

Welcome to the Grays Road engagement meeting. We want to hear what you think about our proposals for providing much-needed new housing on this site.

The main principles driving this development are:

-  - Maximising the amount of affordable housing on site
-  - Designing to a very high standard to meet planning and GLA requirements
-  - Ensuring there is adequate parking for existing and new residents
-  - Making the most of fully accessible public spaces to create areas enjoyed by everyone



Grays Road as it is now

Satellite image of the site



Grays Road as it is now

The site has been vacant since 1996 and forms part of the former Royal Air Force Uxbridge site, the remainder of which, known as St Andrew's Park development, is currently being redeveloped.

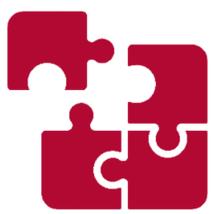
The site contains 92 unoccupied residential houses in various states of disrepair. Hillingdon Council has acquired the site and their intention is to develop it for residential use.



# BRIEF AND PLANNING BACKGROUND PRP

The site is allocated in the Local Plan (SA 27) with potential capacity of 330 units and is adjacent to the St. Andrew's Park development.

The council is committed to providing the final piece of the wider St Andrew's Park masterplan.



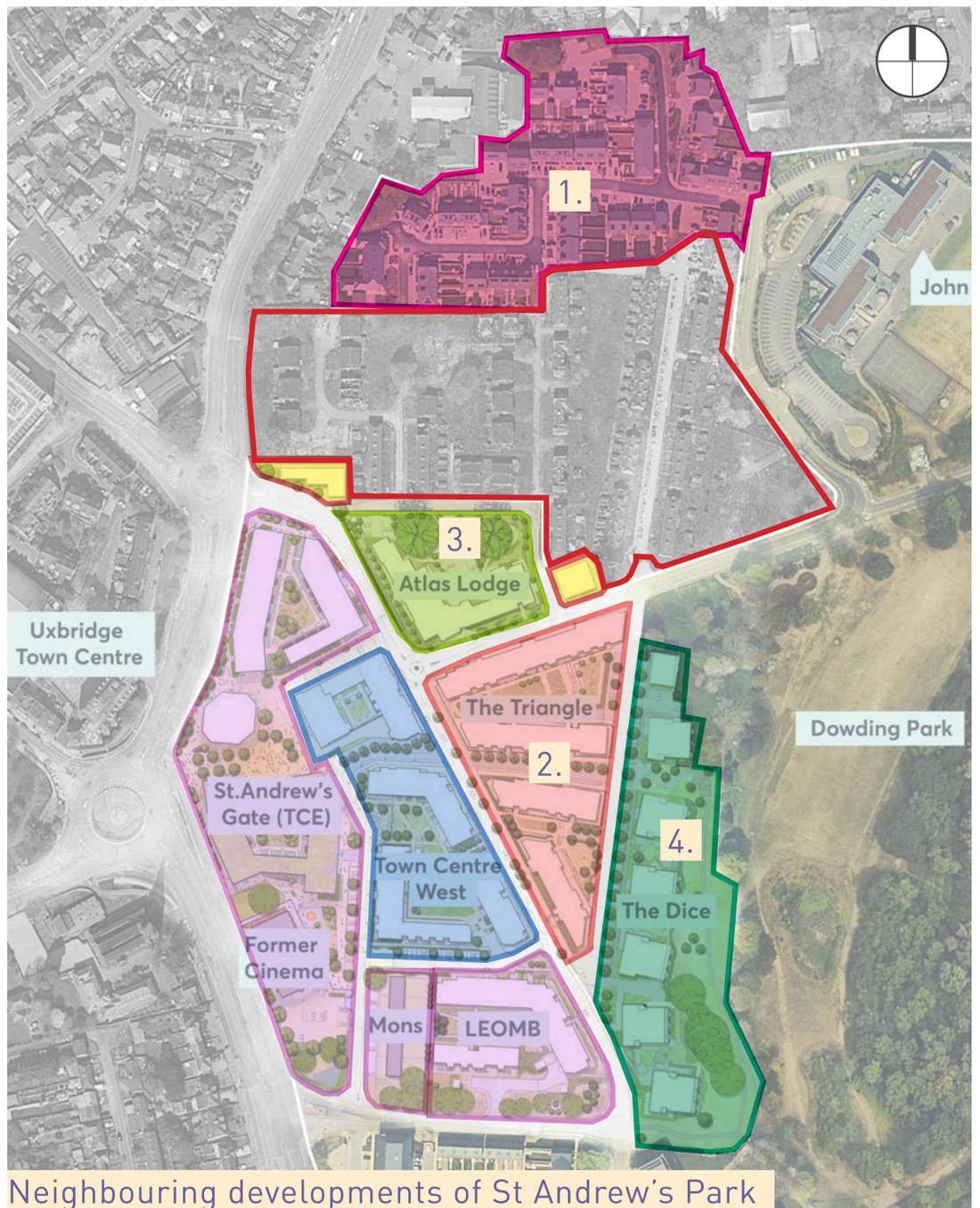
Final puzzle piece to neighbouring masterplan



High quality affordable family homes

Key

- Under construction
- With/submitted for planning consent
- With expired outline permissions

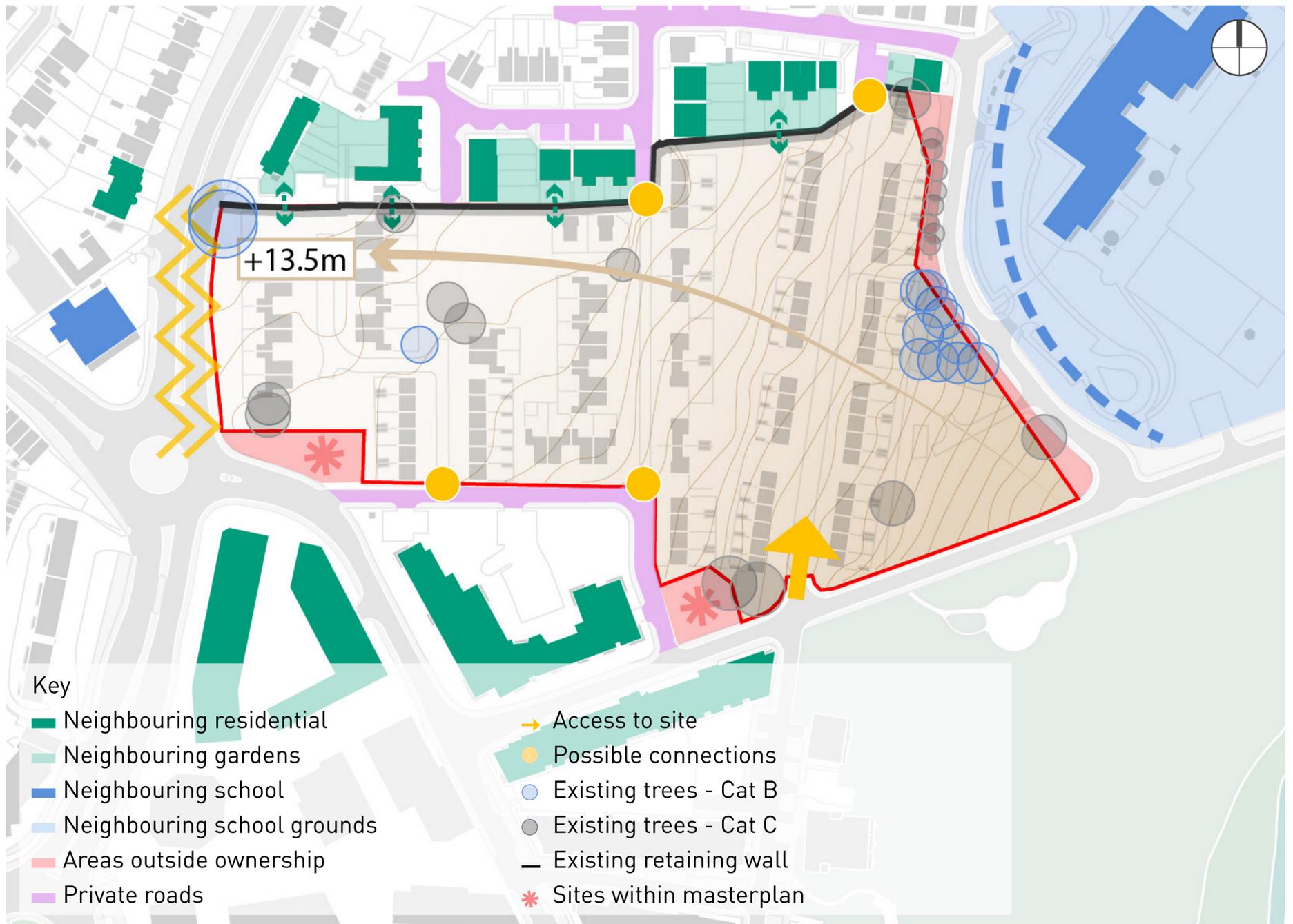


Neighbouring developments of St Andrew's Park

## Surrounding building heights in storeys



## SITE ANALYSIS



## KEY OBJECTIVES

Reconnect north-south routes

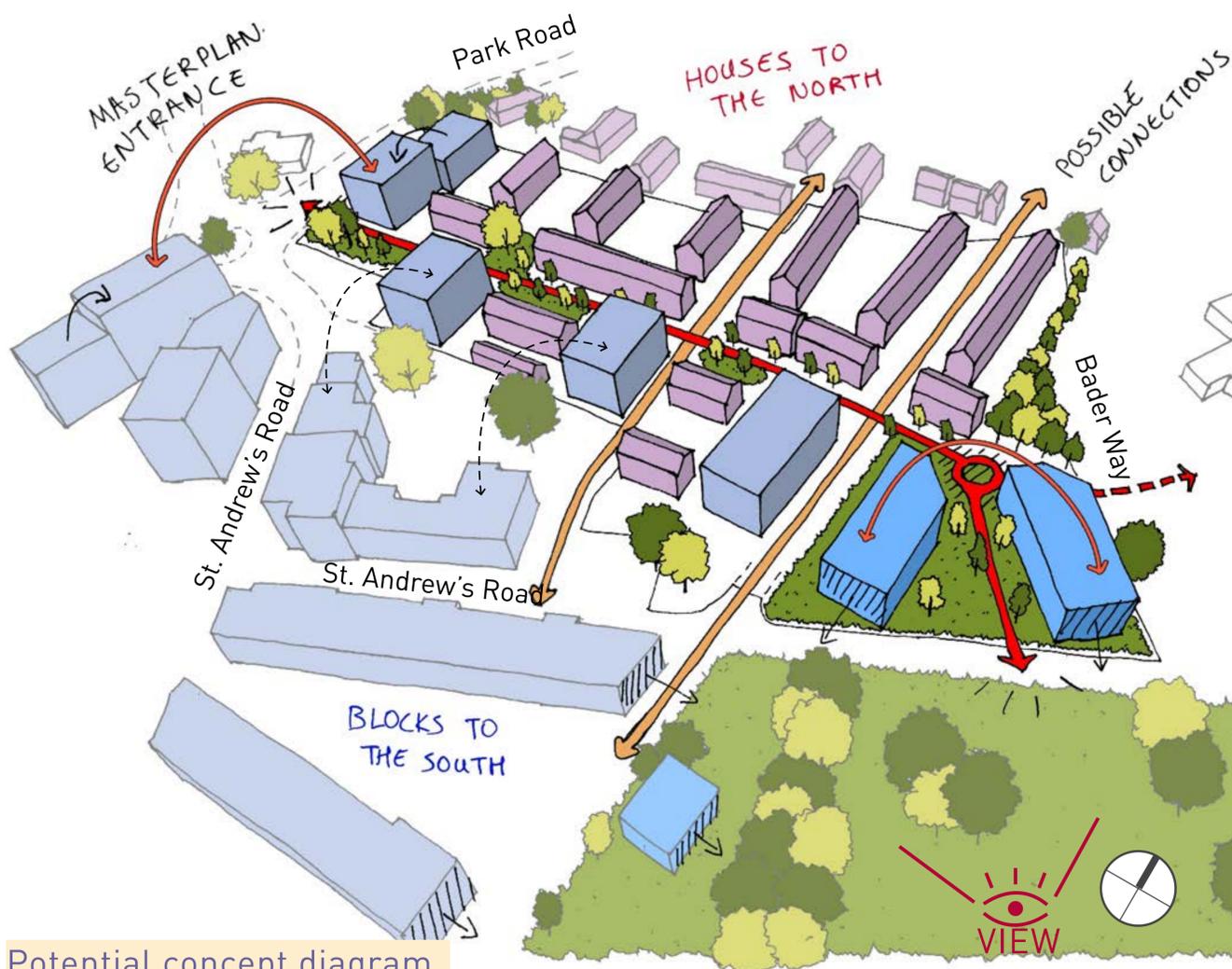


Relate to context heights



A green route & park connection





Potential concept diagram

## KEY MOVES

- Transitional massing
- East-West green spine
- Retain existing trees
- Enable possible north-south connections
- Gateway on Park Road
- Relationships to the surrounding context
- Park Edge
- Flexibility around neighbouring masterplan parcels

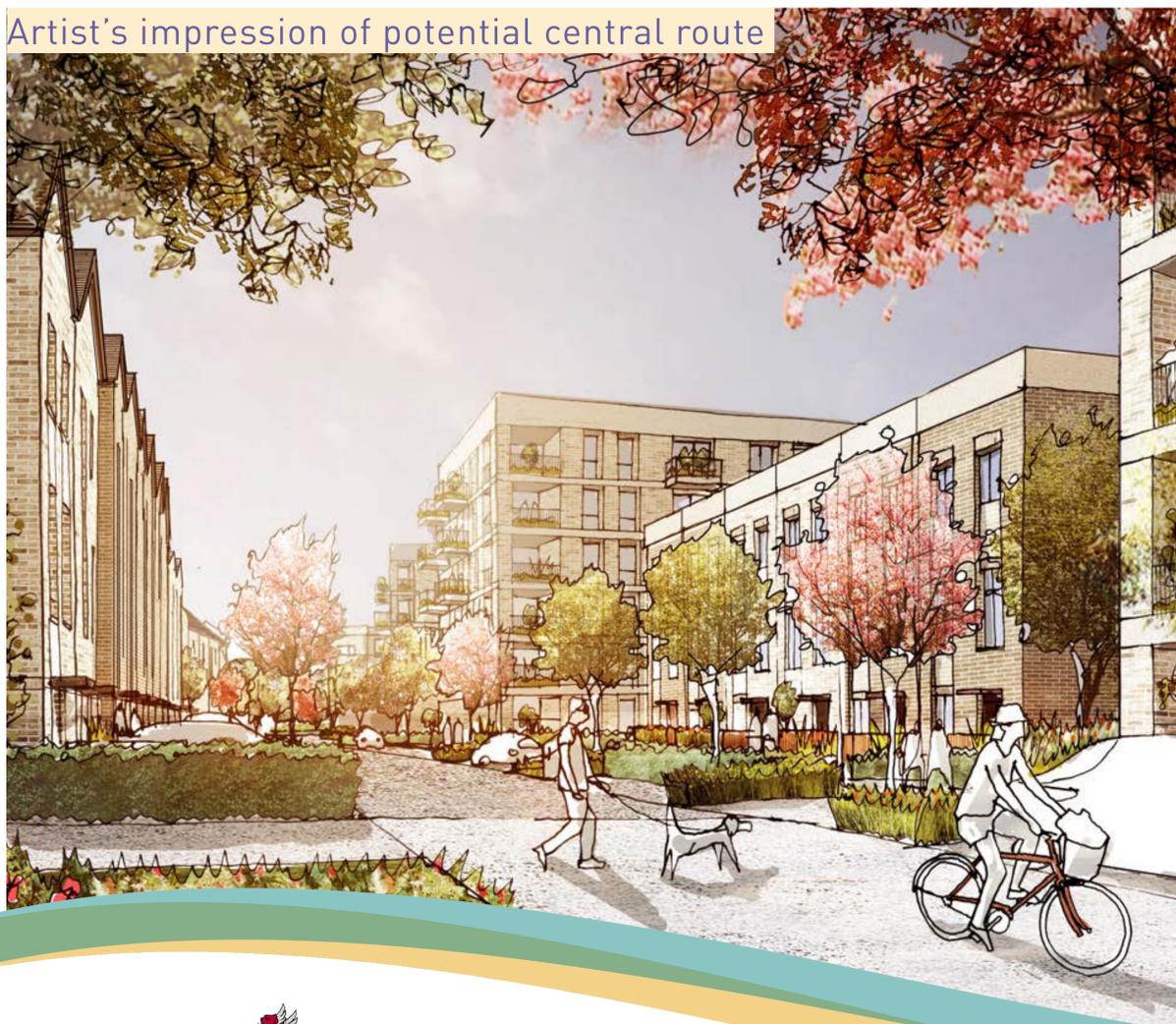
Artist's impression of potential view from the park





Potential illustrative masterplan

Artist's impression of potential central route



-  Around 330 new homes  
A variety of 1, 2 & 3 bedroom apartments, 3 and 4 bedroom houses and wheelchair accessible homes
-  3 and 4 bedroom houses and wheelchair accessible homes
-  The new apartment blocks will be no higher than 6 storeys, with new houses of 3 storeys
-  Attractive site-wide landscaping with play areas, places to sit and relax, which support nature and biodiversity
-  Better connectivity



## 1 Houses Example images



## 2 Apartment blocks Example images



## 3 Landscape Example images



## VEHICULAR ACCESS AND PARKING

### TARGET PARKING SPACES

- 1:1 spaces for houses
- 0.2 spaces for apartments

### Key

- Vehicular entrance to site
- Main vehicular routes
- Servicing routes to blocks
- Possible emergency access



## SUSTAINABILITY AND ECOLOGY

We are committed to making sure the new development is fit for the future and ensuring all aspects of the scheme are sustainable, while supporting nature and the local ecology.

The proposals will target London Plan principles of **Be Lean: Be Clean: Be Green: Be Seen**

### Key objectives explored

- Warm, comfortable, low carbon homes, well-insulated and energy efficient.
- The majority of the heating and hot water for the proposed dwellings will aim to be generated by air source heat pumps.
- Solar energy will possibly be maximised across all available, accessible and unshaded roof space, resulting in carbon reductions.
- Sustainable resources - Responsible buying of goods and services to reduce waste and ensure materials are robust and long-lasting.



Enhancing green spaces for nature and people - Restoring and improving the site's landscape to promote biodiversity and maximise benefits for people and nature.



Soft landscaping will aim to enrich the existing ecology and provide additional wildflower and meadow planting, including shade-tolerant species for beneath trees. This approach will provide a robust, colourful soft landscape that is seasonal and provides year-round interest.

