

1.2 THE VISION (FOR THE REGENERATION OF THE ESTATE)

The design vision for the regeneration of the estate comprises the following objectives:

STITCHING INTO THE CONTEXT

The spaces between the buildings are as important as the buildings themselves and should create a positive network of streets and spaces that respond to the surrounding context. The regenerated estate will create a legible piece of urban design stitching into the existing context with connections and outdoor spaces at difference scales.

CHARACTER AND IDENTITY

The regenerated estate will have a character and identity unique to Hayes and its surrounding context.

A STREET BASED DESIGN

The design of streets and the first 3 floors of buildings are the most important elements providing the pedestrian experience critical to the success of the scheme. Proposals are developed with a focus on the quality of the pedestrian experience at ground and lower floor levels.

HIGH QUALITY NEW HOMES

New homes must be designed to meet the needs and aspirations of existing and future residents. Every dwelling will be a person's home and must be designed to the highest quality. New homes will be built to modern standards using the latest high quality construction and meet all safety standards.

SUPPORT THE WIDER REGENERATION OF HAYES

Proposals will not only regenerate the estate itself but will make a significant contribution to the wider regeneration of Hayes. New and more diverse tenure homes will support facilities in the local area. New connections, play spaces and landscaping will improve the accessibility and urban green factor in the local area.

SAFETY AND SECURITY

The regenerated estate must be designed with safety and security at its core. Proposals will be developed in liaison with the Crime Prevention Design Officer to design out opportunities for crime and anti-social behaviour.

A SUSTAINABLE NEIGHBOURHOOD

The new neighbourhood will be designed to meet and if possible exceed targets for sustainability including Zero Carbon Home and BREEAM.

Proposals should adopt a 'fabric first' approach to low energy design, minimising reliance on costly and complex technologies.

PLACES AND BUILDING THAT ARE DURABLE AND WILL IMPROVE WITH AGE

The development should not just look good on paper or at the point of handover, but must go on looking good for many decades without excessive repair and maintenance. The best schemes can actually improve with age, as materials weather and mature, planting grows and signs of occupation add variety and character.



VIEW FROM AVONDALE DRIVE TO EAST