

PRP

AVONDALE DRIVE HAYES

DESIGN AND ACCESS STATEMENT

(RESERVED MATTERS APPLICATION)



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Urban Design
Masterplanning
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Research



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1. EXECUTIVE SUMMARY

1.1 INTRODUCTION

This Design and Access Statement has been prepared by PRP on behalf of London Borough of Hillingdon in collaboration with its development partner Higgins 1961 PLC, for the reserved matters application for the redevelopment of Avondale Drive Estate UB3 3NR.

It sets out the details of the matters reserved by Condition 1 of the outline permission comprising:

(a) 'Appearance' – the aspects within the development which determine the visual impression that the buildings/ place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

(b) 'Means of Access' – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

(c) 'Landscaping' – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated.

(d) 'Layout' – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

(e) 'Scale' – the height, width and length of each building proposed within the development in relation to its surroundings.

The DAS also demonstrates how the proposed reserved matters comply with planning conditions attached to the outline permission (as amended) including:

- the parameter plans listed under condition 3
- the maximum quantum of development defined in condition 5
- the housing mix defined in condition 6
- the phasing plan approved under condition 7
- the Design Code submitted pursuant to condition 8
- the residential density defined in condition 9
- the maximum building heights defined in condition 10
- the requirements for accessible housing set out in condition 14
- details of the landscaping scheme required by condition 15
- the requirements in relation to the retention of trees, hedges and shrubs set out in condition 16



SKETCH VIEW LOOKING NORTH TOWARDS HITHERBROOM PARK

1.2 THE BRIEF



KEY OBJECTIVES

The London Borough of Hillingdon (LBH), in collaboration with its development partner, Higgins, commissioned the design team to develop the Reserved Matters Application (RMA) for Phases 1B and 2 of the Avondale Drive Estate redevelopment. The brief sought a comprehensive design that would fully unlock the potential of the remaining site, providing a significant quantum of affordable housing, a sensitively contextualised elevational treatment, and an enhanced public realm.

The key objectives outlined for the designers were:

- To deliver a development with massing and density that respects and is sensitively integrated with the site's surrounding context.
- To prioritise placemaking and connectivity throughout the scheme.
- To create a robust development with simple yet high-quality construction detailing that ensures longevity.
- To maximise the provision of affordable housing.
- To design all homes as tenure-blind, eliminating any architectural hierarchy between affordable and private units.
- To minimise the impact of vehicular access on the site and its surroundings.

The design team has consistently reviewed the proposed scheme against these core objectives, ensuring that the final proposal comprehensively addresses and fulfils the requirements of the brief.



VIEW EAST ALONG AVONDALE DRIVE