

The future of Hayes Town Centre estate

Welcome to today's consultation event

This event is to introduce you to the proposed redevelopment of Hayes Town Centre Estate following residents voting Yes at a ballot earlier this year.

We are looking forward to your feedback.



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Introduction



Putting residents first

Welcome to our second public consultation on the redevelopment of Hayes Town Centre Estate.

This event follows more than 12 months of engagement with residents living on the estate about the future of their homes.

Seventy-nine per cent of residents voted in favour of redevelopment in the Resident Ballot in spring 2021.

Feedback we have received from residents and our first public consultation in July 2021 has helped inform the design proposals presented here.

What happens next?

We are now preparing to submit our planning application in the next month.

The type of planning application that is being prepared is called a hybrid planning application.

The hybrid planning application will provide detailed designs for the first phase buildings and outline information for subsequent phases.

The outline information will establish the principles of the proposed development, such as the location of the streets and buildings,

the maximum height of buildings, and design standards the new homes will meet.

The detailed designs for the first phase buildings will include floor plans, elevations and external materials.

As part of the planning process, the council will be undertaking a formal consultation where you'll have another opportunity to provide your feedback on the proposals.

Watch out for letters and notices announcing the formal planning consultation.

What happens and when?



Residents viewing a potential new home

Planning permission needs to be granted by Hillingdon Council before any existing homes can be demolished and the new estate can be built.

If planning approval is granted, this would then allow progress towards the first phase of demolition and construction, which is expected to begin in autumn 2022

To the right is an indicative demolition plan with anticipated start dates below.

■ Phase 1	Autumn	2022
■ Phase 2	Autumn	2024
■ Phase 3	Summer	2026
■ Phase 4	Spring	2028

What has happened so far?

Since the resident ballot we have:

- Begun regular **in-person surgeries**
- Been speaking to residents about their personal circumstances and next steps
- Set up a **dedicated regeneration team**
- Resident **hotline** and dedicated **email address**
- Started to **rehome overcrowded families** into homes that meet their needs
- **Assisted leaseholders** that wish to sell early with the valuation process



Indicative demolition phasing

A draft masterplan



Key to masterplan (left):

- | | | | |
|--|----------------------------------|---|--|
| | Pedestrian movement | 1 | New traditional street |
| | Car park access | 2 | Community square |
| | Communal entrances | 3 | Community room (at ground floor) |
| | Existing trees | 4 | Resident only courtyard |
| | Proposed trees | 5 | Potential children's play area |
| | Apartment buildings of new homes | 6 | Safe and attractive route to the high street |

The design proposals will include:

- A **phased redevelopment** of the estate
- A mix of **500 private and affordable homes** (50/50 split per phase)
- **Community space** of up to 140m²
- A **range of building heights** from 2 to 12 storeys
- **111 car parking spaces** (84 on-site, 22 on-street and 5 car club) and secure storage for 848 bicycles and 12 short stay stands
- High quality landscaped streets, play space and public space, with new **tree planting**
- Buildings that are **energy efficient and sustainable**.

Our key design principles are:

- **Safer streets** that are well connected to make it easier to move around and through
- **More attractive**
- Front doors and gardens onto the streets
- Excellent **overlooking** to make the streets safe places for everyone
- **Secure** play areas
- **Step-free** access to all homes
- **Well managed** and secure car parking
- **More trees** and planted areas
- **Safe, secure and accessible homes**

New traditional streets



Artists' impression of how the new streets in the estate might look

Moving through and around the estate

We want to ensure that your journey through the estate is safe, pleasant and gets you where you need to go.

The new streets will have:

- Well managed, integrated car parking
- Traffic calming measures
- Cycle parking
- Landscaping and trees
- Planting to keep passers-by away from homes on the ground floor



Landscaping and parking proposals for Crown Close

A community square



Artists' impression of how the community square might look

At the heart of the new estate

The proposals include plans for the existing space next to Skeffington Court to be transformed into a new Community Square.

The new square will:

- Have **better connections**, with links to the high street, the canal and the rest of the estate
- Be a **safe place** to chat, play and meet with neighbours
- Have vibrant new **planting and trees**
- Be home to a **community facility**, replacing the existing Resident Room
- Be **overlooked** by the community facility and the surrounding new homes.



Landscaping proposals for Community Square

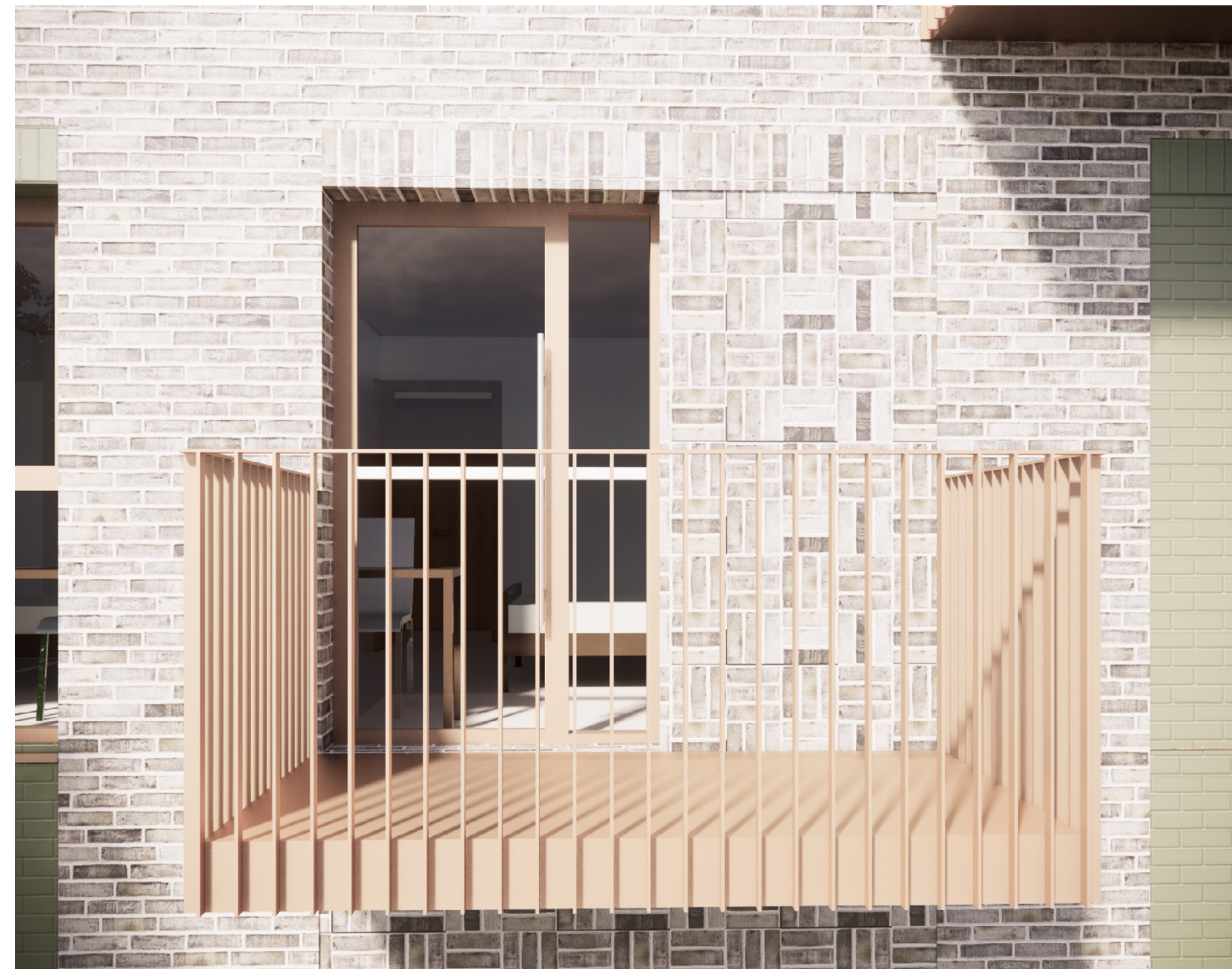
First phase of development



A sketch of the shared residential entrance at the junction of Austin Road and Pump Lane



A sketch of a ground floor duplex



A sketch of a private balcony

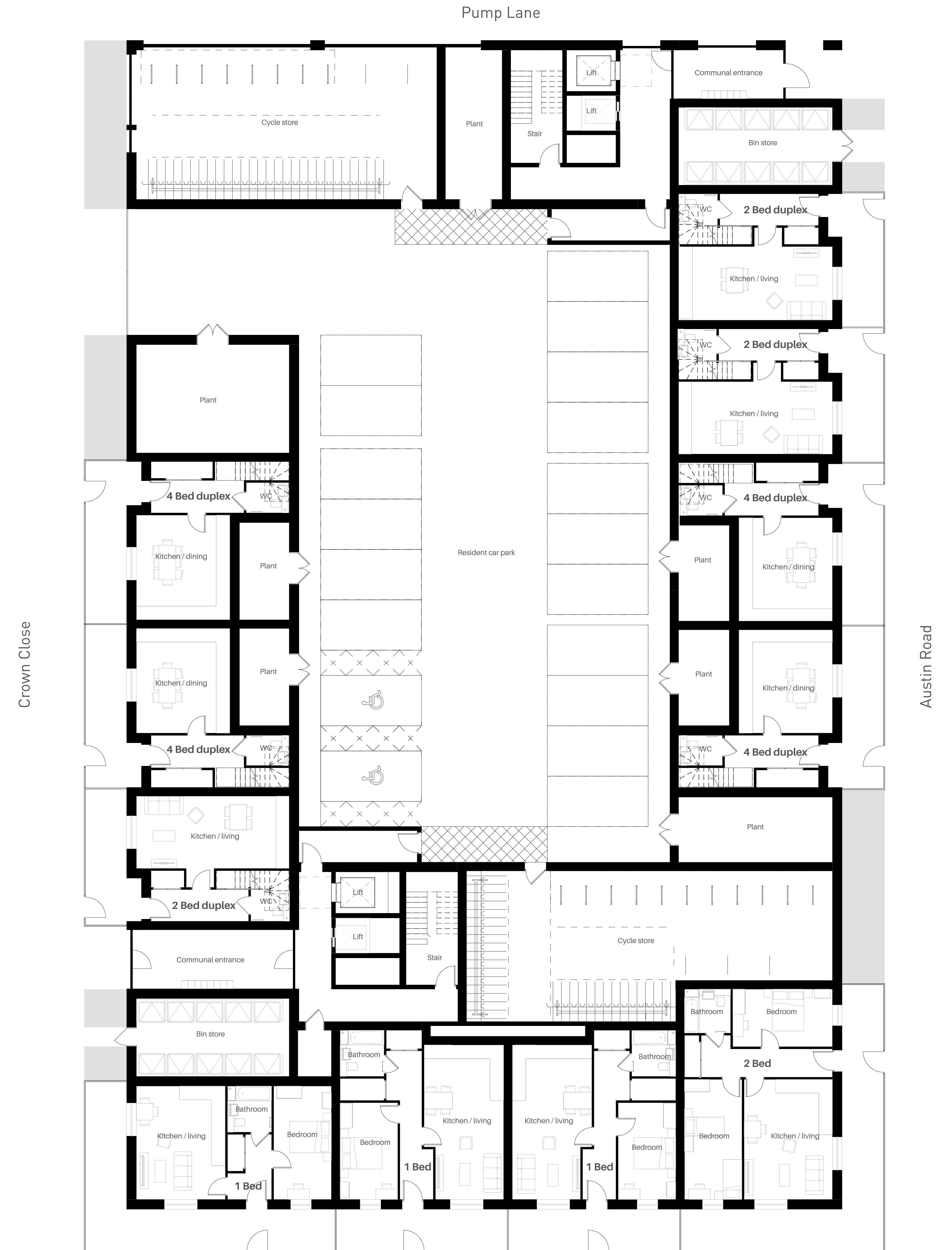
The first phase of the redevelopment of Hayes Town Centre Estate will include 80 private and affordable new homes.

The new affordable homes are being designed to meet the specific needs of residents living in the first phase of demolition that have expressed a wish to return to the redeveloped estate.

The new homes will be a mix of 1, 2, 3 and 4 bedroom apartments, and 2 and 4 bedroom ground floor duplexes.

The first phase of redevelopment will provide:

- **Resident gardens** that are safe, secure and attractive
- Children's **play facilities** that are clearly visible from your home
- **Attractive landscaping**
- Places for residents to sit outdoors and relax
- A **private balcony or terrace** for every home giving every resident access to their own outdoor space
- **Secure, off street car parking and cycle stores**
- Well managed **refuse and recycling stores**
- **Step-free access** to all homes



Ground floor plan of phase 1

First phase of development



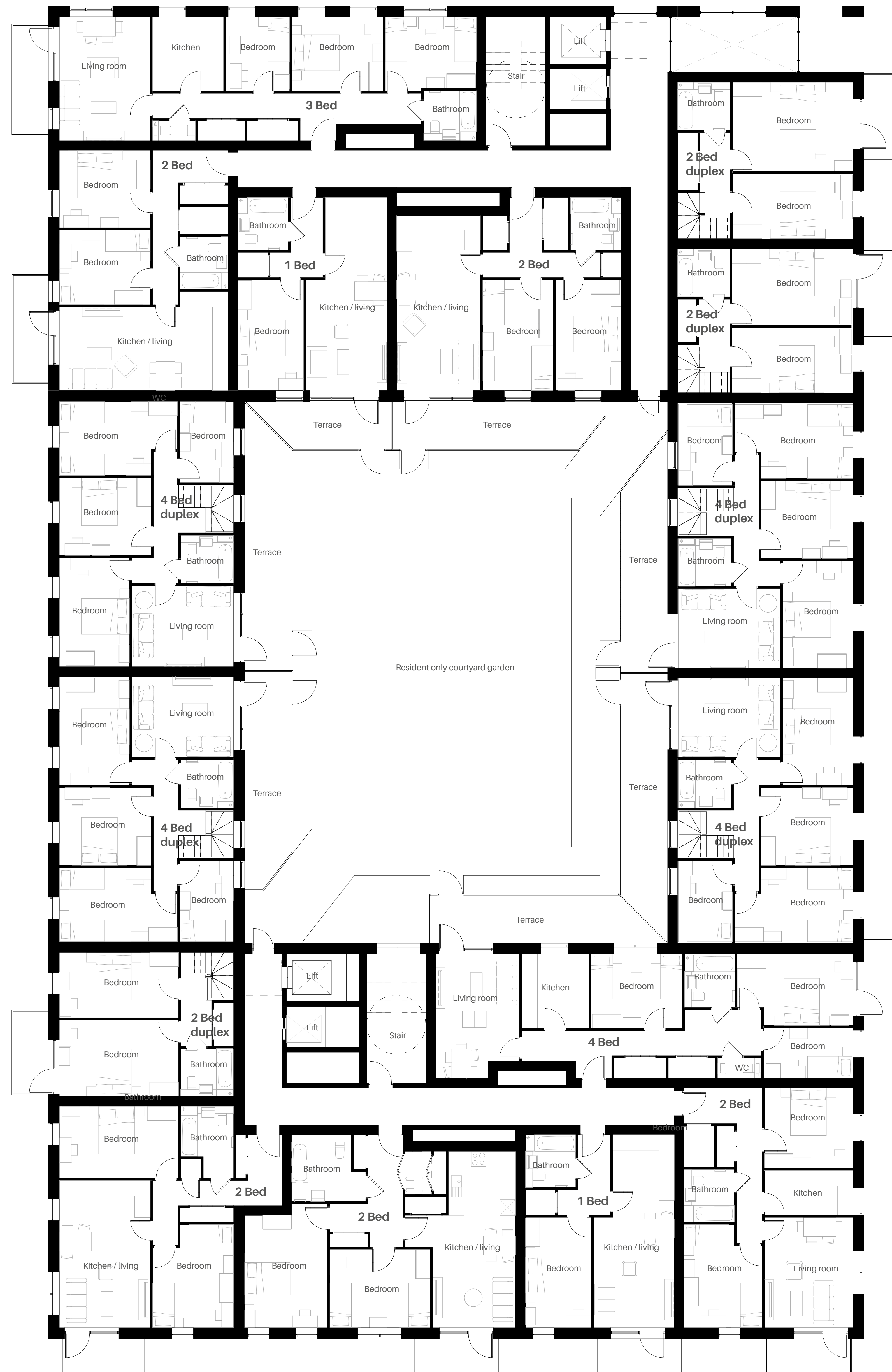
An example of a new kitchen

The new homes will:

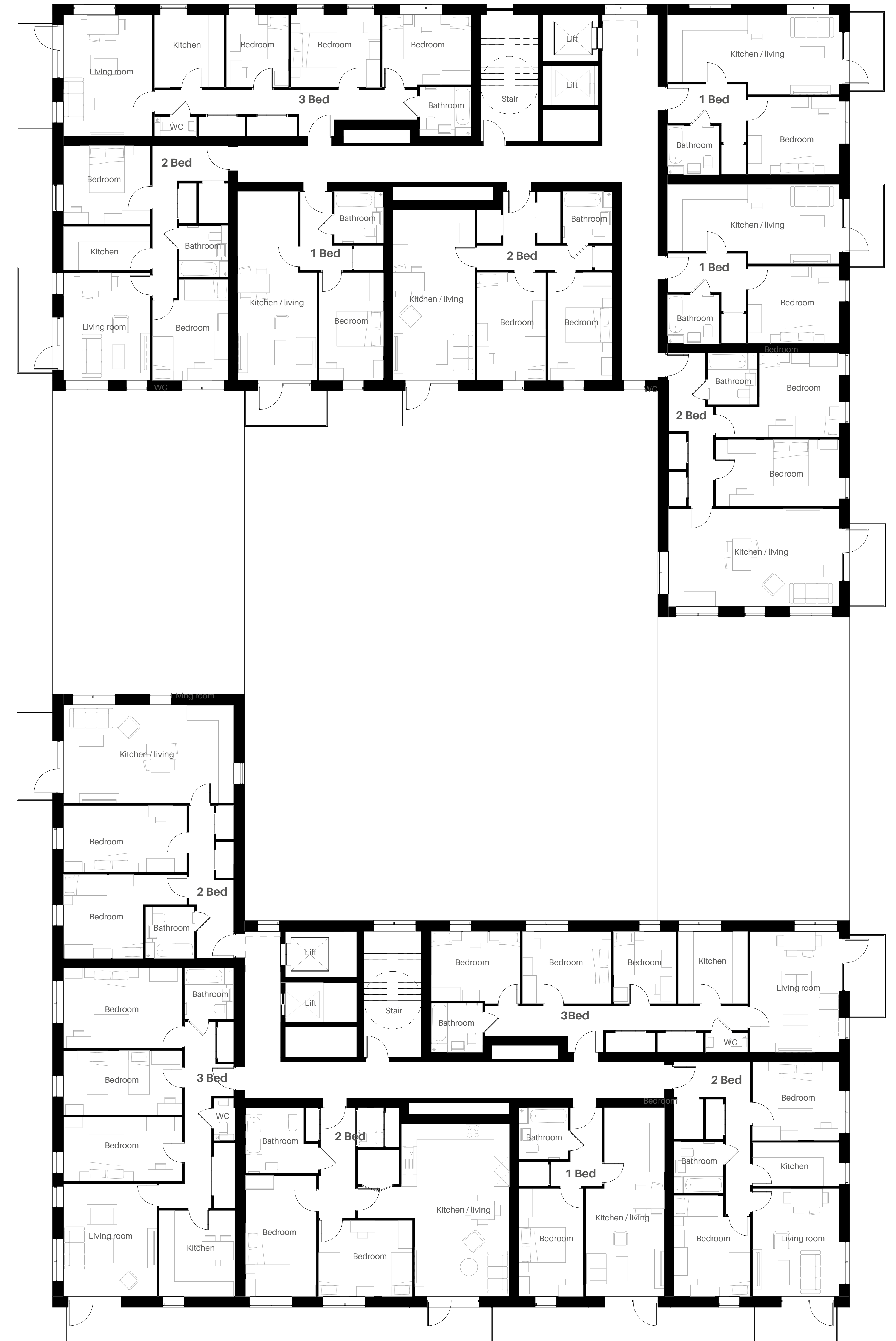
- Be **well designed, energy efficient**, built to **modern standards** and meet or exceed space standards
- Be **safe**, with fire safety and security as a priority
- Have **good sized, well-proportioned rooms** and generous built-in storage
- Have a **private outdoor space**; a balcony or terrace
- Have **modern kitchens and bathrooms**
- Be **well insulated** so it is warm in the winter and cool in the summer
- Achieve good **sound insulation**
- Have **good ventilation** so there is no damp or condensation
- Have two toilets if you have three or more bedrooms

The new homes will have:

- Either an open plan or separate kitchen layout
- Bathrooms that can be adapted to specific mobility needs
- A utility cupboard for services with space and plumbing for a washing machine
- A separate built-in storage cupboard in the hallway
- Thermostatically controlled energy efficient heating
- High performance double glazed windows
- TV aerial and satellite points to the living room and all bedrooms



First floor plan of phase 1



Upper floor plan of phase 1

First phase resident only courtyard



The new homes will be arranged around secure, resident-only gardens.

The courtyards will provide space for neighbours to meet and relax, and a safe space for children to play.

The courtyards will be:

- Safe and secure
- Have a range of different landscape treatments and fixtures, such as open areas and wild/natural planting
- Places to sit
- Play features for young children
- Space for food growing
- A place for wildlife



Landscaping proposals for the phase 1 resident only courtyard

Canalside



View down Silverdale Road towards the canal



View from Station Road looking east along the canal
(note, the two buildings marked * are from the neighbouring development and have planning approval)



Sketch of how Silverdale Road might meet the canal edge