

Land at Avondale Drive Development Specification Statement Addendum

London Borough of Hillingdon

10 November 2025

LICHFIELDS

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1.0 Introduction

- 1.1 This Development Specification Statement Addendum (hereafter this “Addendum”) has been prepared by Lichfields on behalf of the Applicant, London Borough of Hillingdon, in support of a s73 application to vary the approved Hybrid Planning Application (ref.76551/APP/2021/4502) for the regeneration of the Avondale Drive Estate, Hayes, London, UB3 3PN (“the Site”). It should be read alongside the approved 2022 Development Specification Statement (“the 2022 DSS”) prepared by Savills that formed part of the original hybrid application submitted on 17 December 2021 and approved on 28 September 2022.

Document Purpose and Structure

- 1.2 The 2022 DSS is a guidance document which sets out the elements of the development that define the basis of the approved Hybrid planning permission (ref. 76551/APP/2021/4502). It describes the proposed development, defines the Detailed First Phase of the application, and explains the parameters of the Outline Area that will guide future master planning and the detailed design to be submitted as Reserved Matters Applications (“RMAs”). In addition, the 2022 DSS identifies the status of submission documentation in terms of what was submitted for approval, what was submitted as supporting information for formal consideration and finally what was submitted for contextual / illustrative purposes only. It explicitly states that the 2022 DSS is not a controlling document.
- 1.3 This Addendum has been prepared to provide an updated set of facts, figures and information about the proposed revisions to the approved Hybrid Planning Permission and includes the same structure as the 2022 DSS as set out below:
- Section 1 – introduces the application and purpose of this Statement (this section)
 - Section 2 – refers to the description of the physical features of the Site and the surrounding set out in the 2022 DSS
 - Section 3 – provides a summary of the Hybrid Planning Application, the description of development, matters for approval and matters reserved, and the application deliverables with reference to the 2022 DSS
 - Section 4 – provides an updated set of tables to explain the changes proposed as part of the s73 application
 - Section 5 – outlines the implementation and delivery programme of the Illustrative Masterplan.
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2.0 The Application Site and Surrounding Area

2.1 Please see description in the 2022 DSS prepared by Savills.

3.0 The Application

Description of Development

- 3.1 The formal Description of Development for which planning permission is being sought (“the Proposed Development”) is as follows (with the operative part underlined and unchanged from the 2022 hybrid permission):

“Section 73 application to amend conditions 3, 4, 5, 6, 7, 8, 9, 10 and 15 of planning consent reference 76551/APP/2021/4502 (Hybrid planning application seeking OUTLINE permission (with all matters reserved) for residential floorspace (Class C3) including demolition of all existing buildings and structures; erection of new buildings; new pedestrian and vehicular accesses; associated amenity space, open space, landscaping; car and cycle parking spaces; plant, refuse storage, servicing area and other works incidental to the proposed development; and FULL planning permission for Block A comprising 30 residential units (Class C3); new pedestrian access; associated amenity space and landscaping; cycle parking, refuse storage, and other associated infrastructure) to increase the number of homes, remove the existing parking court and increase podium size, revise the height strategy, removal of vehicle access and increase separation distances to create a new public square.”

Summary of Proposals

- 3.2 This s73 application is being submitted to amend the outline element of the 2022 hybrid permission (ref. 76551/APP/2021/4502). The Outline Area is defined on the Site Location Plan (ref. AVD- PTE- ZZ-XX-DR-A-10004 (Rev. C4)), whereby the area within the dotted red line comprises the Detailed First Phase and the remainder of the Site, within the solid red line boundary comprises the Outline Area. The Detailed First Phase has recently been completed on site.
- 3.3 The proposed amendments to the outline element of the 2022 hybrid permission comprise:
- 1 An increase of 56 residential units overall, including an uplift of 33 affordable homes (controlled by Condition 5 and Schedule 1 of the S106 Agreement)
 - 2 Removal of parking courts and an increase in podium size, intended to enhance active frontages along Avondale Drive and improve site security (controlled by parameter plans 1, 3 and 4).
 - 3 A revised height strategy to establish a lower-level frontage along Avondale Drive and mitigate overshadowing impacts on Hitherbroom Park (controlled by parameter plan 2).
 - 4 Removal of vehicle access around Phase 1B, aimed at improving the quality of the public realm (controlled by parameter plan 3).
 - 5 Increased separation distances between Phases 1B and 2 to create a new public square, facilitating the relocation of playspace to a safer, off-road position (controlled by parameter plan 1).
- 3.4 As per the extant permission, this s73 application is seeking outline permission (within the outline area) with all matters reserved. A revised illustrative scheme has been prepared
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across the Outline Area to demonstrate how the reserved matters could come forward in the future in line with the revised parameters as detailed further in this Addendum.

Matters for Approval and Matters Reserved

- 3.5 The proposed matters for approval and matters reserved remain as per the extant consent, save for the proposed updates to the approved application drawings and documents. Please see 2022 DSS for further explanation.

S73 Application Documents

- 3.6 A list of all the drawings and documents submitted with this S73 application is set out at Appendix 1 of this Addendum. This includes a suite of updated parameter plan drawings which will supersede those listed under Condition 3 on the decision notice (and referred to at para 3.18 of the 2022 DSS). The S73 application also includes a number of reports, which form addenda or updates to previously approved documents and a number of illustrative drawings. The status of these reports and drawings will be the same as those to which they are addendums/updates.

4.0

Development Parameters, Tolerances, Thresholds and Fixes

Updated Tables

4.1

The following tables reflect updated facts and figures for this S73 application as updates to tables that are included in Section 4 of the 2022 DSS. Tables 4 (Detailed first phase, floor area by block), 6c (Housing Size and Tenure Mix across Detailed First Phase), 8 (affordable provision first phase), 10 (External Open Space, Public Realm and Amenity Space Proposed in the Detailed First Phase) relate to the Detailed First Phase and are unchanged from the 2022 DSS and therefore are not reproduced here.

Table 4.1 Proposed Maximum Floor Area (supersedes Table 3 in 2022 DSS)

	Maximum Floorspace (GIA) and Units
Detailed First Phase	
Residential Units	30 homes
Residential Floorspace	2,906 sqm (GIA)
Outline Area	
Residential Units	266 homes
Residential Floorspace	27,356 sqm
Overall Total Units	296 homes
Overall Total Floorspace (detailed + outline)	30,262 sqm (GIA)

Table 4.2 Outline Area – Maximum Floor Area by Development Zone (supersedes Table 5 in 2022 DSS)

Development Zones	Residential Units and Floorspace (GIA)
DZ 2	173 homes 17,134 sqm (GIA)
DZ 3	93 homes 10,222 sqm (GIA)

**Notes: All figures in Tables 4.1 and 4.2 GIA format and reflective of floorspace within each dwelling unit to represent those areas usually occupied by people i.e. habitable spaces. Therefore, plant rooms, car / cycle parking areas, ancillary stores, cores, stairwells, corridors and circulation routes, and spaces for on-site energy generation are excluded from these calculations. All floor area figures within the table are maximums, with the final total provision to not exceed these unless an amendment to this proposal is regularised in future.*

Table 4.3 Cumulative (indicative) housing size and tenure mix across illustrative masterplan (supersedes Table 6a in 2022 DSS)

	1 Bed	2 Bed	3 Bed	4 Bed	Total
Social rent replacement homes	41	66	36	7	150

	1 Bed	2 Bed	3 Bed	4 Bed	Total
Returning Leaseholders	0	0	0	0	0
London Affordable Rent	0	0	0	0	0
Private	60	64	22	0	146
Total	101	130	58	7	296

Table 4.4 Indicative Unit Range Mix (%) across the illustrative masterplan (supersedes Table 6b in 2022 DSS)

	1 Bed	2 Bed	3 Bed	4 Bed
Indicative Unit Range (%)	32% - 36%	42% - 46%	20% -24%	

Table 4.5 Illustrative Housing Size and Tenure Mix across Outline Area (indicative) (supersedes Table 6d in 2022 DSS)

	1 Bed	2 Bed	3 Bed/4 Bed
Social rent replacement homes	34	50	36
Returning Leaseholders	0	0	0
London Affordable Rent	0	0	0
Private	60	64	22
Total	94	114	58
Total (%) (based on unit no)	35%	43%	22%

Table 4.6 Affordable Provision Net Gain (supersedes Table 7 in 2022 DSS)

Unit Status	Tenure	Floorspace, Unit No and Habitable Room	% Split by Floorspace
Existing Units to be demolished	Affordable/Social Rent	121 unit no. 7,755 sqm 484 hr	82%
	Private Leasehold	23 unit no. 1,723 sqm 92 hr	18%
Proposed Units	Social Rent Replacement Homes	150 unit no. 10,959 sqm 495 hr	53%
	Private	146 unit no. 9,736 sqm 419 hr	47%
Net Gain	Social Rent Replacement Homes	+29 unit no. +3,240 sqm +11 hr	29%

Unit Status	Tenure	Floorspace, Unit No and Habitable Room	% Split by Floorspace
	Private	+123 unit no. +8,013 sqm +327 hr	71%
Total new-build flats (replaced + uplift)		296 unit no 20,695 sqm 914 hr	
Affordable Total		150 unit no. 10,959 sqm 495 hr	53%
Affordable Net Gain		+29 unit no. +3,240 sqm +11 hr	

Table 4.7 External Open Space, Public Realm and Amenity Space across the illustrative masterplan (maximum) (supersedes Table 9 in 2022 DSS)

Typology	Proposed Provision
Private Balconies, Terraces and Gardens	1,922
Communal (Private) Amenity Space	1,823
Public Open Space	1,236
Public Realm and Landscaping	1,536
Total	6,517

Table 4.8 External Open Space, Public Realm and Amenity Space Proposed in the Outline Area (Maximum) (supersedes Table 11 in 2022 DSS)

Amenity Type	Quantum	Form
Public Open Space	1,187	Recreational open space
Public Realm and Landscaping	1,428	Publicly accessible streets & landscaping outside of public open space area
Communal (Private) Amenity Space	1,431	Communal gardens (first floor, Phase 1B and 2)
Private Amenity Space	1,718	Private balcony/Private terrace on podium/Private garden

Table 4.9 Play Space Quantum Proposed across the Illustrative Masterplan (Indicative) (supersedes Table 12 in 2022 DSS)

Play Space Type	London Plan and (LBH Policy DMHB 19) Policy Requirement	On-site Proposed Provision (sqm)
0-4 years	786	806
5-11 years	592	639

Play Space Type	London Plan and (LBH Policy DMHB 19) Policy Requirement	On-site Proposed Provision (sqm)
12+ years	391	0
Total playable area	1,769	1,445

Table 4.10 Existing Arboriculture Features for Removal and Retention (supersedes Table 13 in 2022 DSS)

Category	Existing Number	Number for Removal	Number for Retention
Category A	2	1	1
Category B	12	5	7
Category C	3	1	2
Category U	1	0	1
Total	18	7	11

Table 4.11 Maximum and Indicative Proposed On-site Car Parking by Development Zone (supersedes Table 14 in 2022 DSS)

Development Zone	Units	On-Site	On-Site Ratio	On-Site Blue Badge
DZ1	30	0	0	0
DZ2	173	44	0.25	3
DZ3	93	30	0.32	5
Cumulative	296	74	0.25	8

Table 4.12 Maximum and Indicative Cycle Parking Requirement by Development Zone (supersedes Table 15 in 2022 DSS)

Development Zone	Long Stay Spaces (no.)
DZ2	315
DZ3	171

Table 4.13 Parameter Plans (supersedes Table 16 in 2022 DSS)

Drawing Title	Drawing Reference
Parameter Plan 1- Development Zones	AVD-PRP-ZZ-ZZ-DR-A-20053-Parameters Plan 1-P1
Parameter Plan 2- Building Heights	AVD-PRP-ZZ-ZZ-DR-A-20054-Parameters Plan 2-P1
Parameter Plan 3- Access and Movement	AVD-PRP-ZZ-ZZ-DR-A-20055-Parameters Plan 3-P1
Parameter Plan 4- Hard and Soft Landscaping	AVD-PRP-ZZ-ZZ-DR-A-20056-Parameters Plan 4-P1

Table 4.14 Maximum and Indicative Proposed Heights (supersedes Table 17 in 2022 DSS)

Development Zone	Communal Podium Garden (Indicative)	Maximum Height in AOD
DZ2	4.1m	66.65m (excluding lift overruns, roof access and roof plant)
DZ3	4.1m	54.35m(excluding lift overruns, roof access and roof plant)

5.0 **Implementation and Delivery**

Proposed Delivery Programme

- 5.1 Condition 7 of the extant planning permission requires the submission and approval of a Phasing Plan setting out the delivery of the phases across the Outline Area of the site prior to the submission of any Reserved Matters Application. To avoid the need for a subsequent approval of details application to be submitted, the required Phasing Plan has been included with this S73 application and an alternative wording for condition 7 is proposed within Appendix 1 of the Planning Statement.
- 5.2 Table 5.1 below sets out the revised construction and delivery programme proposed across the three phases. This is sequenced to ensure that the demolition of existing buildings and subsequent construction of new residential blocks, roads and open space/public realm takes place in a timely, proper and orderly way that minimises disruption and conflict.

Table 5.1 (supersedes Table 19 in the 2022 DSS)

Proposed Development Phase		Start Date	Finish Date
Detailed Area: Phase 1A		Completed	
Outline Area	Phase 1B (DZ2)	Q1 Spring 2027	Q1 Winter 2030
	Phase 2 (DZ3)	Q2 Summer 2027	Q4 Autumn 2029

Appendix 1

List of Documents Submitted with this S73 Application

- 1 Covering Letter
 - 2 Completed Planning Application Form and Ownership Certificate
 - 3 CIL Additional Questions Form
 - 4 Drawings:
 - a Site Location Plan
 - b Revised Parameter Plan 1 Development Zones
 - c Revised Parameter Plan 2 Building Heights
 - d Revised Parameter Plan 3 Access and Movement
 - e Revised Parameter Plan 4 Hard and Soft Landscape
 - 5 Outline Construction Logistics Plan prepared by Markides Associates
 - 6 Phasing Plan prepared by PRP
 - 7 Planning Statement prepared by Lichfields
 - 8 Design and Access Statement Addendum prepared by PRP
 - 9 Aviation Safeguarding Assessment Addendum prepared by Kate Grant Consulting
 - 10 Development Specification Statement Addendum prepared by Lichfields
 - 11 Daylight and Sunlight Addendum Report prepared by EB7
 - 12 Transport Assessment Addendum prepared by Markides Associates
 - 13 Delivery and Servicing Management Plan Addendum prepared by Markides Associates
 - 14 Updated Outline Energy Statement and Sustainability Strategy prepared by Wakins Payne
 - 15 Fire Strategy (Outline Strategy) Addendum prepared by Introba
 - 16 Wind Microclimate CFD Study prepared by Windtech
 - 17 Outline Noise Assessment Addendum prepared by Spectrum
 - 18 Heritage, Townscape and Visual Impact and Sustainability Strategy Addendum prepared by Savills
 - 19 Financial Viability Assessment Addendum prepared by Savills
 - 20 Drainage Strategy Addendum prepared by Iesis
 - 21 Arboricultural Impact Assessment Addendum prepared by Middlemarch
 - 22 Air Quality Assessment Addendum prepared by Ardent
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