

Maccreeor Lavington

Project Name Hillingdon Employment Land Review
 Project Number 548
 Revision C
 Revision Date 26/09/2023

Theoretical uplift of all plots (within site boundary, outside boundary, sensitive plot)

PLOT REF.	EMPLOYMENT AREA	SUB-AREA NAME	PLOT	Plot		Buildings		Site Characteristics
				Sub-area plot area ¹	Total floorspace	Total floorspace	Current indicative plot ratio	
				Ha	(m ²)	Total floorspace divided by sub-area		
				GIS	VOA/CoStar	Calculation		
1 Heathrow Cluster								
1.1		Covert Farm						
1.1.1			Scylla Road	1.03	-		0%	
1.1.2			Stanwell Road	5.06	-		0%	
1.2		Southern Perimeter Road						
1.2.1			Southampton Rd	1.13	1,411		13%	
1.3		Hatton Cross						
1.3.1			Envoy Avenue	4.44	0		0%	
1.3.2			Cranford Lane	2.09	0		0%	
1.3.3			Viscount Way	0.21	1023		49%	
1.4		South of Bath Road						
1.4.1			Hatton Road	1.57	4338		28%	
1.4.2			Bath Road	2.88	2912		10%	
1.4.3			Northern Perimeter Rd	1.52	0		0%	
1.5		North of Bath Road						
1.5.1			Heathrow Blvd	2.66	15868		60%	
2 Hayes Cluster								
2.1		Hayes Industrial Area						
2.1.1			Horton Road	1.45	5463		38%	
2.1.2			Iron Bridge Road S	1.16	0		0%	
2.1.3			Rigby Lane W	1.29	4215		33%	
2.1.4			Rigby Lane E	1.26	1802		14%	
2.1.5			Dawley Road	3.16	13062		41%	
2.1.6			Swallowfield Way	0.87	2773		32%	
3 Uxbridge Cluster								
3.1		North Uxbridge Industrial Estate						
3.1.1			Oxford Road	2.25	3182		14%	
3.1.2			St. John's Road	0.97	5762		60%	
3.1.3			Florence Way	0.58	0		0%	
3.2		Uxbridge Industrial Estate						
3.2.1			Arundel Road	1.59	6013		38%	
3.2.2			Wallingford Road W	1.47	19202		130%	
3.2.3			Wallingford Road E	0.43	1183		28%	
3.2.4			River Colne	0.25	0		0%	
3.2.5			Salisbury Road	0.14	0		0%	
3.2.6			Eskdale Road	0.64	1990		31%	
3.2.7			Ashley Road	2.07	6991		34%	
4 Ruislip Cluster								
4.1		RAF Northolt						
4.1.1			Western Avenue	2.54	0		0%	
4.2		Stonefield Way						
4.2.2			Field End Road	2.14	6767		32%	
4.3		Odyssey Business Park						
4.3.1			Odyssey Business Park	3.28	13689		42%	
4.4		Braintree Road						
4.4.1			Tipree Road	0.97	7619		78%	
5 North Hillingdon								
5.1		Summerhouse Lane						
5.1.1			Park Lane	0.81	4763		59%	
6 Stockley Park								
6.1		Plots TBC						

Developable area	
Plot ² ha	Site ³ ha
0.88	3.79
0.96	
3.77	
1.78	
0.18	
1.34	
2.38	
1.29	
2.00	
1.23	
0.98	1.69
0.50	
1.35	
1.25	
0.36	
0.21	
0.12	
0.55	
1.76	
2.16	
1.82	2.46
0.83	
0.69	

Redevelopment potential per typology ⁴							
Low-level intensification				High-level intensification			
Typology	Storeys (Avg no.)	Plot ratio (%)	Potential (m ²)	Typology	Storeys (Avg no.)	Plot ratio (%)	Potential (m ²)
15% discounted							
25% discounted							
B.1	1.5-3	100%	8755	B.2L	3	150%	13133
B.1	1.5-3	100%	37928	B.2L	3	150%	56891
B.1	1.5-3	100%	9571	B.2L	3	150%	14357
B.1	1.5-3	100%	37740	B.2L	3	150%	56610
B.1	1.5-3	100%	17765	B.2L	3	150%	26648
A.1s	2	105%	1856	A.2s	4	170%	3006
B.1	1.5-3	100%	13371	B.2L	3	150%	20056
A.2s	2	110%	26161	B.2L	3	150%	35675
A.1s	2	105%	13548	B.2L	3	150%	19355
B.1	1.5-3	100%	19958	B.2L	3	150%	29936
C.1s	1.5	80%	9833	C.2s	2-3	110%	13520
A.1s	2	105%	10335	A.2L	2-5	190%	18702
C.1s	1.5	80%	8765	C.2s	3	110%	12052
C.1s	1.5	80%	8554	B.2s	2	115%	12297
A.1s	2	105%	24885	C.2L	3	180%	42660
A.1s	1.5	105%	7774	A.2s	4	170%	12586
A.1s	2	105%	17750	A.2s	4	170%	28739
C.2s	2	110%	9051	A.2s	4	170%	13988
A.1s	2	105%	5212	A.2s	4	170%	8439
C.1s	1.5	80%	10812	C.2s	2	110%	14867
C.1L	2-3	100%	12521	C.2L	3	180%	22537
A.1s	2	105%	3793	A.2L	2-5	190%	6864
A.1s	2	105%	2249	A.2s	4	170%	3641
A.1s	2	105%	1267	A.2s	4	170%	2052
C.1s	1.5	80%	4372	C.1L	2-3	100%	5466
C.1s	1.5	80%	14056	C.2L	3	180%	31625
B.1	1.5-3	100%	21582	A.2s	4	170%	36689
B.1	1.5-3	100%	18199	B.2s	2	115%	20928
B.1	1.5-3	100%	24593	B.2s	2	115%	28281
A.1s	2	105%	8693	A.2L	2-5	190%	15730
A.1s	2	105%	7247	A.2s	2-4	170%	11733

Potential uplift range	
Potential lower uplift	Potential maximum uplift
Floorspace lower range (m ²)	Floorspace upper range (m ²)
Calculation	Calculation
8755	13133
37928	56891
8160	12946
37740	56610
17765	26648
833	1983
9033	15718
23249	32763
13548	19355
4090	14068
4370	8057
10335	18702
4550	7837
6752	10495
11823	29598
5001	9813
14568	25557
3289	8226
5212	8439
4799	8854
-6682	3335
2610	5681
2249	3641
1267	2052
2382	3476
7065	24634
21582	36689
11432	14161
10904	14592
1074	8111
2484	6970
0	0

Assumptions:

¹ assumed there is no retention of existing buildings with plots identified by AY

² for small plots (i.e. planning application boundary) we have discounted 15% of the plot area. This includes buffer zones, utilities within the site, on-site parking (assumed to be minimal), inefficiencies as a result of geometries, retained environmental feature such as trees

³ for larger 'sites' (i.e. areas that include more than 1 plot) we have discounted an areas of 25% of the site area
 This aligns with the conservative estimate in the GLA LILSE study. This is to allow for: primary access routes, collective car parking, setback, constraints from utilities and services, retained environmental features, and provision of shared amenity spaces

⁴ we are allowing for 2no. Scenarios that consider a low-level intensification opportunity and a high level intensification. While the viability report has been taken into consideration in applying the plots, we have assumed some typologies may be viable in the future

0.85

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Maccreeanor Lavington

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Theoretical uplift of non-sensitive plots

PLOT REF.	EMPLOYMENT AREA	SUB-AREA NAME	PLOT	Plot	Buildings	Site Characteristics
				Sub-area plot area ¹ Ha	Total floorspace (m ²)	Current indicative plot ratio Total floorspace divided by sub-area
				GIS *AY TBC	VOA/CoStar	Calculation
1 Heathrow Cluster						
1.1		Covert Farm				
1.1.1		Scylla Road		1.03	-	0%
1.1.2		Stanwell Road		5.06	-	0%
1.3		Hatton Cross				
1.3.3		Viscount Way		0.21	1023	49%
1.4		South of Bath Road				
1.4.1		Hatton Road		1.57	4338	28%
1.4.2		Bath Road		2.80	2912	10%
1.4.3		Northern Perimeter Road		1.52	0	0%
1.5		North of Bath Road				
1.5.1		Heathrow Blvd		2.66	15868	60%
2 Hayes Cluster						
2.1		Hayes Industrial Area				
2.1.1		Horton Road		1.45	5463	38%
2.1.2		Iron Bridge Road S		1.16	0	0%
2.1.3		Rigby Lane W		1.29	4215	33%
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4.4		Braintree Road				
		Tiptree Road		0.97	7619	78%
5 North Hillingdon						
5.1		Summerhouse Lane				
5.1.1		Park Lane		0.81	4763	59%
6 Stockley Park						
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Developable area	
Redevelopable plot area (either site-based or plot-based)	
Plot ² ha	Site ³ ha
15% discounted	25% discounted
0.88	3.79
0.18	
1.34	
2.38	
1.29	
2.00	
1.23	
0.98	
1.10	
1.07	
0.74	2.37
	1.69
0.82	
0.50	
1.35	
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2610	5681
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Waltham Cluster



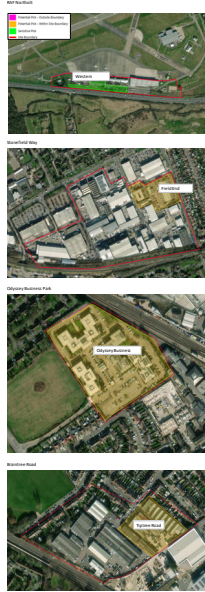
Hays Cluster



Lebridge Cluster



Rushy Cluster



North Waltham

