whitby wood

Hyde Park Hayes

Water Cycle Strategy

Client: Columbia Threadneedle Investments

Date: July 2025

P452072-WW-XX-XX-RP-C-0001

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REVISION RECORD

Rev	Date	Description	Prepared	Reviewed	Approved
P1	22/07/2025	Draft Issue	SCM	SM	RW

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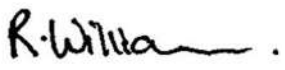

Ryan Williams

Associate Director

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1 INTRODUCTION

Whitby Wood have been commissioned by Columbia Threadneedle Investments [*Sackville Property Hayes (Jersey GP) Limited*] ('the Applicant') to provide a Water Cycle Strategy for the development at Hyde Park, Hayes, hereby referred to as 'The Site'. This report has been undertaken to provide a coordinated assessment of the proposed water management infrastructure to support the development.

The information in this report has been replicated from the below reports submitted as part of the planning application on behalf of the Applicant. Whitby Wood do not take responsibility for the contents of these documents used herein:

- Mayer Brown [Mayer Brown Limited]: Flood Risk Assessment and Drainage Strategy (May 2025)
- Whitecode Consulting [Whitecode Consulting Ltd]: Energy Statement (May 2025)
- Whitecode Consulting [Whitecode Consulting Ltd]: Circular Economy Statement (May 2025)
- Whitecode Consulting [Whitecode Consulting Ltd]: Whole Lifecycle Carbon Assessment (May 2025)

The obligations and liabilities between the Applicant and the respective authors of the reports shall not be affected by using such information in this report and any conclusions provided by Whitby Wood.

1.1 Sources of Information

A review of the relevant information from a range of sources has been undertaken and includes the following:

➢ Design and Construction Guidance (DCG) – Sewerage Sector Guidance (for adopted connections);

➢ Ministry of Housing Communities & Local Government, National Planning Policy Framework (NPPF) (2024);

➢The London Plan (2021);

➢ London Borough of Hillingdon, The Local plan: Part 1 – Strategic Policies (2012); and

➢ London Borough of Hillingdon, The Local plan: Part 2 – Development Management Policies (2020).

1.2 Site Location

The Site is situated in Hyde Park, Hayes, within the administrative boundary of the London Borough of Hillingdon. It lies to the southwest of Hayes & Harlington Station and to the northwest of the M4 Junction 3. The Site is identified by the postcode UB3 4AZ, with an approximate National Grid Reference of E509167, N179261. The Site is currently being used to facilitate structures which feature office spaces.

The total site area is approximately 2.47 hectares. A Site Location Plan is provided in Figure 1 and also included in **Appendix A**.

FIGURE 1 - SITE LOCATION

1.3 Proposed Development

The proposed development is outlined as the following:

"Outline planning permission (with all matters reserved excluding access) for demolition of existing buildings (above basement level) and delivery of residential development (Class C3), flexible residential / commercial floorspace, new public realm, landscaping, play space, car parking, cycle parking and associated works."

2 PLANNING POLICIES

2.1 London Plan

The London Plan is a framework which should be used for all developments within London. Policy SI 13 of the London Plan 2021 is specific to flood risk management, and all development proposals should adhere to; the policy has been reproduced below.

A. Current and expected flood risk from all sources (as defined in paragraph 9.2.12) across London should be managed in a sustainable and cost-effective way in collaboration with the Environment Agency, the Lead Local Flood Authorities, developers and infrastructure providers.
B. Development Plans should use the Mayor's Regional Flood Risk Appraisal and their Strategic Flood Risk Assessment as well as Local Flood Risk Management Strategies, where necessary, to identify areas where particular and cumulative flood risk issues exist and develop actions and policy approaches aimed at reducing these risks. Boroughs should cooperate and jointly address cross-boundary flood risk issues including with authorities outside London.
C. Development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. This should include, where possible, making space for water and aiming for development to be set back from the banks of watercourses.
D. Developments Plans and development proposals should contribute to the delivery of the measures set out in Thames Estuary 2100 Plan. The Mayor will work with the Environment Agency and relevant local planning authorities, including authorities outside London, to safeguard an appropriate location for a new Thames Barrier.
E. Development proposals for utility services should be designed to remain operational under flood conditions and buildings should be designed for quick recovery following a flood.
F. Development proposals adjacent to flood defences will be required to protect the integrity of flood defences and allow access for future maintenance and upgrading. Unless exceptional circumstances are demonstrated for not doing so, development proposals should be set back from flood defences to allow for any foreseeable future maintenance and upgrades in a sustainable and cost-effective way.
G. Natural flood management methods should be employed in development proposals due to their multiple benefits including increasing flood storage and creating recreational areas and habitat.

2.2 Local Plan

Within the London Borough Hillingdon's Local Plan (Part 1 and Part 2) are relevant sections that are associated with the Water Cycle.

2.2.1 Policy BE1: Built Environment

The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should:

1. Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;

2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;

3. Be designed to include "Lifetime Homes" principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly, 10% of these should be wheelchair accessible or easily adaptable to wheelchair accessibility encouraging places of work and leisure, streets, neighbourhoods, parks and open spaces to be designed to meet the needs of the community at all stages of people's lives;

4. In the case of 10 dwellings or over, achieve a satisfactory assessment rating in terms of the latest Building for Life standards (as amended or replaced from time to time);

5. Improve areas of poorer environmental quality, including within the areas of relative disadvantage of Hayes, Yiewsley and West Drayton. All regeneration schemes should ensure that they are appropriate to their historic context, make use of heritage assets and reinforce their significance;

6. Incorporate a clear network of routes that are easy to understand, inclusive, safe, secure and connect positively with interchanges, public transport, community facilities and services;

7. Improve the quality of the public realm and provide for public and private spaces that are attractive, safe, functional, diverse, sustainable, accessible to all, respect the local character and landscape, integrate with the development, enhance and protect biodiversity through the inclusion of living walls, roofs and areas for wildlife, encourage physical activity and where appropriate introduce public art;

8. Create safe and secure environments that reduce crime and fear of crime, anti-social behaviour and risks from fire and arson having regard to Secure by Design standards and address resilience to terrorism in major development proposals;

9. Not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas; London Borough of Hillingdon 82 Hillingdon Local Plan: Part 1 - Strategic Policies (Adopted November 2012) 7 Core Policies - Historic and Built Environment

10. Maximise the opportunities for all new homes to contribute to tackling and adapting to climate change and reducing emissions of local air quality pollutants. The Council will require all new development to achieve reductions in carbon dioxide emission in line with the London Plan targets through energy efficient design and effective use of low and zero carbon technologies. Where the required reduction from on-site renewable energy is not feasible within major developments, contributions off-site will be sought. The Council will seek to merge a suite of sustainable design goals, such as the use of SUDS, water efficiency, lifetime homes, and energy efficiency into a requirement measured against the Code for Sustainable Homes and BREEAM. These will be set out within the Hillingdon Local Plan: Part 2- Development Management Policies Local Development Document (LDD). All developments should be designed to make the most efficient use of natural resources whilst safeguarding historic assets, their settings and local amenity and include sustainable design and construction techniques to increase the re-use and recycling of construction, demolition and excavation waste and reduce the amount disposed to landfill;

11. In the case of tall buildings, not adversely affect their surroundings including the local character, cause harm to the significance of heritage assets or impact on important views. Appropriate locations for tall buildings will be defined on a Character Study and may include parts of Uxbridge and Hayes subject to considering the Obstacle Limitation Surfaces for Heathrow Airport. Outside of Uxbridge and Hayes town centres, tall buildings will not be supported. The height of all buildings should be based upon an understanding of the local character and be appropriate to the positive qualities of the surrounding townscape.

Support will be given for proposals that are consistent with local strategies, guidelines, supplementary planning documents and Hillingdon Local Plan: Part 2- Development Management Policies

2.2.2 Policy EM1: Climate Change Adaptation and Mitigation

The Borough will ensure that climate change adaptation is addressed at every stage of the development process by:

- 10. Locating and designing development to minimise the probability and impacts of flooding.
- 11. Requiring major development proposals to consider the whole water cycle impact which includes flood risk management, foul and surface water drainage and water consumption.
- 13. Promoting the use of living walls and roofs, alongside sustainable forms of drainage to manage surface water run-off and increase the amount of carbon sinks.

2.2.3 Policy EM6 - Flood Risk Management:

The Council will require new development to be directed away from Flood Zones 2 and 3 in accordance with the principles of the National Planning Policy Framework (NPPF). The subsequent Hillingdon Local Plan: Part 2 -Site Specific Allocations LDD will be subjected to the Sequential Test in accordance with the NPPF. Sites will only be allocated within Flood Zones 2 or 3 where there are overriding issues that outweigh flood risk. In these instances, policy criteria will be set requiring future applicants of these sites to demonstrate that flood risk can be suitably mitigated. The Council will require all development across the borough to use sustainable

urban drainage systems (SUDS) unless demonstrated that it is not viable. The Council will encourage SUDS to be linked to water efficiency methods. The Council may require developer contributions to guarantee the long term maintenance and performance of SUDS is to an appropriate standard

2.2.4 Policy EM8: Land, Water, Air and Noise Water Quality

Water Quality

The Council will seek to safeguard and improve all water quality, both ground and surface. Principal Aquifers, and Source Protection Zones will be given priority along with the:

- River Colne
- Grand Union Canal
- River Pinn
- Yeading Brook
- Porter Land Brook
- River Crane
- Ruislip Lido

Water Resources

The Council will require that all new development demonstrates the incorporation of water efficiency measures within new development to reduce the rising demand on potable water. All new development must incorporate water recycling and collection facilities unless it can be demonstrated it is not appropriate. For residential developments, the Council will require applicants to demonstrate that water consumption will not surpass 105 litres per person per day.

2.3 Local Plan – Part 2 Development Management Policies

2.3.1 Policy DMEI 9: Management of Flood Risk

A. Development proposals in Flood Zones 2 and 3a will be required to demonstrate that there are no suitable sites available in areas of lower flood risk. Where no appropriate sites are available, development should be located on the areas of lowest flood risk within the site. Flood defences should provide protection for the lifetime of the development. Finished floor levels should reflect the Environment Agency's latest guidance on climate change;
B. Development proposals in these areas will be required to submit an appropriate level Flood Risk Assessment (FRA) to demonstrate that the development is resilient to all sources of flooding;
C. Development in Flood Zone 3b will be refused in principle unless identified as an appropriate development in Flood Risk Planning Policy Guidance. Development for appropriate uses in Flood Zone 3b will only be approved if accompanied by an appropriate FRA that demonstrates the development will be resistant and resilient to flooding and suitable warning and evacuation methods are in place;
D. Developments may be required to make contributions (through legal agreements) to previously identified flood improvement works that will benefit the development site; and

E. Proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.

2.3.2 Policy DMEI 10: Water Management, Efficiency, and Quality

A. Applications for all new build developments (not conversions, change of use, or refurbishment) are required to include a drainage assessment demonstrating that appropriate sustainable drainage systems (SuDS) have been incorporated in accordance with the London Plan Hierarchy (Policy 5.13: Sustainable drainage);

B. All major new build developments, as well as minor developments in Critical Drainage Areas or an area identified at risk from surface water flooding must be designed to reduce surface water run-off rates to no higher than the pre-development greenfield run-off rate in a 1:100 year storm scenario, plus an appropriate allowance for climate change for the worst storm duration. The assessment is required regardless of the changes in impermeable areas and the fact that a site has an existing high run-off rate will not constitute justification;

C. Rain Gardens and non householder development should be designed to reduce surface water run-off rates to Greenfield run-off rates;

D. Schemes for the use of SuDS must be accompanied by adequate arrangements for the management and maintenance of the measures used, with appropriate contributions made to the Council where necessary;

E. Proposals that would fail to make adequate provision for the control and reduction of surface water run-off rates will be refused;

F. Developments should be drained by a SuDs system and must include appropriate methods to avoid pollution of the water environment. Preference should be given to utilising the drainage options in the SuDS hierarchy which remove the key pollutants that hinder improving water quality in Hillingdon. Major development should adopt a 'treatment train' approach where water flows through different SuDS to ensure resilience in the system. Water Efficiency;

G. All new development proposals (including refurbishments and conversions) will be required to include water efficiency measures, including the collection and reuse of rain water and grey water;

H. All new residential development should demonstrate water usage rates of no more than 105 litres/person/day;

I. It is expected that major development8 proposals will provide an integrated approach to surface water run-off attenuation, water collection, recycling and reuse. Water and Wastewater Infrastructure; and

J. All new development proposals will be required to demonstrate that there is sufficient capacity in the water and wastewater infrastructure network to support the proposed development. Where there is a capacity constraint the local planning authority will require the developer to provide a detailed water and/or drainage strategy to inform what infrastructure is required, where, when and how it will be delivered.

2.3.3 Policy DMEI 11: Protection of Ground Water Resources

All development proposals within a Source Protection Zone, Safeguard Zone or Water Protection Zone must assess any risk to groundwater resources and demonstrate that these would be protected throughout the construction and operational phases of development.

3 FLOOD RISK

3.1 Summary

A Flood Risk Assessment and Drainage Strategy report produced by Mayer Brown (May 2025) outlines the flood risk considerations associated with the site.

To summarise, the flood risk portion of the report states that:

- The Site is located within Flood Zone 1;
- The Site is considered to be at **Low** risk of Fluvial, Tidal, and Sewer flooding;
- Flooding due to Surface Water and Groundwater are considered to be **Low** in lieu of appropriate mitigation measures being present.

The NPPF guidance states that 'buildings used for dwelling houses' falls under the category of 'more vulnerable'. As the site is entirely within Flood Zone 1, the proposals are acceptable, and the sequential test is passed.

TABLE 1 - FLOOD RISK VULNERABILITY AND FLOOD ZONE COMPATIBILITY

Flood Zones	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a	Exception Test required	X	Exception Test required	✓	✓
Zone 3b	Exception Test required	X	X	X	✓

3.2 Groundwater

According to the West London Strategic Flood Risk Assessment map for ground water, The Site is situated in an area considered to have a 50-75% susceptibility to ground water, however, the development isn't located in an area that is prone to elevated ground water levels. The development does feature an existing basement that will be extended, however, as the ground water in the area is considered to be shallow, the risk is considered to be **low**. Appropriate waterproofing will be installed at basement level as a mitigation measure.

3.3 Surface water

Specific areas of the site are considered to have a high risk of surface water flooding due to the natural site topography creating depressions where surface water will be prone to accumulate. However, the Flood Risk Assessment highlights that the areas that face a risk of surface water flooding are positively drained areas, featuring drainage channels and gullies. Due to these mitigation measures, the risk of surface water flooding has been classified as being **low**.

4 DRAINAGE

4.1 Surface Water

The design of a surface water drainage system to serve a new development should consider both water treatment and on-site attenuation in accordance with CIRIA C753. The SuDS components proposed should aim to emulate the natural drainage system of the site through attenuation of flows and imitating natural percolation where possible. This has the added benefit of alleviating water quality issues associated with urban drainage runoff.

To determine the most sustainable method of surface water disposal, the drainage hierarchy from the London Plan Policy 5.13 has been used. Where possible, elements as high up the hierarchy have been selected:

- Rainwater use as a resource;
    - There are areas of green roof proposed on each building with three of the buildings also proposing communal soft landscaping on podium decks. These areas will collect surface water at the source and irrigate the plants.
- Rainwater infiltration to ground at or close to source;
    - The BGS Infiltration SuDS GeoReport indicates that infiltration drainage is unlikely to be feasible.
- Attenuate rainwater in ponds or open water for gradual release;
    - It is proposed that a shallow offline attenuation basin will be provided in the Neighbourhood Park which will provide some additional attenuation storage during storm events.
- Attenuate rainwater by storing in tanks or sealed water features for gradual release;
    - The access roads and pedestrian areas will be permeable paving, which will store, treat and convey surface water to the outfalls.
- Discharge rainwater direct to a watercourse;
    - There are no watercourses in the immediate vicinity of the site to act as an outfall.
- Discharge rainwater to a surface water sewer/drain;
    - There is a Thames Water public surface water sewer that runs to the north of the site along North Hyde Road and an existing surface water draining system serving the site which discharges to North Hyde Road to the north and Millington Road to the west.

It is proposed that the surface water discharge rate is restricted to QBAR, which is 2.9 l/s. The site has been separated into three separate catchment areas, with each area being allocated a proportional discharge rate as seen below:

- Northern Catchment (0.451ha of hardstanding) – 0.7l/s
- Middle Catchment (0.513ha of hardstanding) – 0.9l/s
- Southern Catchment (0.900ha of hardstanding) – 1.3l/s

Attenuation and surface water treatment will be provided in the form of permeable paving, green roofs, soft landscaping and shallow detention basins across the site. The Site will attenuate all storm events up to and including the 1 in 100 year storm event plus a 40% allowance for climate change.

4.1.1 Water Quality:

SuDS can improve the quality of life in developments by making them more vibrant, visually attractive, sustainable and more resilient to change, by improving urban air quality, regulating building temperatures, reducing noise and delivering recreation and education opportunities. The SuDS design should therefore as much as possible, be based around the following;

- Using surface water runoff as a resource;
- Managing rainwater close to where it falls;
- Managing runoff on the surface;
- Allowing rainfall to soak into the ground;
- Promoting evapotranspiration;
- Slowing and storing runoff to mimic natural runoff characteristics;
- Reducing contamination of runoff via pollution prevention and controlling runoff at source; and
- Treating runoff to reduce the risk of urban contaminants causing environmental pollution.

The key sources of water pollution from the site will be run-off from the roof and run-off from residential roads. According to Table 26.2 of the SuDS Manuel, the associated hazard pollution level would be Low.

Surface water run-off at roof level will drain through the proposed green roofs, which will provide a way to manage surface water at its source; will allow surface water to be used as a resource; and will aid in removing pollutants from surface water run-off, reducing the risk of urban contamination spreading.

Surface water run-off from roads and car parks will be treated via the proposed permeable paving and soft landscaping. Surface water flows will also have the opportunity to be used as a resource for the soft landscaping areas.

4.2 Foul Water

It is proposed that the development will discharge foul water to the existing outfalls to the north and south of the site if it is deemed to be in adequate condition at the detailed design stage. The strategy will also make use of existing foul water drainage runs across the site. In addition to the two existing foul water outfall sewers serving the site, an additional Thames Water sewer has been identified along Kieth Road which can be utilised as an additional foul water outfall if required. This will be subject to Thames Water outlining if the sewer will have sufficient capacity.

Using the Design and Construction Guidance, the Peak foul water flow rate for the site has been calculated to be 30.66 l/s based on 4000l/dwelling/day for residential developments, and 0.6 l/s per Hectare of developable land.

5 WATER RE-USE

5.1 Rainwater Reuse – Green Roofs

Rainwater reuse was seen as a key method of water reuse across the scheme. The process involves collecting, storing and utilising rainwater across areas where green roofs and soft landscaping are proposed. This practice offers a sustainable approach to water resource management by reducing dependency on conventional water supply systems, mitigating stormwater runoff, and enhancing water availability during periods of drought.

Green roofs work with natural processes to retain, filter and reuse stormwater for landscape irrigation. This allows for water to be captured at source and distribute directly to vegetation without mechanical systems. Including these systems across all blocks reduces runoff across The Site and simultaneously irrigates plant life. The green roofs will promote sustainable urban drainage, reduce potable water usage and enhance amenity and biodiversity within the scheme.

Refer to the Mayer Brown Flood Risk Assessment and Drainage Strategy Report for further information.

5.2 Water Heating

Within the Whitecode Consulting Energy Statement (May 2025), solar hot water heating was identified as a potentially viable renewable energy source as it can cater for almost 80% of hot water loads for dwellings. Whitecode Consulting confirmed that there is sufficient space on the roof of the development to install solar hot water panels, however, the carbon saving and overall benefit to the development was stated as limited. Therefore, this technology was not considered further within the proposed development.

Alternative solutions have been proposed air source heat pumps have been selected as they offer long term carbon reduction. For further information refer to the Whitecode Consulting Energy Statement completed in May 2025.

6 CONCLUSIONS

- *Flooding:*
    - As the Site is situated within Flood Zone 1 and has a vulnerability class of 'more vulnerable', it passes the sequential test and is an acceptable area to facilitate development. All sources of flooding have been identified to be low.
- *Drainage:*
    - The has been designed with Sustainable Drainage Systems in mind, providing a climate resilient design in the process. The proposed SuDS also provide the benefits of improved water quality, reduce the surface water flow rate site wide, aid in controlling surface water run-off at source and use surface water run off as a resource where possible.
    - Coordination will need to be established with Thames Water to establish if their sewers will have the capacity to support the proposed 2.9 l/s total surface water flow rate and 30.66 l/s foul water flow rate for the site.
- *Water Reuse:*
    - Green roofs have been incorporated across the blocks to allow for passive irrigation. This provides an effective, low energy solution for managing and reusing rainwater within the scheme.

All information within this report has been taken from the available engineering documentation produced by Mayer Brown and Whitecode Consulting. The information has been used 'as is'; no review or additional analysis has been performed by Whitby Wood. Sustainable drainage and water management methods have been incorporated across the development to promote water quality and water reuse through SuDS. The proposals aim to emulate natural processes and enhance both environmental performance and resilience to climate variation. This document confirms that the water cycle has been considered throughout the design of the scheme.

Appendix A – Site location

whitby wood

160 Blackfriars Road, London, SE1 8EZ

HYDE PARK HAYES
HARLINGTON
P452072
JULY 2025

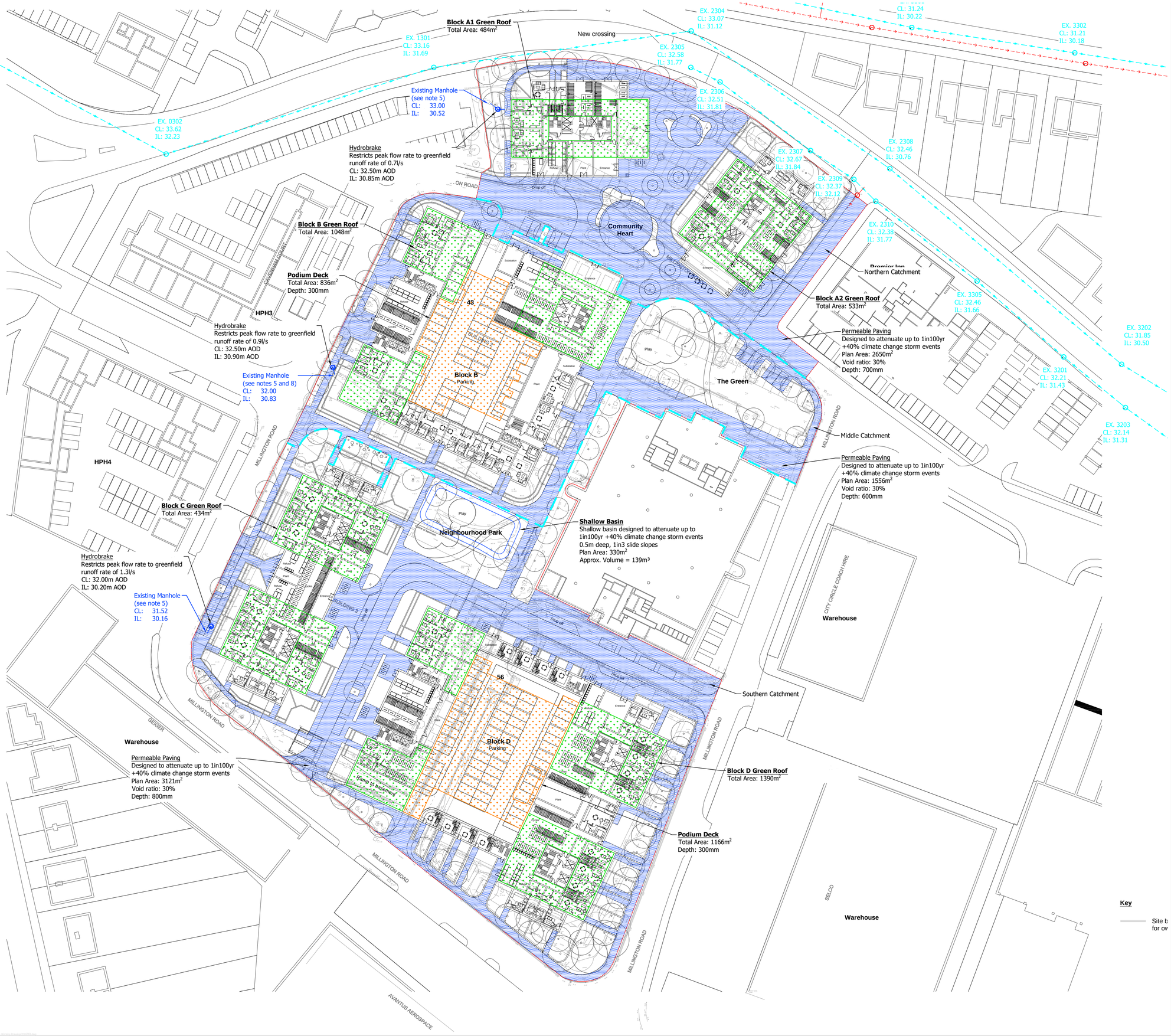
SITE LOCATION PLAN

Legend

Site Boundary

1:10,000

Appendix B – Proposed Drainage Scheme



Key

Site b
for ov

A1 ORIGINAL

KEY

- SITE BOUNDARY
- CATCHMENT DELINEATION
- PROPOSED SURFACE WATER SEWER
- EXISTING THAMES WATER SURFACE WATER SEWER
- EXISTING THAMES WATER FOUL SEWER
- PROPOSED HYDROBRAKE
- PROPOSED PERMEABLE PAVING
- PROPOSED GREEN ROOF
- PROPOSED PODIUM DECK SOFT LANDSCAPING
- PROPOSED ATTENUATION BASIN

NOTES:

1. The proposed drainage strategy is indicative and is subject to detailed design.
2. This drawing is based on the topographic survey undertaken by Met Geoenvironmental in March 2025.
3. This drawing is based on the proposed layout undertaken by TP Bennett in April 2025.
4. CLs and ILs are based on the existing levels on the topographic survey and are subject to detailed design.
5. The ILs of existing manholes are based on the topographic survey from 2007 by Met Surveys Ltd and Existing Site Plan from 2006 by Reid Architecture and are to be confirmed at detailed design.
6. The areas of green roof and soft landscaping on podium decks are based on the Roof Plan by TP Bennett in April 2025.
7. The downpipes from the buildings, green roofs and podium decks will discharge into the permeable paving.
8. If required, existing manhole may need to reconstructed along the alignment of the existing pipe.
9. A suitable fall to the outfalls is to be included in the permeable paving in accordance with the manufacturer's recommendations.

KEY TO HEALTH AND SAFETY SYMBOLS

- INDICATES A RESIDUAL RISK REQUIRING A COMPULSORY ACTION.
- INDICATES A RESIDUAL RISK FOR INFORMATION.
- INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION.
- INDICATES A RESIDUAL RISK AS A WARNING.

FOR INFORMATION
NOT FOR CONSTRUCTION

rev.	amendment	checked	date
P2	Draft Watermark Removed (JC)	CG	23/05/2025
P1	Initial Issue (JC)	CG	14/05/2025

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project
HYDE PARK, HAYES

scale	drawn by	checked by
1:500	JC	CG

date	cad file
MAY 2025	MASTER.DWG

title
SURFACE WATER DRAINAGE STRATEGY

Mayer Brown Limited jobcode	suitability	revision
SL/MEHYDEPARK.23	-	P2

drawing number
MEHYDEPARK.23/23

Appendix C – Illustrative Masterplan

Client Name

Structural Engineer Name

-

Services Engineer Name

-

Consultant Name

Key plan

Notes:
Do not scale. Figured dimensions only to be taken from this drawing. Check dimensions on site & report discrepancies to the architect.

All areas have been measured from current drawings.They may vary because of (EG) survey, design development, construction tolerances, statutory requirements or re-definition of the areas to be measured.

Key

- Site boundary for outline masterplan (See location plan for ownership boundary)
- 1 Bed 2P
- 2 Bed 3P
- 2 Bed 4P
- 3 Bed 5P
- Commercial
- Entrance / Internal Amenity
- Ancillary (Cycles/Refuse/Plant)
- Public / Communal garden or green space
- Private garden (soft/hard shown indicatively)
- Indicative play location

P04	S2	18-06-2025	Updated front garden landscape	SC	NH
P03	S2	29-05-2025	Duplex units added and landscape design amended	HL	SC
P02	S2	02-05-2025	Indicative landscape design amended	SC	NH
P01	S2	17-04-2025	First Issue	HL	SC

No.	Suit.	Date	Comment	Drawn	Checked
Revs					

Issue Purpose

Information

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Project

Hyde Park Hayes
Outline Masterplan
UB3 4AZ

Drawing Title

Illustrative Materplan
Level 00

Drawn	Date	Scale @ A1
SC	11/20/24	1 : 500

Project	Originator	Volume	Level	Type	Role	Number	Suitability	Revision
A12440	TPB	ZZ	L00	DR	A	041001	S2	P04

BIM Model Ref: A12440-TPB-ZZ-ZZ-M3-A-0001

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