

# 1.3 THE SITE (AND ITS CONTEXT)

## SITE LOCATION (LONDON BOROUGH OF HILLINGDON)

The existing estate is situated close to the centre of Hillingdon within an existing residential neighbourhood and adjoining a number of existing green spaces which connect with and inform the character of the site and provide access to a wider network of green spaces across the borough. The site is bound by Avondale Drive to the south, Abbotswood Way to the east, Minet Infant School to the west, with Hitherbroom Park and the school playing field to the north of the site.

## CHARACTER

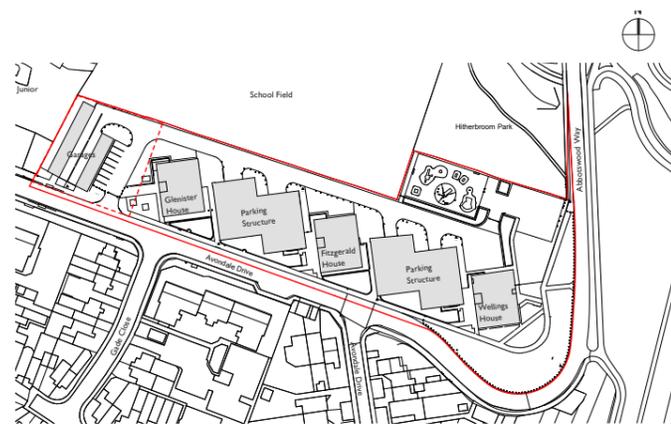
The site sits within a residential neighbourhood very different in character from the existing estate. 1980's housing developments are located opposite the site on Avondale Drive and to the north of Hitherbroom Park consisting of low rise apartment buildings and houses. The wider area is predominantly post-war semi-detached houses. The character of the local area is defined by the surrounding green spaces, including Hitherbroom Park, the Minet Country Park and greenery within the public realm.

## CONNECTIVITY

The majority of the site sits within PTAL 1B with a small portion sitting within PTAL 2. The start of Hayes Town Centre High Street is within 5 minutes walk of the site and a pedestrian route to the north connects the neighbourhood to the Lombardy Retail Park.

Bus Routes on Coldharbour Lane (approximately 5 minutes walk from the site) provide access to Hayes Town Centre and Hayes & Harlington Train Station.

Vehicle access to the site and surrounding neighbourhood is from Avondale Drive and Abbotswood Way.



SITE LOCATION PLAN

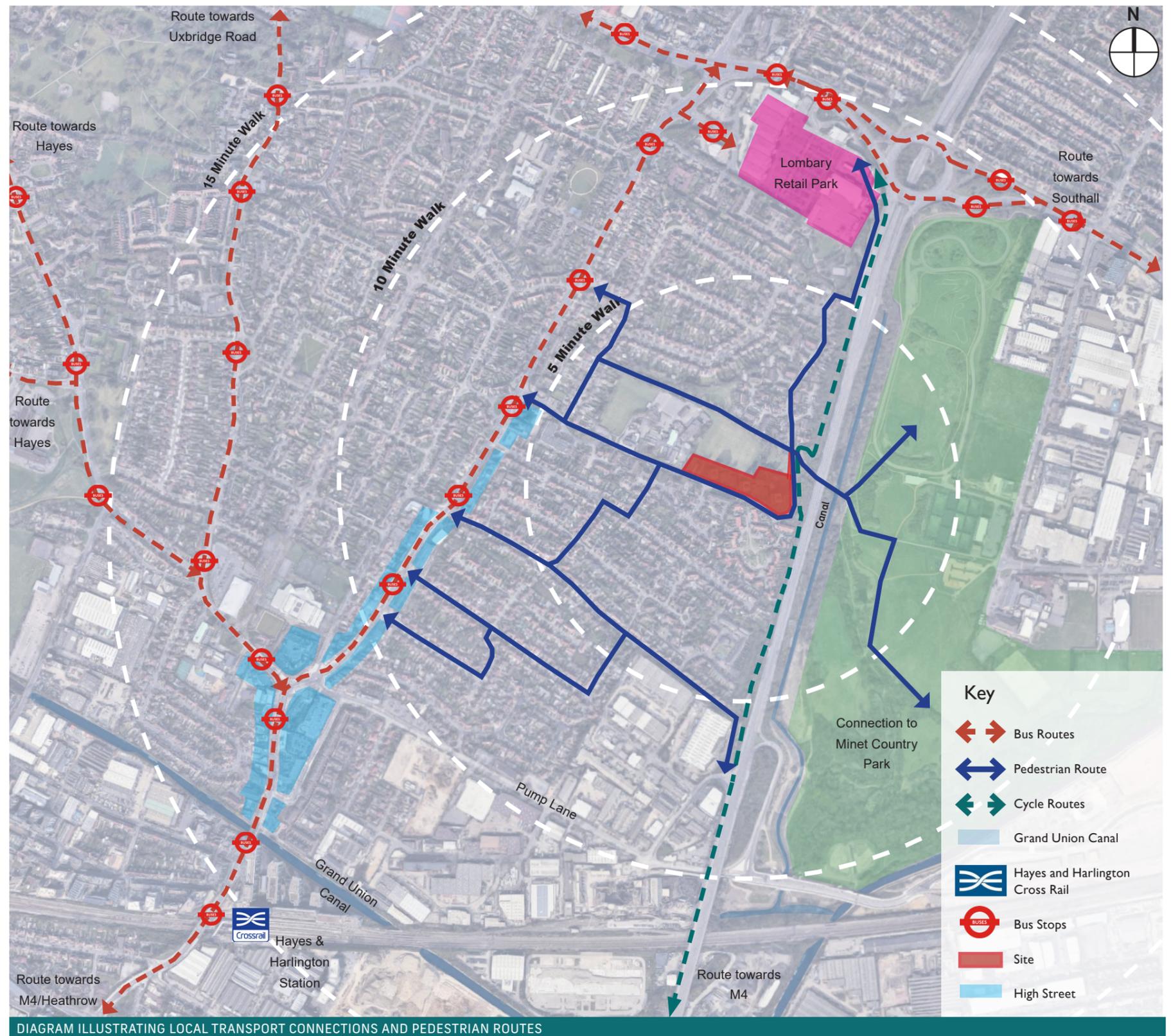


DIAGRAM ILLUSTRATING LOCAL TRANSPORT CONNECTIONS AND PEDESTRIAN ROUTES

## 1.4 STRUCTURE OF THE CODE

THE DESIGN CODE IS STRUCTURED INTO FOUR SECTIONS WHICH ARE DESCRIBED BELOW:

### 01 INTRODUCTION

This section aims to give the reader an understanding and overview of how to read and follow the Design Code.

This section includes:

- **Purpose of the document;**
- **The Vision (for the regeneration of the estate)**
- **The Site**
- **Structure of the Code**
- **Instructions for Use**

### 03 CHARACTER AREA AND STREET TYPES

In this section a series of distinct character areas are identified across the Avondale Drive Hayes masterplan. This section outlines specific design codes that should be considered in each character area. The codes of each character area are described consistently under the following sub-components;

- **Character and Approach**
- **Avondale Drive**
- **Abbotswood Way**
- **Park Street**
- **Park Edge**
- **Courtyard**

### 02 OVERARCHING CODING

This section outlines overarching codes that should be considered across the Whole Avondale Drive Hayes masterplan. The codes are structured across a series of sub-sections covering the following design subjects:

- **Built Form**
- **Accessibility**
- **Movement & Connectivity**
- **Landscape, Amenity and Streetscape**
- **Sustainability**

### 04 GLOSSARY

This section provides a list of key terms that are either frequently used or newly introduced by the document and confirms a definition or explanation as to what is meant by them. Terms that are defined in the glossary are shown in bold throughout the document

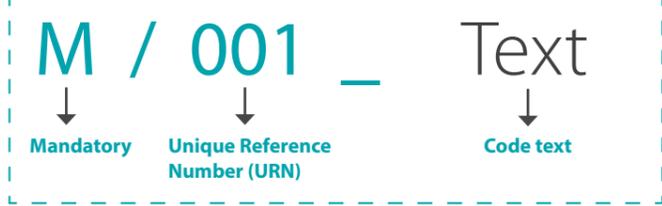
# 1.5 INSTRUCTIONS FOR USE

Each individual design code in this document is classified into two categories; Mandatory codes and Advisory codes. Please see below the definition of each code category and how these are presented across the document. Any exemptions from the mandatory requirements set by the Code must be justified through the reserved matters process.

**Mandatory code**  
All mandatory codes *must be followed* in developing the design.

**Advisory code**  
Advisory codes reflect best practice and good design principles *should be considered* in developing the design.

Mandatory codes are indicated with the below format and colour and are numbered across the whole document.



Advisory codes are indicated with this text-box and colour and are numbered across the whole document.



A series of commonly used key terms are being used throughout the document that aim to simplify the coding for Avondale Drive Site.

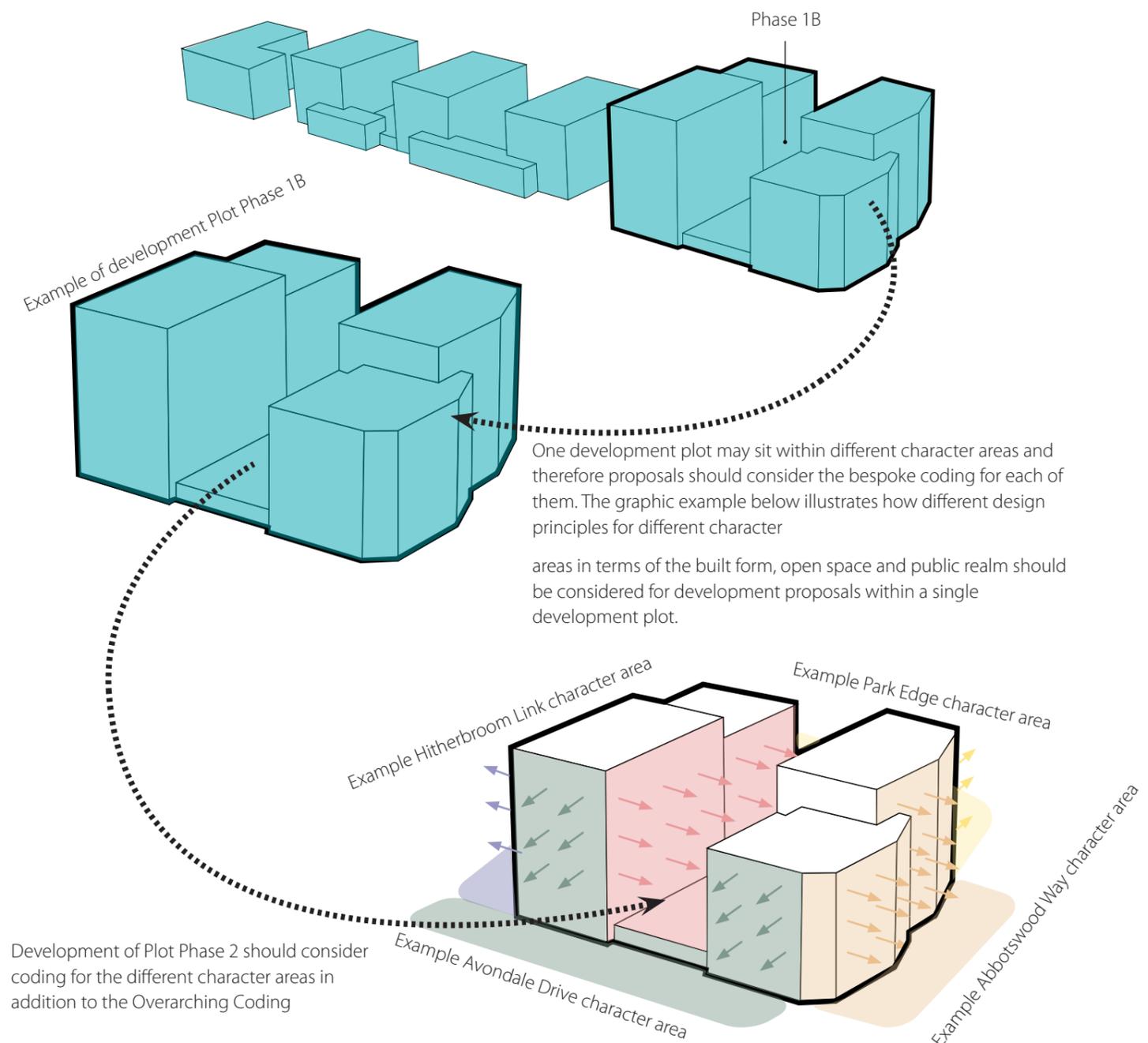
The terms are **highlighted** across the document and their definition can be found in Section 6 Glossary .

## 1.5.1 How to use the design code

### MAXIMUM DEVELOPMENT PLOT

Any proposals taking place within the masterplan should consider:

1. Firstly, all mandatory and advisory elements within Section 2 (Overarching Coding principles).
2. Secondly, all bespoke mandatory and advisory coding within the Character Areas (Sections 3).



## **2. OVERARCHING DESIGN CODE PRINCIPLES**