

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.



HILLINGDON
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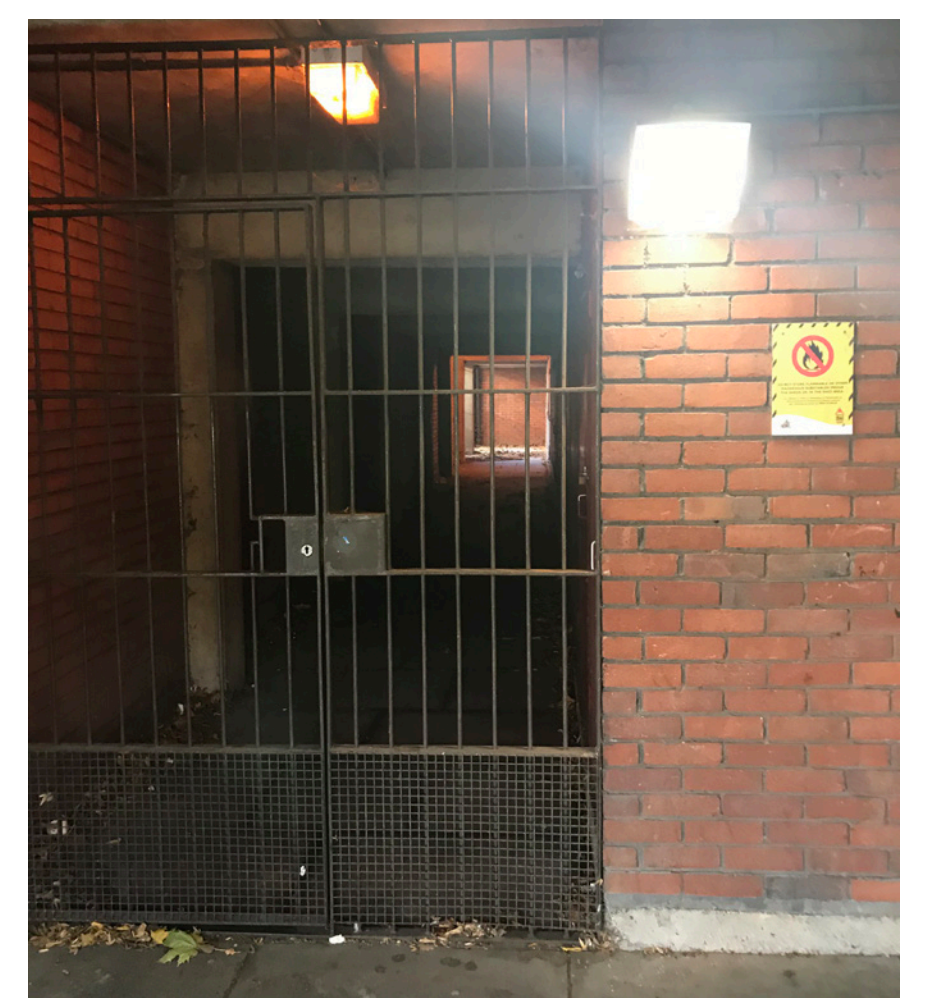
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Resident consultation, autumn 2020

Putting residents first

- Consultation with residents living on the estate began **July 2020**
- Regular **online and in person** consultation events
- 6 resident newsletters
- **79% of residents voted yes** for redevelopment at the ballot in spring 2021



Timeline

- **Planning application** in autumn 2021
- **Demolition** expected to begin in autumn 2022
- **First new homes** available in 2024



Photos of the estate as it is now



Residents viewing new homes



Residents viewing new homes

Delivering on the commitments we made to residents.

Since the resident ballot we've:

- 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



Aerial view of Hayes Town Centre Estate

Artists' impression of how the estate might look



A new neighbourhood that is safer, more secure and a better place to live.

Our key design principles for the estate are:

- **Safer streets** that are well connected to make it easier to move around and through the estate
- **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**



Well overlooked landscaped streets



Play facilities for children

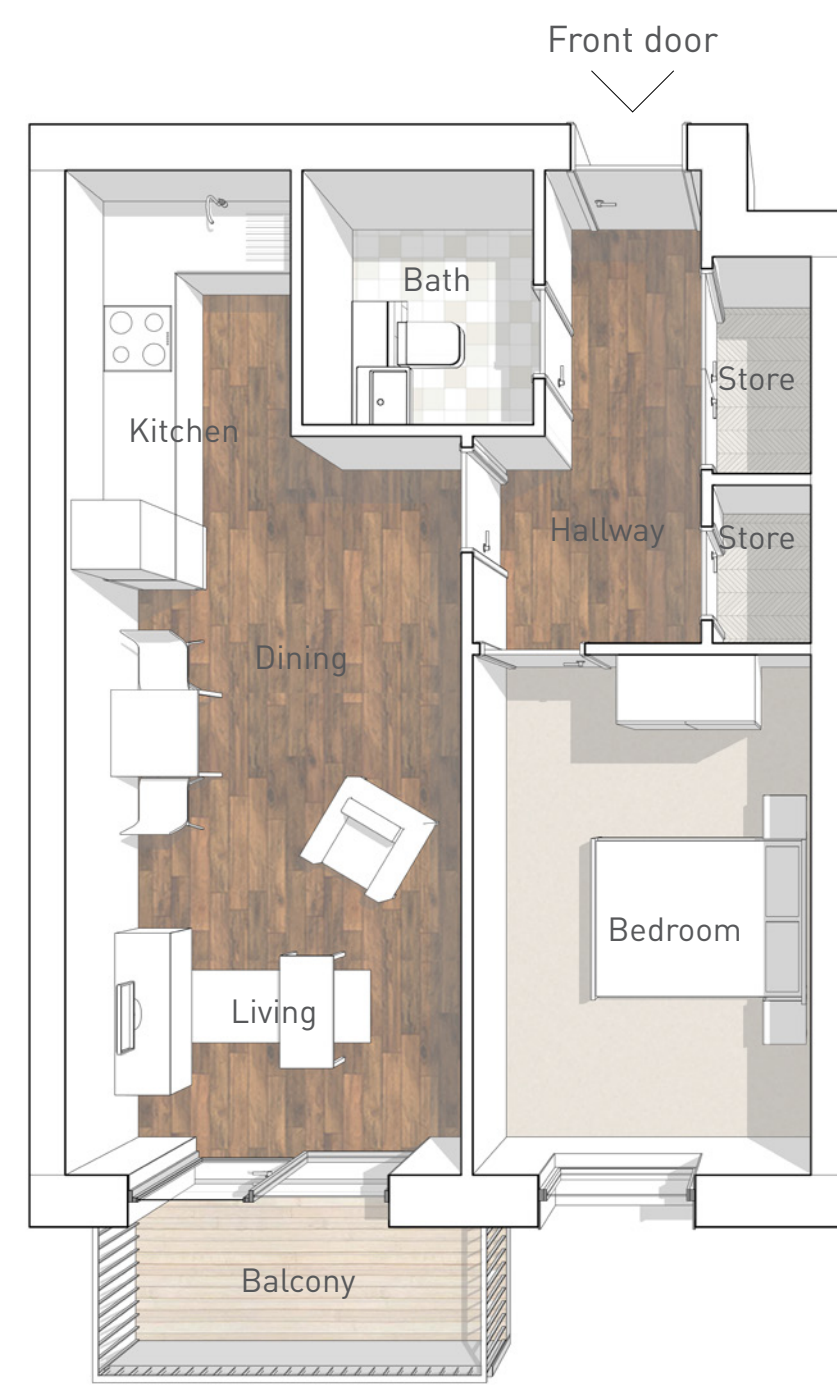


Safe and secure communal entrances

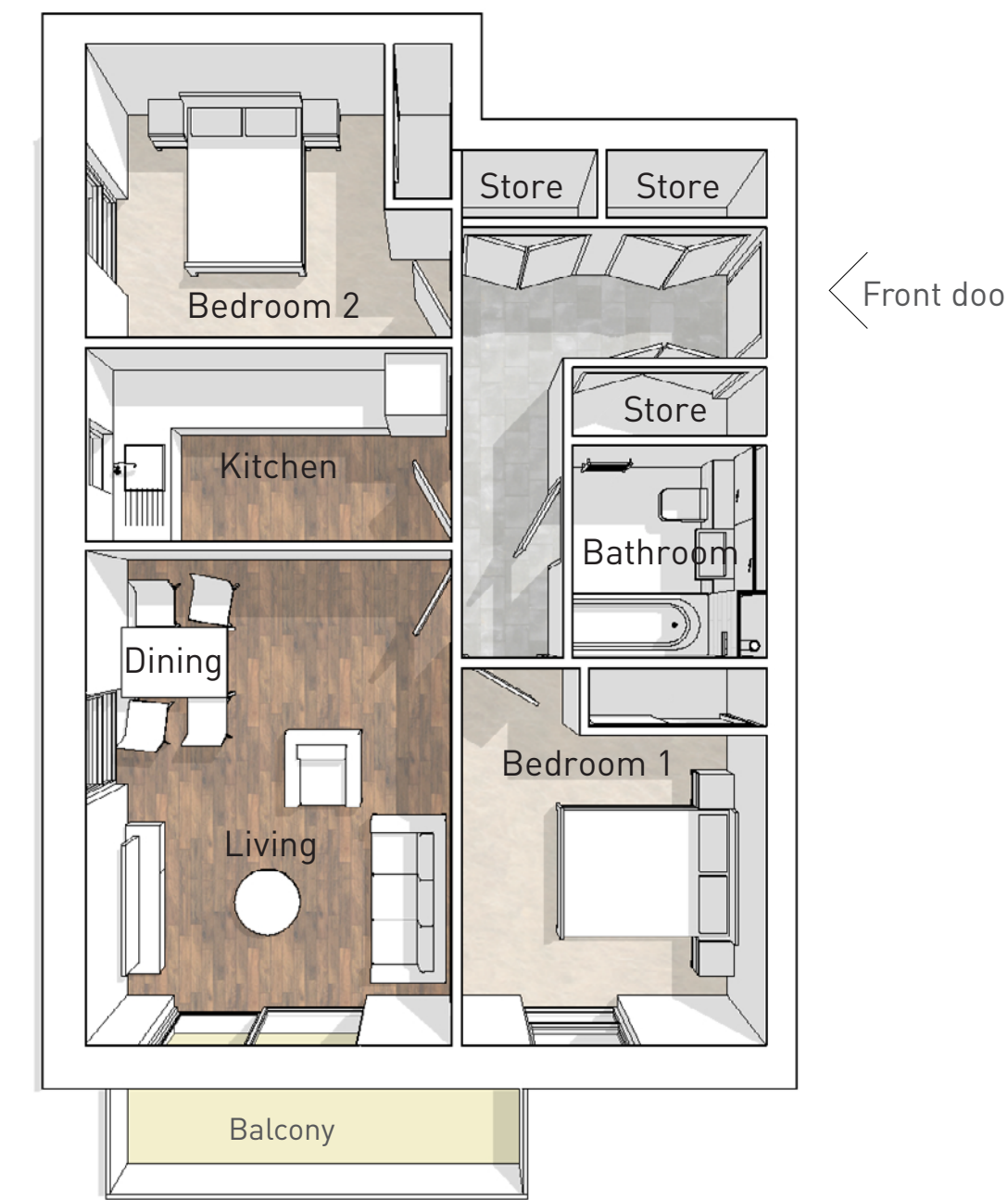
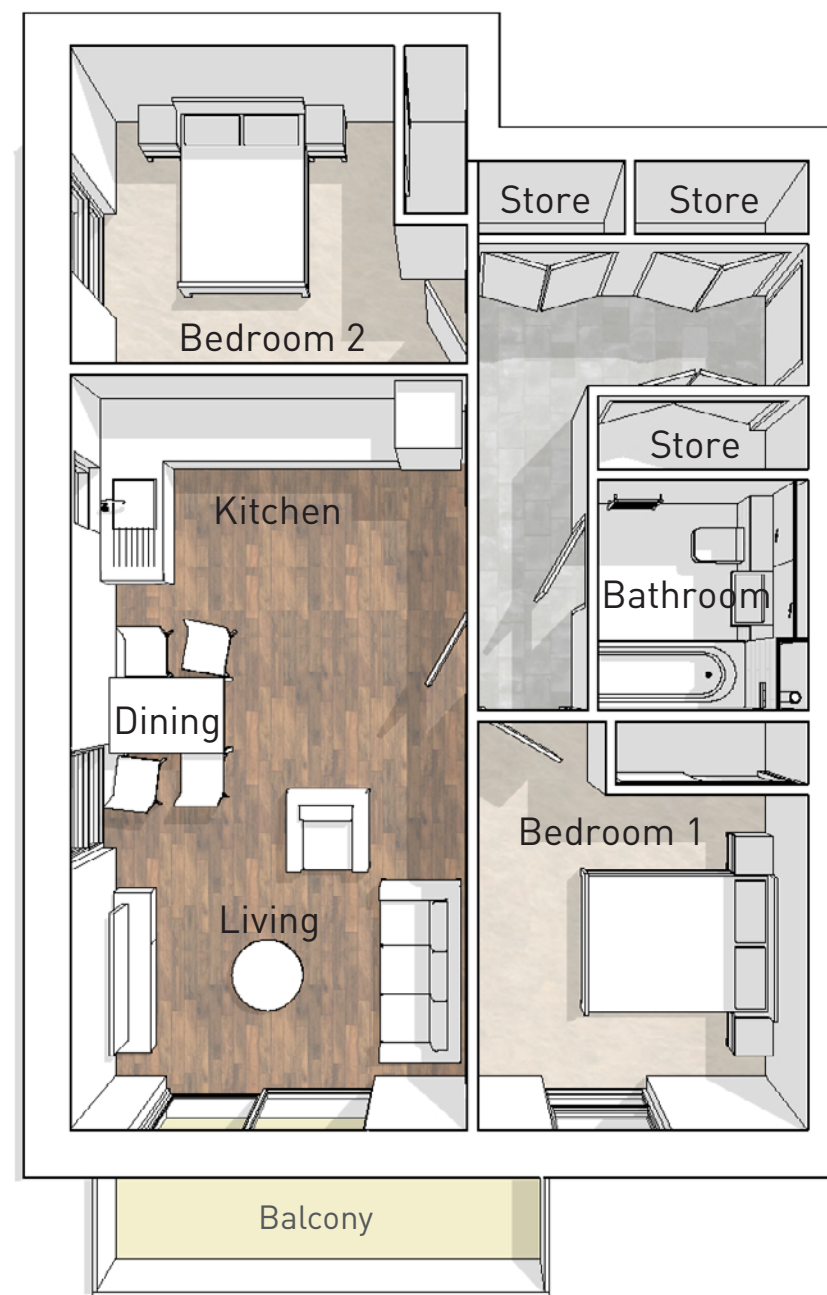


Safe and secure communal entrances

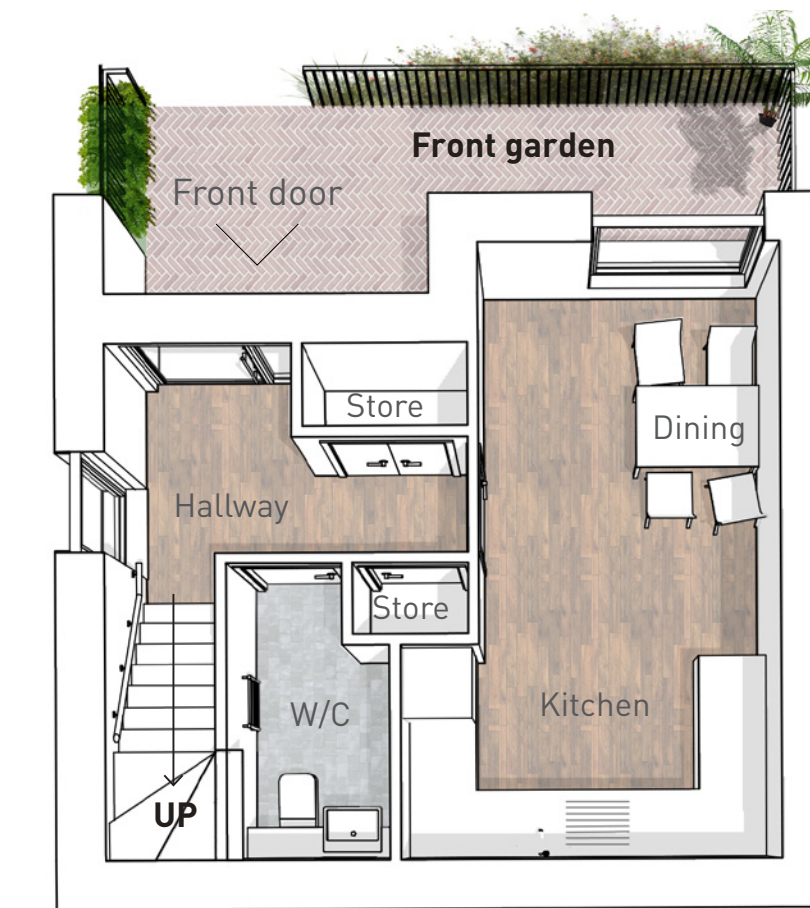
Example of a one bedroom home



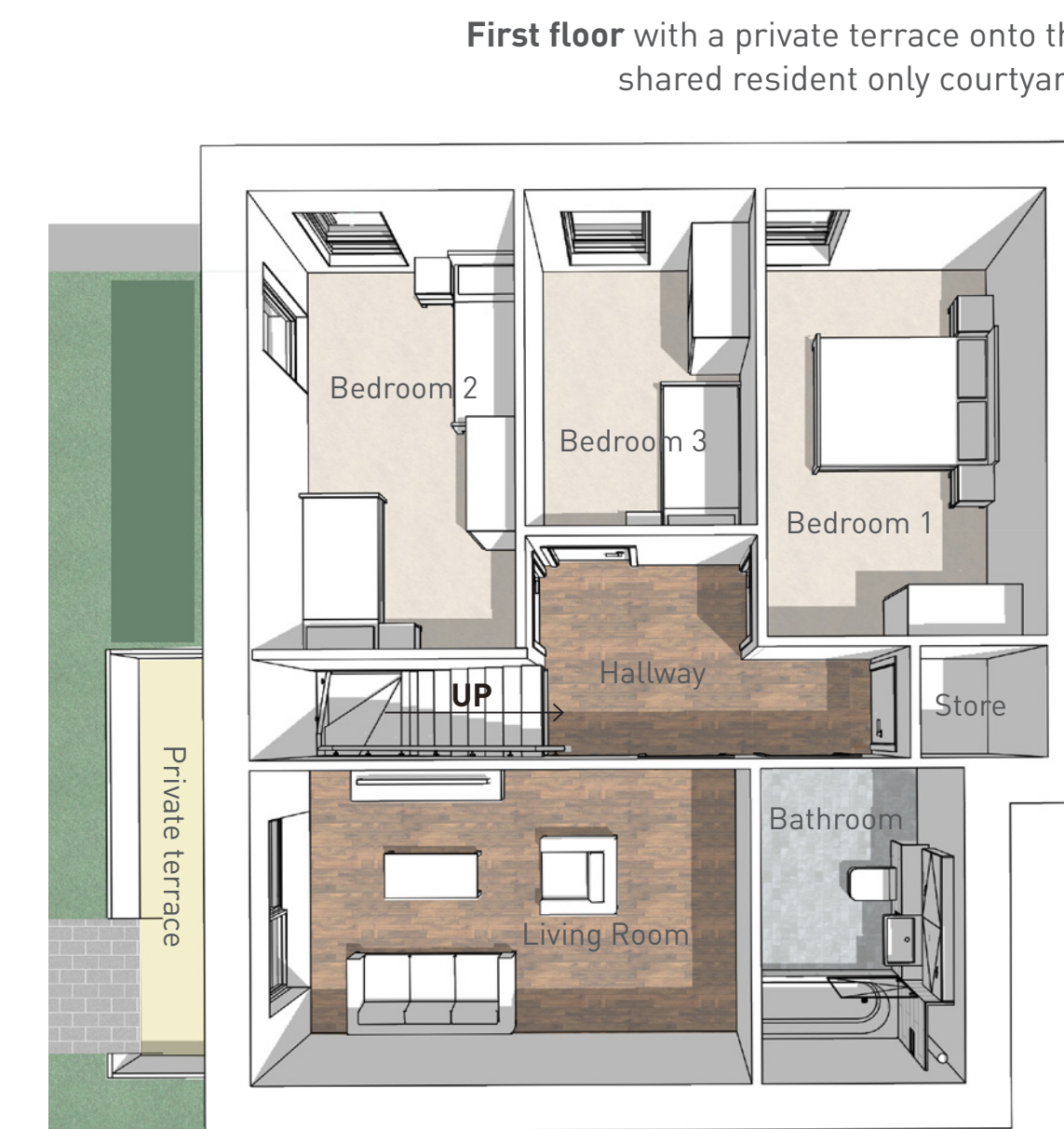
Examples of two bedroom homes



Examples of three bedroom homes

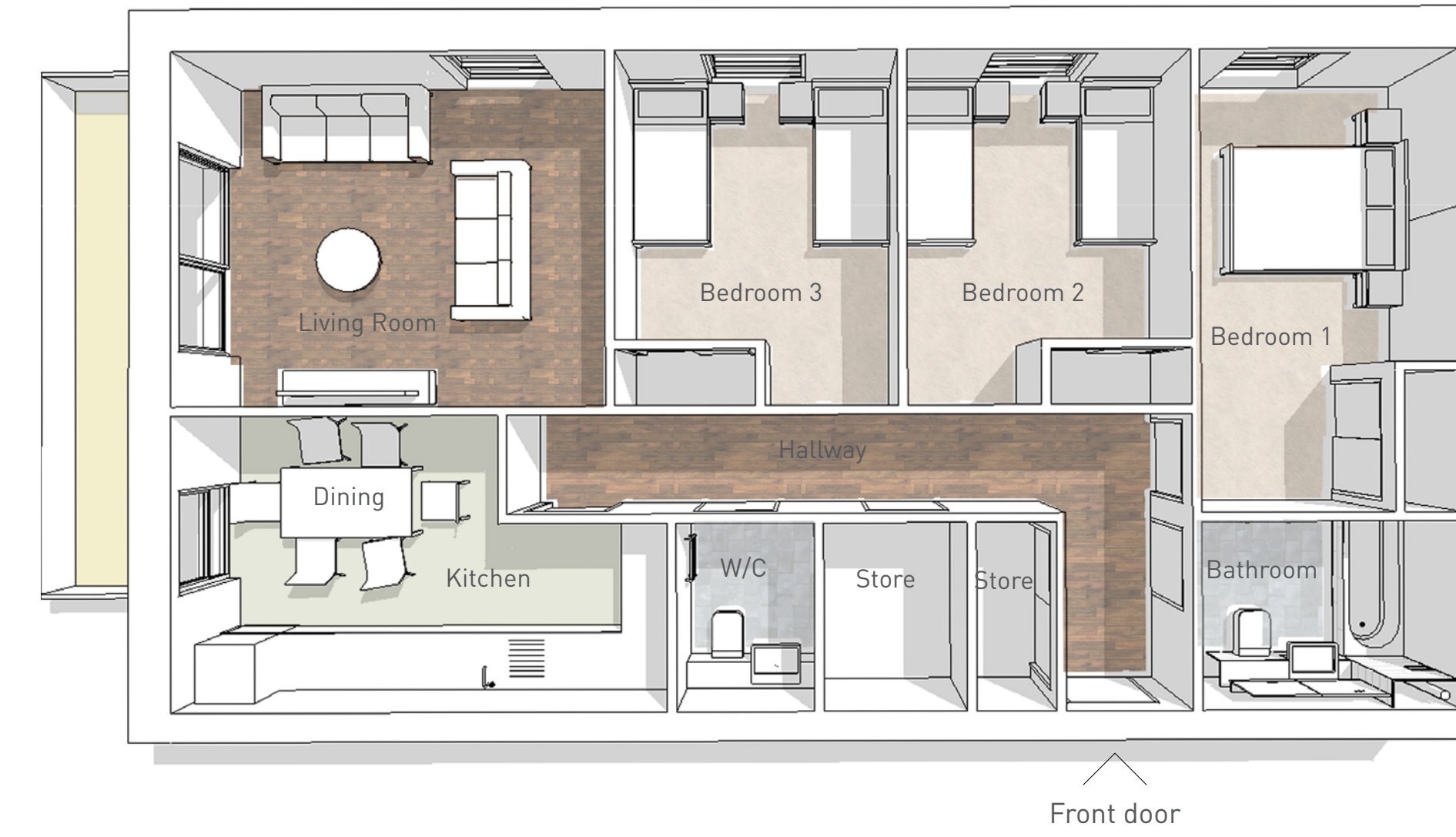


Ground floor with front door and garden on the street and stairs to first floor.



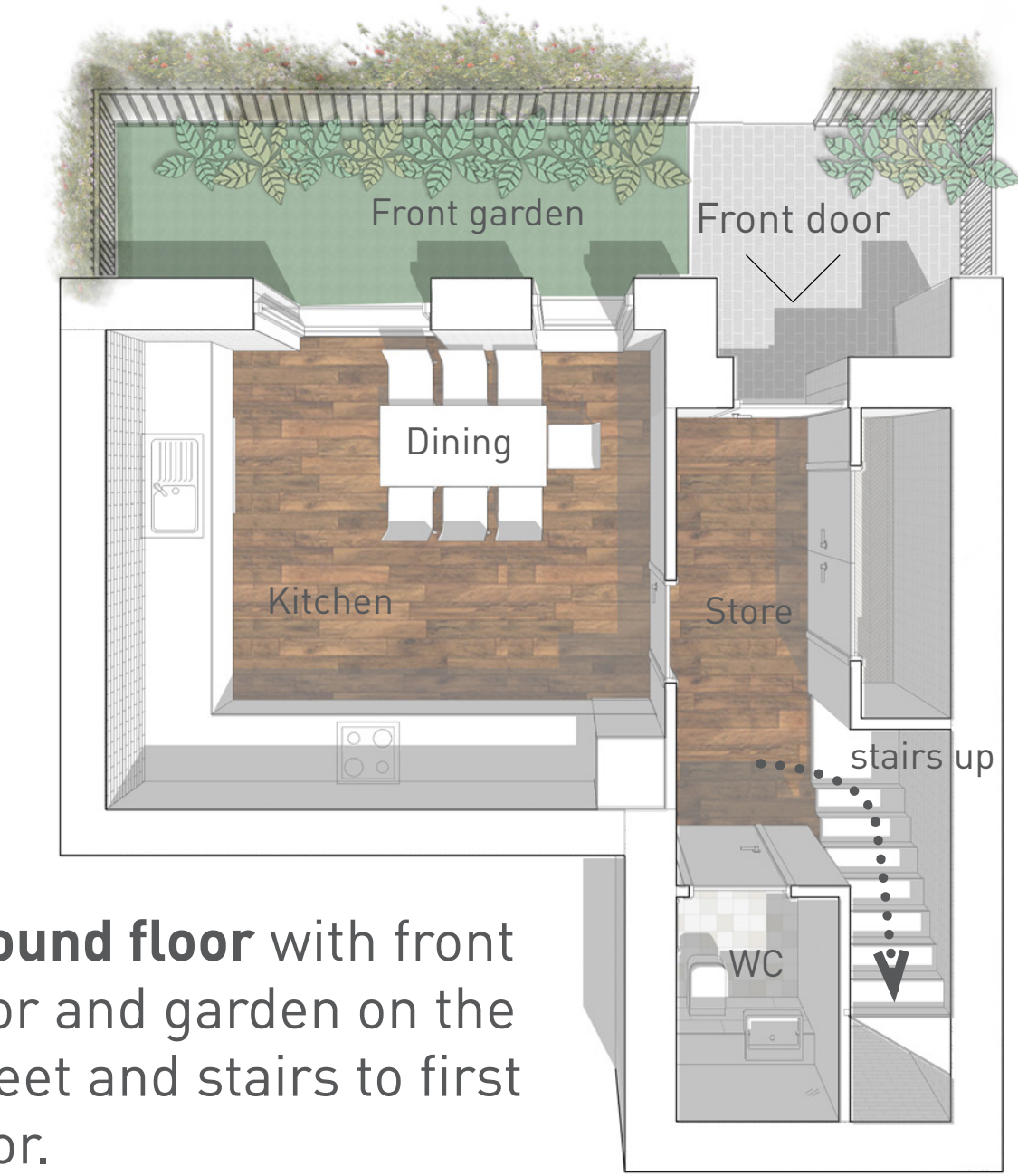
First floor with a private terrace onto the shared resident only courtyard.

Ground floor three bedroom maisonette - ground floor above left, upper above right

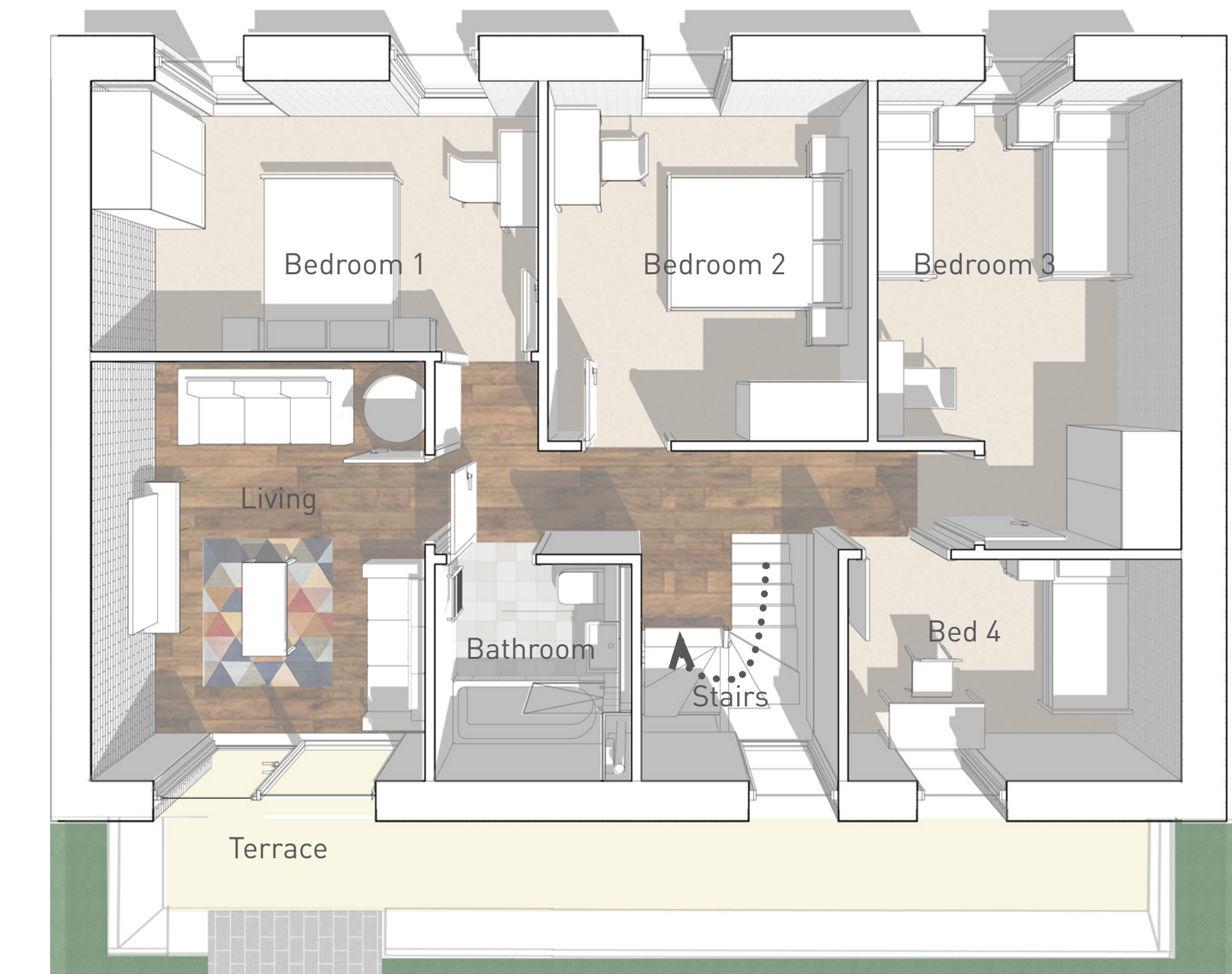


An example of a three bedroom apartment
All homes with three or more bedrooms will have two WCs

Example of a four bedroom home



Ground floor with front door and garden on the street and stairs to first floor.



First floor with a private terrace onto the shared resident only courtyard.

Two bedroom open plan apartment



Two bedroom apartment with separate kitchen



Two bedroom ground floor maisonette
As a two storey home it will have two WCs

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



An example of a new kitchen



Examples of new bathrooms



Examples of new bedrooms



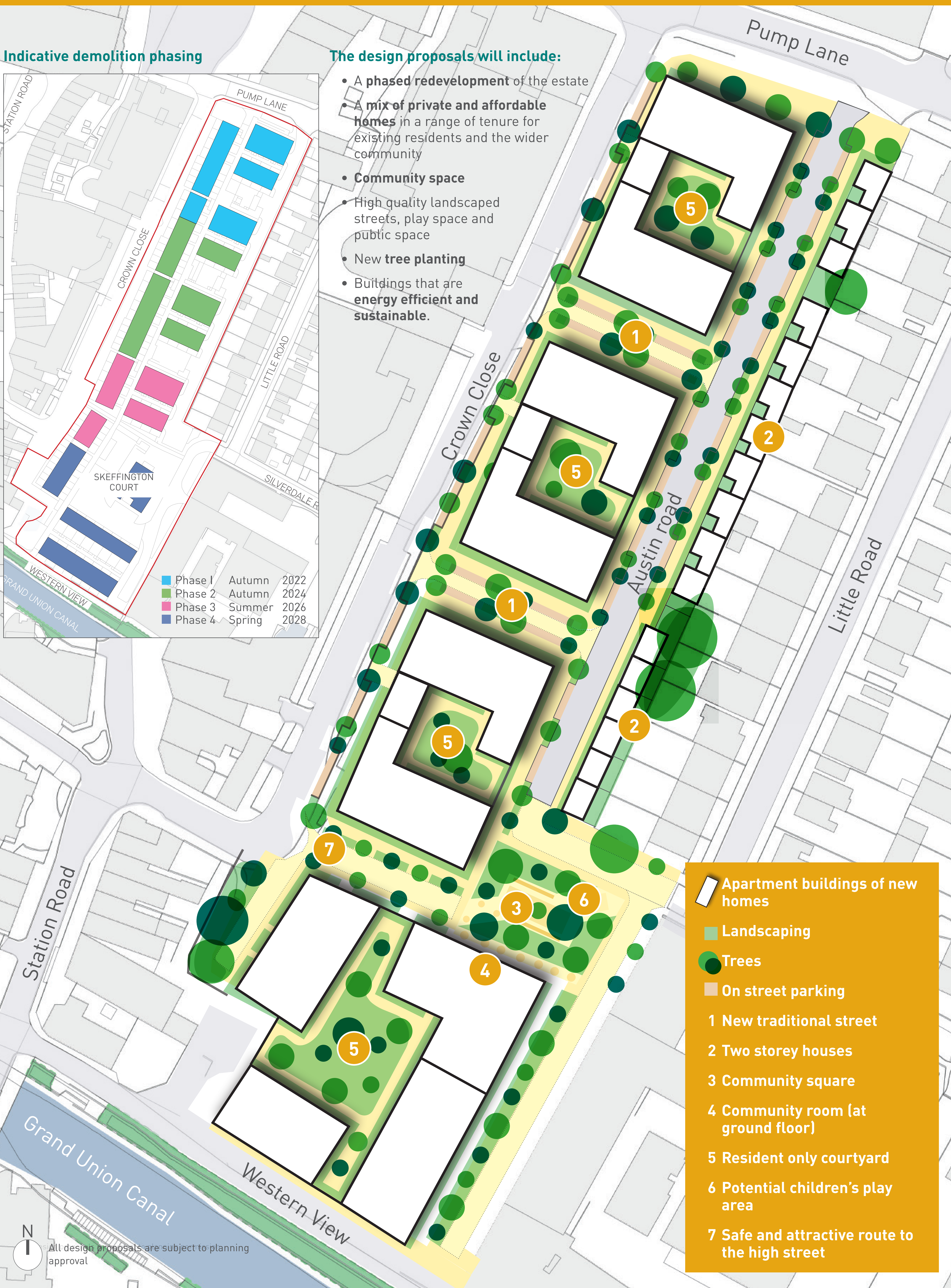
Homes that meet residents needs





Indicative demolition phasing



The design proposals will include:

- A **phased redevelopment** of the estate
- A **mix of private and affordable homes** in a range of tenure for existing residents and the wider community
- **Community space**
- High quality landscaped streets, play space and public space
- **New tree planting**
- Buildings that are **energy efficient and sustainable**.



-  Apartment buildings of new homes
-  Landscaping
-  Trees
-  On street parking
- 1 New traditional street
- 2 Two storey houses
- 3 Community square
- 4 Community room (at ground floor)
- 5 Resident only courtyard
- 6 Potential children's play area
- 7 Safe and attractive route to the high street

Artists' impression of how the estate 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 **well overlooked** by the community facility and the surrounding new homes.



Examples play areas

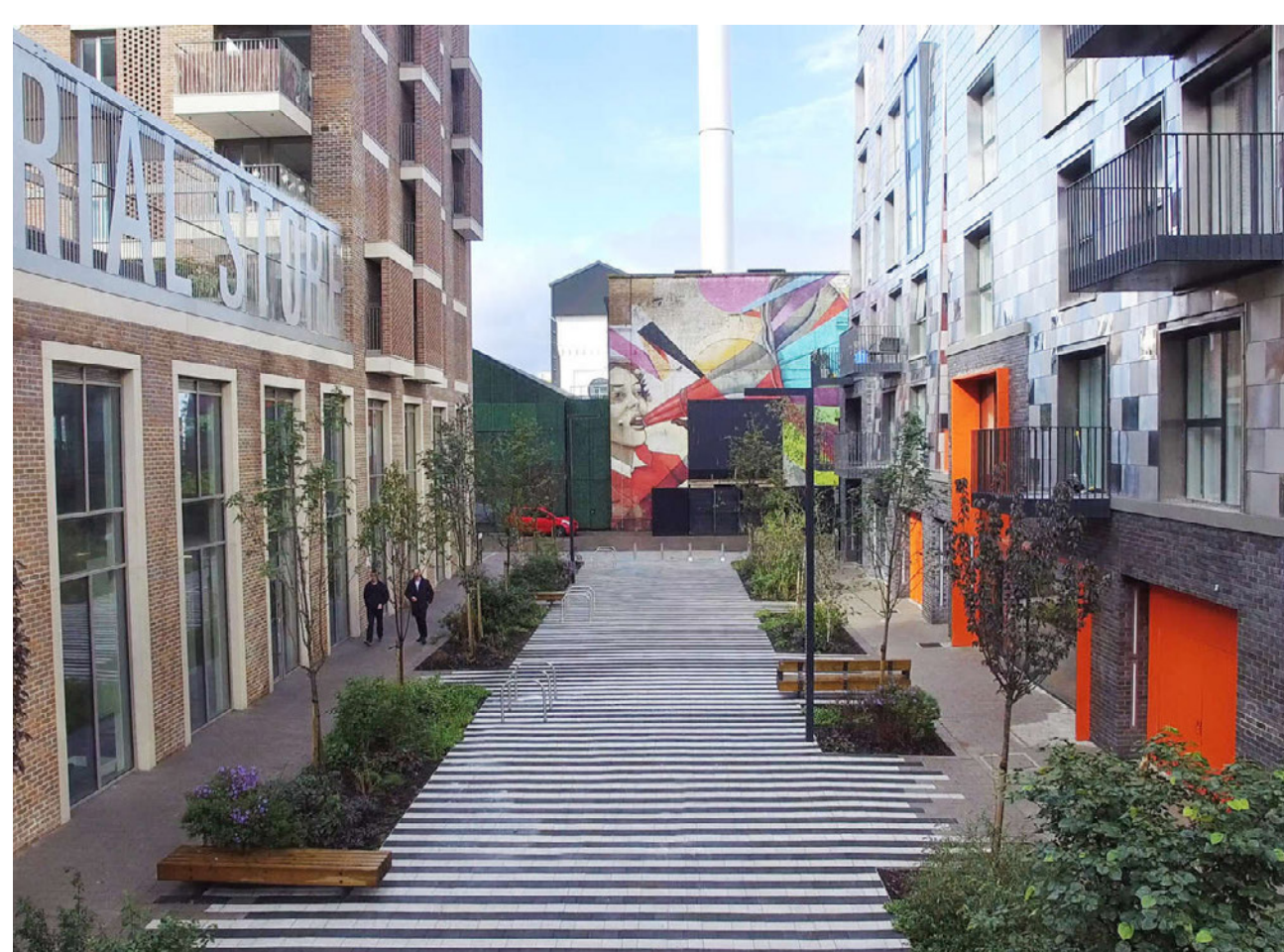


Moving through and around the estate

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 home on the ground floor



Examples for how the new streets might look

Resident courtyards and shared facilities



A cut through sketch showing the first floor resident only courtyard with parking below



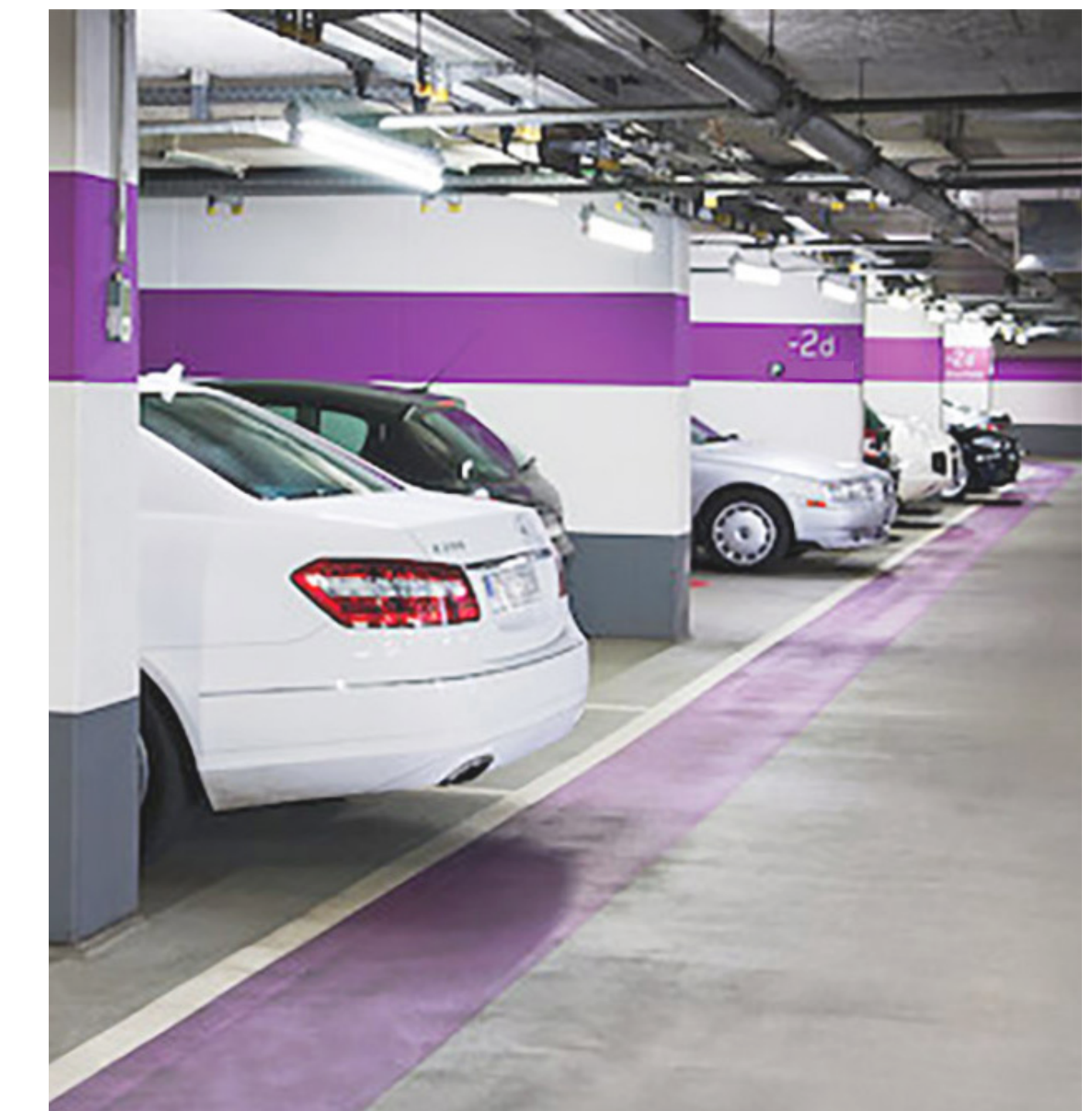
Example of a resident only courtyard garden



Example of a secure resident cycle storage



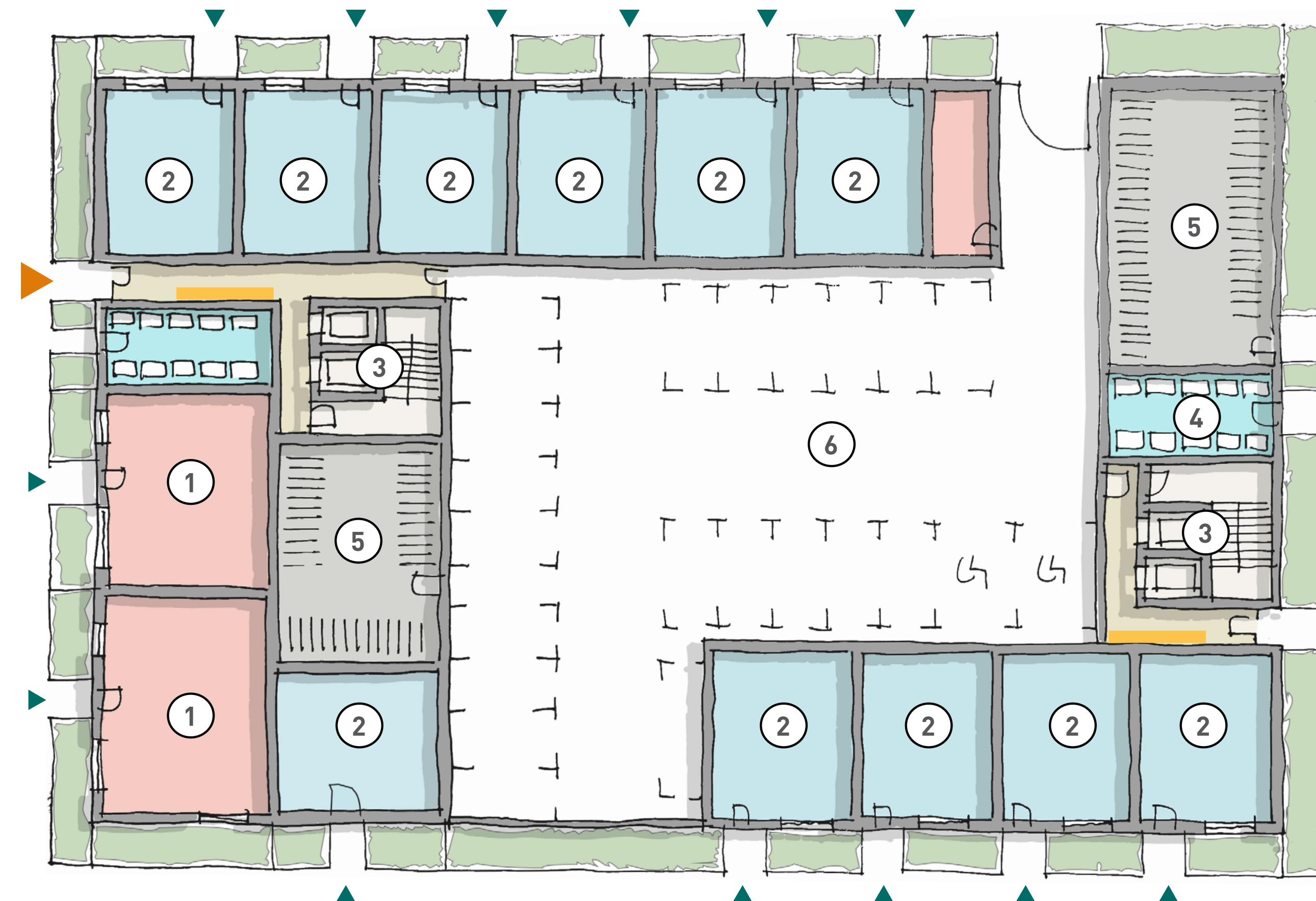
Example of a communal entrance and post boxes



Example of a secure resident car park

The new homes will be arranged to provide:

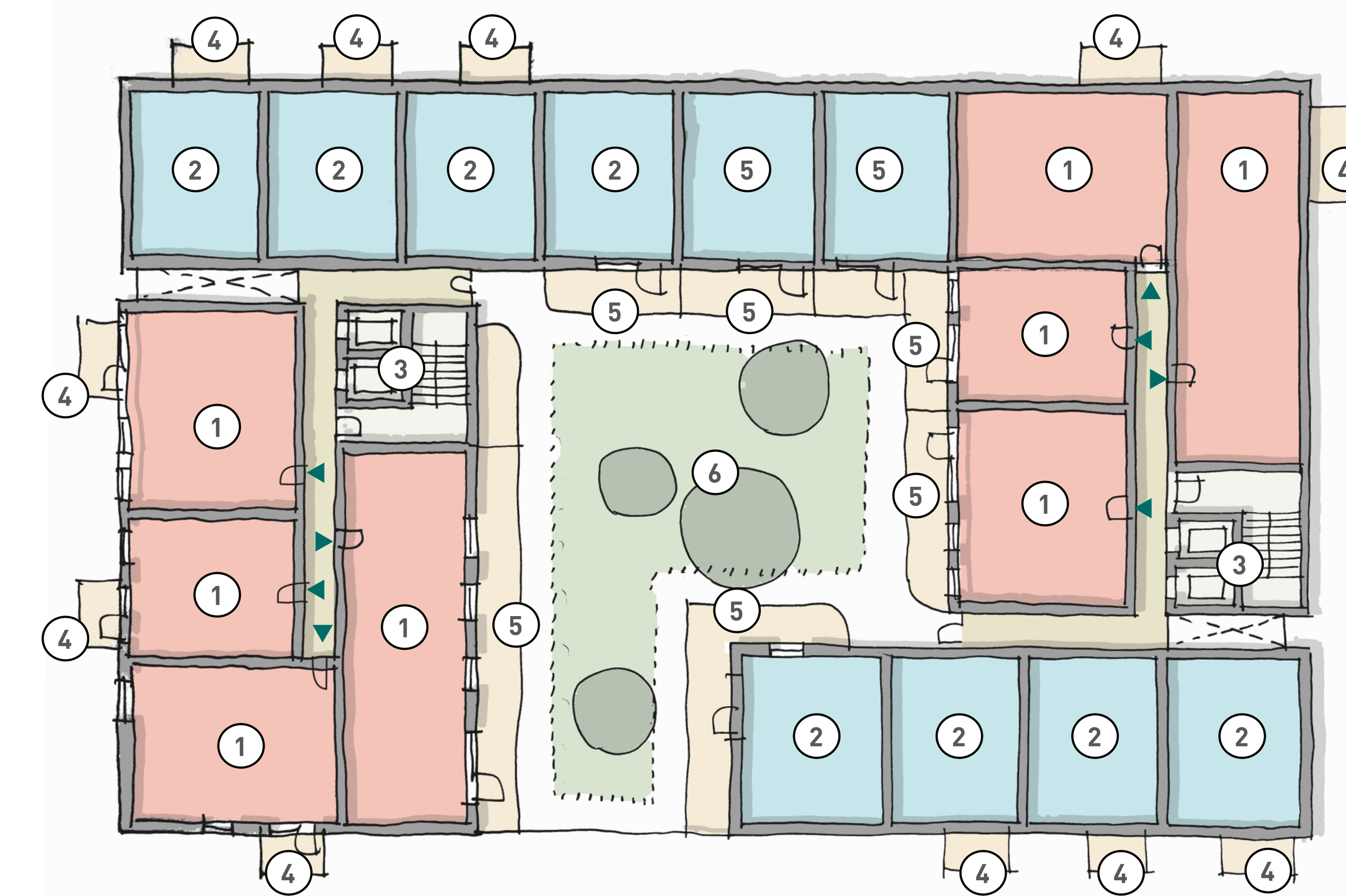
- **Resident gardens** that are safe, secure, well overlooked and attractive
- Children's **play facilities** that you can see from your home so you can watch over them
- **Attractive landscaping** to encourage wildlife
- Places for residents to sit outdoors and relax
- A **private balcony or terrace** for every home giving every resident access to their own outdoor space
- Secure, off street car parking and cycle stores



Indicative ground floor plan

Key to plan (left)

- ▶ Communal entrance
- ◀ Private front door
- Circulation
- Front garden
- Post
- ① Apartment
- ② Duplex
- ③ Stair & lift
- ④ Bin store
- ⑤ Cycle store
- ⑥ Car park



Indicative first floor plan

Key to plan (left)

- ▶ Communal entrance
- ◀ Private front door
- Circulation
- ① Apartment
- ② Duplex
- ③ Stair & lift
- ④ Private balcony
- ⑤ Private terrace garden
- ⑥ Communal garden

Artists' impression of how the estate might look



Planning permission

Planning permission needs to be granted by Hillingdon Council before the new estate can be built.

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.

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

In addition to consulting with residents and the wider community, we are speaking to council officers and other key stakeholders in developing these initial proposals.

What is a hybrid planning application?

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.

What happens next?

Thank you for coming today and providing your feedback - this will help inform the emerging designs.

Further consultation events will be held after the summer and we hope to submit a planning application in autumn.