

Drayton Garden Villager

Issue 3

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Reducing carbon emissions

Work will begin this month on the construction of an energy centre which will enable the Drayton Garden Village development to achieve at least a 43 per cent carbon dioxide (CO₂) reduction each year. It will be able to do so by the use of low and zero carbon technologies when compared to new homes constructed in 2006.

The level of carbon savings is significantly beyond the required 20 per cent reduction by the London Borough of Hillingdon. It has been made possible through improving the energy efficiency and thermal performance of each home and by the implementation of a site-wide, district heat network powered by a gas-fired combined heat and power (CHP) engine which is to be supplemented by large 700 square metre solar heating panels.

This district heat network is state-of-the-art technology and leading edge achievement because although CHP has been a feature of high density projects such as apartment blocks in the past, this is the first time that a district heat network has been implemented across a site to include houses and apartments. It has been the sole initiative of a private developer and not in partnership with a local authority or other sector body or received funding.

Mark Gilpin, planning director at Inland, explained: "CHP is recognised as a form of low carbon energy generation because it is significantly more efficient than the National Grid. When centralised power stations produce electricity, around 60 per cent of the energy produced is wasted, predominantly as a result of the inability to capture and reuse the heat".

Your chance to name names

Inland Homes wants to involve local people in the naming of roads within Drayton Garden Village.

Construction of the first Village Green is due to begin in October and this will be called Spring Green. It should be completed by June 2012.

There will be major landscaping across the development with a tree-lined Boulevard – the only vehicular access road in and out of Drayton Garden Village.

A new, tree-lined facility with cycle route is also to be built from Porters Way, past the nursing home, across the whole development, continuing alongside the two Village Greens and then onto Holly Gardens.

With seasonal planting along these routes and at the Village Greens, Inland Homes are very keen to have a theme which reflects the seasons and plants which appear at certain times of the year. Not only will roads need to be named but so will apartment blocks.

Ideas for street names and apartment blocks should be sent to draytongardenvillage@live.co.uk. Selections will be made in late September.

Catching the bus made easier

Inland Homes has made its first contribution - £34,000 - to Transport for London towards bus stop improvement works within the vicinity of Drayton Garden Village.

These works could include improving accessibility for handicapped people, the elderly and young mothers who need to take their buggies or "real time" information which advises travellers when the next bus will arrive.

Photographer Stuart Thomas - Copyright © Transport for London.



Building a safer community



CCTV at this Hillingdon play area has cut vandalism and crime.

“Right from the word go, Inland Homes has sought our expertise in its desire to reduce potential crimes at Drayton Garden Village,” explained Frank Freeman, West Drayton-based crime prevention adviser for the Metropolitan Police.

The public generally are always worried that when a new, large development is created it has the potential to become a new scene for crime.

But the principles of Secure by Design are being incorporated into the design of Drayton Garden Village. Mr Freeman added:

has reduced the crime rates by between 50 and 70 per cent compared with surrounding properties which do not enjoy the benefit of such design measures.”

Key elements of reducing the risk of crime include:

- Access and movement: places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security.
- Structure: places that are structured so that different uses do not cause conflict.

“The ethos of Secure by Design is that it aims to create, maintain and enhance safe and secure environments for everyone to enjoy. We consider the layout of a scheme is paramount to a successful and thriving community.

“Wherever Secure by Design has been adopted it

- Surveillance: places where all publicly accessible places are overlooked. such as the village greens on the site.
- Ownership: places that promote a sense of ownership, respect, territorial responsibility and community.
- Physical protection: places that include necessary, well designed security features.
- Activity: places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.
- Management and maintenance: places that are designed to discourage crime in the present and the future.

The housing designs are important too. By paying attention to layout, natural surveillance, footpaths, car parking, boundary treatment, defining public/private spaces, lighting and public/private open space.

Inland Homes is in the process of appointing a management company to run Drayton Garden Village. This will be based on site and it will work closely with the local Safer Neighbourhood Police team. Together they will be working to prevent anti-social behaviour and potential crimes on a day-to-day basis.

Work starts on first phase

Work is progressing apace on the construction of Drayton Garden Village’s first phase of 59 homes on a small area which has been purchased by Catalyst Housing Group, a non-profit making organisation named as the Affordable Housing Provider of the Year 2009.

The London Borough of Hillingdon will have nomination rights to the 40 homes for rent. To apply for the 19 shared ownership homes, applicants will need to be living or working within the London Borough of Hillingdon. Terms and conditions will apply. Those interested should contact 0845 601 7729 The final phase of the 59 homes – three, four and five-bedroom properties – will be completed during the late autumn/winter of 2012 and 2013.



The warm weather has helped bricklayers to get on with the job of constructing first homes on the site.

What’s happening on site soon?

September 2011	Completion of clearing oil-damaged soil
October 2011	Construction of first village green begins
February 2012	Construction of energy centre finishes

John’s the man

John Embleton, who lives with his family very close to the Drayton Garden Village site, is Inland’s local contact point if members of the public are worried about issues relating to the re-development of the site.

He has been working on the site since 1984 when he was appointed building services engineer. If you need to contact him, his email address is: draytongardenvillage.live.co.uk



Any comments on The Villager?

This is the third edition of The Drayton Garden Villager. It is a publication which is circulated to residents of West Drayton to keep them informed.

Let us know your comments. Send them to: vic.angell@tfa-ltd.co.uk