

The future of Avondale Drive estate

Welcome to today's consultation event

This event is to introduce you to the proposed redevelopment of Avondale Drive 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 Avondale Drive Estate.

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

Ninety-four 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

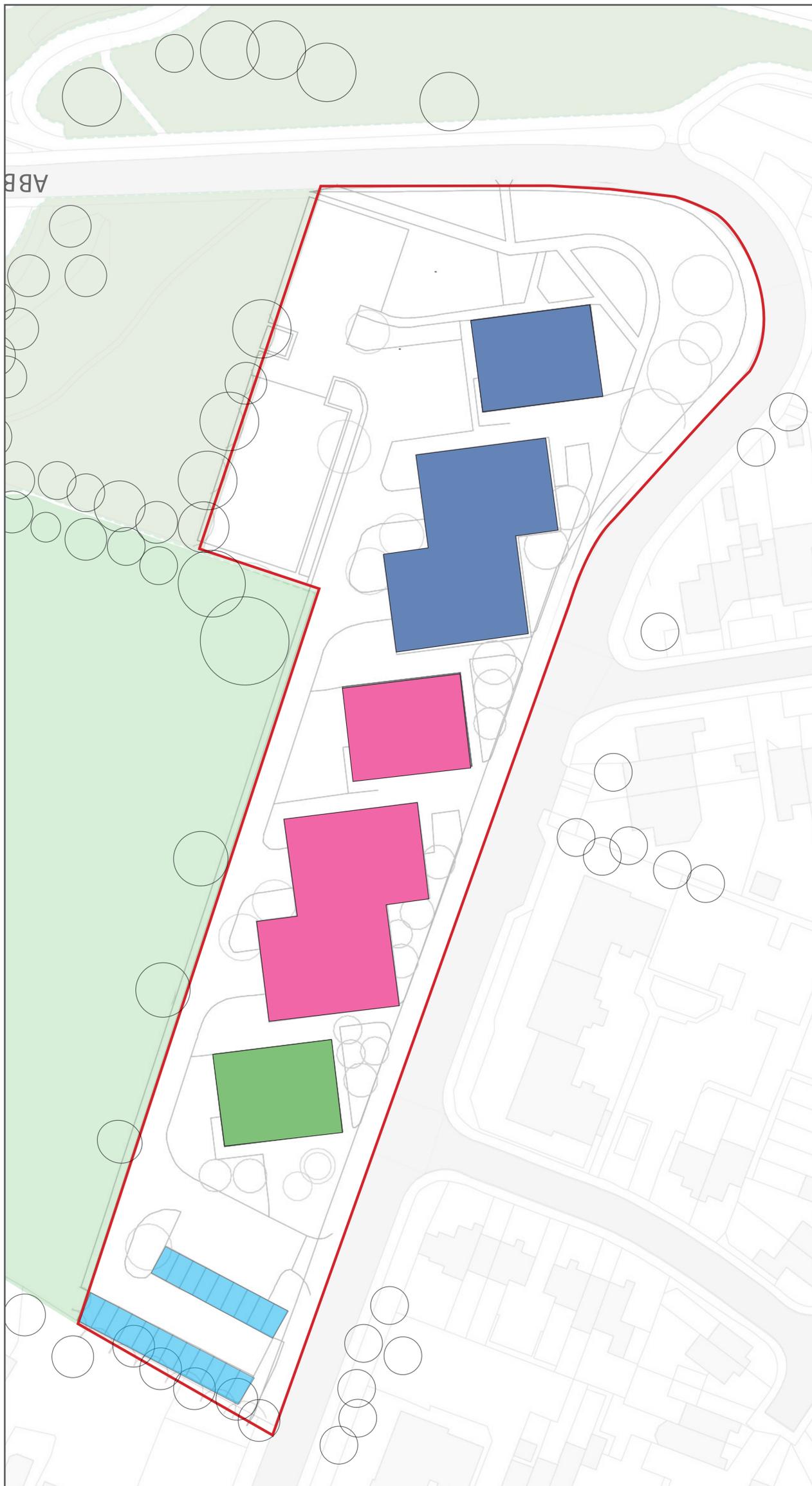
To the right is an indicative demolition plan with anticipated start dates below.

- Phase 1a Autumn 2022
- Phase 1b Winter 2022
- Phase 2 Winter 2024
- Phase 3 Winter 2026

What has happened so far?

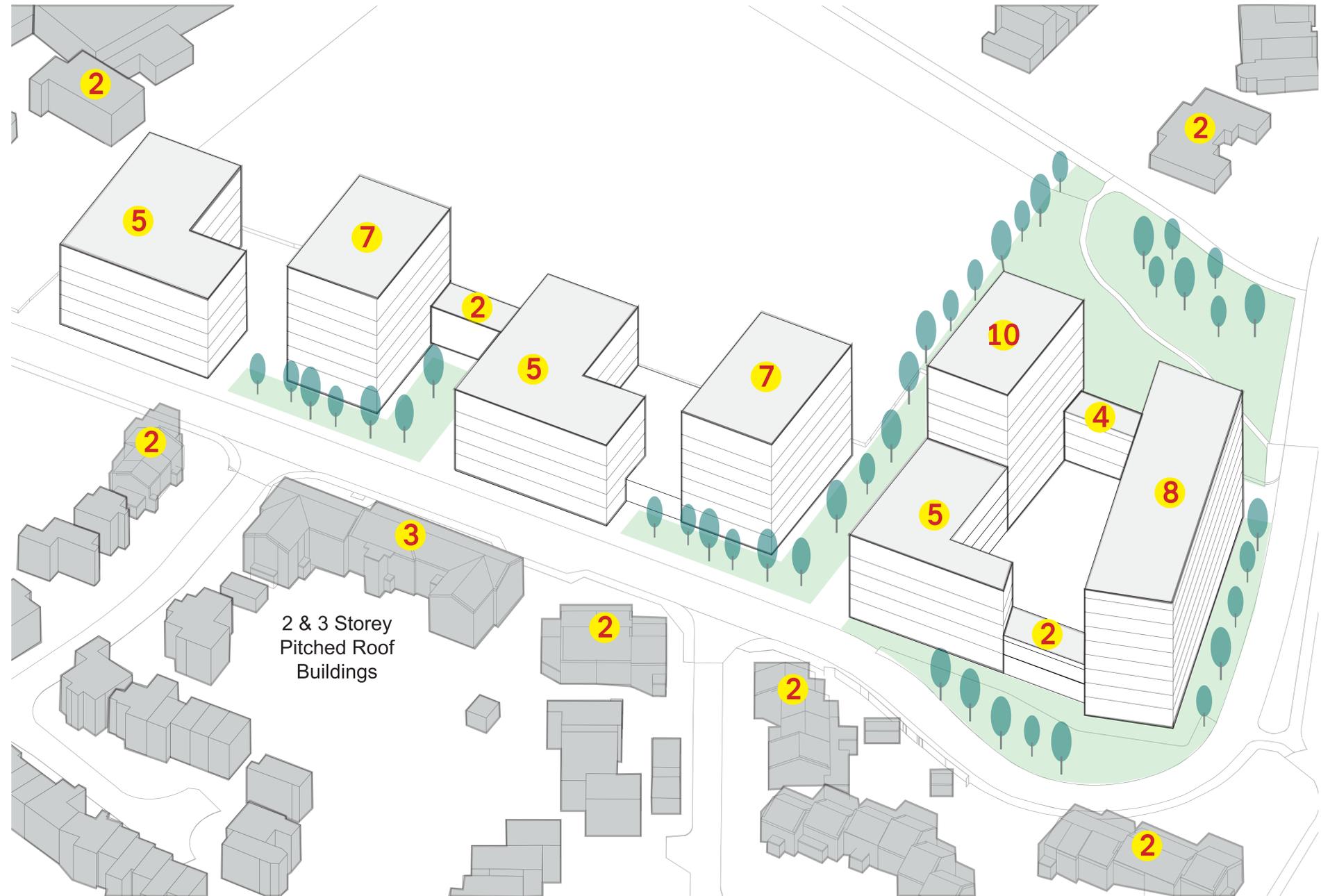
Since the resident ballot we have:

- 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



Indicative building heights

Masterplan key

- Apartment buildings of new homes
- Landscaping
- Trees
- On estate parking
- On street parking

- 1 Resident only courtyard with secure car park below
- 2 New traditional street with integrated landscaping
- 3 Potential children's play area
- 4 Potential pedestrian link to Hitherbroom Park, subject to further consultation

2 & 3 Storey Pitched Roof Buildings

The design proposals will include:

- A **phased redevelopment** of the estate
- A mix of **240 private and affordable homes** (50/50 split per phase)
- A **range of building heights** from 5 to 10 storeys
- **82 car parking spaces** (68 on-site and 14 on-street) and secure storage for 440 bicycles
- 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:

- **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**

Traditional street frontages



Precedent image of how the new buildings might look & feel



Precedent image of how the new buildings might look & feel

Moving past and through the estate

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

The new buildings will have:

- Front gardens and front doors onto the street
- Excellent overlooking from windows and balconies on upper floors

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



Sketch of how the new street between Avondale Drive and Hitherbroom Park might look



Sketch of the buildings along Avondale Drive

Facing Hitherbroom Park



Sketch of the traditional street edge to the park



Sketch looking across Hitherbroom Park to the tallest proposed building



Sketch looking across Hitherbroom Park to the tallest proposed building



Sketch of the traditional street edge to the park

First phase of development



Sketch of the first phase of development looking west along Avondale Drive



Sketch of the resident only courtyard in the first phase of development



The first phase of the redevelopment of Avondale Drive Estate will include 30 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.

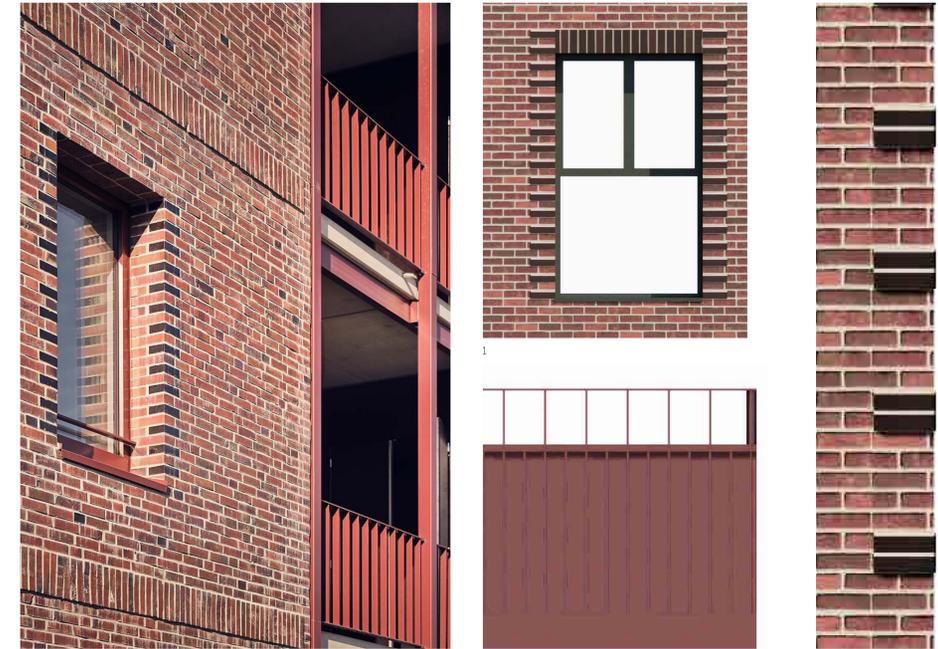
The first phase of redevelopment will provide:

- **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 cycle stores**
- Well managed **refuse and recycling stores**
- **Step free access** to all homes

First phase of development



Sketch of the first phase of development with the communal entrance



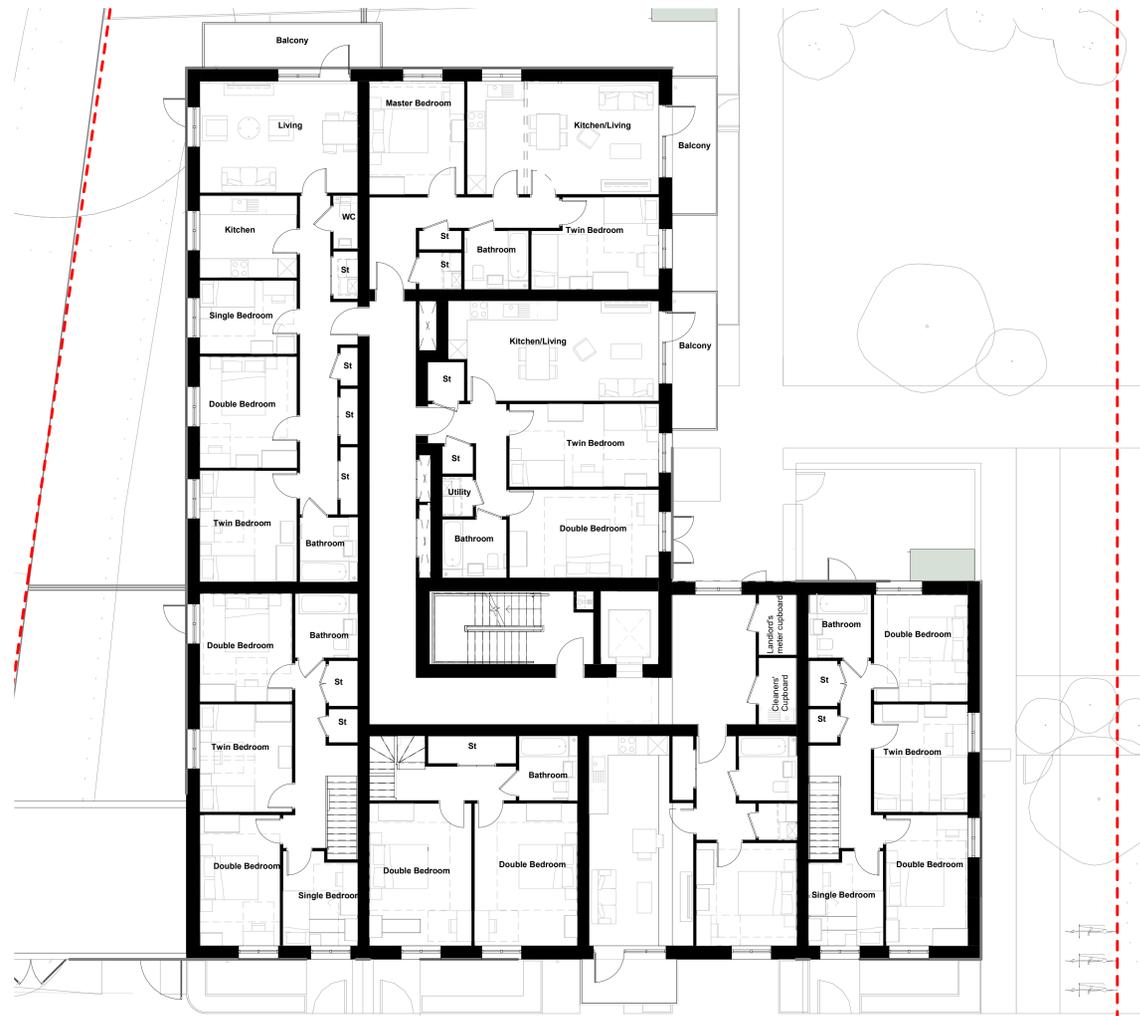
Sketches of windows, balconies and brick detailing

The new homes will:

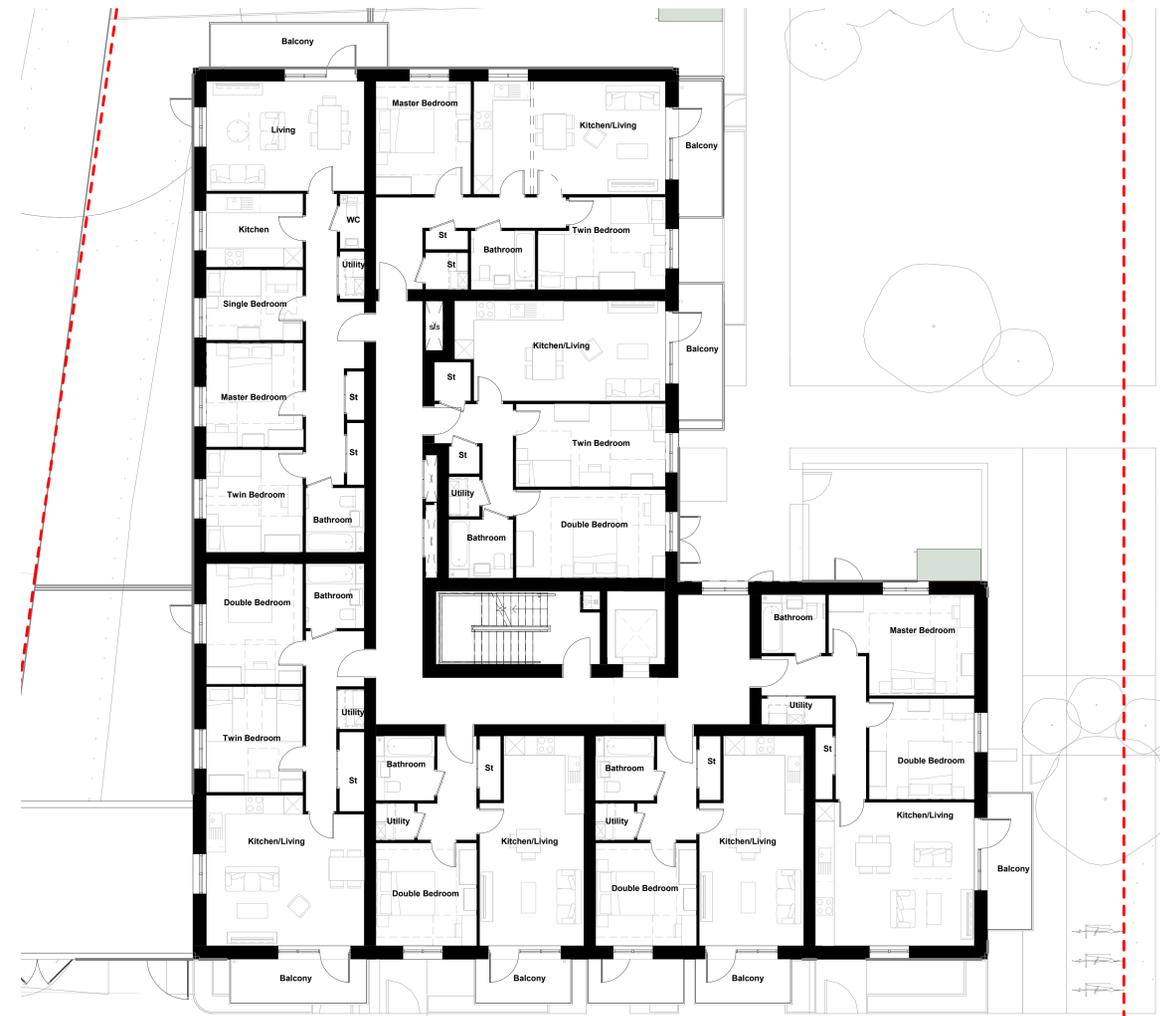
- Be **well designed, energy efficient**, built to **modern standards** and meet or exceed space standards
- Be **safe**, with fire safety and security as a priority
- Have **good sized, well-proportioned rooms** and generous built-in storage
- Have a **private outdoor space**; a balcony or terrace
- 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



Second floor plan of phase 1