

4

Detailed Proposals

4.1 Building A..... 114

4.1.1 Building A - Overview.....	114
4.1.2 Building A - Ground Floor - Level 00.....	115
4.1.3 Building A - First Floor - Level 01.....	116
4.1.4 Building A - Typical Floor - Level 02-10.....	117
4.1.5 Building A - Roof Plan.....	118
4.1.6 Building A - Section.....	119
4.1.7 Building A - South Elevation.....	120
4.1.8 Building A - Typical Facade Detail.....	121
4.1.9 Building A - South Elevation.....	122
4.1.10 Building A - Typical Facade Detail.....	123
4.1.11 Building A - North Elevation.....	124
4.1.12 Building A - Typical Facade Detail.....	125
4.1.13 Building A - View from Station platform.....	126
4.1.14 Building A - View along Sandow Avenue.....	127

4.2 Building B..... 128

4.2.1 Building B - Overview.....	128
4.2.2 Building B - Ground Floor - Level 00.....	129
4.2.3 Building B - First Floor - Level 01.....	130
4.2.4 Building B - Typical Floor - Level 02-10.....	131
4.2.5 Building B - Roof Plan.....	132
4.2.6 Building B - Section.....	133
4.2.7 Building B - East Elevation.....	134
4.2.8 Building B - Typical Facade Detail.....	135

4.3 Building C 136

4.3.1 Building C - Overview.....	136
4.3.2 Building C - Ground Floor - Level 00.....	137
4.3.3 Building C - First Floor - Level 01.....	138
4.3.4 Building C - Second Floor - Level 02.....	139
4.3.5 Building C - Third Floor - Level 03.....	140

4.3.6 Building C - Typical Floor - Level 04-07.....	141
4.3.7 Building C - Eighth Floor - Level 08.....	142
4.3.8 Building C - Ninth Floor - Level 09.....	143
4.3.9 Building C - Roof Plan.....	144
4.3.10 Building C - Section.....	145
4.3.11 Building C - South Elevation.....	146
4.3.12 Building C - Typical Facade Detail.....	147
4.3.13 Building C - View Along Nestles Avenue.....	148
4.3.14 Building C - Nestles Avenue Frontage.....	149

4.4 Building D 150

4.4.1 Building D - Overview.....	150
4.4.2 Building D - Ground Floor - Level 00.....	151
4.4.3 Building D - First Floor - Level 01.....	152
4.4.4 Building D - Second Floor - Level 02.....	153
4.4.5 Building D - Third Floor - Level 03.....	154
4.4.6 Building D - Typical Floor - Level 04-07.....	155
4.4.7 Building D - Eighth Floor - Level 08.....	156
4.4.8 Building D - Ninth Floor - Level 09.....	157
4.4.9 Building D - Roof Plan.....	158
4.4.10 Building D - Section.....	159
4.4.11 Building D - South Elevation.....	160
4.4.12 Building D - Typical Facade Detail.....	161
4.4.13 Building D - East Elevation.....	162
4.4.14 Building D - Typical Facade Detail.....	163
4.4.15 Building D - North Elevation.....	164
4.4.16 Building D - Typical Facade Detail.....	165
4.4.17 Building D - North Elevation.....	166
4.4.18 Building D - Typical Facade Detail.....	167
4.3.19 Building D - View Along Nestles Avenue.....	168
4.3.20 Building D - Nestles Avenue Frontage.....	169

4.1.1 Building A - Overview

Building A is located to the North-West of the site, and enjoys an enviable proximity to the existing Hayes and Harlington train station, and the future crossrail station.

The building is subdivided into 2 blocks, each served by its own core and private entrance lobby at ground floor. The building massing sits at 11 storeys, and shares a 1 storey podium with Building B to the East.

A3 cafe space at ground floor invites residents and local people alike to occupy, enjoy, and activate the new public realm.

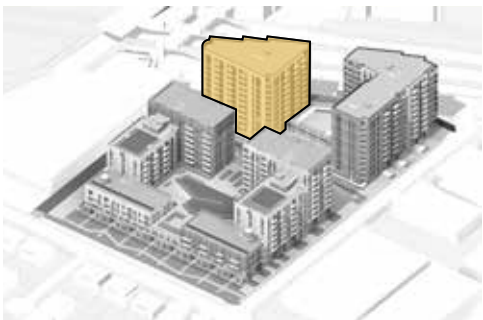
To the centre of the podium, and located between Buildings A and B is a communal residents garden. Residents from both Building A and B enjoy access to and use of the gardens.



Building A - Sandow Avenue Coloured Elevation

Building A headline figures:

- Ground + 10 storeys
 - 2 x cores
 - 100 x residential units
 - 69 x 1Bed units
 - 31 x 2Bed units
 - 60 x car parking spaces (0.6 per unit)
 - 130 x long stay cycle spaces
 - 3 x short stay cycle spaces
 - 216 sq. m (2,323 sq. ft.) A3 commercial use
-
- GEA = 9,143 sq. m (98,415 sq. ft.)
 - GIA = 8,585 sq. m (92,409 sq. ft.)



Building A Location

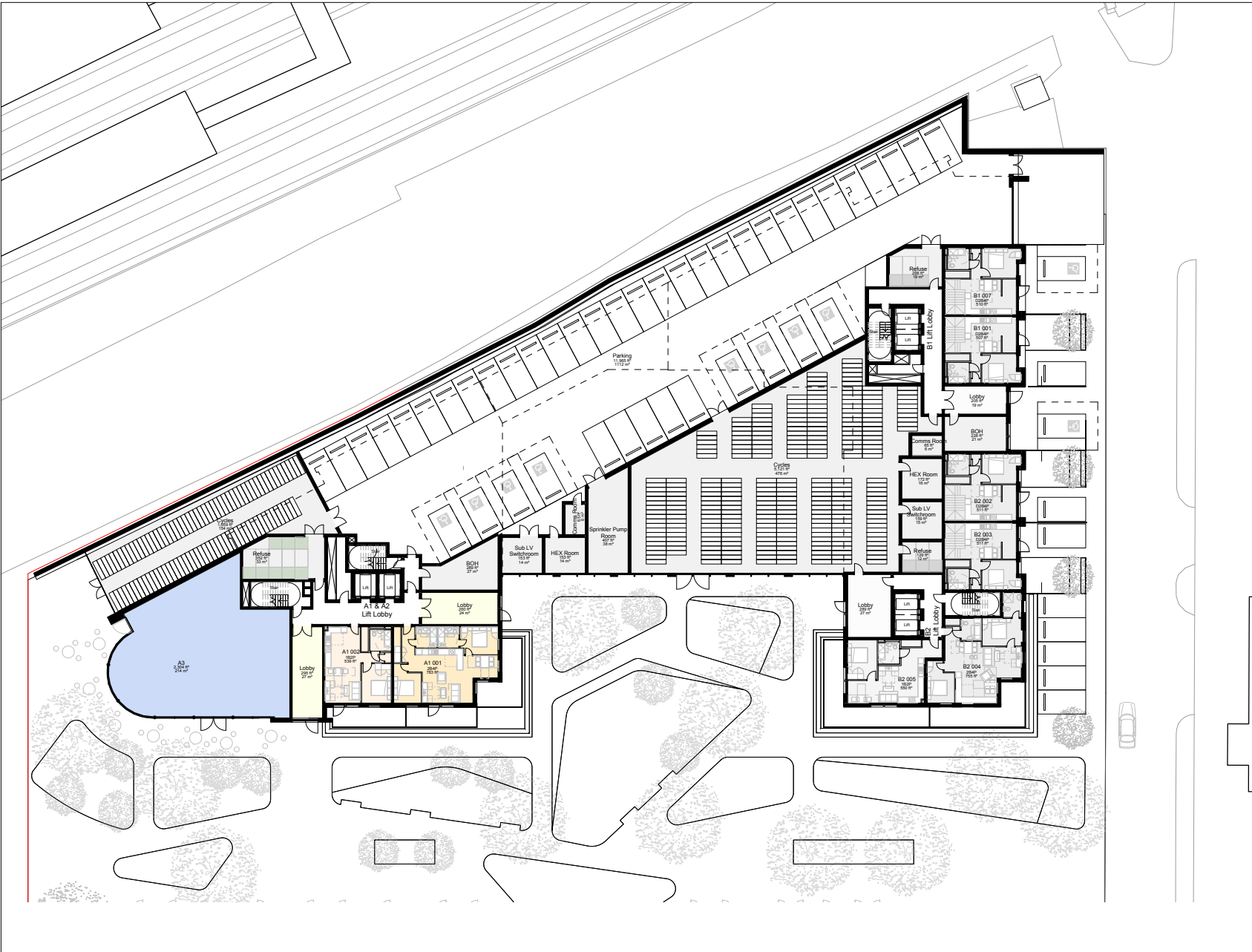
4.1.2 Building A - Ground Floor - Level 00

The adjacent floor plan shows the ground floor arrangement of the A3 cafe restaurant space, entrance lobbies, residential units, and back of house.

Generous double-height entrance lobbies lead to lift lobbies and stairways. Entrances into the lobbies are expressed and easily identified for residents and visitors alike.

Level 00 headline figures:

- 2 x residential units
- 1 x 1Bed unit
- 1 x 2Bed unit
- 216 sq. m (2,323 sq. ft.) A3 commercial use



4.1.3 Building A - First Floor - Level 01

The level 01 floor provides the primary means of access from the building for residents to the communal gardens.

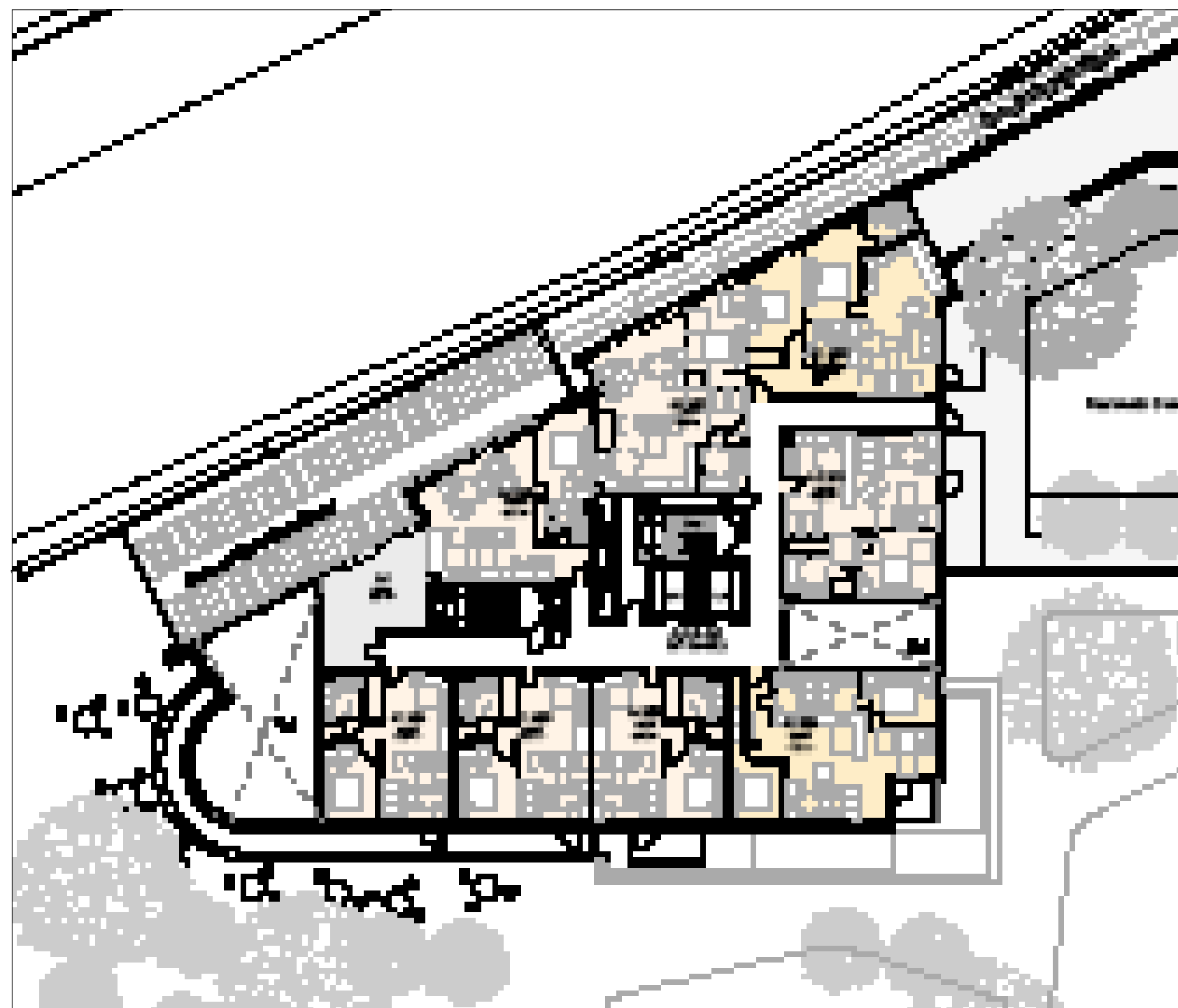
The communal gardens are shared between the residents of building A and building B, and provide a pleasant elevated, secure, and sheltered external space. An architecturally articulated raised tank provides a physical barrier along the Northern edge. This serves both the development water sprinkler requirements, and protects the external space from the noise and pollution produced by the railway track to the north of the site.

The southernly aspect of the garden creates a bright and sheltered space for residents to come together and enjoy.

Level 01 headline figures:

- 8 x residential units
- 4 x units per core
- 6 x 1Bed units
- 2 x 2Bed units

- 1 Bed unit
- 2 Bed unit



Building A - Level 01

4.1.4 Building A - Typical Floor - Level 02-10

The adjacent floor plan is the typical floor plan and apartment configuration for levels 02-10 within the building. The typical floor accomodates ten apartments which can be accessed via either of the two cores, a maximum of 5 apartments are served per core.

Stacking apartments in this manner allows for simplicity in design. This results in communal corridors, lifts and stairways that are inclusive and are easy to navigate for all residents.

Level 02-10 headline figures:

- 10 x residential units
- 5 x units per core
- 7 x 1Bed units
- 3 x 2Bed units

1 Bed unit

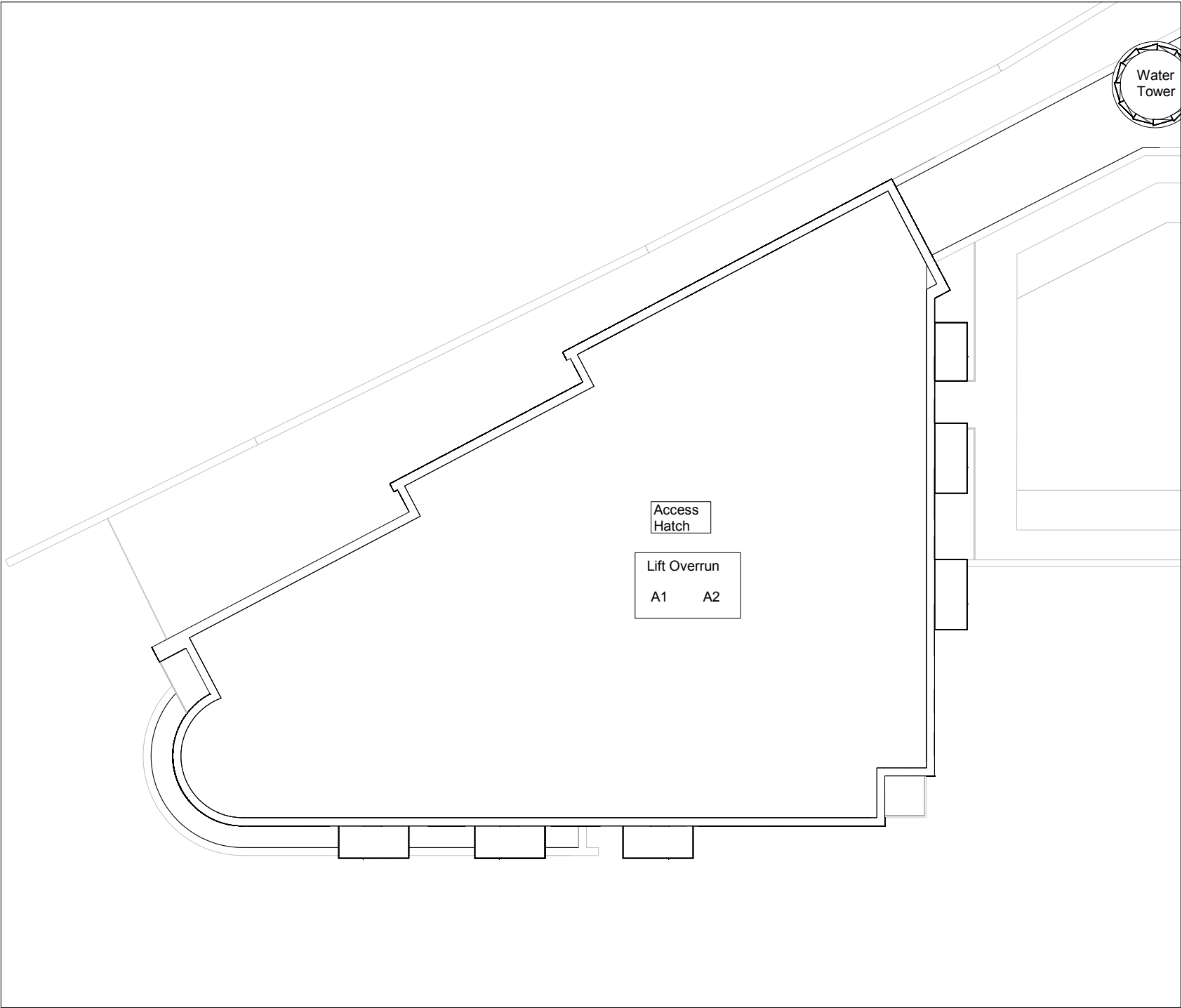
2 Bed unit



Building A - Level 02-10

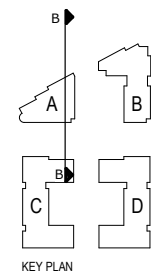
4.1.5 Building A - Roof Plan

The building A roof level is used for access and maintenance purposes only. Access is provided via maintenance hatches from cores A1 and A2.



Building A - Roof Plan

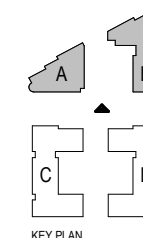
4.1.6 Building A - Section



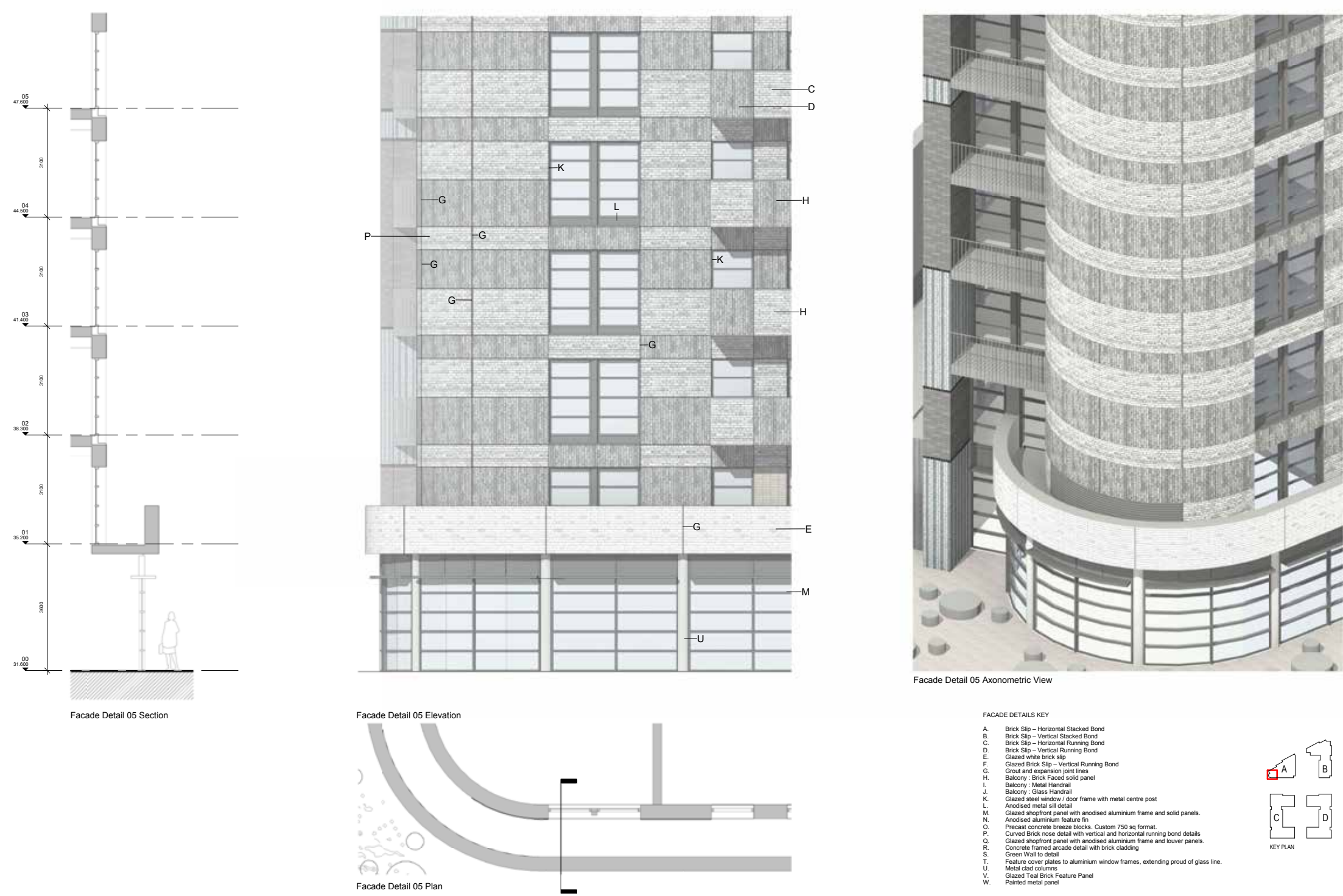
4.1.7 Building A - South Elevation

The adjacent typical facade detail captures the architectural language and materials for the southern elevation of building A, fronting onto Sandow Avenue.

The location of the typical detail elevation can be seen on the below elevation.



4.1.8 Building A - Typical Facade Detail

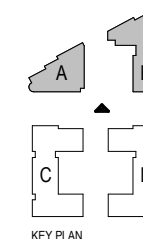
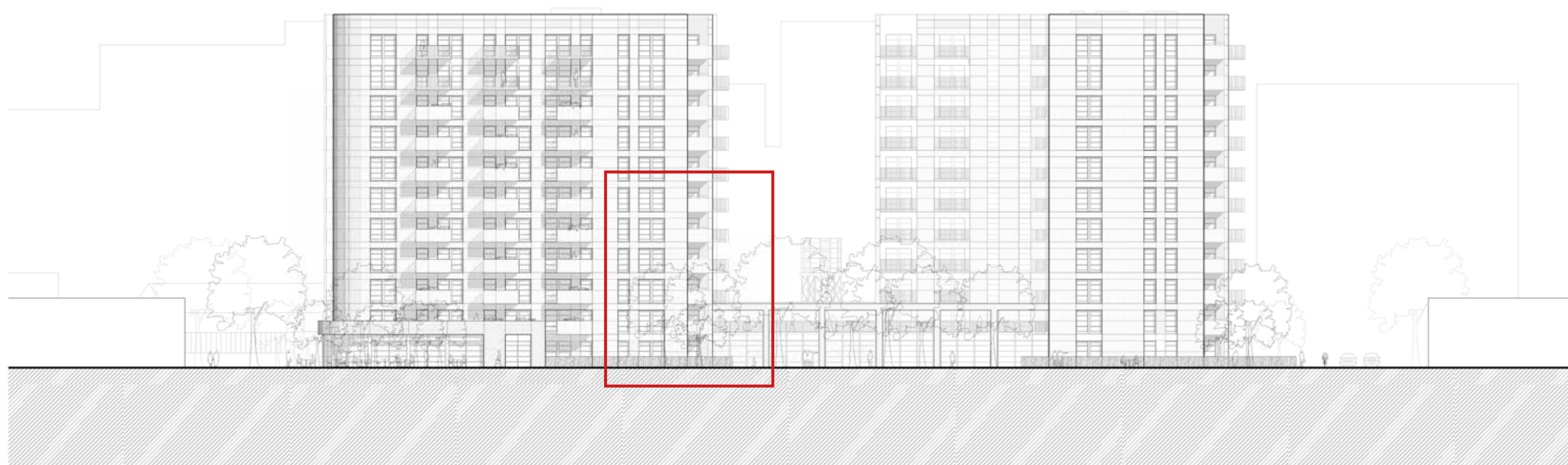


4.1.9 Building A - South Elevation

4.7.8.1

The adjacent typical facade detail captures the architectural language and materials for the southern elevation of buildings A & B fronting onto Sandow Avenue.

The location of the typical detail elevation can be seen on the below elevation.



Sandow Avenue - South Elevation

4.1.10 Building A - Typical Facade Detail

