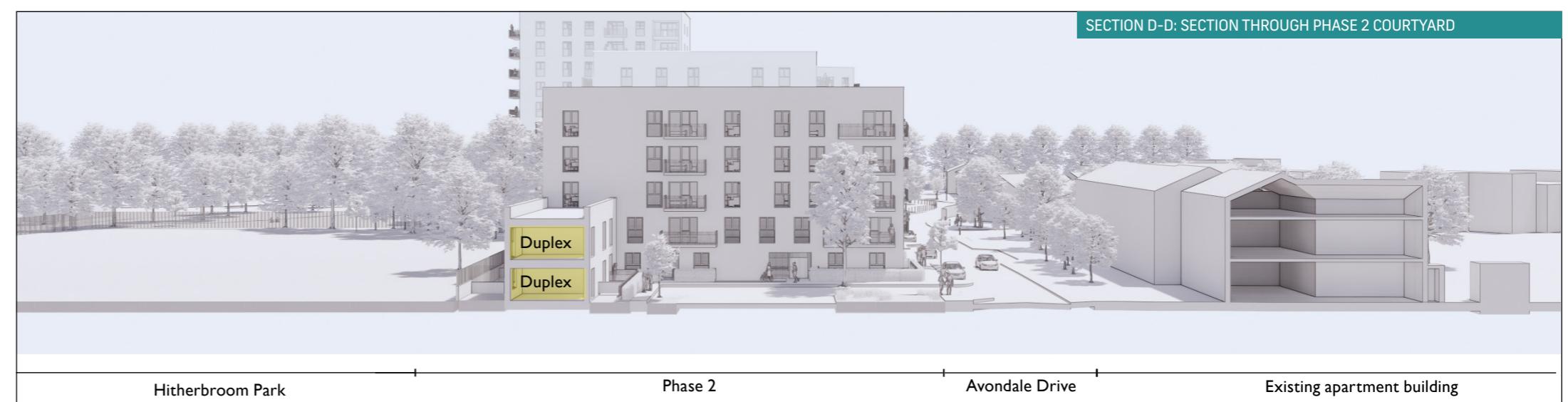
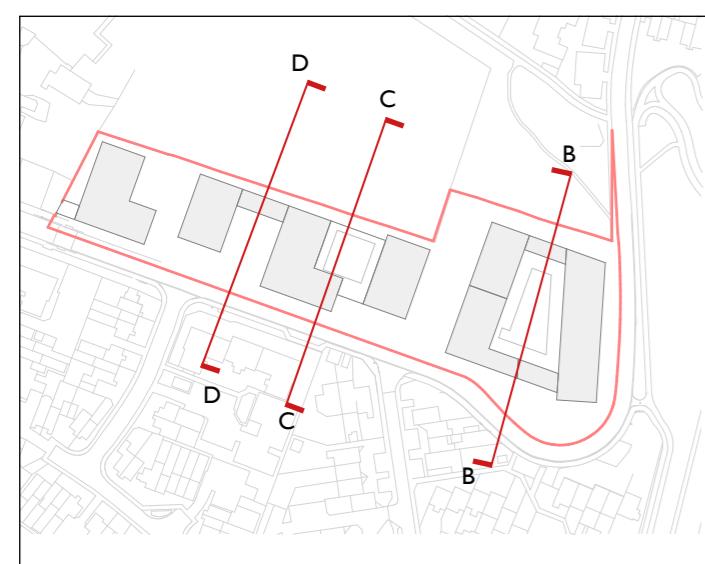
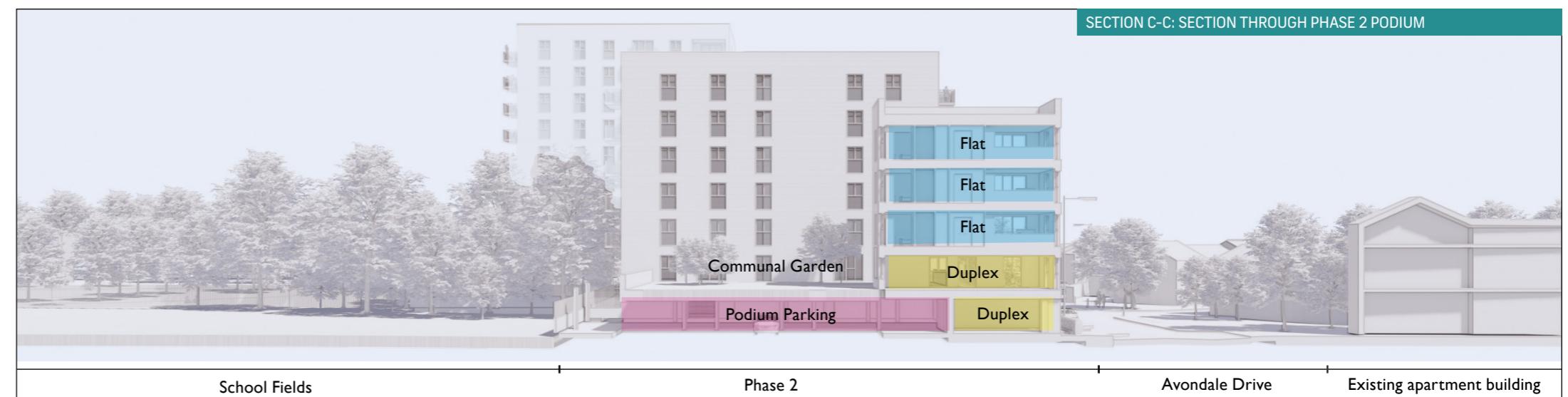
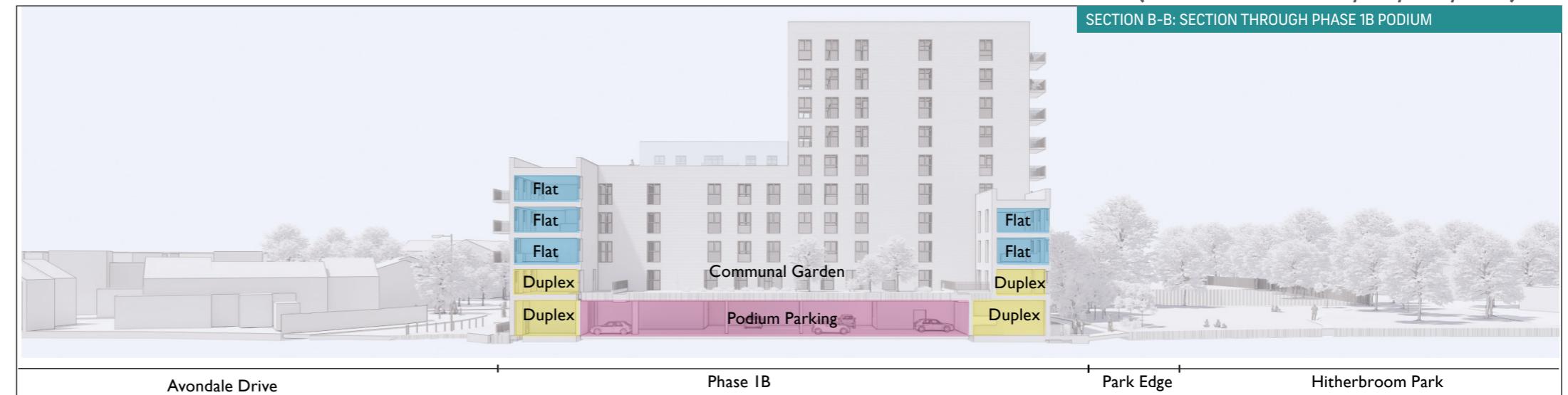
CONCEPT SECTION THROUGH AVONDALE DRIVE, ILLUSTRATING REDUCING IN SCALE FROM EXISTING TO PROPOSED PHASE 1B PARK EDGE HITHERBROOM PARK

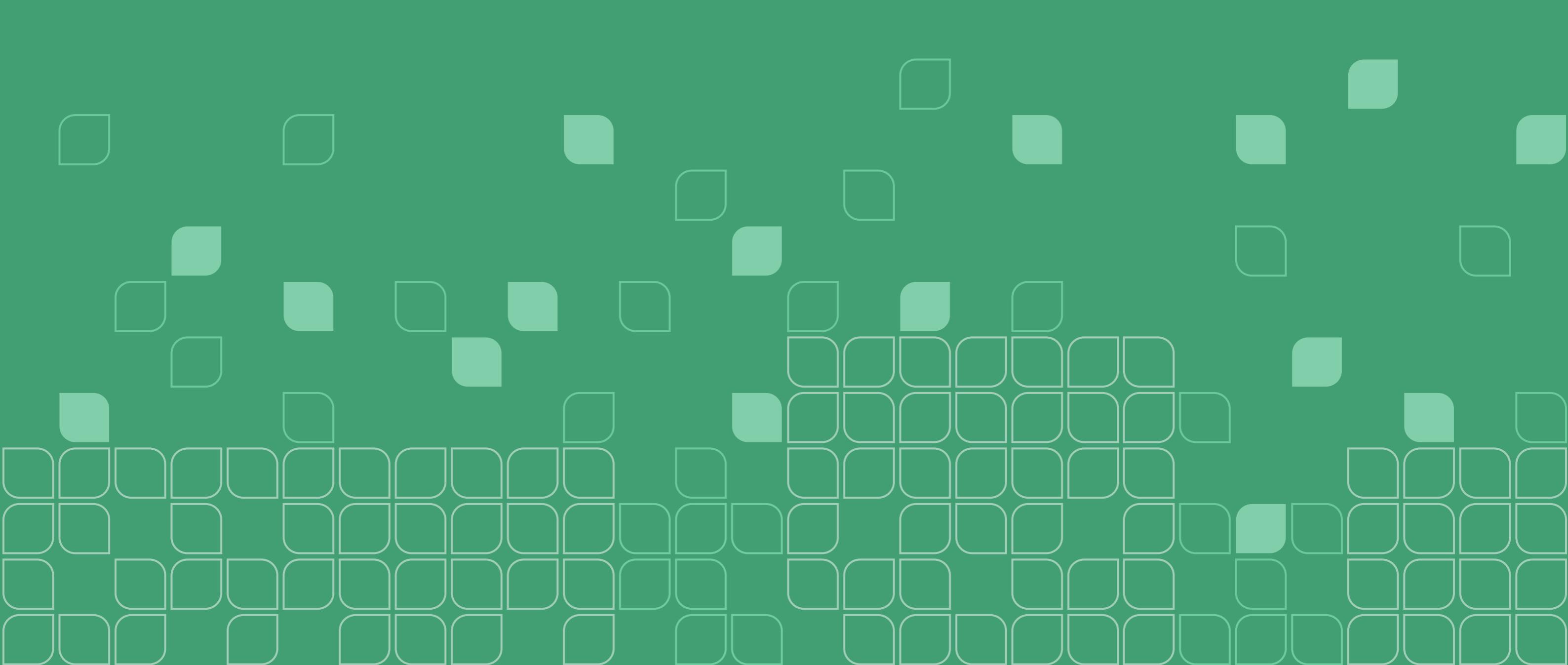


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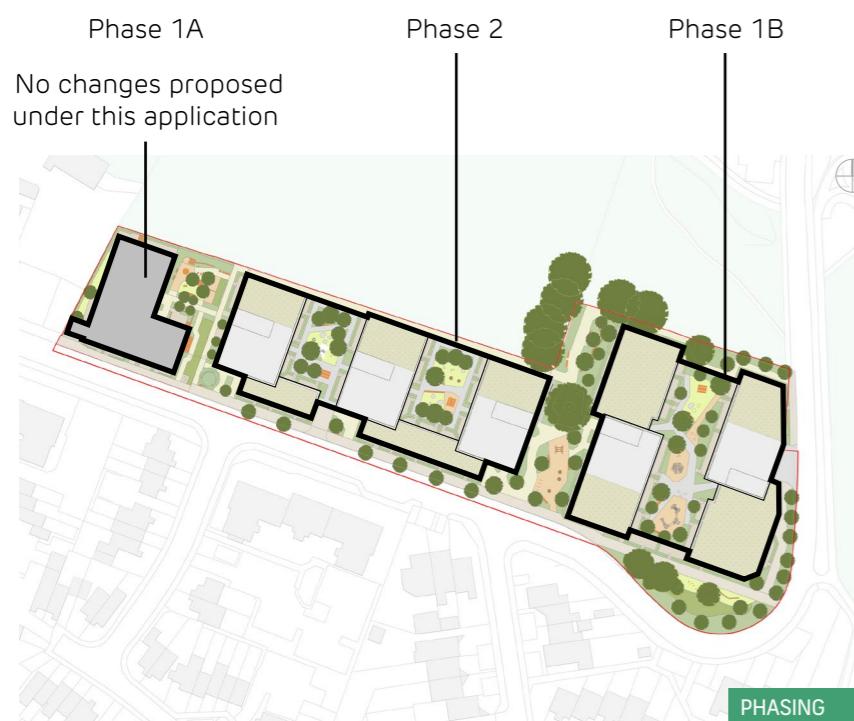


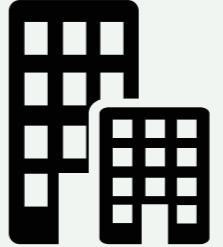
3. DESIGN EVOLUTION & STAKEHOLDER ENGAGEMENT

3.1 VISION



The hybrid permission seeks to regenerate the existing 1960's housing estate, create a new neighbourhood which is safe, more secure and a better place to live for existing and future residents. Working closely with LB Hillingdon, local residents and the wider consultant team, the application team seek to retain the principle of creating a better place to live whilst utilising opportunities to make positive improvements to the consented vision.

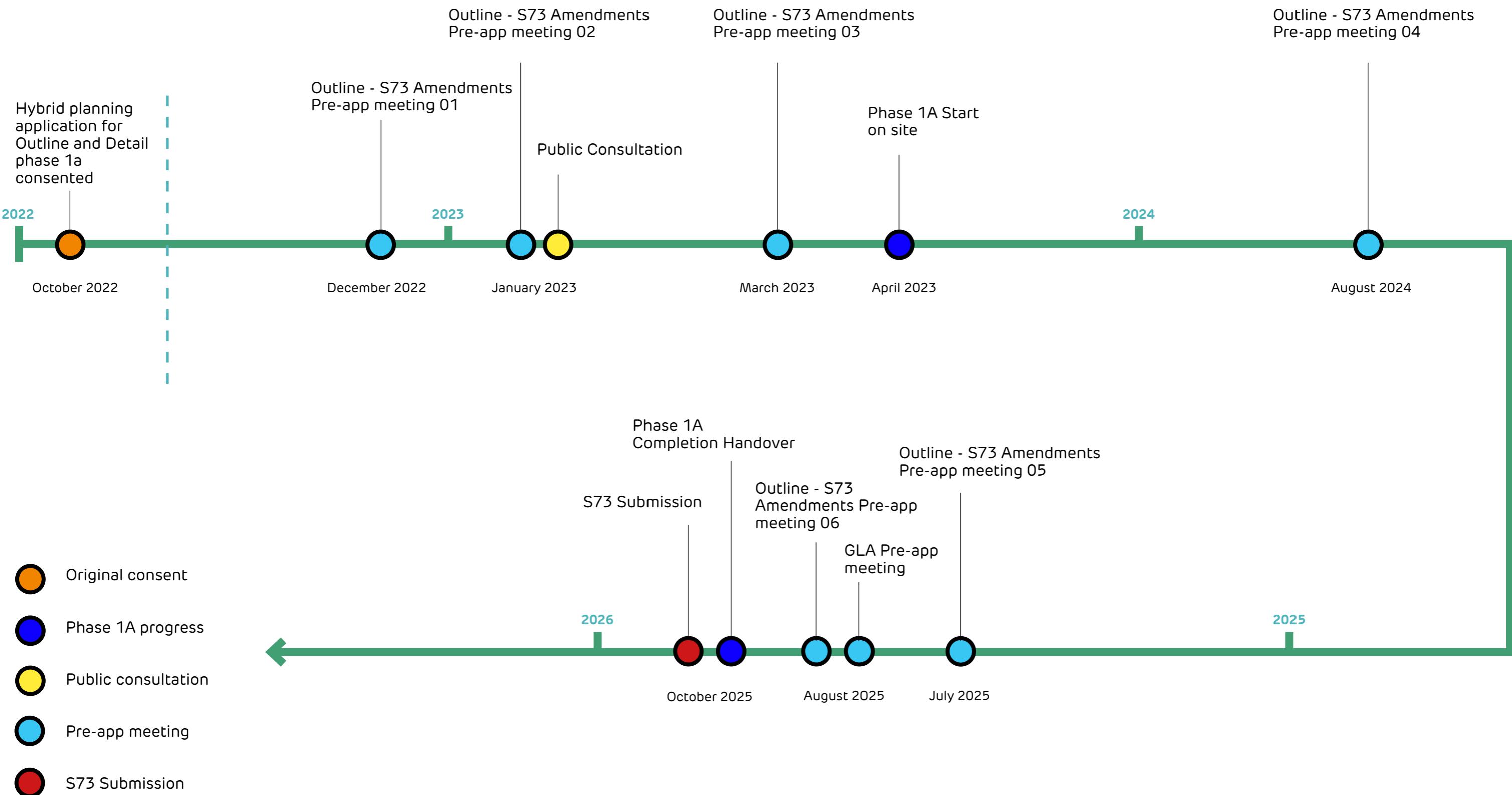


	INCREASED QUANTUM More overall homes, more affordable homes, larger family-sized homes		INCREASED PEDESTRIANISATION Pedestrian prioritisation in the public realm including level access, by using podium car parking and a robust servicing strategy
	INDEPENDENT PHASING Phases 1B and 2 designed with independent phasing in mind. Phase 2 will be a non-HRB, allowing for faster delivery.		GOOD PLACEMAKING AND WAYFINDING Redistributed heights and refined massing strategy to emphasise good wayfinding and placemaking principles
	INCREASED PLAYSPACE More communal playspace for residents and public play-on-the-way spaces integrated into high quality public realm.		ACTIVE STREET FRONTAGES Improvements to active frontages and street engagement to provide natural surveillance and increased safety in the community
	RETAINED TREES An uplift in the number of retained trees on the site integrated into high quality public realm.		HIGH-QUALITY DESIGN High-quality residential homes designed to provide good day lighting and maximised views
KEY PROPOSAL ASPIRATIONS			

3.2 CONSULTATION TIMELINE



Extensive consultation with the LPA, GLA and the public has taken place in preparation for this Section 73 Application, dating back to late 2022. This is illustrated in the timeline below.



3.3 CONSULTATION

3.3.1 London Borough of Hillingdon - Pre-app 1 - 15th December 2022

At the first Pre-Application meeting the consultant team presented the proposed scheme, highlighting the differences compared with the consented. The key differences discussed were the proposed changes to the vehicle access strategy; the streetscape characteristics; and a differing approach to the key massing strategy.

The council raised a number of queries which were addressed and formed the basis for the design evolution and Pre-Application meeting 2.

SUMMARY OF FEEDBACK

Separation Distances

- Building separation distance between Phase 1b and Phase 2 to be increased
- Phase 1B courtyard

Massing area for discussion

- Marker building location to be explored to south
- Proposed amenity space to be tested for BRE daylight
- Main proposed public space to be shadow tested

Phase 2

- Building line along Avondale Drive

Public Realm

- Clarification on calculations of the play space

General Comments

- Emergency vehicle access to be developed
- Refuse strategy to be developed
- Parking location and numbers to be confirmed
- Increase Active frontages where possible
- Tenure to be confirmed
- Phasing to be confirmed
- Affordable Offer & Density to be confirmed



CONSULTATION

3.3.2 London Borough of Hillingdon - Pre-app 2 - 8th February 2023



KEY CHANGES FOLLOWING PRE-APP 1

- Building separation distance between Phase 1b and Phase 2 increased
- Location of the tallest building updated to the south away from Hitherbroom Park
- Additional details provided on the proposed tenure mix and unit numbers meant these were scrutinised more thoroughly

SUMMARY OF FEEDBACK

Affordable Housing

- Proportional decrease in affordable housing wouldn't be supported.
- An option with affordable family units are located closer to ground should be explored

Scale

- Concerns were raised regarding the proposed density of the revised proposals
- Officers requested softening the building line on Avondale Drive and providing greater relief to the frontage of phase 2.
- Officers concerned with distance between buildings on route connecting Avondale Drive and Hitherbroom Park however note that the widening has helped improve the connection.
- Officers requested that the design changes be tested from 3 key view points; minet school looking east, avondale drive looking from south, Abbotswood Way looking from north.

Design

- A more transitional building line approach should be explored between Avondale Drive and Abbotswood Way
- Cantilever balconies on Avondale Drive should be avoided and not placed below second floor level
- Provision of entrance lobbies on corners are welcomed and should be expressed as double height spaces

Daylight/Sunlight/Overshadowing

- Officers queried the visual and overshadowing impact of the relocated tallest element; moved south as they had previously suggested. It was agreed that this could work with further testing.

Dual Aspect

- Officers sought increases to the number of dual aspect units and distances between facing windows.

Landscape

- Officers requested roof typologies to be included
- SUDS to be considered
- Officers flagged the need to improve size and quality of open and play space.
- Walkway along Abbotswood Way to accommodate street furniture and urban greening

Future-proofing

- Officers requested development of a whole life carbon strategy
- Officers recommended rainwater harvesting be incorporated
- Officers requested details on maintenance and management

