

Convent Way
**RENEIGHBOURING
HESTON**

**DESIGN
A BETTER
FUTURE
THE MASTERPLAN**

THE REGENERATION OF CONVENT WAY

Convent Way is no longer suited to modern living and is becoming difficult to maintain and difficult to adapt to meeting resident's housing and accessibility needs. The new homes will be modern, fit for purpose, high quality and energy efficient. As well as building new and additional homes for Council rent, the proposals will provide opportunities for households in overcrowded conditions to be rehoused in larger homes.

The Proposal

- The phased demolition of all existing homes and shopping parade.
- Building c860 new homes including 1, 2, 3, 4 and 5 bedroom homes.
- Majority of the new homes will be for social rent.
- A new quiet lane with town houses to the north of the neighbourhood.
- A new community centre and retail at the heart of the neighbourhood.
- Traffic and measures to Convent Way and a new cycle lane.
- New landscaping and communal green spaces, parks and play spaces.
- One move offer for existing social tenants and resident leaseholders.
- Planning application determined – Autumn 2022

The planning application was submitted on 31 March 2022. You can view the planning submission on the council's website at planning.hounslow.gov.uk. The reference number is **01310/A/P1**. It is expected the application will be heard at the September Planning Committee. We will inform you of the outcome and the next steps after the meeting. In the meantime, if you have any questions or need further clarification, please contact us on conventwayeregen@hounslow.gov.uk or visit the website at conventway.commonplace.is.

Timeline

January 2020
Cabinet decision,
Convent Way made a
priority estate

June 2021
Resident Ballot,
79.4% vote yes,
87% turnout

March 2022
Masterplan and
detailed planning
application for phase
1 submitted

February 2020

May 2021 Engagement on the masterplan design principles and the Landlord Offer

July 2021 – February 2022

Consultation on pre planning application on the masterplan and detailed phase 1

- August - Workshops on the Community amenities and retail
- September - Workshops on the public realm
- October - Workshops on streetscape and parking
- November - Exhibition for wider Heston community
- December - Workshop for surrounding neighbours
- January - Workshop on masterplan and phases
- February Public exhibition.

April - September 2022

Planning application decision

PROJECT VISION

The regeneration of Convent Way will deliver against four principals developed in collaboration with existing residents of the estate.



Greenery + Ecology



Health and Safety



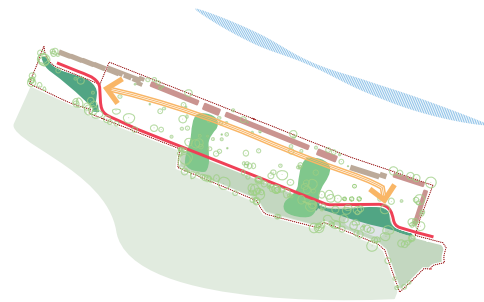
Community



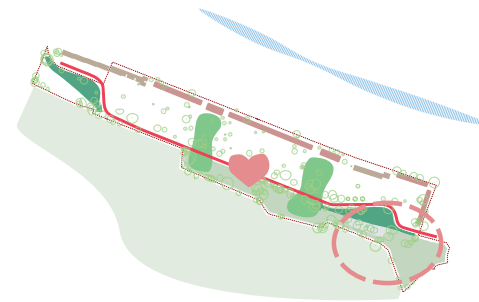
A Sustainable
Home + Garden



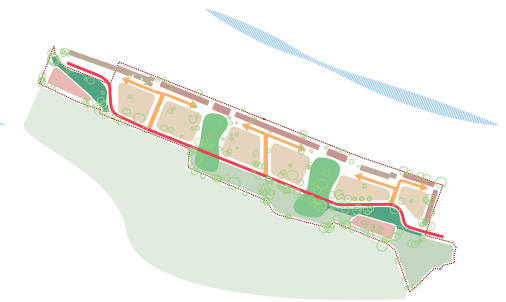
- Create a green ecological loop.
- Provide equal access to amenity for all.
- Create a high quality amenity and public realm.



- Improve site permeability and connectivity.
- Promote sustainable transport.
- Create a safer street with active frontages and natural surveillance throughout.



- Foster a sense of community.
- Keep the existing community together and support a growing population.
- Create a new community heart.



- Create sustainable homes for the future.
- Design high-quality, flexible homes with excellent light, ventilation, and views.
- Provide excellent private amenity for every home.

PROPOSED MASTERPLAN



Sustainable, high quality homes with private amenity enjoy good daylight, ventilation, and views

Larger family homes to meet housing need

Community heart including shops and community center

Neighbourhood lane with active frontages and natural surveillance throughout

A safer Convent Way with improved crossing, footpaths and cycle lanes

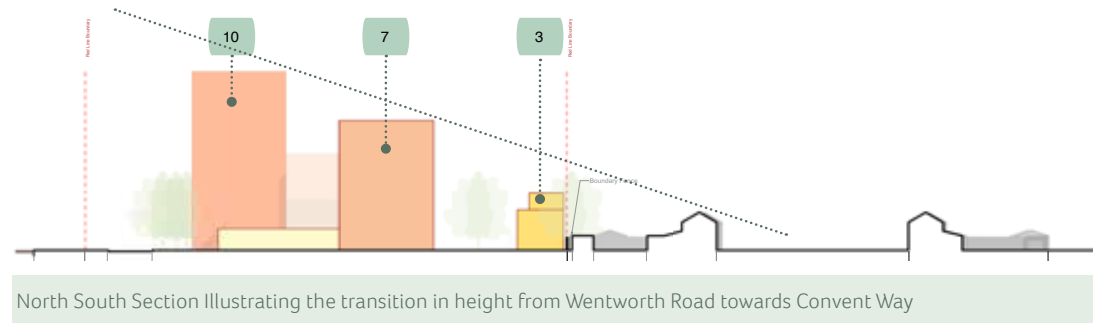
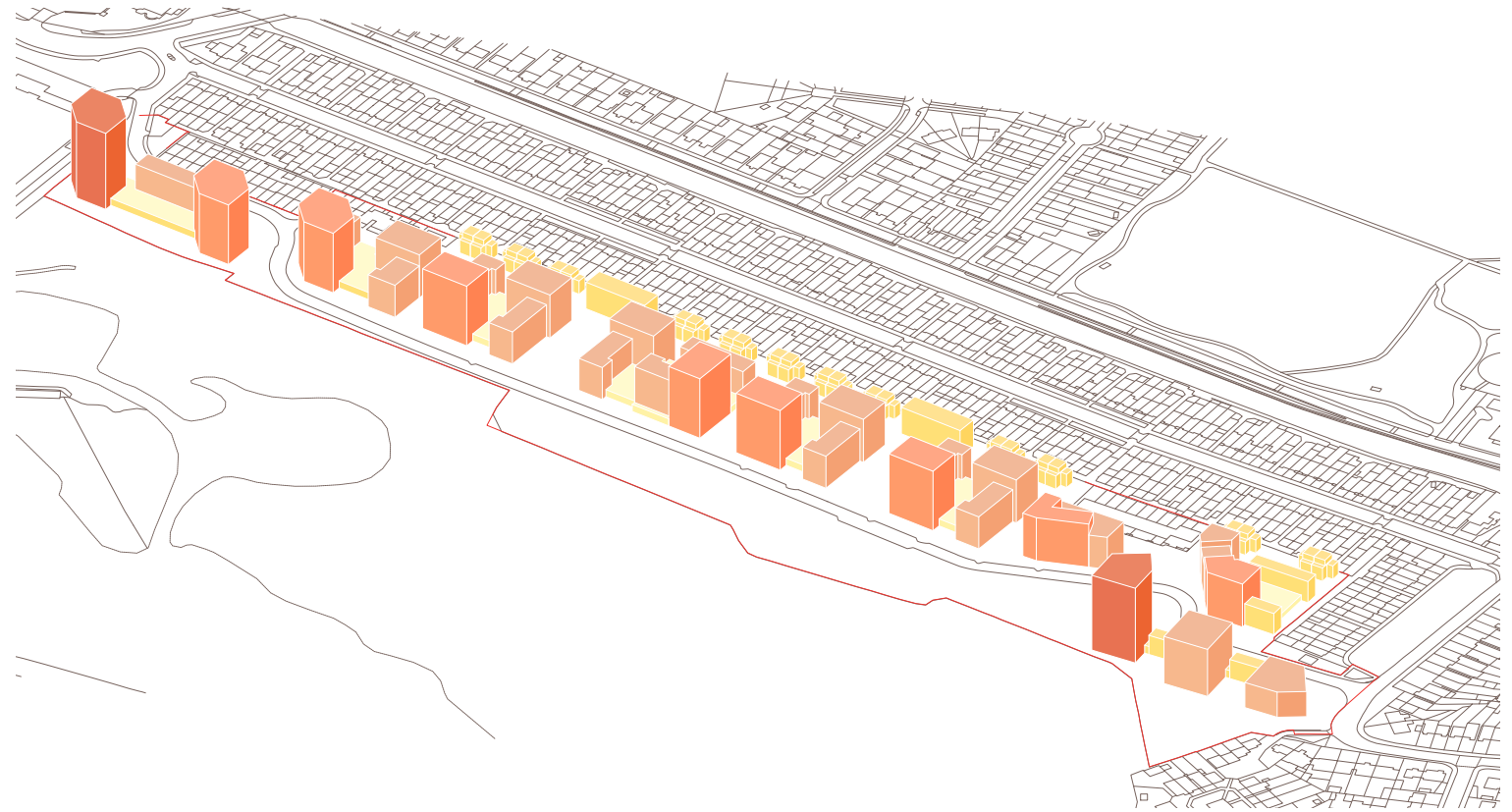
Accessible, high quality landscape and public realm

Maintaining the existing community and support a growing population

HEIGHT & MASSING

The neighbourhood lane is 3 to 4 storey houses to the northern boundary with block of 5 – 7 stories blocks of maisonettes and flats to the southern side. Height increases gradually from Wentworth Road and North Hyde Lane homes towards Convent Way where the heights step up to 10 storeys with a 13- story building at the east and west entrances.

- Podiums
- Houses
- Accent Buildings
- Mid Rise Buildings
- Landmark Buildings
- Gateway buildings

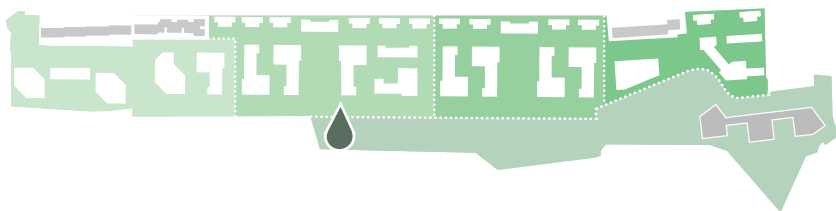


COMMUNITY CENTRE & COMMUNITY HEART

The Community Heart sits at the centre and provides the main focal space for community activity, retail and commercial use on the Convent Way estate. Its central location places it within easy walking reach for all homes across the estate.

The community centre will be on the prominent corner of Convent Way and the Neighbourhood Park, which will provide outdoor space for use by users of the centre. The potential for a cafe with outdoor seating helps to create a safe and well used park.

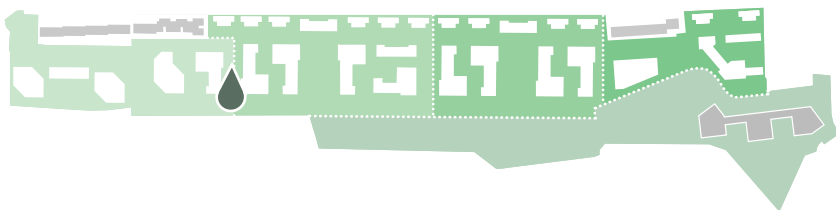
There will be a strong connection with the sports and recreation area on the green belt woodland park via a safe crossing point. The purpose is for the green belt to feel as if it is crossing into the Neighbourhood Park.



POCKET PARKS AND LINEAR GARDENS

The parks provide access from Convent Way to the Neighbourhood Lane for pedestrians and cyclists. The pocket parks are more intimate than the larger neighbourhood parks. Planting and pergolas will create outdoor 'rooms' which could be used for with seating, play or to grow community gardens.

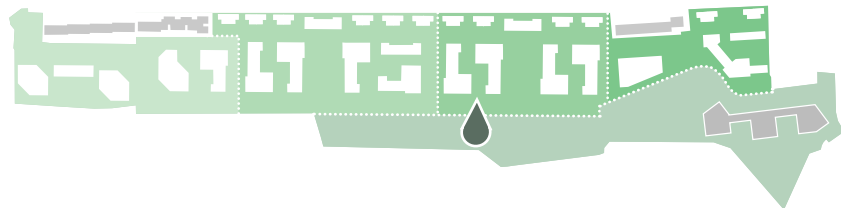
The homes with front doors along the edges of the pocket parks, will be separated from the park with defensible planting and terraces with low railings and gates



COURTYARD ENTRANCE

The secure gate from Convent Way leads into the semi-private south facing courtyard with a tree at the heart of it and a seating area. The courtyard provides access to the secure residential entrance and to the communal garden via the external stairs. At the back of the courtyard there is access to the cycle store, through another secure gate.

The entrance areas are design for residents to meet others going to and from their homes, to build on the existing strong community spirit and encouraging neighbourliness.

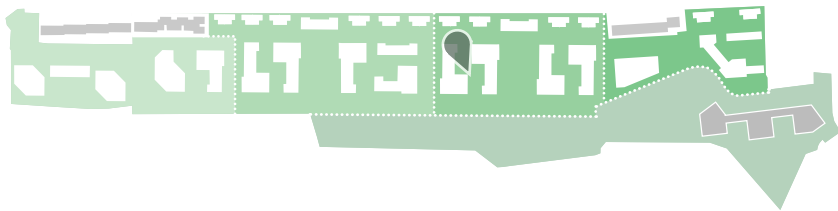


COURTYARD GARDEN

Each Courtyard Garden provides a communal garden for residents of the surrounding blocks. The space has been designed to ensure sufficient sunlight through openings in blocks to the south to create a comfortable environment.

Each garden is centered around a lawn and play facilities focusing on play for younger children. A central zone combines social space for residents to get together with potential to grow a communal garden. Defensible planting to garden level homes along with a terrace for residents with access into the garden from the first floor.

The design of the gardens will be flexible to give each block individuality and be based on resident's requirements.



COURTYARD GARDEN

Convent Way and North Hyde Lane

Proposed improvements to the Green Belt, the existing open space to the south of Convent Way, will be incrementally delivered alongside each development Phase. The designs for the Green Belt aim to enhance and build on its existing landscape character, to improve access, encourage people to use the space, and to provide more opportunities for natural play for all ages with an emphasis on youth provision (11+ year's old).

The proposal is organised around 4 zones each with their own character. The westernmost zone contains a ball-court which will be supplemented by other active uses for youths and adults including skate areas, pump track and enlarged multi-use games area, the centralwest zone is kept as an open more contained meadow space with trees at its edges, the eastern zones are part of the detailed application for Phase A and are planted with more trees which become a setting for natural play and activity elements.

Location plan



A. Convent Way

B. Refuge island pedestrian crossing

C. Raised table pedestrian crossing

D. Shared path

E. Footway

F. Parking

G. Residential defensible zone

H. Youth play area 1: Multi-Use Game Area

I. Youth play area 2: Skate area

J. Youth play area 3: Pump track

K. Formal exercise area

L. Flexible lawn area & space to kick a ball about

M. Dense native tree and shrub planting

N. Grouping of small trees



Meandering path networks linking activities and offering moments of rest



Introduce more active youth play and ball game spaces



Integrate play and features into the landscape to help promote a sense of place

PHASE A

Phase A will provide 117 affordable homes for residents for Convent Way, this includes 1, 2, 3 and 4 bedroom homes to meet the needs of existing residents. Larger family homes are located along Convent Way with front doors to the street, and three generous secure ground floor lobbies provide access to flats above. The design of the blocks ensures most homes are dual aspect, with windows that open on two sides providing good views, plenty of natural light and good ventilation. All homes will have a private balcony, terrace, or garden.

All homes will have step-free, level access and will meet current requirements for accessibility and adaptability. Ten percent of homes are designed to be fully wheelchair accessible to be adapted to meet the specific needs of the resident.

Secure surface parking spaces and private residents' amenity are provided to the South of the block.

A public woodland park is proposed in the location of the existing surface car park to the West of the block, connecting to the green belt which will see full improvement works delivered alongside later masterplan phases.



SUSTAINABLE HOMES



Axonometric of proposed Phase A with emerging future outline masterplan context

Solar Gain

Balconies provide shading to avoid overheating from direct sunlight.

Green Roofs

Opportunity to create a significant piece of ecology with mixed habitats and species.

Low Carbon

The aim is to bring down the embodied carbon in the construction through the design, materials and use of mechanical systems used in the build.

Ventilation

Homes will be designed to have good access to fresh air, through their windows and private balcony.

Outdoor Access

Each home will access to their own private outdoor space as well as landscaped amenity.

Sustainable Urban Drainage

Planting along Convent Way, and the surface carpark will absorb rainwater.

Insulation

Thicker insulation reduces energy needed to heat homes.

PV Panels

Roofs will be used to generate renewable energy from PV solar panels.

Dual Aspect Windows

Allow natural light into rooms from different orientations, ensuring the home is bright across the day.

Landscaping

Where possible, we will retain existing trees and new trees will be planted in the surrounding landscape.

Sunlight

The buildings, landscape and flats are designed to ensure good levels of sunlight throughout the day.

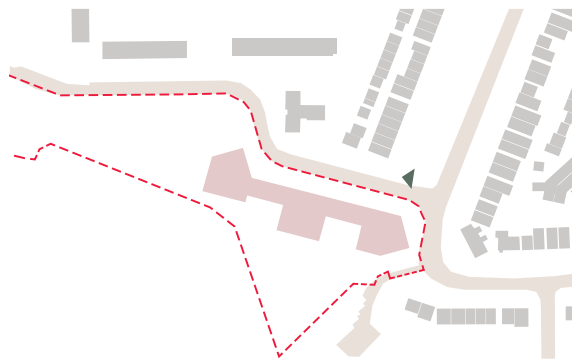
PHASE A

View of Phase A Looking Down Convent Way.

The three blocks are linked at the first-floor podium level, providing views of the green belt and letting sunlight through at the ground level and between each block. The front of the blocks will be generously landscaped, which will link to the refurbished parkland of the green belt.

Phase A will create a two-sided street with the homes opposite. Ground floor masonettes will have their own front door and private front gardens. Access to the flats will be from the communal entrances on corners of the buildings.

Improvements to the existing transport infrastructure includes a new shared path and an improved bus stop; raised tables and new crossings are proposed to improve access and pedestrian safety across the estate regeneration masterplan and at Phase A.



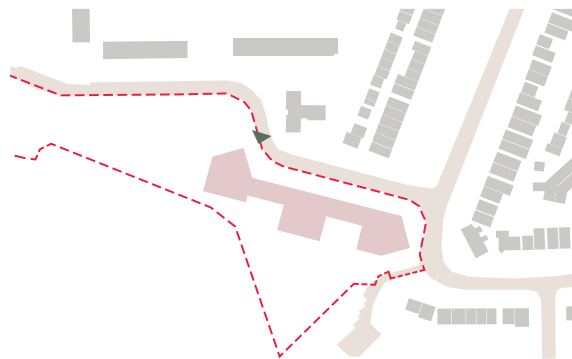
PHASE A

View From Convent Way Looking at the communal lobby and entrance.

The communal lobby to the highest block has overlapping arches with glazed openings leading inside to a double height lobby space.

Suitable gaps are created between the three blocks and the upper floors of the maisonettes, which will allow better light infiltration, visual permeability and to create additional amenity spaces for residents.

The planting between the green belt and phase A is designed to complement the woodland park.



PHASE A

Convent Way and North Hyde Lane

The frontage to Convent Way and North Hyde Lane forms the first impression of the development when approached from the north east. The landscape provides a setting to the building, trees in lower planting gives a green impression of this part of the development. Private terraces with railings and hedges are provided for ground floor homes facing the street complementing the architecture and animating the streetscene.

- A. Shared path
- B. Residential entries with short stay cycle parks
- C. Private terraces
- D. SUDs planting
- E. Bus shelter
- F. Loading and parking



Generous planted strip separating the residential frontage and streetscape



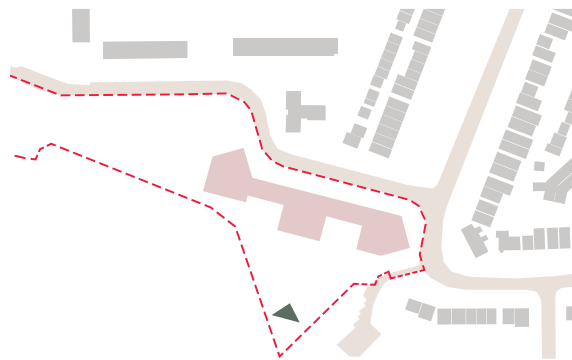
Dedicated shared path with SUDs and verge planting

PHASE A

View of Phase A from the communal landscape

This image focusses on the middle block of the three blocks in Phase A. The continuous balconies at the rear of the blocks will offer sunny southern aspect and unobstructed views towards the Green Belt.

The newly landscaped area to the rear of phase one, which include quiet places and seating as well as natural play area for all ages.



PHASE A

Communal Landscape and Car Park

The communal landscape surrounding the blocks will lead into the parklands of the green belt and will maintain a very green and semi natural character.

A generous buffer of planting to the rear of the area will provide a wildlife corridor at this edge. Within the central area nearest the blocks, there will be rich lawns supplemented with play areas for younger children and natural play for all ages.

A surface car park is positioned at the eastern boundary and gentle landform and planting is used to partially screen the cars.

- A. Secure access to communal landscape and car park
- B. Lawn and kick-about space
- C. Path network
- D. Formal play & seating areas
- E. Informal play & seating
- F. Dense native tree and shrub planting
- G. Buffer planting



Offer areas of intimate and communal seating for residents to rest, relax and congregate within



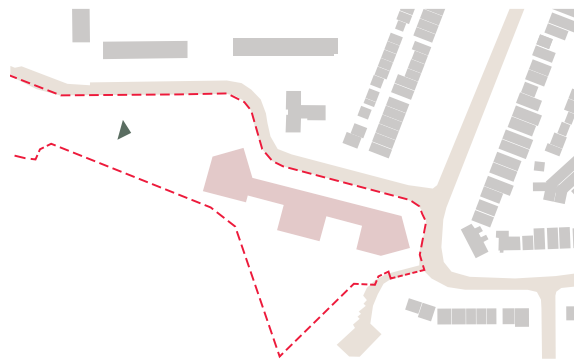
Sunny patches of lawn with play, mounding and planting integrated to offer play and amenity value

PHASE A

The Green Belt Woodland Park

This image captures the view from the Greenbelt Woodland Park.

Improvements will be delivered alongside Phase A and will be accessible to the surrounding community and existing residents of the Convent Way for any age to enjoy. Improvements include significant new planting, areas for formal and informal play, and a new shared pedestrian and cycle path with seating and picnic areas.



PHASE A

The Green Belt Woodland Park

The green belt will be relandscaped at part of Phase A, with extensive number of trees being retained. These will be supplemented with native woodland tree planting to create a more significant grove of trees at this prominent corner to the wider Convent Way masterplan.

Informal nature trails and adventure type play facilities in association with existing trees eaves will exploit the benefits of natural play. A mixture of formal sports equipment and informal trails will be provided for all ages, with an emphasis on youth facilities.



- A. Shared path
- B. 2.0m wide pedestrian footpath
- C. Secondary path networks
- D. Dense native tree and shrub planting
- E. Woodland play & amenity space (various age groups)
- F. Connections to existing and future pedestrian crossings
- G. Green Belt Woodland extent



Woodland inspired play for children of all age



Natural play and trails through vegetation

Convent Way
**RENEIGHBOURING
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If you have any questions or need clarification on any aspect of the regeneration of Convent Way, please do not hesitate to contact the Estate Regeneration Team. We can arrange to meet you in person or virtually or discuss your questions over the phone or by email.

Online:

<https://conventway.commonplace.is/>

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