

# Hillingdon Planning Committee

Wednesday 11th March 2026



**HILLINGDON**  
LONDON

[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

**Report of the Head of Development Management and Building Control**  
4 Napier Close

**Address:**

**Development:**

Erection of single storey wrap around extension to side and rear, and amendments to fenestrations.

**LBH Ref Nos:**

64326/APP/2025/3020



LOCATION PLAN  
SCALE 1:500

DO NOT SCALE OFF THIS DRAWING  
ALL DIMENSIONS TO BE CHECKED ON SITE  
ANY DISCREPANCIES TO BE REPORTED TO  
THE MANU DESIGN LIMITED ASAP  
ALL STRUCTURAL DETAILS TO ENGINEERS  
DETAILS

Rev.	Date	Comment

Site Address: 4 Napier Close,  
west Drayton  
UB7 9LB

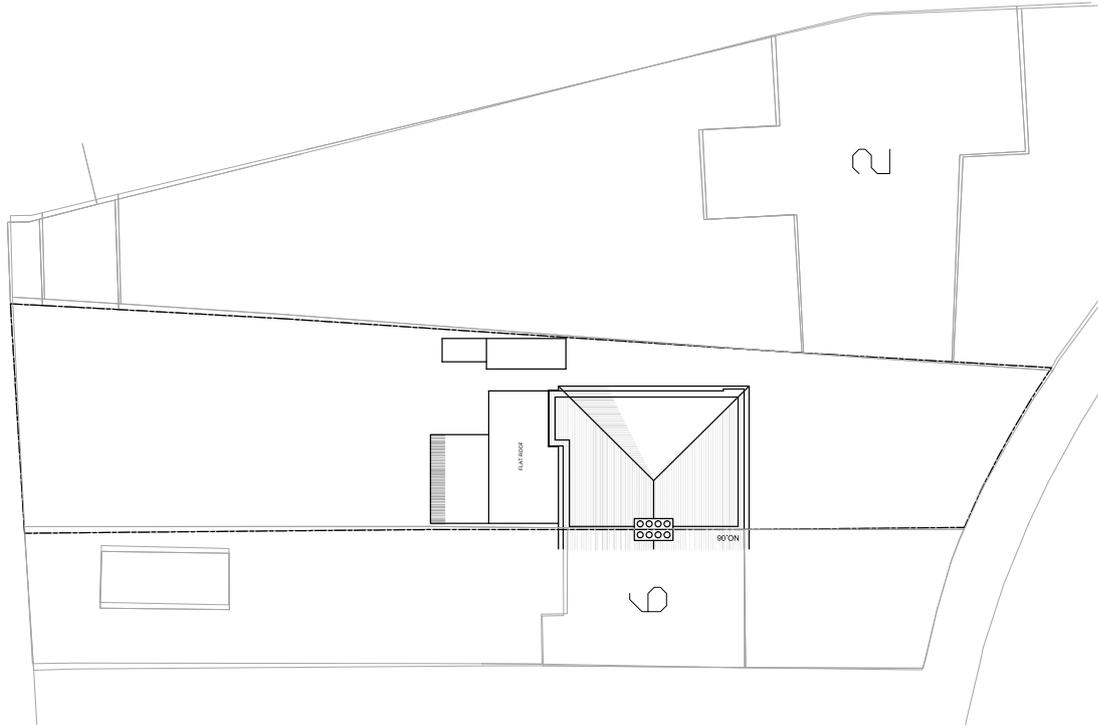
Project Title: Extensions and Alterations

Drawing Title: Location plan

Date: 01.11.25  
Scale: 1:500@A3  
Drawn: LV  
Rev: 4NC/LP/1

manu design limited  
24 chappman crescent  
barrow, HA3 0TE  
mobile: +44(0)7964350336  
email: info@manudesign.co.uk





Rev.	Date	Comment

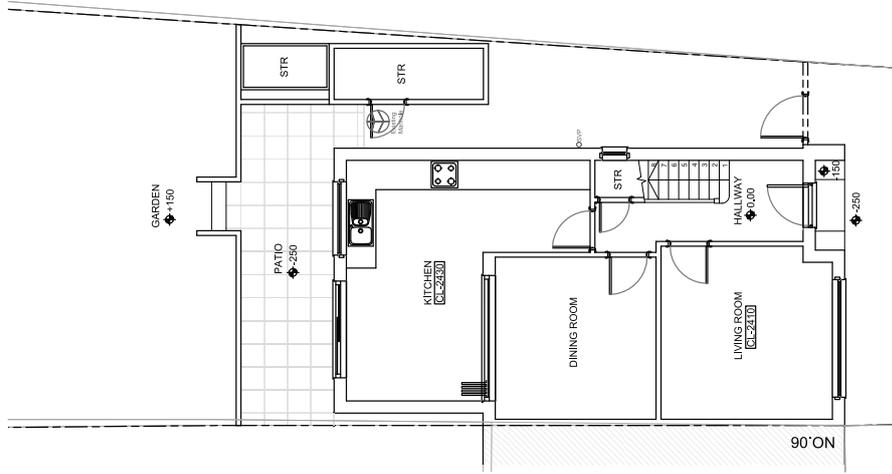
Site Address: 4 Napier Close,  
west Drayton  
UB7 9LB

Project Title: Extensions and Alterations

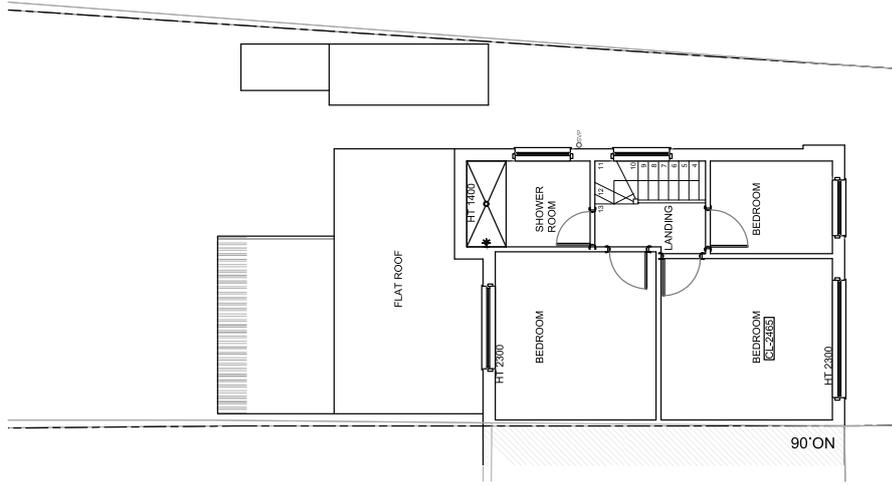
Drawing Title: Existing site plan

Date: 01.11.25  
Scale: 1:200@A3  
Drawn: LV  
Rev:  
Drawing No: 4NC/01

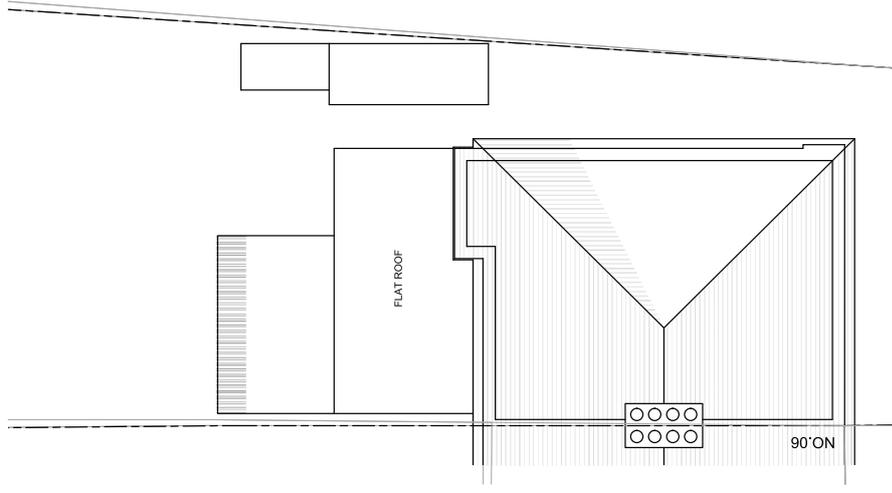
manu design limited  
24 chapman crescent  
barrow, HA3 0TE  
mobile: +44(0)7964350336  
email: info@manudesign.co.uk



EXISTING GROUND FLOOR PLAN  
SCALE 1:100



EXISTING FIRST FLOOR PLAN  
SCALE 1:100



EXISTING ROOF PLAN  
SCALE 1:100

DO NOT SCALE OFF THIS DRAWING  
ALL DIMENSIONS TO BE CHECKED ON SITE  
ANY DISCREPANCIES TO BE REPORTED TO  
THE MANU DESIGN LIMITED ASAP  
ALL STRUCTURAL DETAILS TO ENGINEERS  
DETAILS

Rev. Date

Comment

Site Address: 4 Napier Close,  
west Drayton  
UB7 9LB

Project Title: Extensions and Alterations

Drawing Title: Existing floor plans

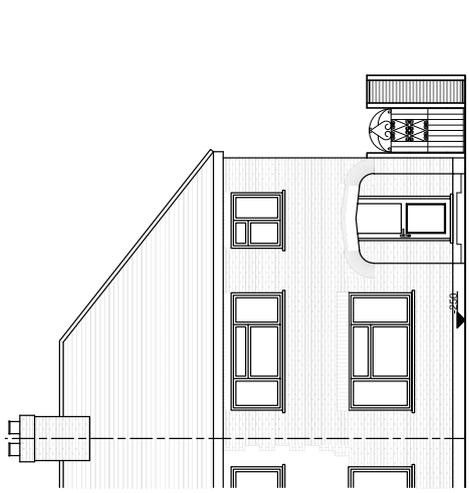
Date: 27.11.25

Scale: 1:100@A3

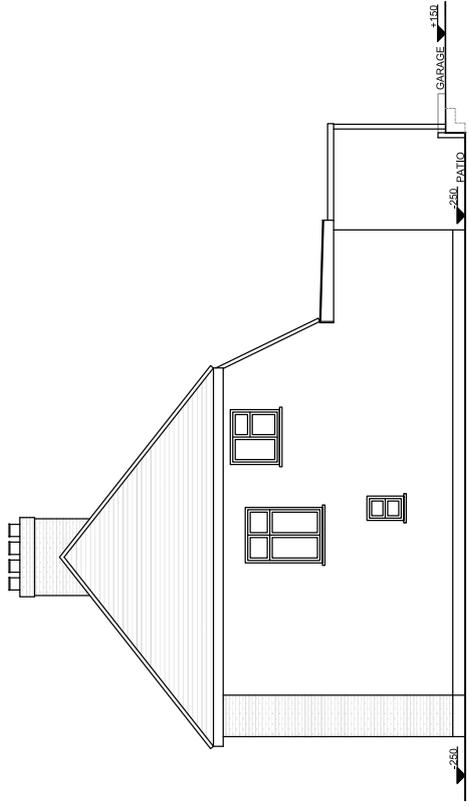
Drawn: LV Rev:

Drawing No: 4NC/02

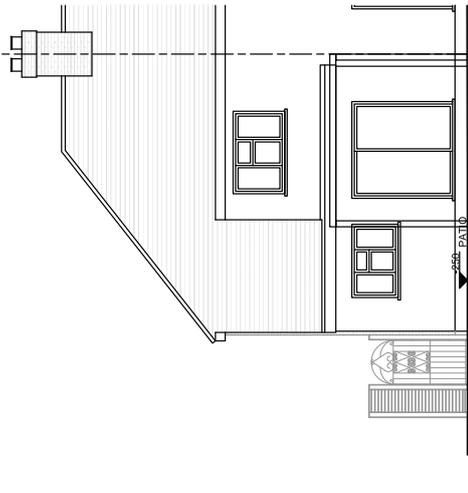
Manu design limited  
24 chapman crescent  
harrow, HA3 0TE  
mobile: +44(0)7964350336  
email: info@manudesign.co.uk



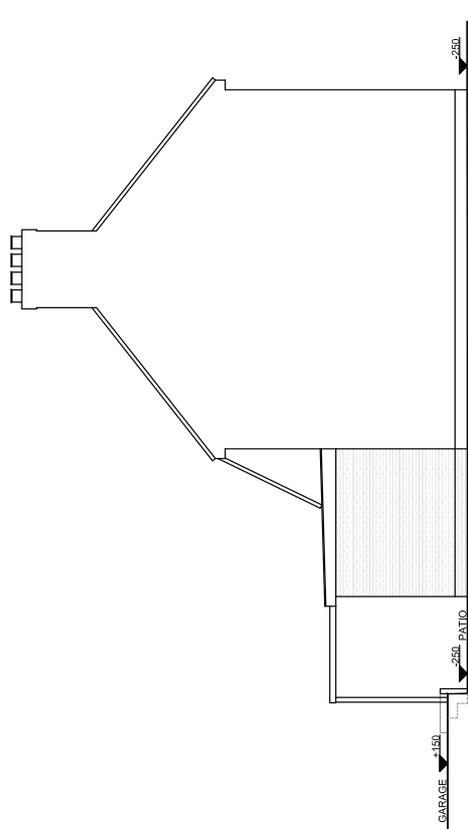
EXISTING FRONT ELEVATION  
SCALE 1:100



EXISTING SIDE ELEVATION  
SCALE 1:100



EXISTING REAR ELEVATION  
SCALE 1:100



EXISTING SIDE ELEVATION  
SCALE 1:100

DO NOT SCALE OFF THIS DRAWING  
ALL DIMENSIONS TO BE CHECKED ON SITE  
ANY DISCREPANCIES TO BE REPORTED TO  
THE MANU DESIGN LIMITED ASAP  
ALL STRUCTURAL DETAILS TO ENGINEER'S  
DETAILS

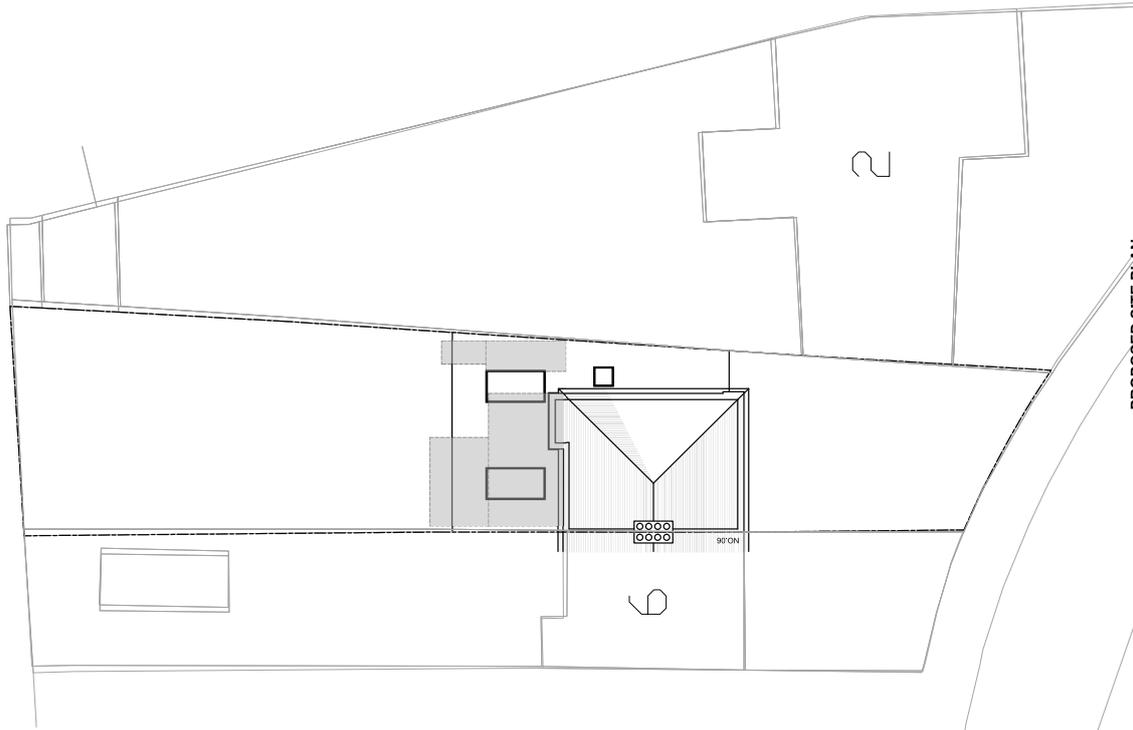
Rev.	Date	Comment

Site Address: 4 Napier Close,  
west Drayton  
UB7 9LB  
Project Title: Extensions and Alterations  
Drawing Title: Existing elevations

Date: 01.11.25  
Scale: 1:100@A3  
Drawn: LV  
Rev: 4NC/03

Manu design limited  
24 Chapman crescent  
Harrow, HA3 0TE  
mobile: +44(0)7964350336  
email: info@manudesign.co.uk

EXISTING EXTENSIONS AND STRUCTURES



PROPOSED SITE PLAN  
SCALE 1:200

Rev.	Date	Comment

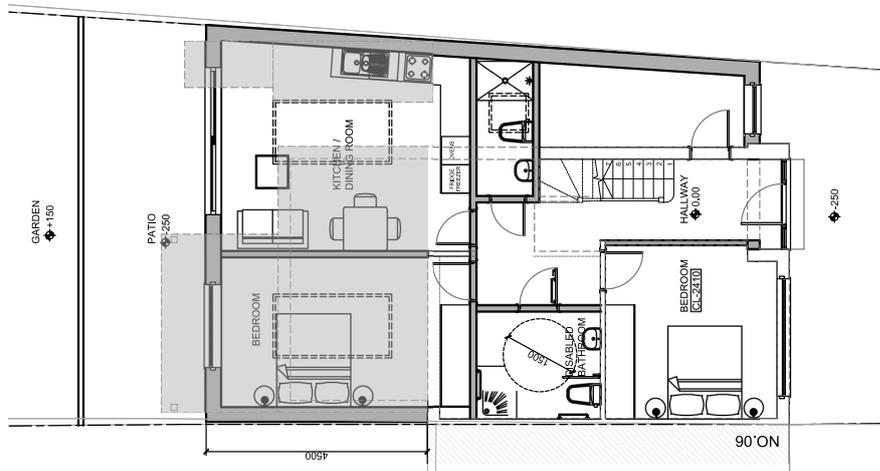
Date:	27.11.25
Scale:	1:200@A3
Drawn:	LV
Rev:	
Drawing No.:	4NC/HH01

manu design limited  
24 chapman crescent  
barrow, HA3 0TE  
mobile: +44(0)7964350336  
email: info@manudesign.co.uk

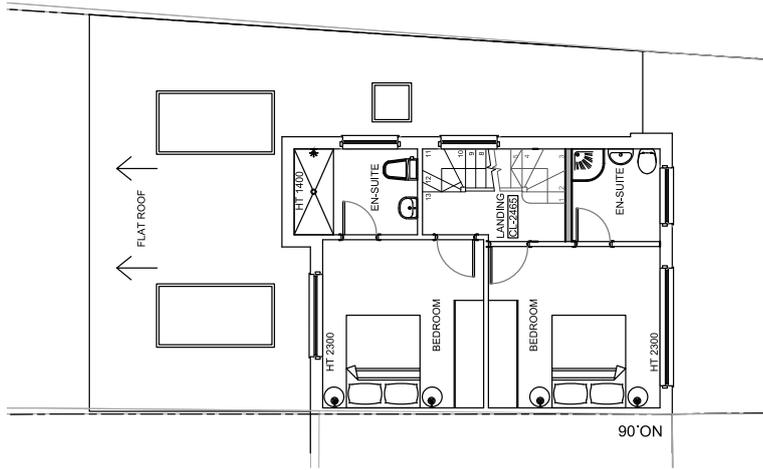
Site Address: 4 Napier Close,  
west Drayton  
UB7 9LB

Project Title: Extensions and Alterations

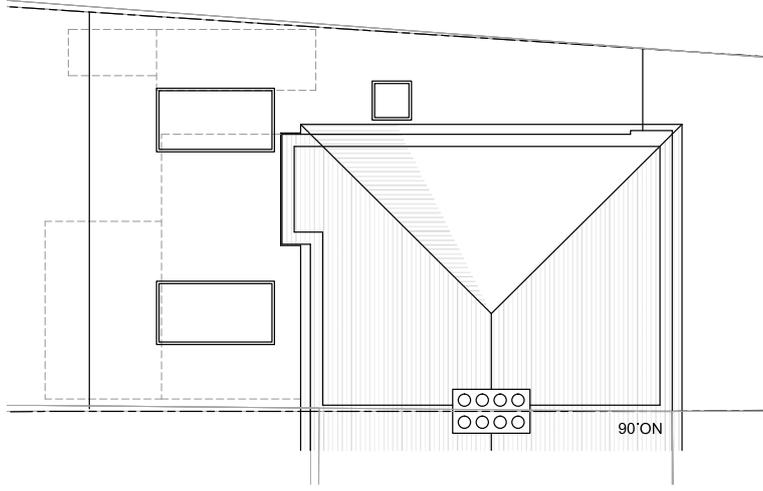
Drawing Title: Proposed site plan



PROPOSED GROUND FLOOR PLAN  
SCALE 1:100



PROPOSED FIRST FLOOR PLAN  
SCALE 1:100



PROPOSED ROOF PLAN  
SCALE 1:100

DO NOT SCALE OFF THIS DRAWING  
ALL DIMENSIONS TO BE CHECKED ON SITE  
ANY DISCREPANCIES TO BE REPORTED TO  
THE MANU DESIGN LIMITED ASAP  
ALL STRUCTURAL DETAILS TO ENGINEER'S  
DETAILS

EXISTING EXTENSIONS AND STRUCTURES

Rev. Date

Comment

Site Address: 4 Napier Close,  
west Drayton  
UB7 9LB  
Project Title: Extensions and Alterations

Date: 27.11.25

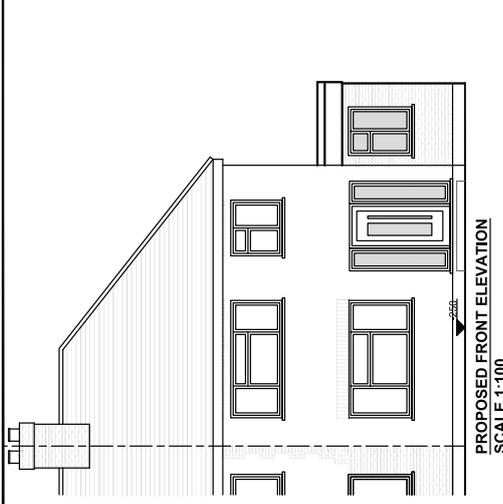
Scale: 1:100@A3

Drawn: LV Rev:

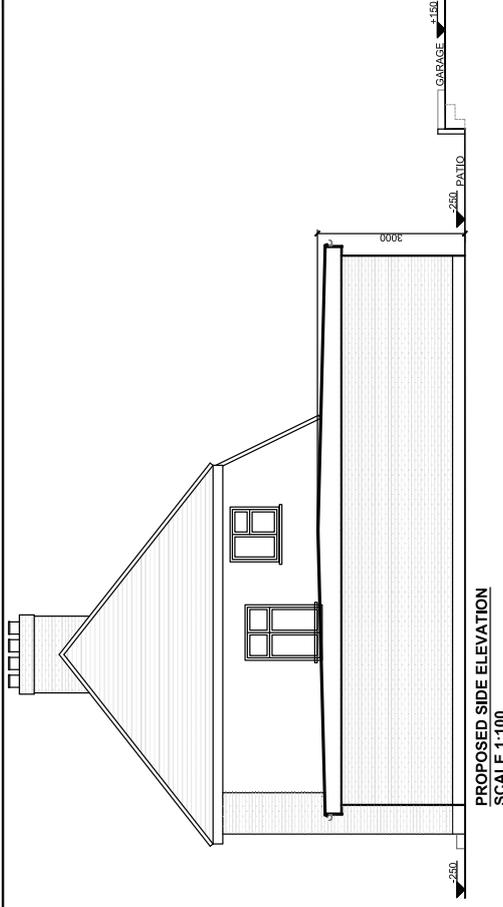
Drawing No: 4NCHH02

Manu design limited  
24 chapman crescent  
harrow, HA3 0TE  
mobile: +44(0)7964350336  
email: info@manudesign.co.uk

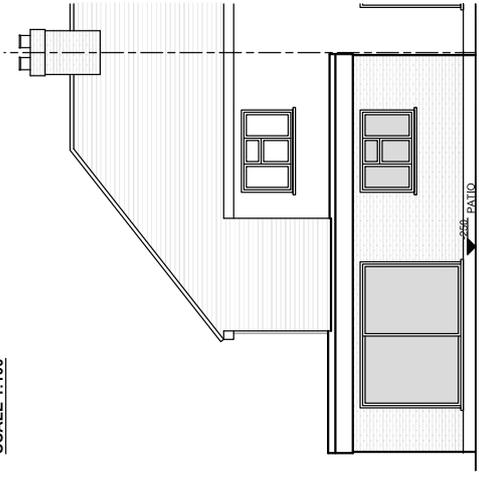
Drawing Title: Proposed floor plans



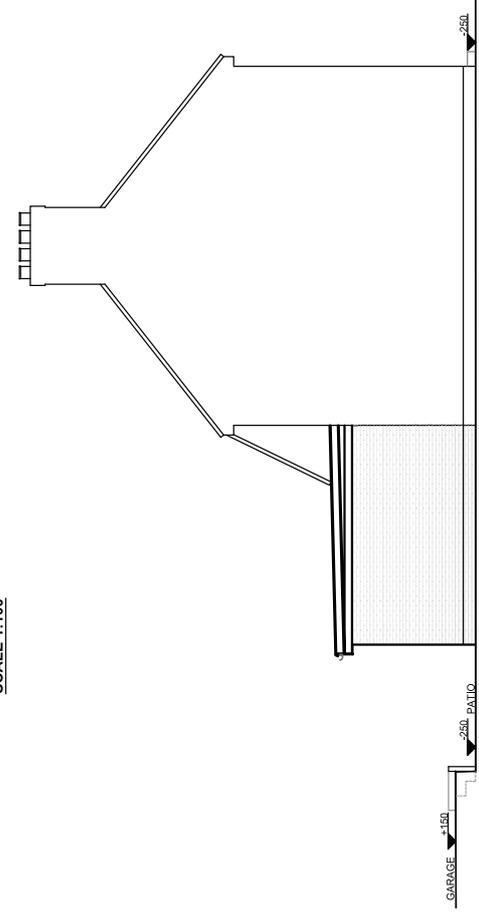
PROPOSED FRONT ELEVATION  
SCALE 1:100



PROPOSED SIDE ELEVATION  
SCALE 1:100



PROPOSED REAR ELEVATION  
SCALE 1:100



PROPOSED SIDE ELEVATION  
SCALE 1:100

DO NOT SCALE OFF THIS DRAWING  
ALL DIMENSIONS TO BE CHECKED ON SITE  
ANY DISCREPANCIES TO BE REPORTED TO  
THE MANU DESIGN LIMITED ASAP

ALL STRUCTURAL DETAILS TO ENGINEERS  
DETAILS

Rev. Date Comment

Site Address: 4 Napier Close,  
west Drayton  
UB7 9LB

Project Title: Extensions and Alterations

Date: 27.11.25

Scale: 1:100@A3

Drawn: LV Rev:

Drawing No: 4NCHH03



Manu design limited  
24 chappman crescent  
barrow, HA3 0TE  
mobile: +44(0)7964350336  
email: info@manudesign.co.uk

Drawing Title: Proposed elevations



<b>KEY :</b>  Site Boundary	<b>ADDRESS :</b> <p style="text-align: center;">4 Napier Close</p>		<b>LONDON BOROUGH OF HILLINGDON</b>  <b>RESIDENTS SERVICES</b> <b>PLANNING SECTION</b>  <b>CIVIC CENTRE, UXBRIDGE, UB8 1UW</b>
<b>DISCLAIMER :</b> For identification purposes only This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright  © Crown copyright and database rights 2024 Ordnance Survey AC0000810857	<b>PLANNING APPLICATION REFERENCE :</b> <p style="text-align: center;">64326/APP/2025/3020</p>	<b>SCALE :</b> <p style="text-align: center;">1:1,250</p>	
<b>PLANNING COMMITTEE :</b>		<b>DATE :</b> <p style="text-align: center;">March 2026</p>	 <b>HILLINGDON</b> LONDON

**Report of the Head of Development Management and Building Control**

**Address:**

Land at HPH2, HPH5, and Multistorey Car Park, Hyde Park Hayes

**Development:**

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

**LBH Ref Nos:**

79625/APP/2025/2128

**Notes:**  
 Do not scale. Figured dimensions only to be taken from this drawing. Check dimensions on site & report discrepancies to the architect.  
 This Drawing is protected by copyright. ©

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**  
 — Red Line - Outline Application Boundary  
 — Blue Line - Ownership Boundary

No.	Date	Comment	Drawn	Checked
P02	21/07/2025	Red line amendment	HL	SC
P01	02/05/2025	Issued for planning	AW	SC

**Information**

**tp bennett**

[One America Street | London SE1 0NE UK +44 (0) 20 7208 2000]  
 www.tpennett.com

**Project**  
 Hyde Park Hayes  
 Outline Masterplan  
 UB3 4AZ

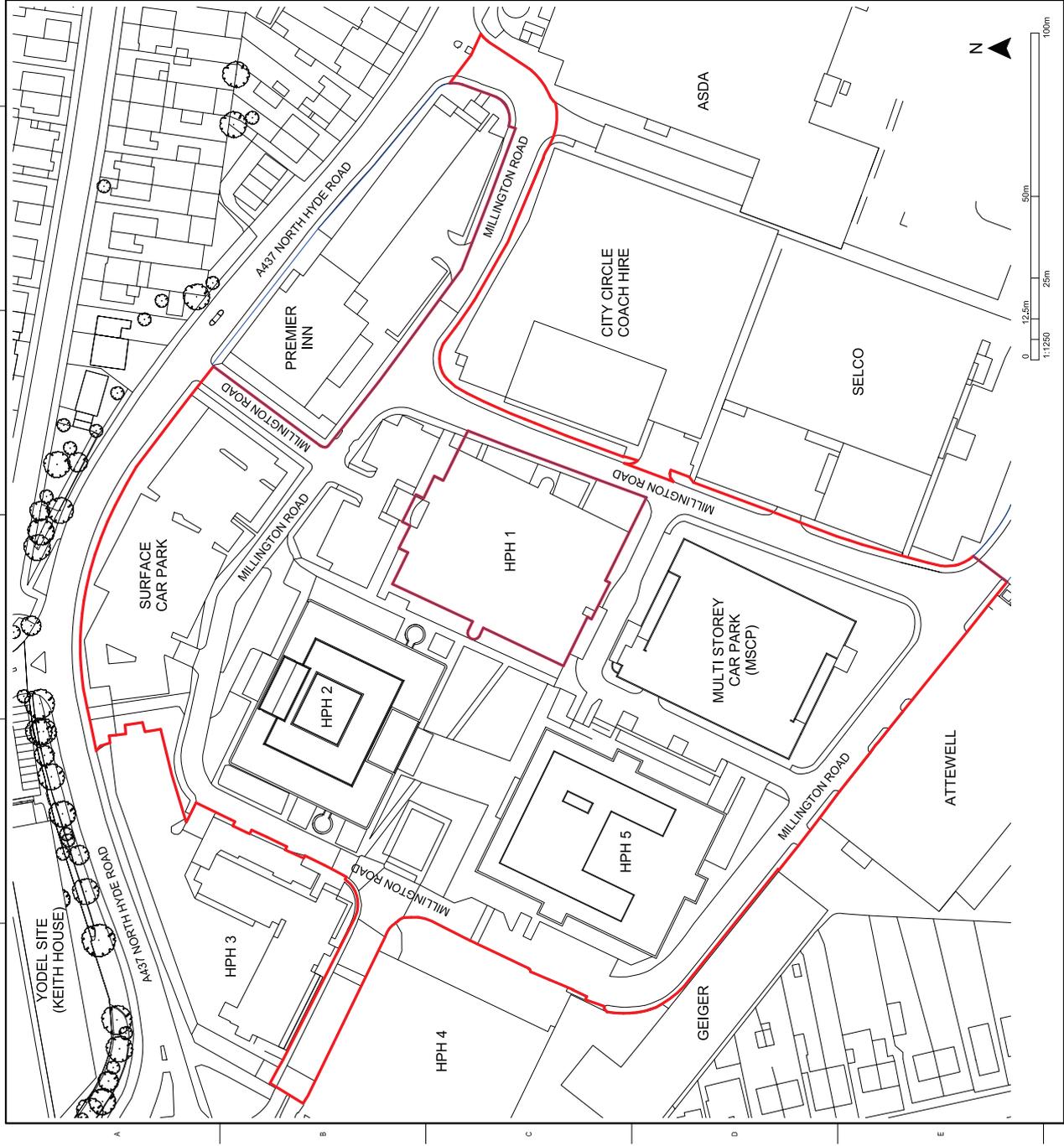
**Drawing Title**  
 Site Location Plan  
 Existing

Drawn	Date	Scale	Issue Purpose
AW	05/01/25	As indicated	

Project	Originator	Volume	Level	Type	Role	Number	Stability	Revision
A12440	TPB	ZZ	XXX	DR	A	041001	S2	P02

BIM Model Ref: A12440-TPB-ZZ-NC-A-001





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 to verify discrepancies to the architect.  
 This drawing is provided for copyright. © \_\_\_\_\_  
 All drawings are subject to change. These may vary because of (B) to carry design development, construction tolerances, statutory requirements or modification of the work to be measured.

- KEY**
- Site boundary for site masterplan (See location plan for surrounding boundary)
  - Vehicular Access
  - New pedestrian crossing over North Hyde Road
  - Main pedestrian route connecting North Hyde Road
  - Areas which require pedestrian access should be provided
  - Illustrative location of podium parking
  - Building overhang above ground floor
  - On street parking zone
  - Potential for raised balconies or shared surfaces
  - Outline of basements - Existing basement
  - Height to be used for access

General Notes:  
 This drawing and its use should be read in conjunction with Design Code, The Design and Access Statement and Illustrative Masterplan. Details should also be referred to for information.

No.	Date	Comment	Drawn	Checked
001	14/03/2025	Issue for approval	SC	MM
002	14/03/2025	Issue for approval	SC	MM
003	14/03/2025	Issue for approval	SC	MM
004	14/03/2025	Issue for approval	SC	MM
005	14/03/2025	Issue for approval	SC	MM

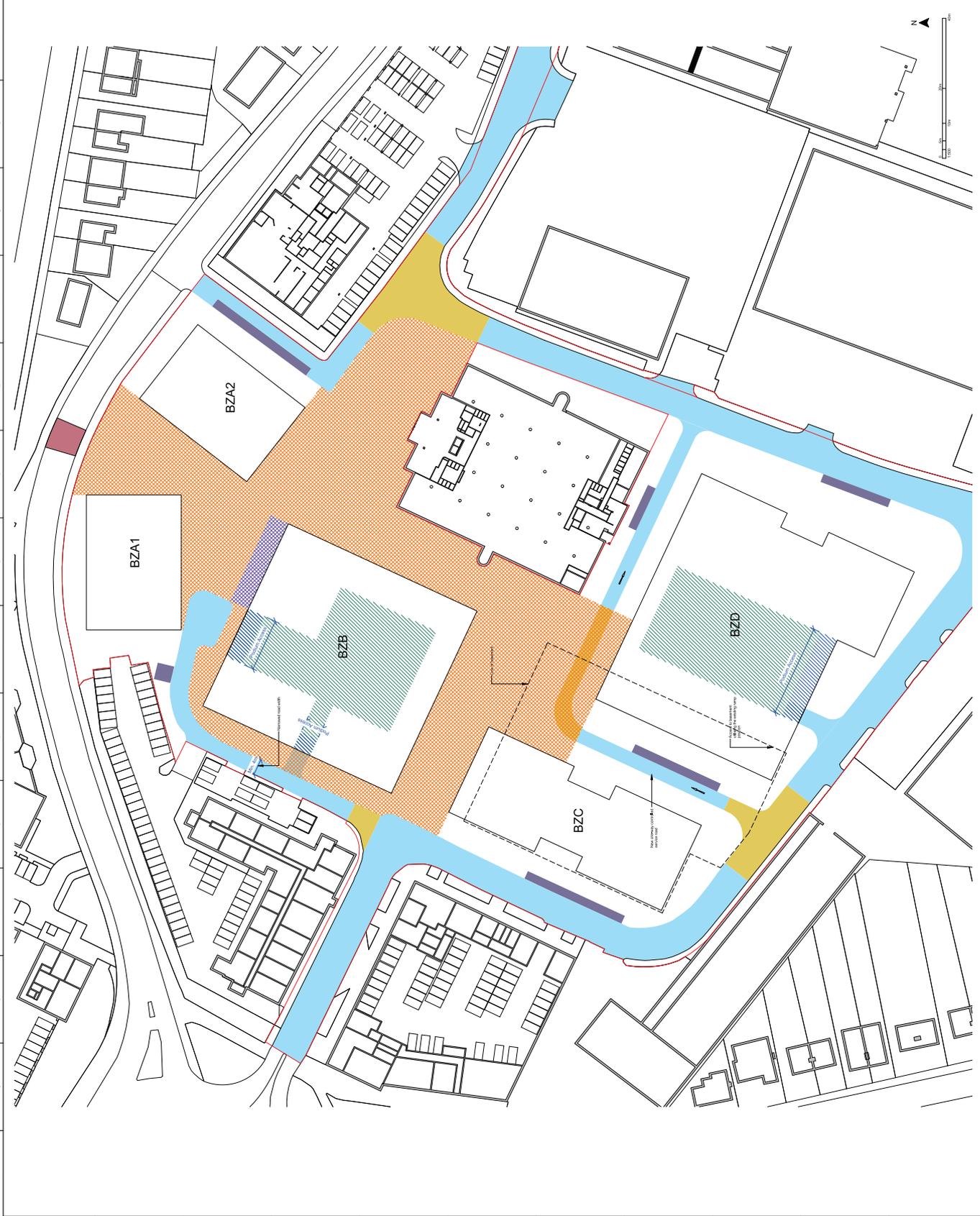
**Information**  
**tp bennett**  
 One Abchurch Lane, London, SE1 1JQ, UK +44 (0) 20 7008 2000  
 www.tp-bennett.com

Project:  
 Hyde Park Hayes  
 Outline Masterplan  
 UB3 4AZ

Drawing Title:  
 Parameter Plan 2 - Access and Movement

Drawn	Scale	Sheet No.	Total Sheets
SC	1:1000	11	11

Project:  
 Designer: tp bennett  
 Client: Hyde Park Hayes  
 A12440 TPB ZZ ZZZ DR A 041002 SZ P06



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 in situ to support infrastructure for the project.  
 This drawing is provided for copyright. © 2024 tp bennett. These may vary because of (B) to carry design development, construction tolerances, statutory requirements or modification of this plan to be measured.

- KEY**
- Site boundary for this masterplan (See location plan for surrounding boundary)
  - Illustrative Open Space Node - Gateway
  - Illustrative Open Space Node - Social Heart
  - Illustrative Open Space Node - Nurture Garden
  - Illustrative Podium Open Space
  - Proposed Open Space and Landscapes / Public Realm Enhancement
  - Front gardens/Defensible space
  - Vehicular Access
  - Building overhang above ground floor
  - New Pedestrian Crossing
  - Traffic calming - Raised table in road
  - Existing trees
  - Extent of trees that can be removed (25 m<sup>2</sup>)
  - Max distance of front gardens/defensible space
  - Outline of basement

**General Note:**  
 Parameter plans are to be used in conjunction with Design Code. Masterplan should also be referred to for information.

No.	Site Name	Comment	Drawn	Checked
001	1000000	Groundwork	SC	SM
002	1000000	Public Realm	SC	SM
003	1000000	Landscapes	SC	SM
004	1000000	Open Space	SC	SM
005	1000000	Access	SC	SM

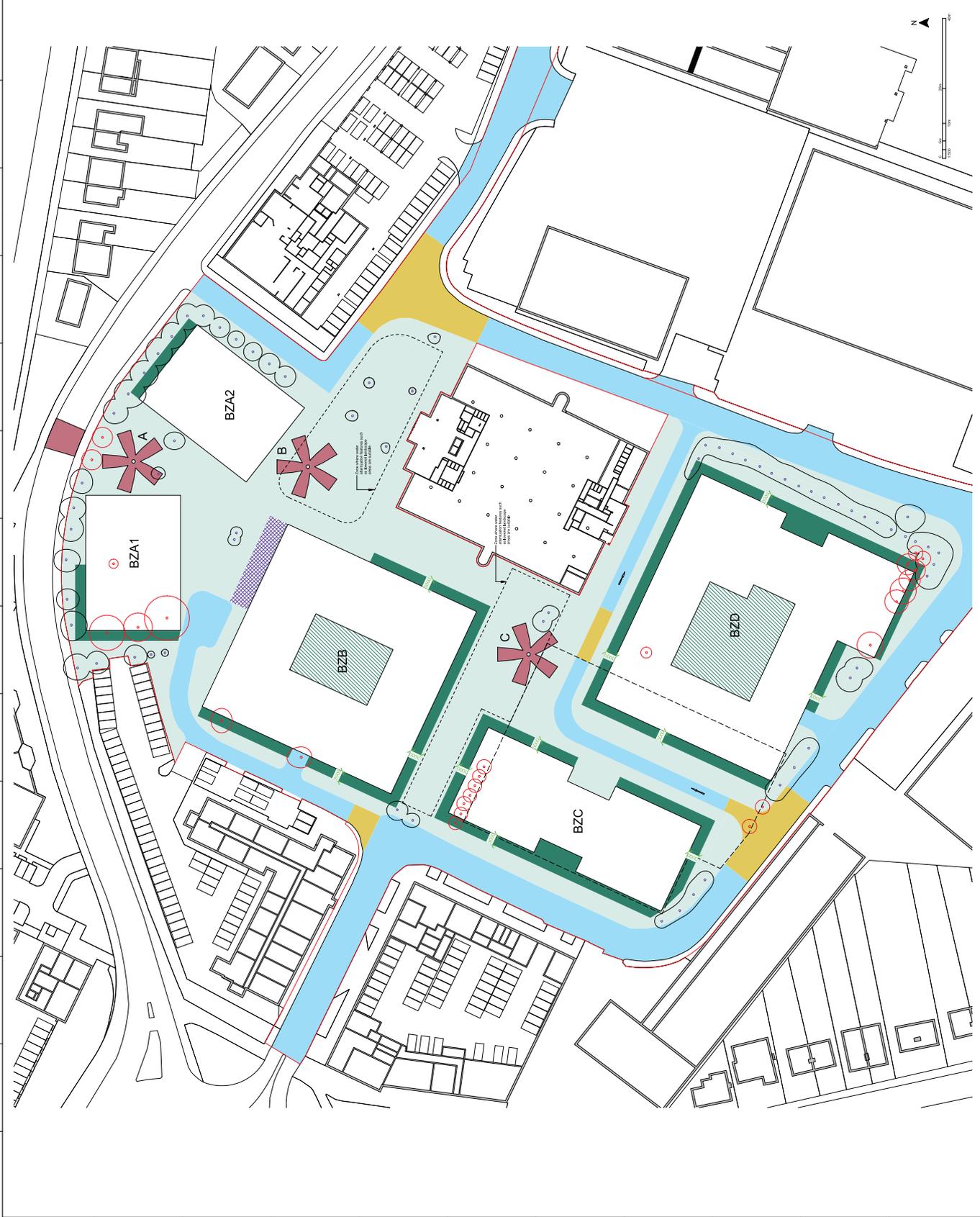
**Information**  
 tp bennett  
 One Avenue Street London SE1 0NE UK +44 (0)20 7008 0000  
 www.tpbennt.com

Project:  
 Hyde Park Hayes  
 Outline Masterplan  
 UB3 4AZ

Drawing Title:  
 Parameter Plan 3 - Hard and Soft Landscape

Drawn	Scale	Sheet No	Total Sheets
04/03/2024	1:1000	11	11

Project:  
 Client: TPB  
 Date: 04/03/2024  
 A12440 TPB ZZ ZZZ DR A 041003 SZ P05



#HYDEPARK/041003/040001

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 in situ to report discrepancies to the architect.  
 This drawing is provided for copyright. ©  
 All drawings are subject to the Building Regulations. They may vary because of (B) to carry design development, construction tolerances, statutory requirements or modification of the work to be measured.

- KEY**
- Site boundary for the masterplan (See location plan for overall boundary)
  - Up to 11 storeys
  - Up to 10 storeys
  - Up to 8 storeys
  - Up to 6 storeys
  - Up to 3 storeys
  - Podium
  - Ascot Building
  - Maximum Roof or Parapet Level (excluding plant and lift overcan)
  - Minimum distance between building footcades with central section of podium only.

General Notes  
 These drawings are to be read in conjunction with Design Code, The Design and Access Statement and Illustrative Masterplan. They should also be referred to for information.

No.	Date	Comment	Drawn	Checked
001	15/03/2025	Approved for construction	SC	RM
002	24/03/2025	Issued for construction	SC	RM
003	24/03/2025	Issued for construction	SC	RM
004	10/04/2025	Issued for construction	SC	RM

tp bennett  
 One Abchurch Lane, London SE1 1JQ, UK +44 (0) 20 7008 2000  
 www.tpbennt.com

Project  
 Hyde Park Hayes  
 Outline Masterplan  
 UB3 4AZ

Drawing Title  
 Parameter Plan 4 - Building Heights

Drawn	Scale	Blk A1						
SC	1:500							
Checked								
Project	Operator	Area	Level	Type	Blk. Number	Quantity	Revision	
A12440	TPB	ZZ	ZZZ	DR	A	041004	S2	P04



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 in situ to verify measurements on the ground.  
 This drawing is provided for copyright. ©  
 All drawings are subject to the terms and conditions of the contract. They may vary because of (a) errors, omissions, or changes in requirements, (b) changes in design, construction methods, statutory requirements or specifications, or (c) other reasons. It is the responsibility of the client to ensure that the drawings are used for the intended purpose.

KEY  
 Site boundary for the masterplan (See location plan for overall boundary)  
 Use Class C3  
 Use Class E1(E2), E1(E), E1(F), E1(G), E1(H), E1(I), E1(J), E1(K), E1(L), E1(M), E1(N), E1(O), E1(P), E1(Q), E1(R), E1(S), E1(T), E1(U), E1(V), E1(W), E1(X), E1(Y), E1(Z), E1(1), E1(2), E1(3), E1(4), E1(5), E1(6), E1(7), E1(8), E1(9), E1(10), E1(11), E1(12), E1(13), E1(14), E1(15), E1(16), E1(17), E1(18), E1(19), E1(20), E1(21), E1(22), E1(23), E1(24), E1(25), E1(26), E1(27), E1(28), E1(29), E1(30), E1(31), E1(32), E1(33), E1(34), E1(35), E1(36), E1(37), E1(38), E1(39), E1(40), E1(41), E1(42), E1(43), E1(44), E1(45), E1(46), E1(47), E1(48), E1(49), E1(50), E1(51), E1(52), E1(53), E1(54), E1(55), E1(56), E1(57), E1(58), E1(59), E1(60), E1(61), E1(62), E1(63), E1(64), E1(65), E1(66), E1(67), E1(68), E1(69), E1(70), E1(71), E1(72), E1(73), E1(74), E1(75), E1(76), E1(77), E1(78), E1(79), E1(80), E1(81), E1(82), E1(83), E1(84), E1(85), E1(86), E1(87), E1(88), E1(89), E1(90), E1(91), E1(92), E1(93), E1(94), E1(95), E1(96), E1(97), E1(98), E1(99), E1(100)  
 Building overhang above ground floor  
 x.x.x m AOD  
 Indicative ground floor FFL

General Notes  
 This drawing is to be read in conjunction with Design Code, The Design and Access Statement and Illustrative Masterplan. It should also be referred to for information.

No.	Date	Comment	Drawn	Checked
1	14/03/2025	Issued for information	SC	MM
2	14/03/2025	Issued for information	SC	MM
3	14/03/2025	Issued for information	SC	MM
4	14/03/2025	Issued for information	SC	MM

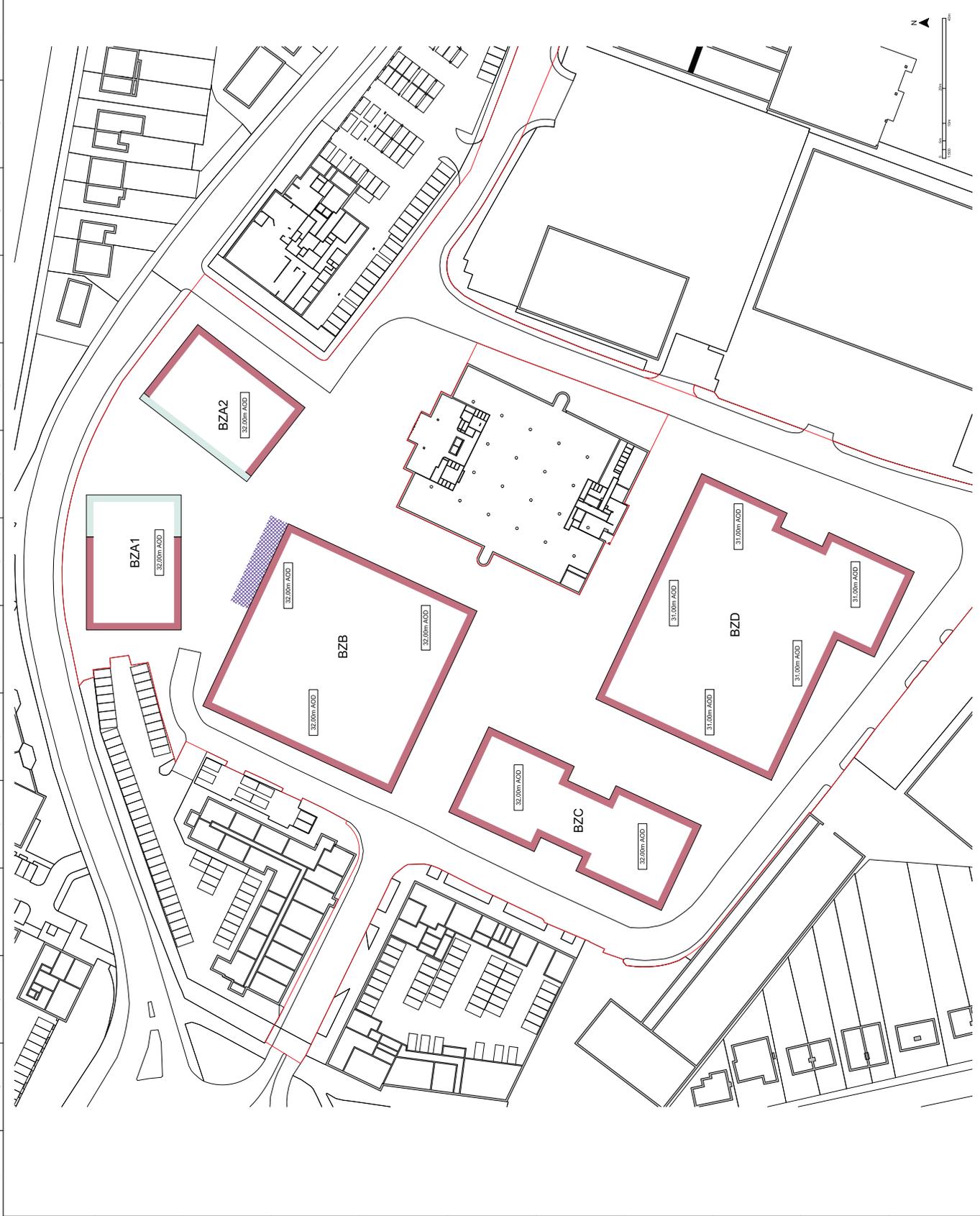
tp bennett  
 www.tpbennt.com

Project  
 Hyde Park Hayes  
 Outline Masterplan  
 UB3 4AZ

Drawing Title  
 Parameter Plan 5 - Land Use

Drawn	Scale	Sheet No	Total Sheets
MM	1:1000	11	11

A12440 TPB ZZ ZZZ DR A 041005 S2 P04



#P:\Hyde Park Hayes\2025\04\05\A12440\_TPB\_ZZ\_ZZZ\_DR\_A\_041005\_S2\_P04.dwg

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 in situ to support construction of the structure.  
 This drawing is intended for copyright. © \_\_\_\_\_  
 All rights reserved. These may vary because of (B) to carry design development, construction tolerances, statutory requirements or modification of the work to be measured.

- KEY**
- Site boundary for the masterplan (See location plan for surrounding boundary)
  - Tree Zone 1 - Gateway
  - Tree Zone 2 - Social Heart
  - Tree Zone 3 - Natural Garden
  - Tree Zone 4 - Connecting Routes
  - Tree Zone 5 - Millington Road
  - Tree Zone 6 - Area above basement, with raised planters or tree pits coordinated with car park
  - Tree Zone 7 - Covered pedestrian areas where occasional and small trees may be placed
  - Landmark trees - Exact location and number to be determined at R1 stage
  - Building overhang above ground floor
  - Existing trees
  - Road protection zone
  - Extent of trees that can be removed (20 m)
  - Outline of basement - Tree planting in these zones may be limited. Tree planting may require pits to be coordinated with car parking or the use of raised planters

**General Note:**  
 Parameter plans are to be used in conjunction with Design Code. The Design Code and the Masterplan should also be referred to for information.

No.	Site Date	Comment	Drawn	Checked

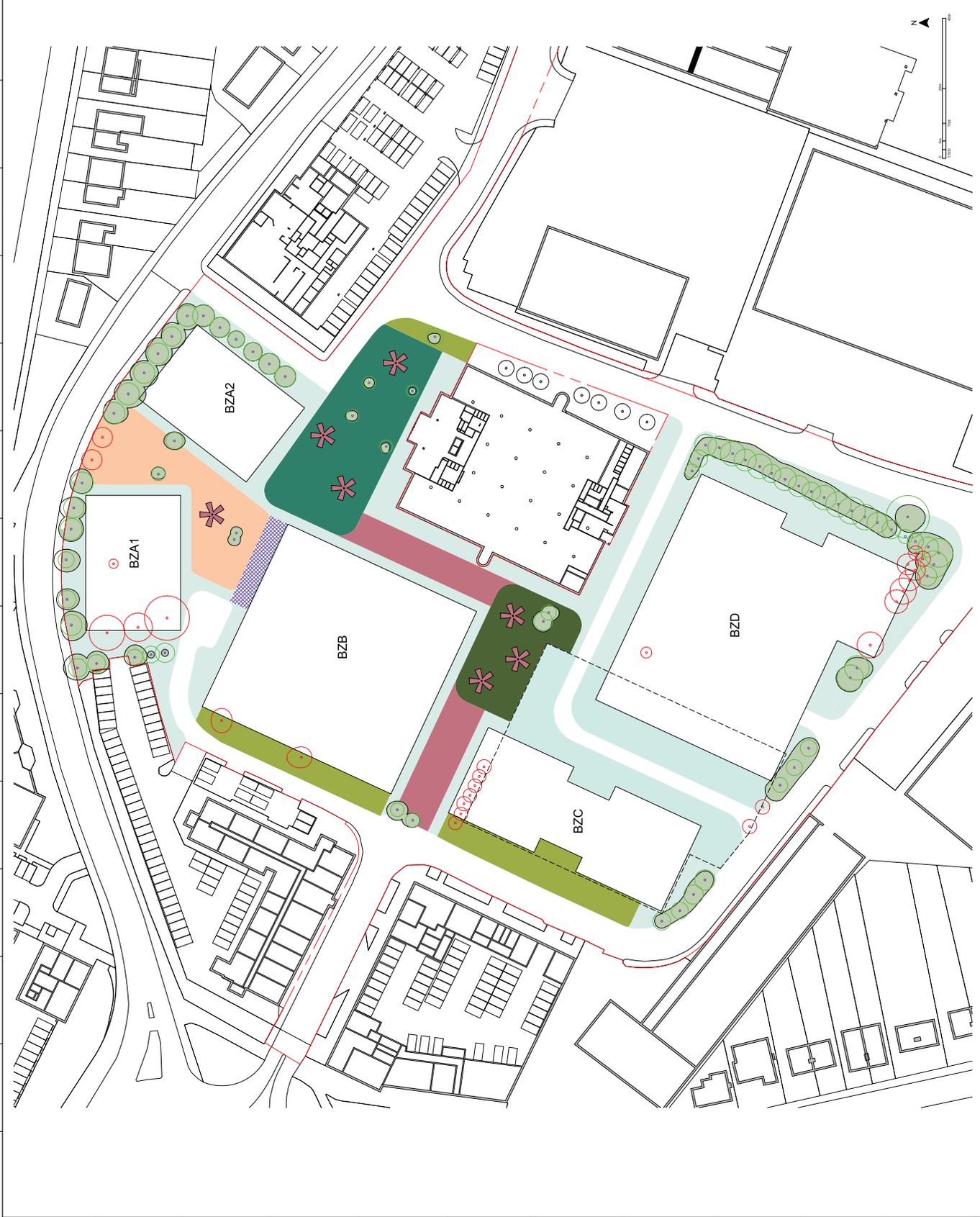
**Information**  
 tp bennett  
 One Avenida Street London SE1 ONE UK +44 (0) 20 7008 0000  
 www.tpbennt.com

Project:  
 Hyde Park Hayes  
 Outline Masterplan  
 UB3 4AZ

Drawing Title:  
 Parameter Plan 6 - Trees

Drawn	Scale	Blk	Lot	Plot	Operator	Author	Checker	Reviewer
04/03/25	1:1000							

A12440 TPB ZZ ZZZ DR A 041006 SZ P04



Client Name

Structural Engineer Name

Services Engineer Name

Consultant Name

Key Rev

Notes

Do not scale. Figured dimensions only to be taken from this drawing. Check dimensions as they appear independent of the architect.

This drawing is provided for copyright ©

All drawings are subject to the Architect's instructions. They may vary because of (B) to carry design development, construction tolerances, statutory requirements or modification of the work to be measured.

- Up to 11 storeys
- Up to 10 storeys
- Up to 8 storeys
- Up to 6 storeys
- Up to 3 storeys
- Podium
- Access Building
- Maximum Roof or Parapet Level (excluding plant and lift overcan)

Minimum distance between building facades within central section of podium only.

General Notes

These drawings are to be read in conjunction with Design Code, The Design and Access Statement and Illustrative Masterplan. They should also be referred to for information.

No.	Rev.	Date	Comment	Drawn	Checked

Information

**tp bennett**  
www.tp-bennett.com

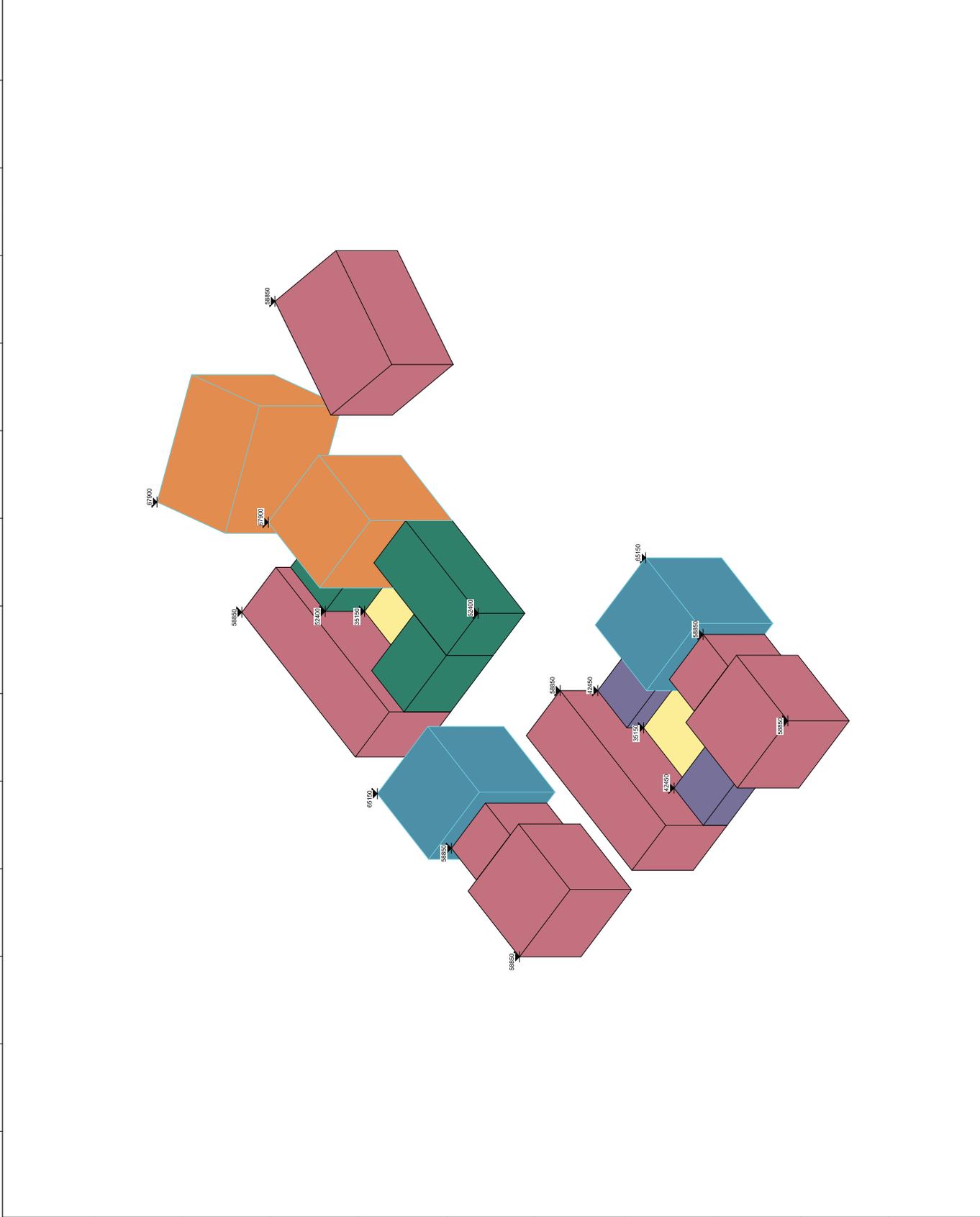
One Abchurch Lane, London SE1 1JL, UK +44 (0) 20 7308 2000

Project  
Hyde Park Hayes  
Outline Masterplan  
UB3 4AZ

Drawing Title  
Parameter 3D - Max Building Heights

Drawn	Date	Scale	Rev

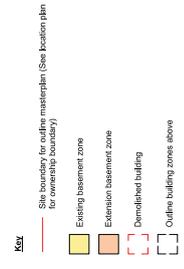
Project	Client	Location	Site	Area	Scale	Revision
A12440	TPB	ZZ	ZZZ	DR	A	04/10/07 S2 P02



Client Name: \_\_\_\_\_  
 Structural Engineer Name: \_\_\_\_\_  
 Services Engineer Name: \_\_\_\_\_  
 Consultant Name: \_\_\_\_\_  
 Key Plan: \_\_\_\_\_

Notes:  
 Do not scale. Figure dimensions only to be taken from this drawing. Check dimensions on site to support measurements on the architect.  
 This drawing is provided for copyright. © \_\_\_\_\_  
 All drawings are subject to change. They may vary because of (B) to carry design development, construction tolerances, statutory requirements or modification of the work to be measured.

KEY  
 Site boundary for the masterplan (See location plan for overall boundary)  
 Existing basement zone  
 Extension basement zone  
 Demolished building  
 Outline building zones above



General Notes:  
 This drawing and its use are to be read in conjunction with Design Code, The Design and Access Statement and Illustrative Masterplan. They should also be referred to for information.

No.	Date	Comment	Drawn	Checked
01	10/03/2025	Issued	SC	HW

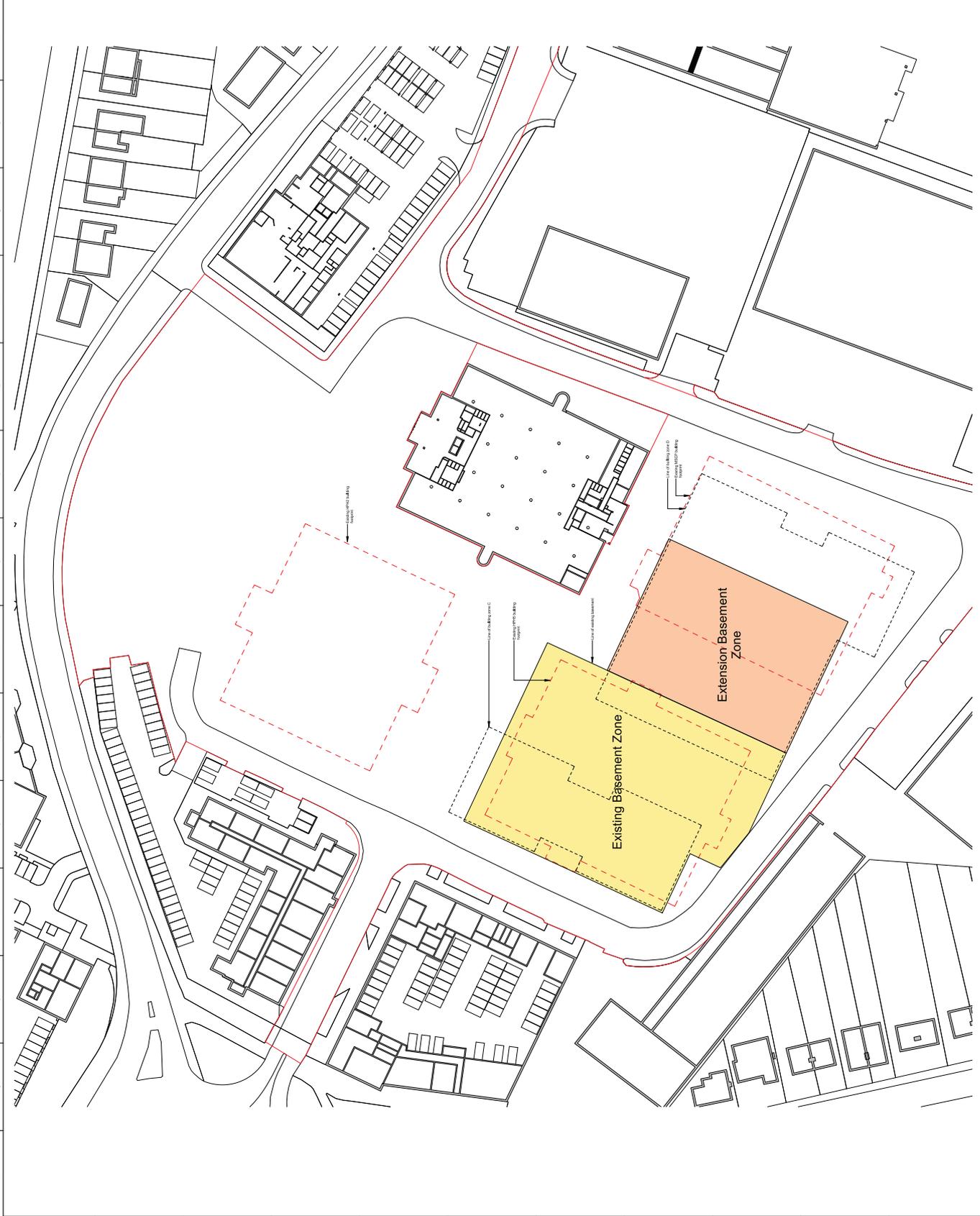
tp bennett  
 www.tpbennt.com  
 One Arundel Street | London SE1 0NE | UK +44 (0) 20 7008 2000

Project:  
 Hyde Park Hayes  
 Outline Masterplan  
 UB3 4AZ

Drawing Title:  
 Parameter Plan 8 - Basement Zones Plan

Drawn	Date	Scale	Sheet No	Total
SC	10/03/2025	1:1000	11	15

Project: Hyde Park Hayes  
 Drawing Title: Parameter Plan 8 - Basement Zones Plan  
 A12440 TPB ZZ ZZZ DR A 041008 SZ P01



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 to report discrepancies to the architect.

This drawing is provided for copyright. © \_\_\_\_\_

All dimensions are in millimetres unless otherwise stated. They may vary because of (B2) survey, design, development, construction tolerances, statutory requirements or measurement of the work to be measured.

- KEY**
- Site boundary for the masterplan (See location plan for overall boundary)
  - Blue badge zone
  - Future expansion of spaces to increase blue badge provision
  - Pedestrian route markings
  - Pedestrian route markings over carriageway
  - Carriageway

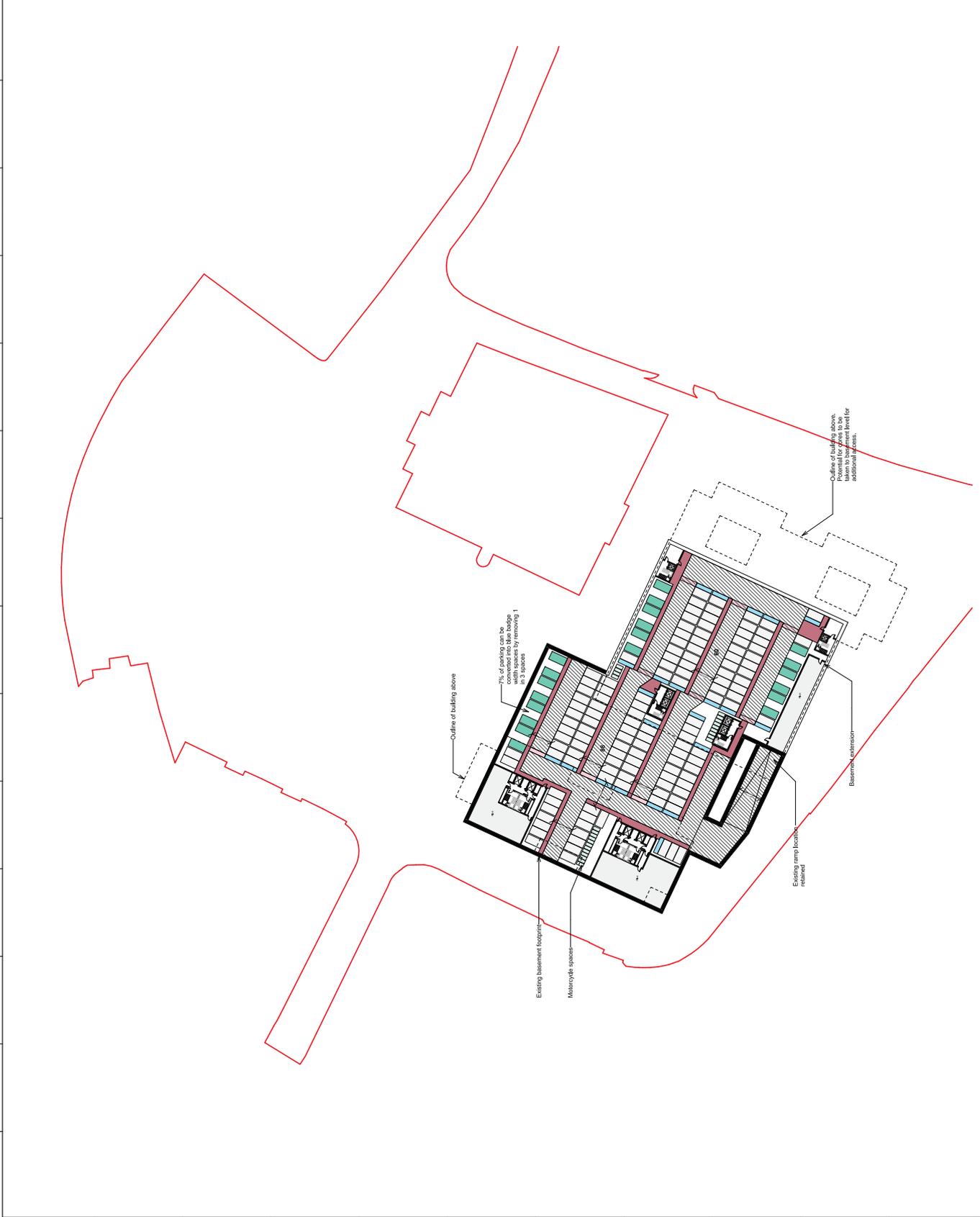
No.	Site Date	Comment	Drawn	Checked
1	14/10/2023	Initial design	SC	SC
2	14/10/2023	Final design	SC	SC
3	14/10/2023	Final design	SC	SC

tp bennett  
www.tp-bennett.com

Project  
Hyde Park Hayes  
Outline Masterplan  
UB3 4AZ

Illustrative Masterplan  
Level Basement

Drawn	Date	Scale	Sheet No.
SC	11/02/2024	1:500	1



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 to support discrepancies on the architect.  
 This drawing is intended for copyright. © \_\_\_\_\_  
 All rights reserved. These may vary because of (B) to carry design development, construction tolerances, statutory requirements or modification of this plan to be measured.

- KEY**
- Site boundary for the masterplan (See location plan for overall boundary)
  - 1 Bed 1P
  - 1 Bed 2P
  - 2 Bed 3P
  - 2 Bed 4P
  - 3 Bed 5P
  - Commercial
  - Entrance / Internal Amenity
  - Academy / (Cafeteria/Office)
  - Public / Communal garden or green space
  - Private garden (softland shown indicatively)
  - Indicative play location

No.	Site Date	Comment	Drawn	Checked
001	10/04/2020	Initial design	SC	SC
002	10/04/2020	Initial design	SC	SC
003	10/04/2020	Initial design	SC	SC
004	10/04/2020	Initial design	SC	SC
005	10/04/2020	Initial design	SC	SC
006	10/04/2020	Initial design	SC	SC
007	10/04/2020	Initial design	SC	SC
008	10/04/2020	Initial design	SC	SC
009	10/04/2020	Initial design	SC	SC
010	10/04/2020	Initial design	SC	SC

**Information**

**tp bennett**  
 www.tp-bennett.com

One Abchurch Lane, London SE1 7NF, UK +44 (0) 20 7308 2000

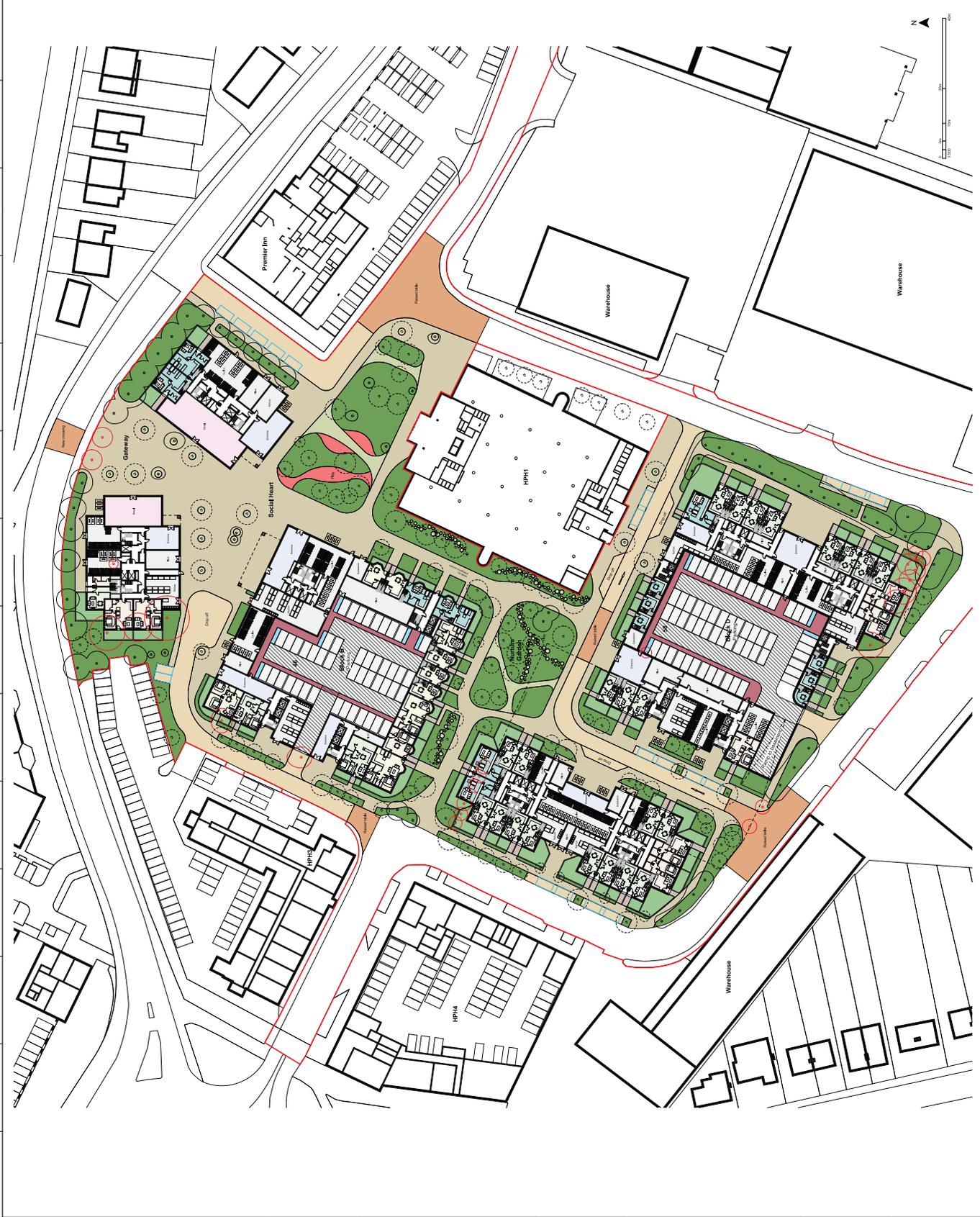
Project: Hyde Park Hayes  
 Outline Masterplan  
 UB3 4AZ

Drawing Title: Illustrative Masterplan  
 Level 00

Scale: A1  
 Date: 11/03/24  
 Scale: 1:1000

Drawn: \_\_\_\_\_  
 Checked: \_\_\_\_\_

Project: A12440 TPB ZZ L00 DR A 041001 S2 P08  
 #12440-TPB-ZZ-L00-DR-A-041001-S2-P08



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 to support measurements for the architect.  
 This drawing is provided for copyright. © \_\_\_\_\_  
 All rights reserved. These may vary because of (GS) to carry design development, construction tolerances, statutory requirements or modification of this plan to be measured.

- KEY**
- Site boundary for this masterplan (See location plan for overall boundary)
  - 1 Bed 1P
  - 1 Bed 2P
  - 2 Bed 3P
  - 2 Bed 4P
  - 3 Bed 5P
  - Commercial
  - Entrance / Internal Amenity
  - Academy / Cycle/Redeefiber
  - Public / Communal garden or green space
  - Private garden (soft/hard shown indicatively)
  - Indicative play location

No.	Site Name	Comment	Drawn	Checked
107	107/02	107/02020	_____	_____
108	108/02	108/02020	_____	_____
109	109/02	109/02020	_____	_____
110	110/02	110/02020	_____	_____
111	111/02	111/02020	_____	_____
112	112/02	112/02020	_____	_____
113	113/02	113/02020	_____	_____
114	114/02	114/02020	_____	_____
115	115/02	115/02020	_____	_____
116	116/02	116/02020	_____	_____
117	117/02	117/02020	_____	_____

**Information**

**tp bennett**  
 www.tp-bennett.com

One Abchurch Lane, London, SE1 1JQ, UK +44 (0) 20 7308 2000

Project: Hyde Park Hayes  
 Outline Masterplan  
 UB3 4AZ

Drawing Title: Masterplan  
 Level 01

Drawn: \_\_\_\_\_ Scale: B3 A1  
 Date: 11/03/24  
 1:1000

Project: \_\_\_\_\_  
 Operator: \_\_\_\_\_  
 Admin: \_\_\_\_\_  
 Lead: \_\_\_\_\_  
 Type: \_\_\_\_\_  
 Job Number: \_\_\_\_\_  
 Quantity: \_\_\_\_\_  
 Revision: \_\_\_\_\_

A12440 TPB\_ZZ\_L01\_DR\_A\_041001\_S2\_P07

#P:\Masterplan\12440\A041001\_S2\_P07.dwg



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 to support calculations for the architect.  
 This drawing is intended for copyright. © \_\_\_\_\_  
 It is to be used for the development of construction information, statutory requirements or permission of the town to be measured.

- KEY**
- Site boundary for the masterplan (See location plan for context boundary)
  - 1 Bed 1P
  - 1 Bed 2P
  - 2 Bed 3P
  - 2 Bed 4P
  - 3 Bed 5P
  - Commercial
  - Entrance / Internal Amenity
  - Academy / (Café/Read/Play)
  - Public / Communal garden or green space
  - Private garden (soft/hard shown indicatively)
  - Indicative play location

No.	Site Name	Comment	Drawn	Checked

Master Project  
**Information**  
**tp bennett**  
 www.tp-bennett.com  
 One Arundel Street | London SE1 0NE | UK +44 (0) 20 7308 2000

Project  
 Hyde Park Hayes  
 Outline Masterplan  
 UB3 4AZ

Drawing Title  
**Illustrative Masterplan**  
**Level 02**

Drawn	Date	Scale	Rev
SC	11/03/24	1:1000	01

Project  
 Operator: Admin Lead Type: MR Number: 04/24/001  
 A12440 TPB ZZ L02 DR A 04/001 S2 P05



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 to support discrepancies to the architect.  
 This drawing is intended for copyright © \_\_\_\_\_  
 (C) to carry design development, construction information, statutory requirements  
 or permission of the work to be measured.

- KEY**
- Site boundary for this masterplan (See location plan for overall boundary)
  - 1 Bed 2P
  - 2 Bed 2P
  - 2 Bed 4P
  - 3 Bed 4P
  - Commercial
  - Entrance / Internal Amenity
  - Amenity (Cycles/Release/Plant)
  - Public / Communal garden or green space
  - Private garden (softland shown indicatively)
  - Indicative play location

No.	Start Date	Comment	Drawn	Checked

tp bennett  
 One Avenue Street London SE1 0NE UK +44 (0) 20 7008 2000  
 www.tpbennt.com

Project  
 Hyde Park Hayes  
 Outline Masterplan  
 UB3 4AZ

Drawing Title  
 Illustrative Masterplan  
 Level 03

Drawn	Date	Scale	Sheet No
SC	11/03/24	1:1000	1

Project  
 Operator  
 Admin  
 Lead  
 Type  
 Job Number  
 Quality Number  
 A12440 TPB ZZ L03 DR A 041001 S2 P04



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 to report discrepancies to the architect.  
 This drawing is intended for copyright © \_\_\_\_\_  
 It is to be used for the development of the scheme. They may vary because of (a) errors, omissions, changes, construction tolerances, statutory requirements or variations of the site to be measured.

- KEY**
- Site boundary for this masterplan (See location plan for overall boundary)
  - 1 Bed 2P
  - 2 Bed 2P
  - 2 Bed 4P
  - 3 Bed 4P
  - Commercial
  - Entrance / Internal Amenity
  - Amenity (Cycle/Raise/Plant)
  - Public / Communal garden or green space
  - Private garden (softland shown indicatively)
  - Indicative play location

No.	Site Date	Comment	Drawn	Checked

tp bennett  
 One Avenue Street London SE1 0NE UK +44 (0) 20 7008 2000  
 www.tp-bennett.com

Project  
 Hyde Park Hayes  
 Outline Masterplan  
 UB3 4AZ  
 Drawing Title  
 Illustrative Masterplan  
 Level 04

Drawn	Date	Scale	Rev
SC	11/03/24	1:1000	

Project  
 Operator  
 A12440 TPB ZZ L04 DR A 041001 S2 P04



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 to report discrepancies to the architect.  
 This drawing is intended for copyright © \_\_\_\_\_  
 It is to be used for design development, construction information, statutory requirements or permission of this work to be measured.

- KEY**
- Site boundary for this masterplan (See location plan for overall boundary)
  - 1 Bed 2P
  - 2 Bed 3P
  - 2 Bed 4P
  - 3 Bed 4P
  - Commercial
  - Entrance / Internal Amenity
  - Amenity (Cycle/Raise/Plant)
  - Public / Communal garden or green space
  - Private garden (softland shown indicatively)
  - Indicative play location

No.	Start Date	Comment	Drawn	Checked

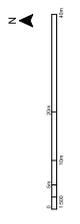
tp bennett  
 One Arundel Street London SE1 0NE UK +44 (0) 20 7008 2000  
 www.tp-bennett.com

Project  
 Hyde Park Hayes  
 Outline Masterplan  
 UB3 4AZ

Drawing Title  
 Illustrative Masterplan  
 Level 05

Drawn	Date	Scale	Rev
SC	11/03/24	1:1000	01

Project  
 Operator  
 A12440 TPB ZZ L05 DR A 041001 S2 P04



Client Name

Structural Engineer Name

Services Engineer Name

Consultant Name

Key Rev

Notes

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

This drawing is intended for copyright © [Year] tp bennett. It may not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of tp bennett.

**KEY**

Site boundary for this masterplan (See location plan for overall boundary)

- 1 Bed 2P
- 2 Bed 2P
- 2 Bed 4P
- 3 Bed 4P
- Commercial
- Entrance / Internal Amenity
- Amenity (Cycles/Release/Plant)
- Public / Communal garden or green space
- Private garden (softland shown indicatively)
- Indicative play location

No.	Site Date	Comment	Drawn	Checked

**Information**

**tp bennett**  
www.tpben.co.uk

One Abchurch Lane, London, SE1 1NF, UK +44 (0) 20 7308 2000

Project: Hyde Park Hayes  
Outline Masterplan  
UB3 4AZ

Drawing Title: Illustrative Masterplan  
Level 06

Drawn	Date	Scale	Rev
SC	11/03/24	1:500	

Project: A12440 TPB ZZ L06 DR A 041001 S2 P05



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 to report discrepancies to the architect.  
 This drawing is intended for copyright © \_\_\_\_\_  
 It is not to be used for any other purpose without the written consent of \_\_\_\_\_  
 (S) is a service, development, construction information, statutory requirements or restriction of the area to be measured.

- KEY**
- Site boundary for this masterplan (See location plan for overall boundary)
  - 1 Bed 2P
  - 2 Bed 2P
  - 2 Bed 4P
  - 3 Bed 4P
  - Commercial
  - Entrance / Internal Amenity
  - Amenity (Cycle/Raise/Plant)
  - Public / Communal garden or green space
  - Private garden (softland shown inductively)
  - Indicative play location

No.	Site Date	Comment	Drawn	Checked

tp bennett  
 One Avenue Street London SE1 0NE UK +44 (0) 20 7008 2000  
 www.tp-bennett.com

Project  
 Hyde Park Hayes  
 Outline Masterplan  
 UB3 4AZ

Drawing Title  
 Illustrative Masterplan  
 Level 07

Drawn	Date	Scale	Rev
SC	11/03/24	1:500	

Project  
 Operator  
 A12440 TPB ZZ L07 DR A 041001 S2 P04



Client Name \_\_\_\_\_  
 Structural Engineer Name \_\_\_\_\_  
 Services Engineer Name \_\_\_\_\_  
 Consultant Name \_\_\_\_\_  
 Key Rev \_\_\_\_\_

Notes  
 Do not scale. Figured dimensions only to be taken from this drawing. Check dimensions on site to report discrepancies to the architect.  
 This drawing is provided for copyright © \_\_\_\_\_  
 All rights reserved. It is not to be used for any other purpose without the written consent of \_\_\_\_\_  
 (ES) is not responsible for any errors, omissions, or inaccuracies in this drawing. It is not to be used for any other purpose without the written consent of \_\_\_\_\_

- KEY**
- Site boundary for this masterplan (See location plan for overall boundary)
  - 1 Bed 2P
  - 2 Bed 2P
  - 2 Bed 4P
  - 3 Bed 4P
  - Commercial
  - Entrance / Internal Amenity
  - Amenity (Cycle/Raise/Plant)
  - Public / Communal garden or green space
  - Private garden (softland shown inductively)
  - Indicative play location

No.	Start Date	Comment	Drawn	Checked

**Information**

**tp bennett**  
 One Arundel Street London SE1 0NE UK +44 (0) 20 7008 2000  
 www.tp-bennett.com

Project  
 Hyde Park Hayes  
 Outline Masterplan  
 UB3 4AZ

Drawing Title  
 Illustrative Masterplan  
 Level 08

Drawn	Date	Scale	Rev
SC	11/03/24	1:500	

Project  
 Operator  
 Admin  
 Lead  
 Type  
 Job Number  
 Quantity  
 Revision  
 A12440 TPB ZZ L08 DR A 041001 S2 P04







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 to report discrepancies to the architect.  
 This drawing is provided for copyright. © \_\_\_\_\_  
 It is to be used for design development, construction information, statutory requirements or permission of the work to be measured.

**KEY**  
 — Site boundary for this masterplan (See location plan for overall boundary)

No.	Date	Comment	Drawn	Checked
001	14/10/2024	Initial Project	SC	SC
002	14/10/2024	Initial Project	SC	SC
003	14/10/2024	Initial Project	SC	SC
004	14/10/2024	Initial Project	SC	SC
005	14/10/2024	Initial Project	SC	SC
006	14/10/2024	Initial Project	SC	SC
007	14/10/2024	Initial Project	SC	SC
008	14/10/2024	Initial Project	SC	SC
009	14/10/2024	Initial Project	SC	SC
010	14/10/2024	Initial Project	SC	SC

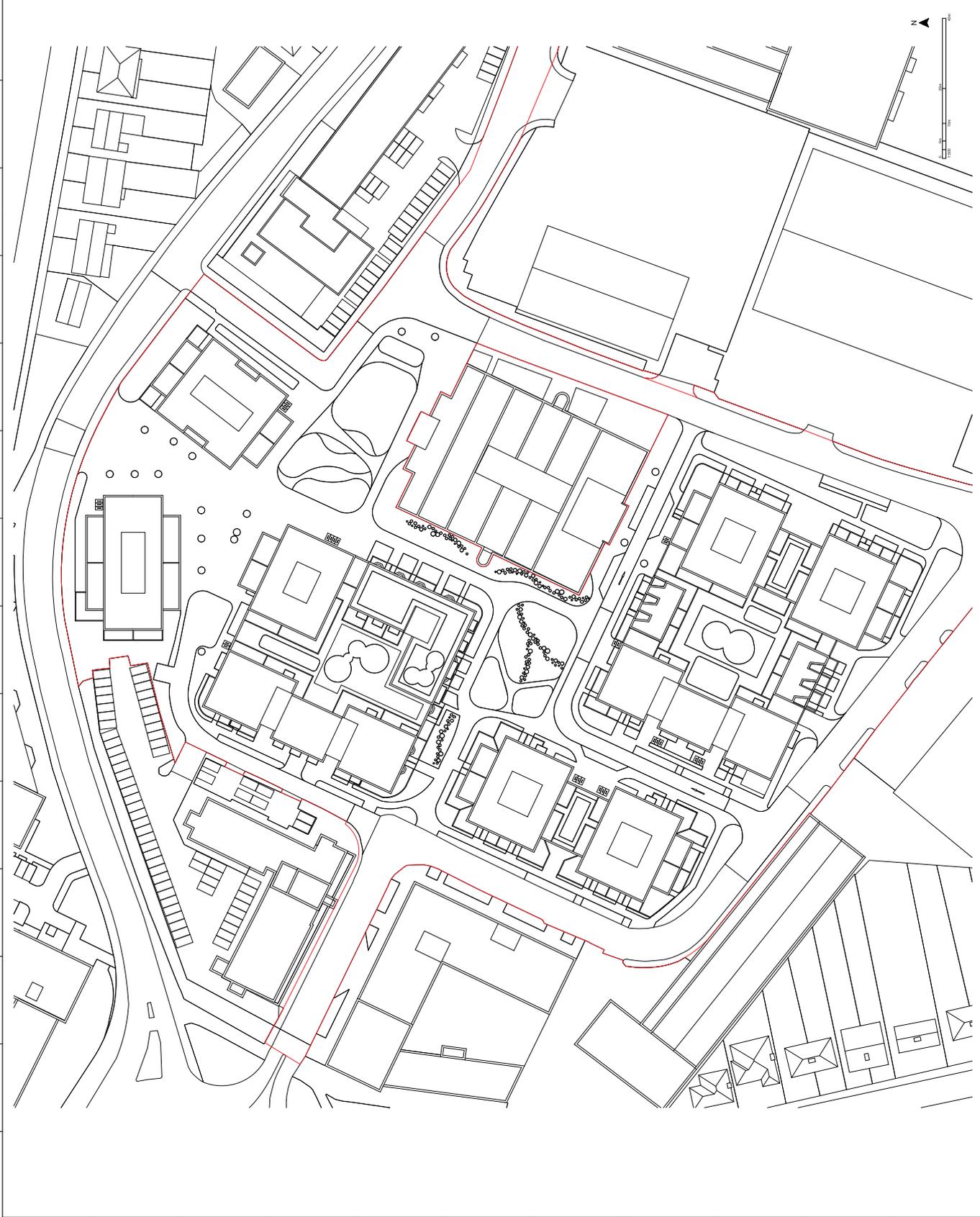
**Information**  
**tp bennett**  
 One Arundel Street | London SE1 8JH, UK | +44 (0) 20 7008 2000  
 www.tp-bennett.com

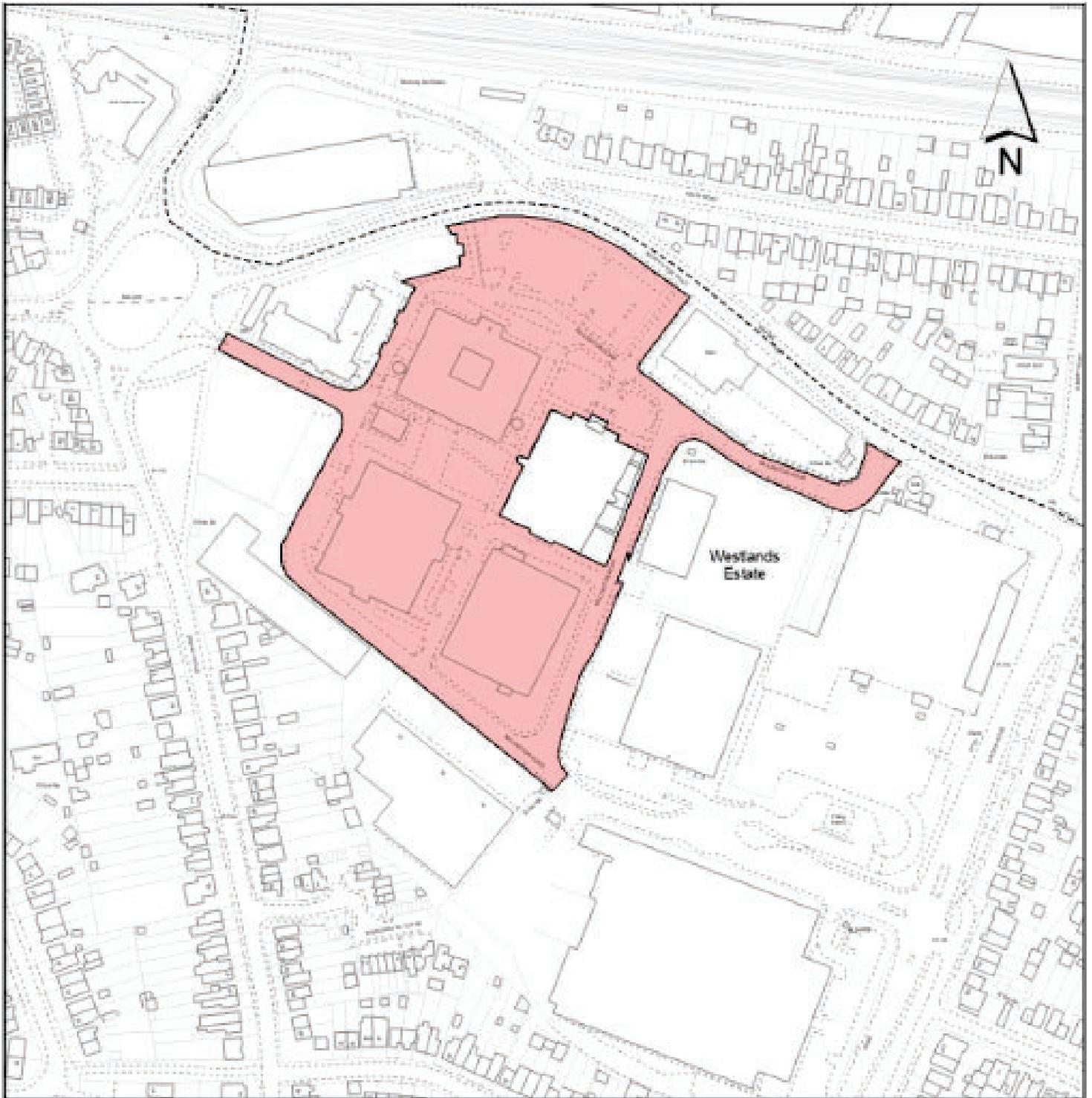
Project  
 Hyde Park Hayes  
 Outline Masterplan  
 UB3 4AZ

Drawing Title  
**Illustrative Masterplan  
 Roof**

Drawn: SC  
 Scale: B3 A1  
 Date: 11/02/24  
 1:1000

Project: A12440 TPB ZZ R01 DR A 041001 S2 P06





<p><b>KEY :</b></p> <p> Site Boundary</p>	<p><b>ADDRESS :</b></p> <p>Land at HPH2, HPH5, and Multistorey Car Park, Hyde Park Hayes</p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>RESIDENTS SERVICES PLANNING SECTION</b></p> <p><b>CIVIC CENTRE, UXBRIDGE, UBS 1UW</b></p>
<p><b>DISCLAIMER :</b></p> <p><i>For identification purposes only</i></p> <p><i>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act)</i></p> <p><i>Unless the Act provides a relevant exception to copyright</i></p> <p><b>© Crown copyright and database rights 2024 Ordnance Survey AC0000810857</b></p>	<p><b>PLANNING APPLICATION REFERENCE :</b></p> <p>79625/APP/2025/2128</p>	<p><b>SCALE :</b></p> <p>1:1,250</p>	
<p><b>PLANNING COMMITTEE :</b></p>		<p><b>DATE :</b></p> <p>March 2026</p>	 <p><b>HILLINGDON</b> LONDON</p>

**Report of the Head of Development Management and Building Control**

Land at Avondale Drive

**Address:**

**Development:**

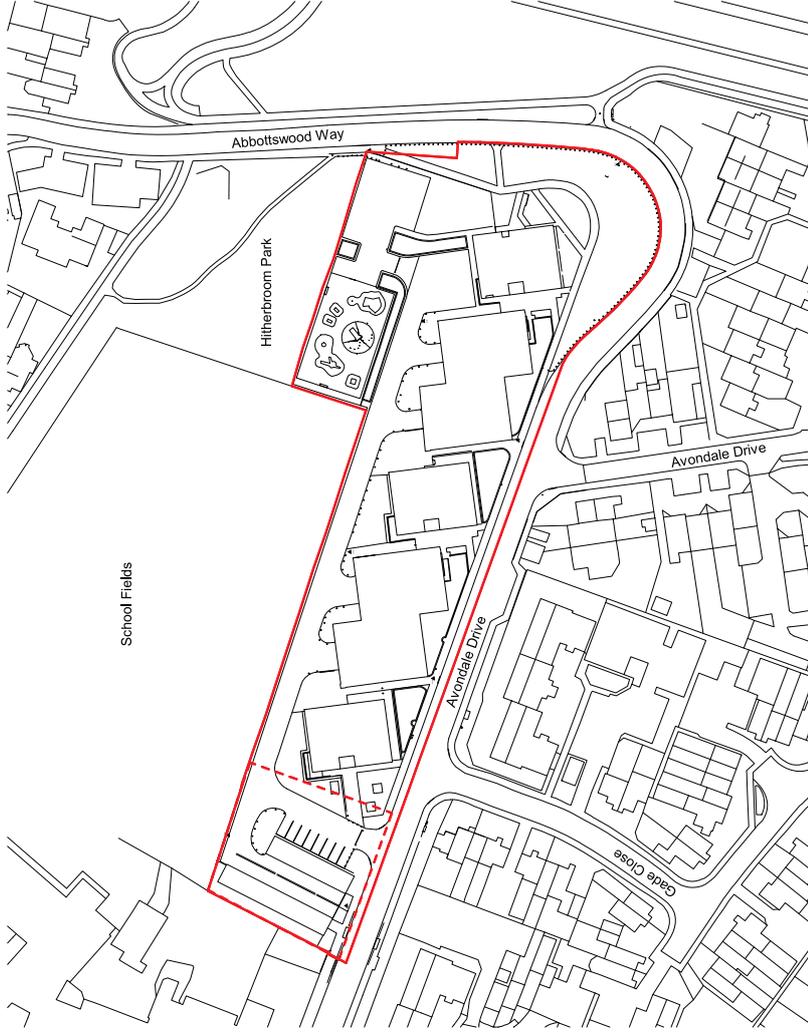
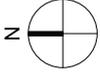
Application submitted under Section 73 of the Town and Country Planning Act 1990 to vary Conditions 3 (Approved Plans); 4 (Approved Supporting Plans/Documents); 5 (Development Scope); 6 (Mix of Units); 7 (Phasing); 9 (Residential Density); 10 (Development Height); and 15 (Landscaping) of planning permission ref. 76551/APP/2021/4502 dated 28-09-2022. (Hybrid planning application seeking OUTLINE permission (with all matters reserved) for residential floorspace (Class C3) including demolition of all existing buildings and structures; erection of new buildings; new pedestrian and vehicular accesses; associated amenity space, open space, landscaping; car and cycle parking spaces; plant, refuse storage, servicing area and other works incidental to the proposed development; and FULL planning permission for Block A comprising 30 residential units (Class C3); new pedestrian access; associated amenity space and landscaping; cycle parking, refuse storage, and other associated infrastructure) to increase the number of homes, remove the existing parking court and increase podium size, revise the height strategy, removal of vehicle access and increase separation distances to create a new public square.

**LBH Ref Nos:**

76551/APP/2025/2861

**GENERAL NOTES**  
 This drawing is © 2019 PTE architects.  
 Use figured dimensions only, **DO NOT SCALE**.  
 All dimensions are in millimetres unless noted otherwise.

This drawing must be read in conjunction with all other relevant drawings and specifications from the Architect and other consultants.  
 If in doubt, ask.



- Red Line for Hybrid Planning Application
- - Phase 1A Definition Red Line as part of Hybrid Planning Application

no.	date	description	drawn	checked
C4	14.09.22	Planning Redline adjusted in north east corner of site	EB	LB
C3	13.12.21	PLANNING ISSUE	NS	LB

## PLANNING

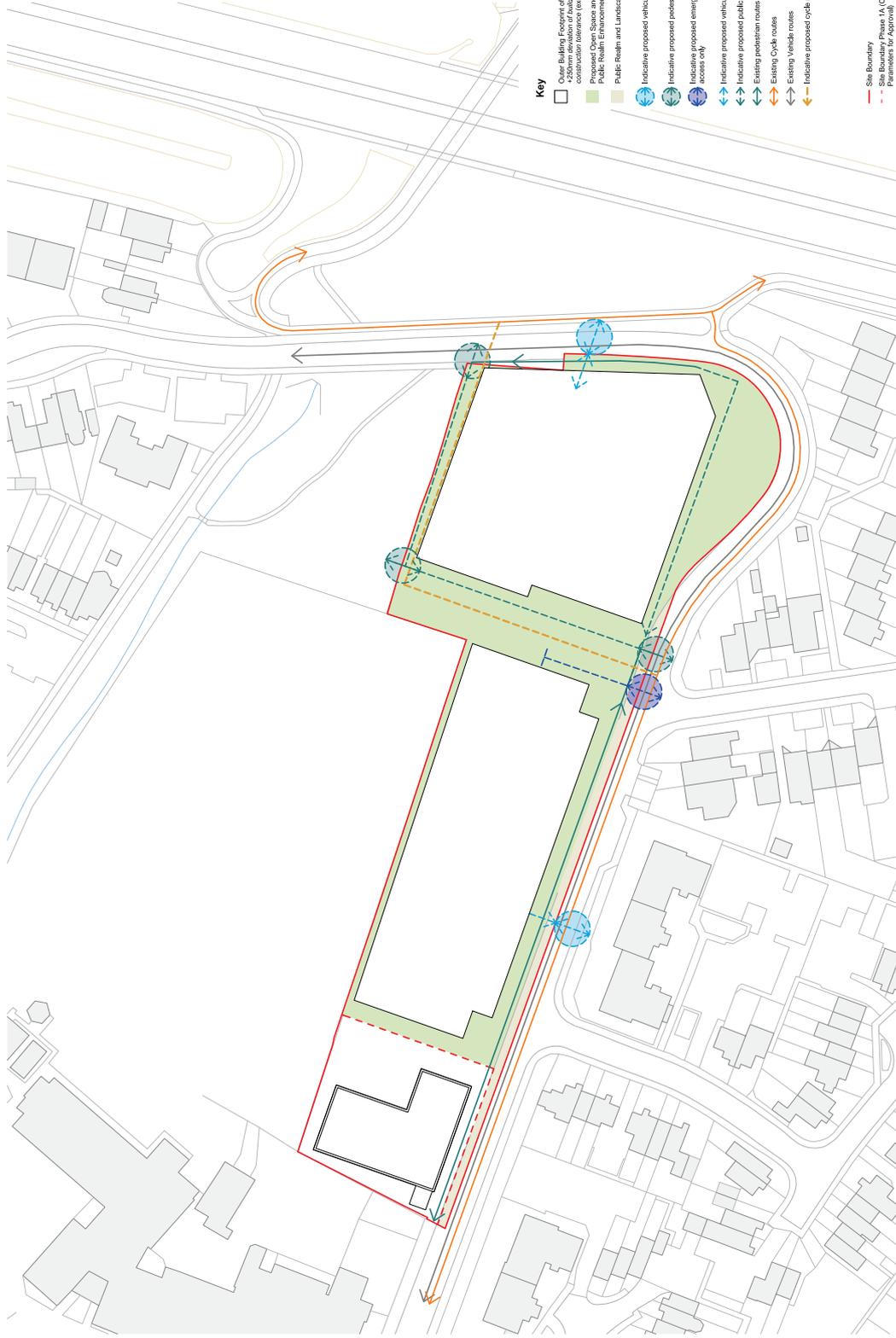
**Pollard  
 Thomas  
 Edwards**

Diepiker Wharf  
 38 Graham Street  
 London N1 6JX  
 020 7330 7777  
 info@pteam.com  
 @ptearchitects  
 www.pollardthomasedwards.co.uk

project	job no.	drawn	scale	date created
Avondale Drive Estate	19-100	EB	1 : 1250@A3	Dec' 21
drawing title	Red Line Site Location Plan		drawing number	AVD- PTE- ZZ-XX-DR-A-10004
			revision	number
				C4 S2

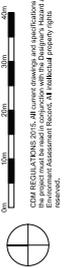






- Key**
- Outer Building Footprint of Development Zone (Indicative of building footprint and area reserved for construction of roads and other infrastructure for completion of the development (not a final projection))
  - Proposed Open Space and Landscaping
  - Public Health Enhancement
  - Public Health and Landscaping Improvements
  - Indicative proposed vehicular access points
  - Indicative proposed pedestrian access points
  - Indicative proposed emergency/maintenance vehicle access points
  - Indicative proposed vehicular routes
  - Indicative proposed public pedestrian routes
  - Existing pedestrian routes
  - Existing Cycle routes
  - Existing Vehicle routes
  - Indicative proposed cycle routes

— Site Boundary  
 - - - Context City Outside Outline  
 Parameters for Approval



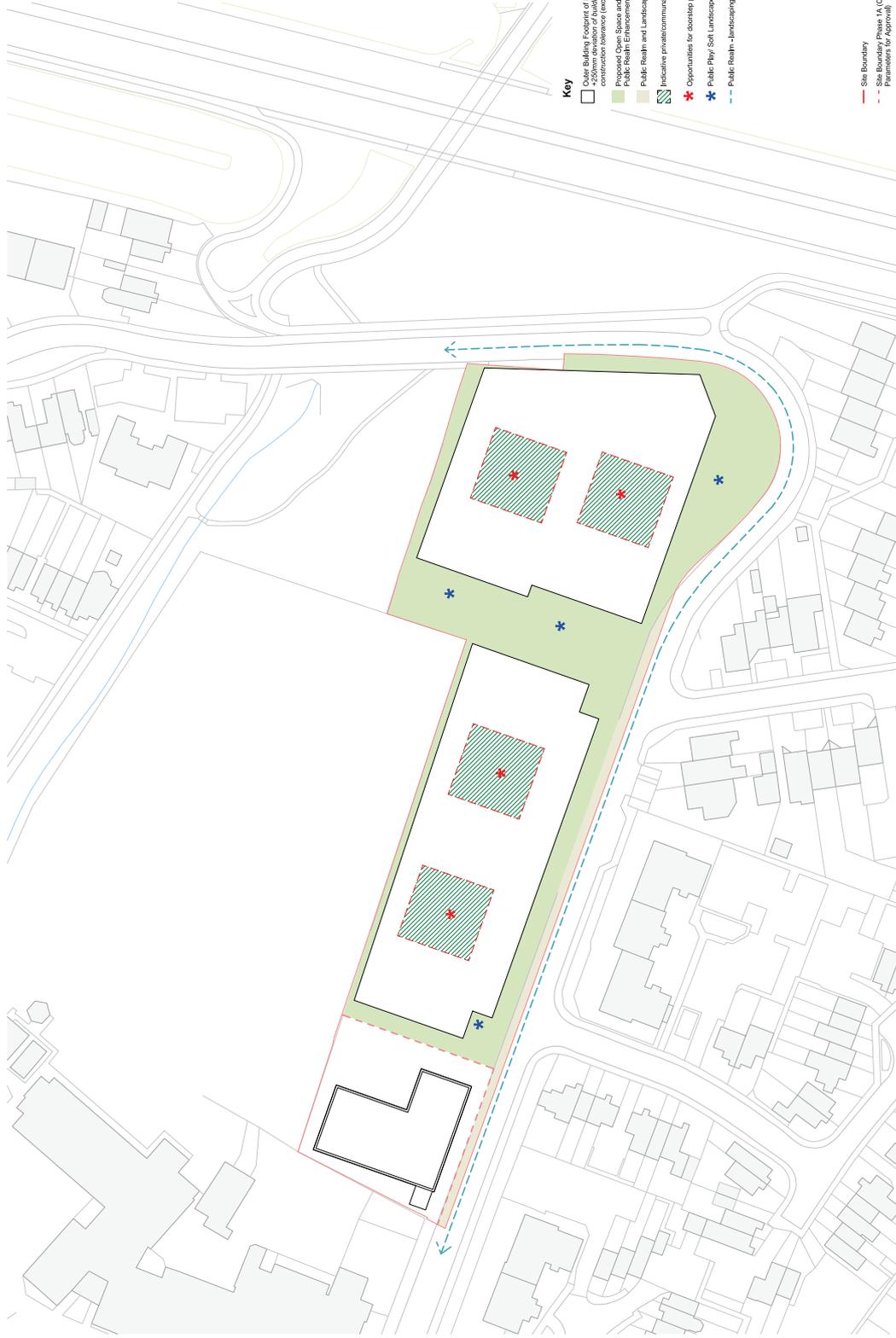
Design with reference to the survey information on region M&E  
 10/25/2024 10:00:00 AM. Topographical Survey Station: 1015460000000000  
 Avondale Precinct Urban Survey of Future Development Areas (M&E Draft)

File Date: 10/25/2024  
 Project Name: M&E Draft

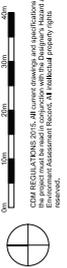
Drawn By: [Redacted]  
 Checked By: [Redacted]  
 Date: 10/25/2024  
 Scale: A1 1:100

**Avondale Drive**  
**Parameters Plan 3**  
**Access & Movement**

Project Code: ZZ-DR-A-20055  
 Revision: P1 - STAGE BURE  
 Status: 34 - PLANNING



- Key**
- Outer Building Footprint of Development Zone (to be used for construction clearance (excluding above ground projections))
  - Proposed Open Space and Landscaping
  - Public Realm Enhancement
  - Public Realm and Landscape Improvements
  - Indicative predevelopment external amenity
  - Opportunities for landscaping
  - Public Play Soft Landscape
  - Public Realm - Landscaping on streets
  - Site Boundary
  - Site Boundary Phase 1A (Context Only Outside Outline Parameters for Approval)



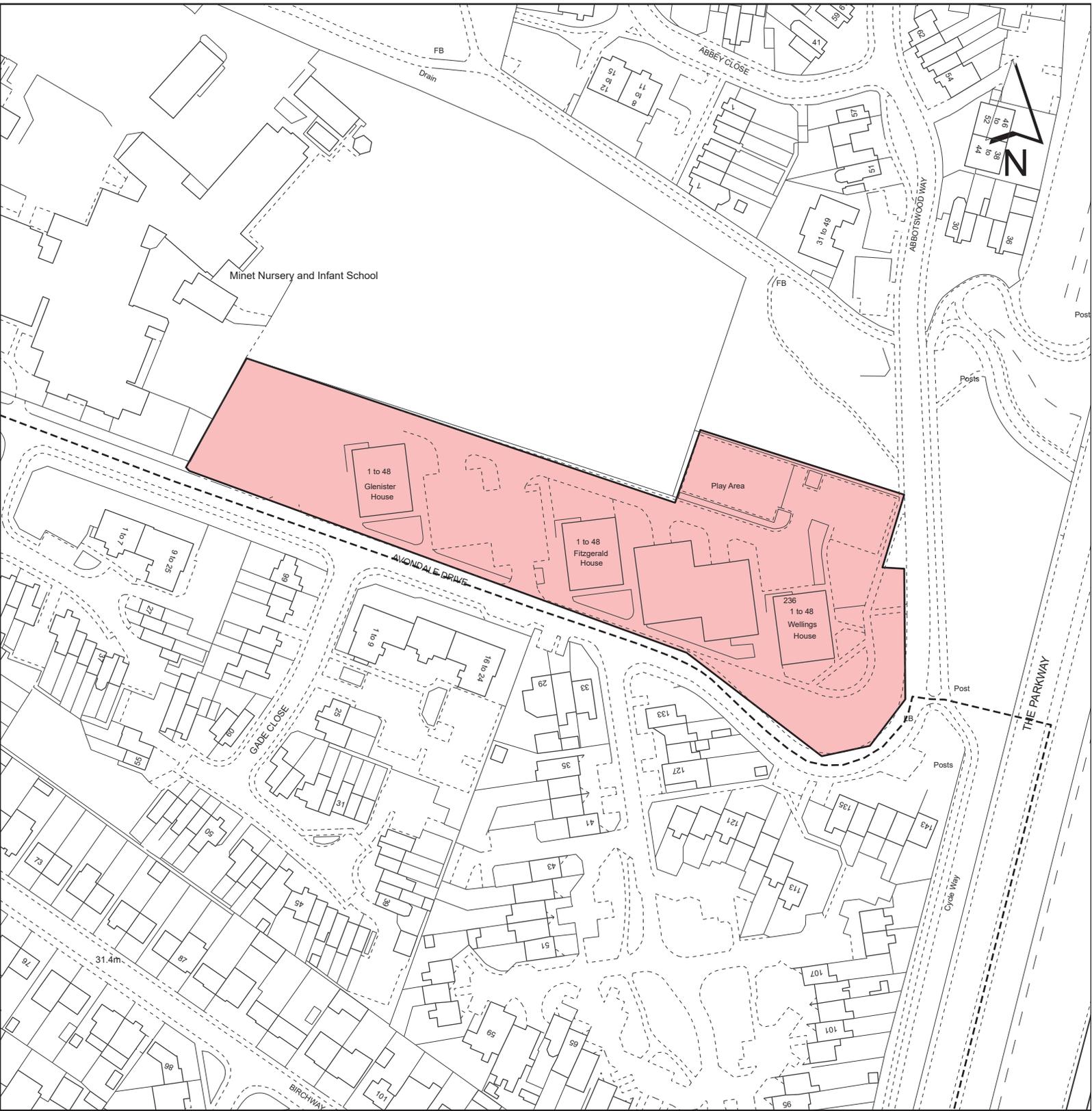
Design with reference to the survey information on region Map 1027-24 (10/2018) is incorporated by reference. © 2018/2019/2020 Avondale Precinct Planning Unit. All rights reserved.

File Date: 10/2020  
 Project: Avondale Precinct Planning Unit

Drawn: [Name]  
 Checked: [Name]  
 Date: [Date]  
 Scale: A1 1:100

**Avondale Drive**  
**Parameters Plan 4**  
**Hard & Soft Landscape**

Project: AVD-PRP-ZZ  
 Issue: ZZ-DR-A-20056  
 Status: P1 - STAGE BURE  
 Date: 04-PLANNING



<b>KEY :</b>  Site Boundary	<b>ADDRESS :</b>  LAND AT AVONDALE DRIVE		<b>LONDON BOROUGH OF HILLINGDON</b>  <b>RESIDENTS SERVICES</b> <b>PLANNING SECTION</b>
<b>DISCLAIMER :</b> For identification purposes only This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright  © Crown copyright and database rights 2024 Ordnance Survey AC0000810857	<b>PLANNING APPLICATION REFERENCE :</b>  76551/APP/2025/2861	<b>SCALE :</b>  1:1,250	<b>CIVIC CENTRE, UXBRIDGE, UB8 1UW</b>   <b>HILLINGDON</b> LONDON
<b>PLANNING COMMITTEE :</b>		<b>DATE :</b>  MARCH 2026	

**Report of the Head of Development Management and Building Control**

Land at Austin Road

**Address:**

**Development:**

Section 73 application to vary Conditions 3 (Approved Plans); 4 (Supporting Plans/Documents); 5 (Land Uses and Development Scope); 6 (Housing Mix); 7 (Phasing Plan); 9 (Residential Density); 10 (Building Heights); 19 (Landscaping); 22 (Parking Allocation and Management); and 50 (Wind Effects Assessment) of application reference 76550/APP/2023/2931 dated 01-05-2024. Section 73 application to vary Condition 3 of application reference 76550/APP/2021/4499 dated 28-09-22 (Hybrid planning application seeking OUTLINE permission (with all matters reserved) for residential floorspace (Class C3) including demolition of all existing buildings and structures; erection of new buildings; provision of a community centre (Use Class F2(b) floorspace); new pedestrian and vehicular access; associated amenity space, open space, landscaping; car and cycle parking spaces; plant, refuse storage, servicing area and other works incidental to the proposed development; and FULL planning permission for Blocks A and B comprising 80 residential units (Class C3); new pedestrian and vehicular access; associated amenity space and landscaping; car and cycle parking; refuse storage, servicing area, and other associated infrastructure to include temporary highways and landscaping works) to increase the parapet height by 50cm in the Detailed First Phase. Variation to increase the number of homes, to join blocks in phases 2 and 3, a reduction of parking to create green spaces, amendment to scale of street and relocation of community facility.

**LBH Ref Nos:**

76550/APP/2025/2864

**GENERAL NOTES:**  
 This drawing is © 2020 Pollard Thomas Edwards LLP (PTE).  
 Use figured dimensions only. **DO NOT SCALE.**

All dimensions are in millimetres unless noted otherwise.

This drawing must be read in conjunction with all other relevant drawings and specifications from the Architect and other consultants.

If in doubt, ask.



— Red Line for Hybrid Planning Application  
 - - - Phase 1 Definition Red Line as part of Hybrid Planning Application

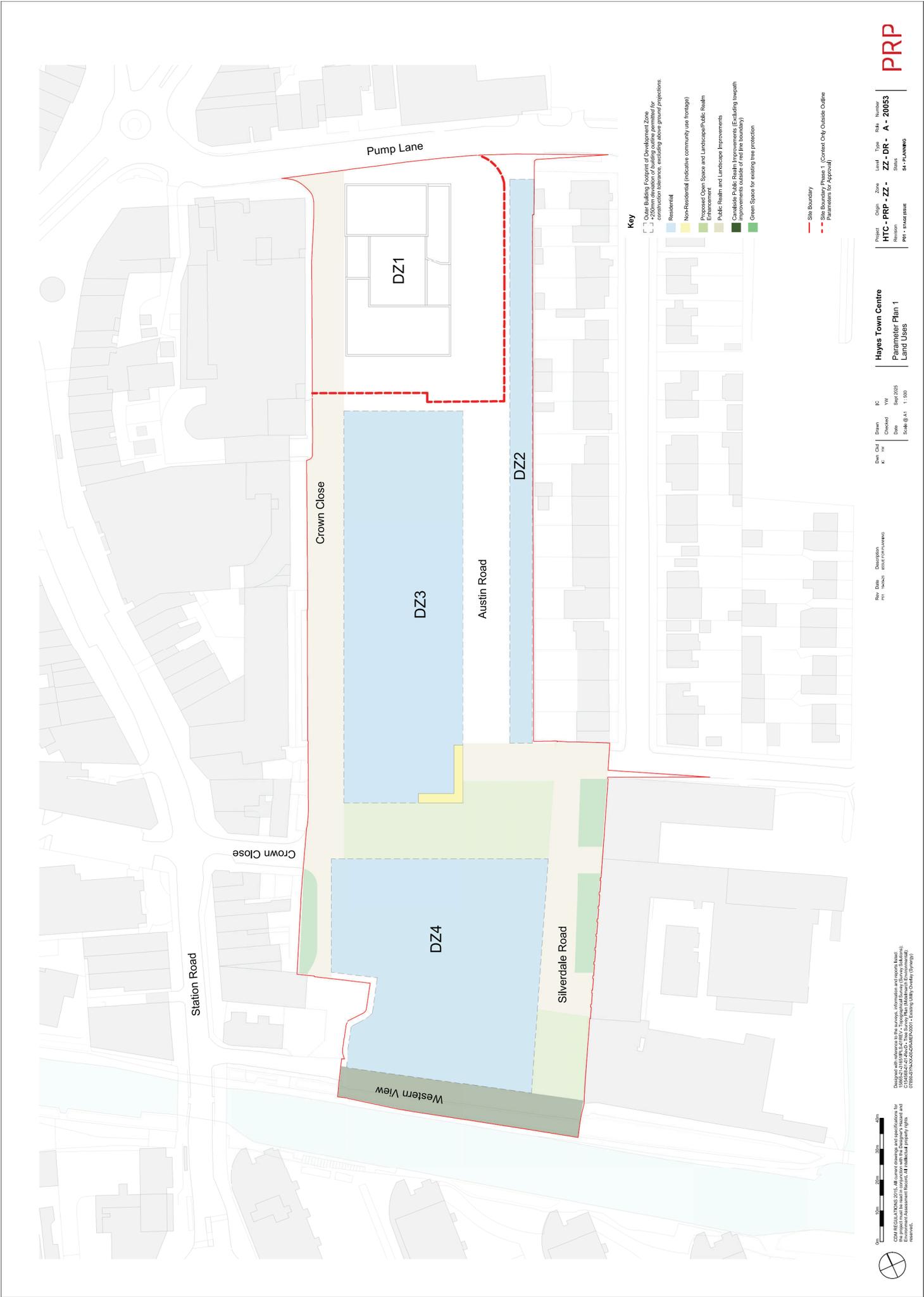
rev	date	description	drawn	auth'd
C2	09.12.21	PLANNING ISSUE	MIR	LB

**PLANNING**

Diespeker Wharf  
 38 Graham Street  
 London N1 8JX  
 020 7336 7777  
 forename.surname@ptea.co.uk  
 @ptearchitects  
 www.pollardthomasedwards.co.uk

**Pollard  
 Thomas  
 Edwards**

project	job no.	drawn	scale	date created
Hayes Town Centre Estate	19-100	EB	1 : 1250@A3	Dec' 21
drawing title	drawing number	revision	subtitled	
Red Line Site Location Plan	HTC-PTE-ZZ-XX-DR-A-10004	C2	S2	

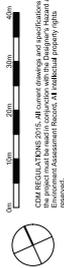


**Key**

- Outline Building Footprint (Development Zone)
- Proposed Open Space and Landscape/Public Realm
- Public Realm and Landscape Improvements
- Proposed Public Realm Improvements (Excluding length improvements outside of red line boundary)
- Green Spaces for existing tree protection

- Residential
- Non-Residential (Indicative community use footage)
- Proposed Open Space and Landscape/Public Realm Enhancement
- Public Realm and Landscape Improvements
- Proposed Public Realm Improvements (Excluding length improvements outside of red line boundary)
- Green Spaces for existing tree protection

— Site Boundary  
 - - - Site Boundary Phase 1 (Context Only Outside Outline Parameters for Approval)



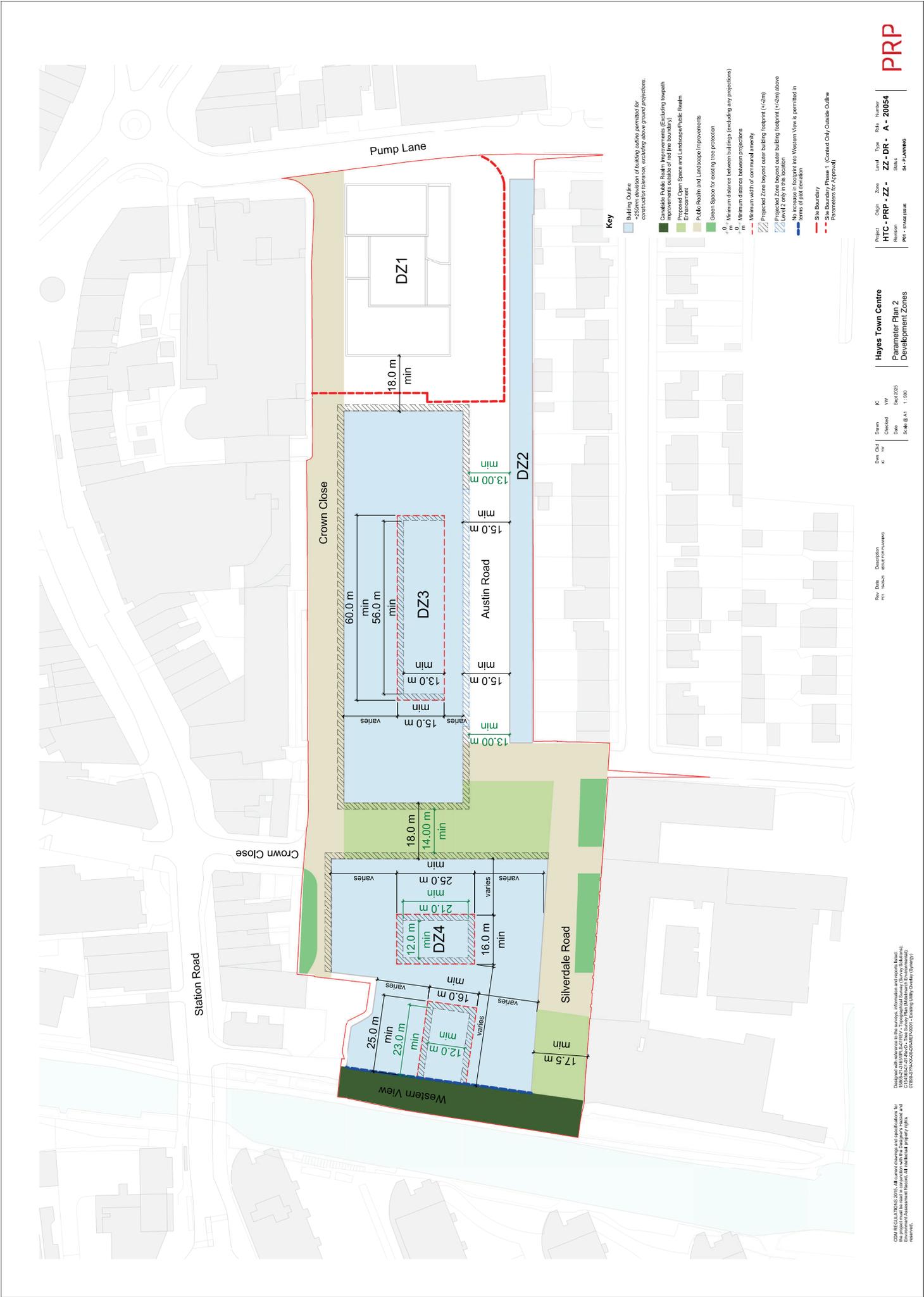
CDM REGULATIONS 2015. All named contractors and specifications for the project must be used in conjunction with the design team's terms and conditions. For more information, please contact the design team. © 2024 PRP. All rights reserved.

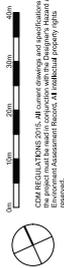
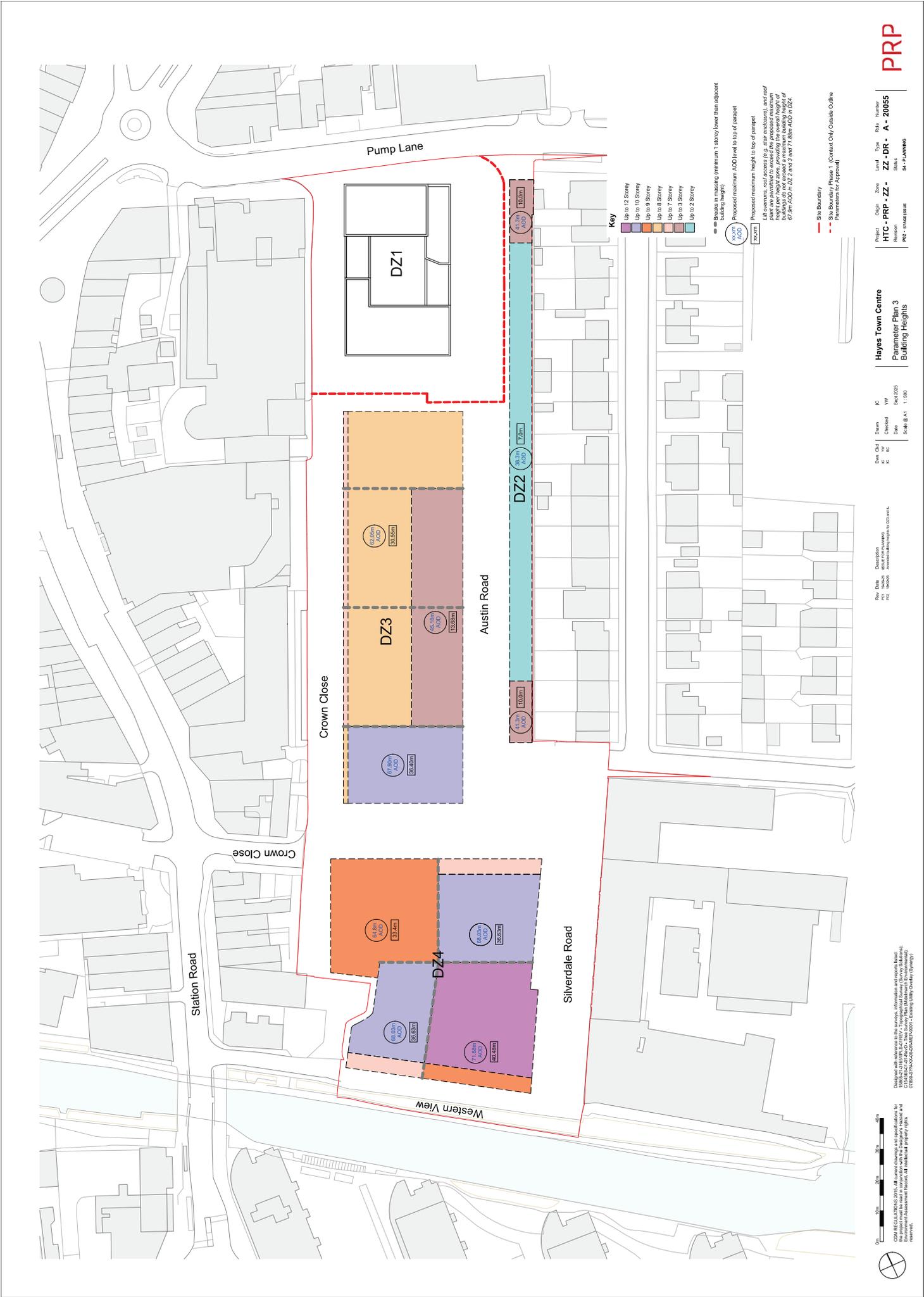
Rev: 001  
 Date: 10/10/2024  
 By: [Name]  
 Checked: [Name]  
 Date: 10/10/2024  
 Scale: @ A1 1:100

**Hayes Town Centre**  
**Parameter Plan 1**  
**Land Uses**

Project: **HTC - PRP - ZZ - DR - A - 20053**  
 Status: **34 - PLANNING**  
 Rev: **001**







CSW REGULATIONS 2015. All revised drawings and specifications for this project must be read in conjunction with the design team's Terms and Conditions of Appointment located at: [www.pwcc.com.au](#) or [www.pwcc.com.au/properties](#).  
 07835753333/02424242424/0001 - Eastern Valley, Chesham (Sydney)

Rev: Date: Description: Author: Checked: Date: Scale: @ A1: 1:100

Drawn: Cui: Checked: W: Date: 2025: Scale: @ A1: 1:100

Hayes Town Centre  
 Parameter Plan 3  
 Building Heights

Project: HTC - PRP - ZZ - ZZ - DR - A - 20055  
 Revision: 04 - PLANNING  
 Date: 2025

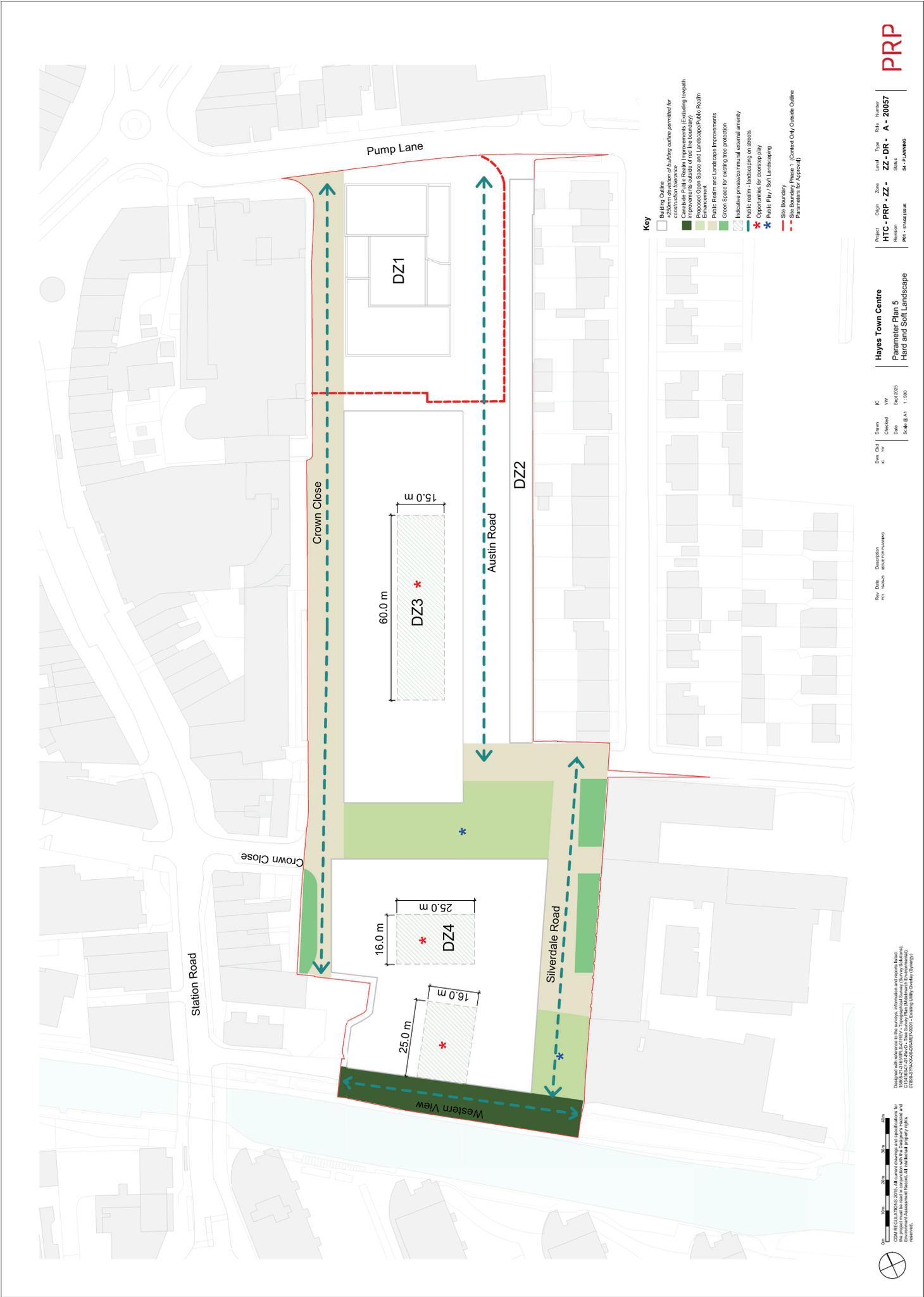
PRP

● Building in heading minimum 1 storey lower than adjacent building height.  
 ○ Proposed maximum AOD level to top of parapet.  
 Proposed maximum height to top of parapet.  
 All setbacks, roof access (e.g. stair enclosures) and roof plant are permitted to exceed the proposed maximum height of the building. The maximum height of buildings do not exceed the proposed maximum height of 67.8m AOD in DZ 2, and 3 and 71.8m AOD in DZ 4.

- Key**
- Up to 12 Storey
  - Up to 10 Storey
  - Up to 8 Storey
  - Up to 6 Storey
  - Up to 5 Storey
  - Up to 4 Storey
  - Up to 3 Storey
  - Up to 2 Storey

— Site Boundary  
 - - - Site Boundary Phase 1 | Context Only Outside Outline  
 Parameters for Approval





- Key**
- Building Outline
  - +250mm elevation of building outline permitted for landscaping improvements (Excluding topsoil)
  - Chalkboard Blue: Public Realm Improvements (Excluding topsoil)
  - Proposed Open Space and Landscaping/Public Realm
  - Public Realm and Landscaping Improvements
  - Green Space for seating, tree protection
  - Indicate private/public external amenity
  - Public realm - landscaping on streets
  - Opportunities for dropping play
  - Public Play / Soft Landscaping
  - Site Boundary
  - Site Boundary Phase 1 (Contact Only Outside Outline Parameters for Approval)



Design with reference to the approved information and reports made available to the Council in the 'Site Plan' and 'Landscape Strategy' documents. The project must be implemented in accordance with the approved information and reports. © 2025 PRP. All rights reserved.

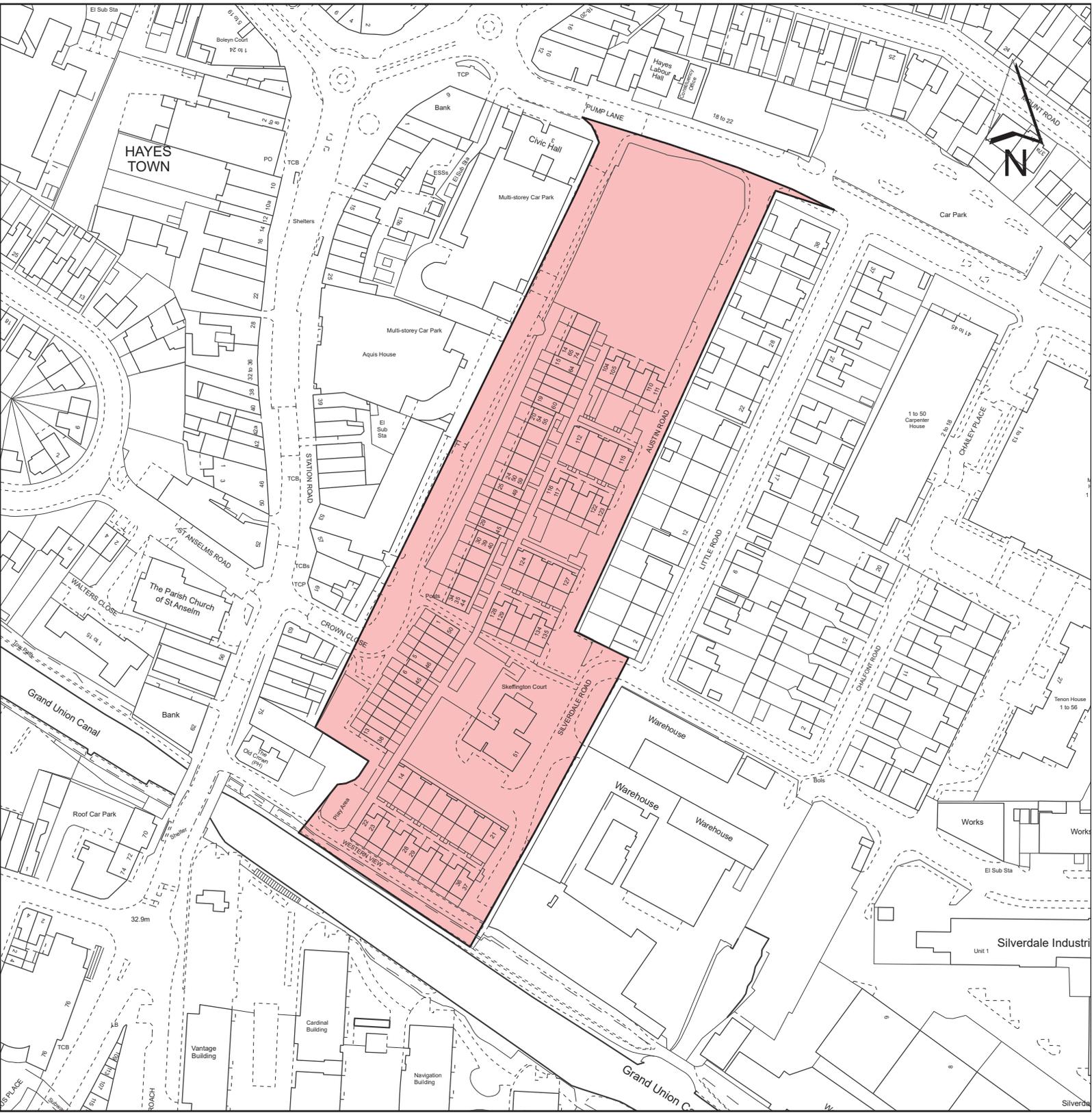
Prepared by: PRP  
 Date: 15/03/2025  
 Scale: A1 1:500

Drawn by: [Name]  
 Checked by: [Name]  
 Date: 15/03/2025  
 Scale: A1 1:500

**Hayes Town Centre**  
**Parameter Plan 5**  
**Hard and Soft Landscaping**

Project: HTC - PRP - ZZ - DR - A - 20057  
 Status: 04 - PLANNING  
 Revision: PRP - PLANNING





<p><b>KEY :</b></p> <p> Site Boundary</p>	<p><b>ADDRESS :</b></p> <p>LAND AT AUSTIN ROAD</p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>RESIDENTS SERVICES</b></p> <p><b>PLANNING SECTION</b></p>
<p><b>DISCLAIMER :</b></p> <p>For identification purposes only</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright</p> <p>© Crown copyright and database rights 2024 Ordnance Survey AC0000810857</p>	<p><b>PLANNING APPLICATION REFERENCE :</b></p> <p>76550/APP/2025/2864</p>	<p><b>SCALE :</b></p> <p>1:1,250</p>	<p><b>CIVIC CENTRE, UXBRIDGE, UB8 1UW</b></p> 
<p><b>PLANNING COMMITTEE :</b></p>		<p><b>DATE :</b></p> <p>MARCH 2026</p>	