

Hayes Town

Introduction

The designs presented show Higgins' proposed redevelopment masterplan compared with the currently consented Council proposals you have seen before. Our aim is to give you the opportunity to understand the proposals before the submission of planning applications later this year. We have also provided the key contact details for Higgins Site Management Team who will be delivering the project in the coming years. The presentation boards provide a visual overview, with the Higgins Project Team on hand to answer any questions you may have. We welcome your comments

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Joan Borzak - Senior Resident Liaison Officer

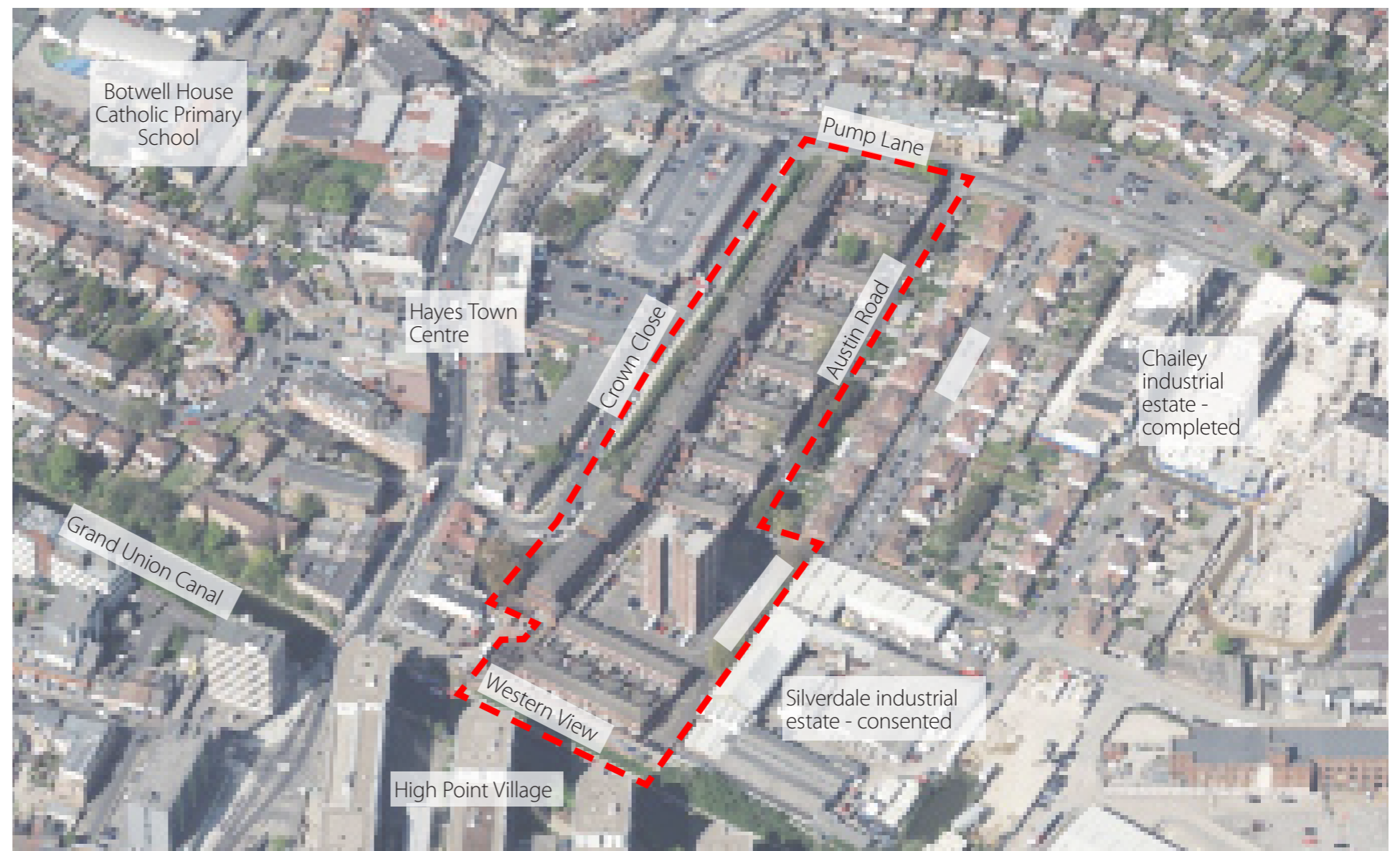
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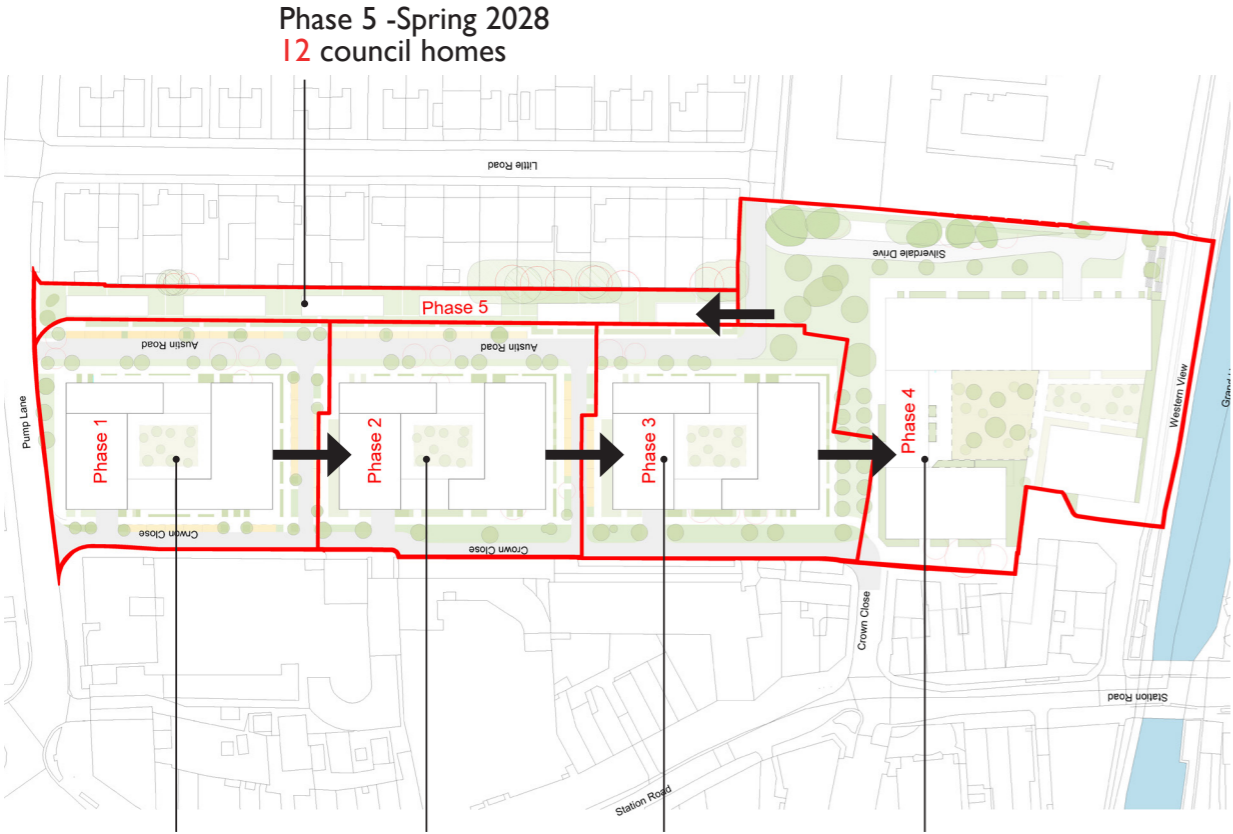
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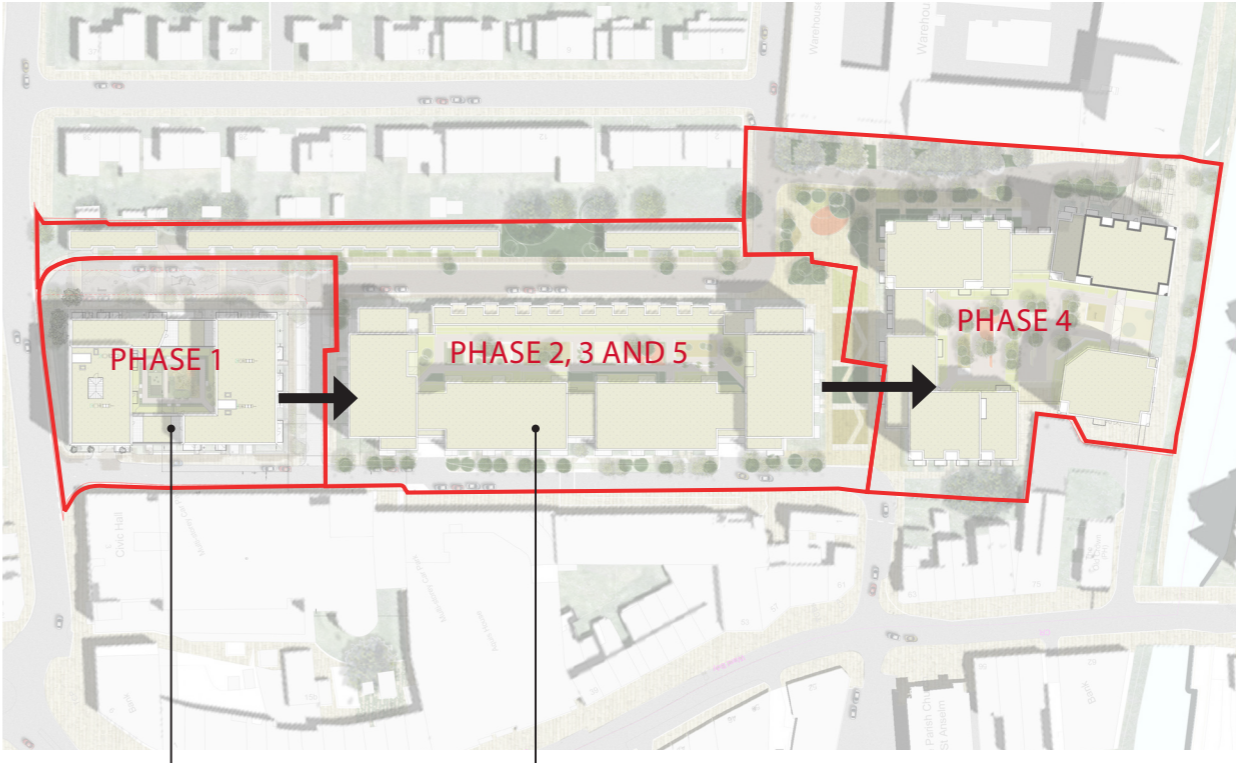
Phasing

Consented scheme - Council Homes Original
Indicative Dates for Demolition/Start on Site



Phase 1 - Autumn 2022	Phase 2 - Autumn 2024	Phase 3 - Summer 2026	Phase 4 - Spring 2028
40 council homes	54 council homes	45 council homes	114 council homes

Current proposal - Council Homes Indicative
Dates for Demolition / Start on Site

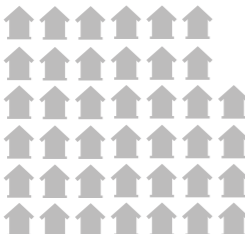


Phase 1 - Spring 2023	Phase 2, 3 and 5 - Summer 2025
80 council homes	195 council homes

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Programme

CONSENTED SCHEME



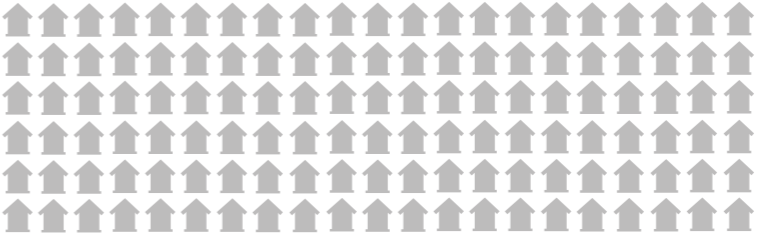
Phase 1 -
40 council homes



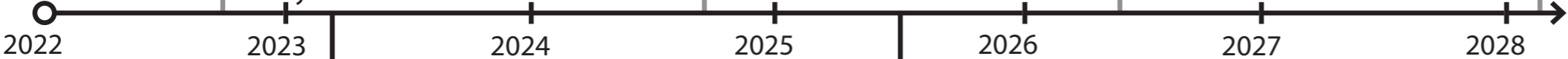
Phase 2 -
54 council homes



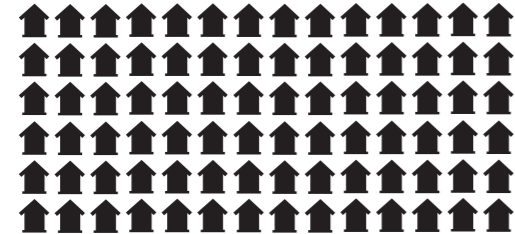
Phase 3 -
45 council homes



Phase 4&5 -
126 council homes



PROPOSED SCHEME



Phase 1 -
80 council homes



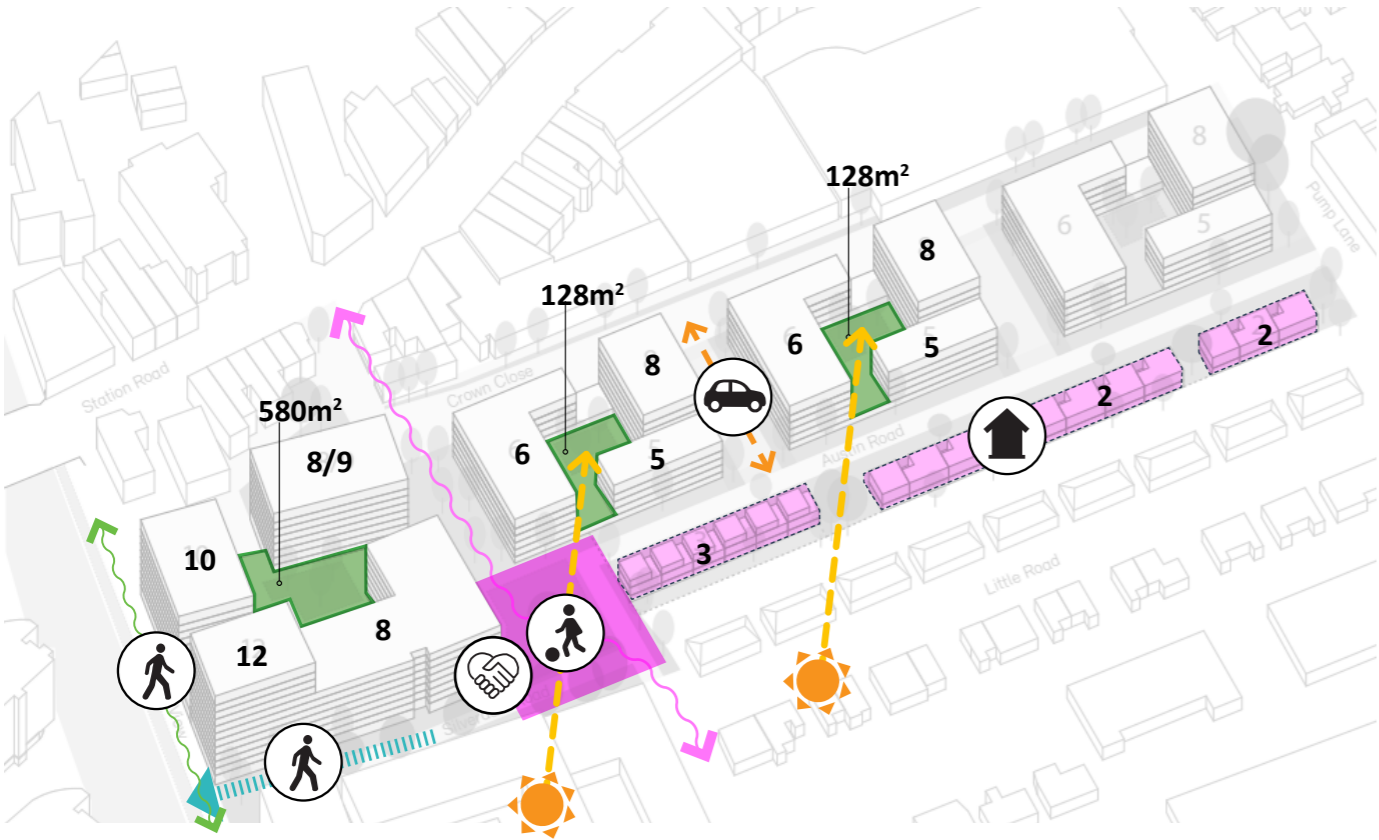
Phase 2,3,5 -
195 council homes



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Consented vs Proposed

Consented Scheme



Proposed Scheme



-  Vehicle road
-  Enhanced pedestrian route
-  Community Centre
-  House/ Duplexes



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Scheme Benefits

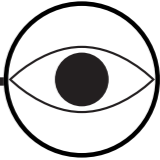


Vehicle Route removed

More secure parking in podium and less on-street parking. But same parking ratio



More Council homes delivered sooner



More Active Frontages, better natural surveillance



More Council homes are houses/ duplexes



Community Centre relocated and delivered sooner



Increased play space with more daylight



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Scheme Benefits

	Consented Illustrative masterplan	Current Proposals
✓ More affordable homes which are delivered sooner in earlier phases	269	275
✓ More Houses/Duplexes in Affordable Tenure	35	45
✓ More family homes (3B plus) in affordable tenure	78	87
✓ More active frontages, better natural surveillance	55%	81%
✓ Remove the unnecessary vehicle road and increase podium width for daylight/sunlight, improving quality of podium		
✓ Reduced on-street parking for more green spaces		
✓ More public and communal play space	Total on-site play = 1,994m ²	Total on-site play = 2,738m ²
✓ More dual aspect homes		
✓ Scale and massing improvement		
✓ Building distance and overlooking improvement		
✓ Community facility is better located and delivered sooner in earlier phase		
✓ Reduction in Height on Austin Road to create a more sensitive street scale		
✓ Parking ratio remains same, with most of parking in secure under podium locations		



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Tenure and Quantum

Consented Scheme



- 30 x Shared Equity (SE)
- 239 x Affordable Rent / London
Affordable Rent (AR/LAR)
- 231 x Private Sale (PS)

Proposed Scheme



- 28 x Shared Equity (SE)
- 247 x Affordable Rent / London
Affordable Rent (SR/LAR)
- 276 x Private Sale (PS)

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Community Space

View towards Community Centre



Sketch of Community Square

