

Access Statement



10.1 Access Statement

Statutory and regulatory background

Access consultant Earnscliffe, Making Access Work, prepared this Access Statement. It seeks to demonstrate how the design proposals take full account of the following national legislation and building standards, and local planning and development policy requirements in relation to C3 planning class:-

National policies

- Equality Act 2010 and in particular the Disability Discrimination Act 1995 (DDA). Shall Do Hayes Developments Limited has ongoing obligations under the DDA as developer, landlord, employer and service provider.
- DDA Code of Practice Code of Practice: Access – Goods Facilities, Services and Premises, Disability Rights Commission, March 2003.
- Provision required under Approved Document M of the Building Regulations 2010, Access to and use of buildings,

2015 edition Volume 1: Dwellings M4 (1)
 Category 1: Visitable dwellings, M4 (2)
 Category 2: Accessible and adaptable dwellings, M4 (3) Category 3: Wheelchair user dwellings (2) (a) – to allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs.

- Provision required under Approved Document M of the Building Regulations 2010, Access to and use of buildings, 2015 edition Volume 2: Buildings other than Dwellings, relating to common parts.
- Approved Document K of the Building Regulations 2010, Protection from falling, collision and impact
- BS8300:2018 Design of an accessible and inclusive built environment Part 1: External environment – Code of Practice, and Part 2: Buildings.
- British Standard 9999:2008, Code of practice for fire safety in the design, management and use of buildings.
- Planning and Access for Disabled People – A Good Practice Guide, department for Communities and Local Government (DCLG).
- DfT Inclusive Mobility (A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure).
- Wheels for Wellbeing 'A Guide to Inclusive Cycling', 4th Ed. 2020.

Local policies

- The London Plan 2021
- Mayor of London's Housing Supplementary Planning Guidance (SPG)
- Planning for Equality and Diversity, London SPG
- Hillingdon Borough Council Local Plan 1 (adopted 2012) A Vision for 2026. 7.9 Built Environment and Hillingdon Design and Access Statement (HDAS) SPD; 7.10 Design for Life; Accessibility 7.14-16 and Part 2 (2020).

Process and Philosophy

Design philosophy

The Access Statement is based on the social model of disability and the philosophy of inclusive design that maximises access, choice and opportunities for disabled people. Inclusive design is the process by which the needs of everybody are considered and embedded in the proposals for the design, development and subsequent management of the built environment from the outset. The key elements of inclusive design, which benefit everyone, are:

- ease of use
- freedom of choice and access to mainstream activities
- embracing of diversity and difference
- legibility and predictability
- high quality.

Access has been considered in its broadest sense to reflect the needs of individuals with sensory, mobility, cognitive and hidden impairments, neurodivergence, mental health needs, reduced or hypersensitivity to temperature, and limited reach and stature. Others for whom the built environment can be disabling including people who have little understanding of written English, are also considered. This approach should facilitate an inclusive approach to access and ensure that opportunities for maximizing access to all areas of the site development are identified throughout the design process.

Process

The development strives to maximise access for disabled people, be they residents, staff, or visitors, the process of which will be recorded in the Access Statement as this document develops through the life of the project.

A suitably qualified access consultant (Earnscliffe) has been appointed to the design team since Developed Design Stage. Access has been a regular agenda item of design workshops and meetings, and the design team and client have a collective aim of achieving the best possible accessibility across the project through a process of inclusive design and monitoring.

This report reflects an appraisal of the following drawings:-

Studio Egret West Proposed General Arrangement Plans:-

- 0419-SEW-HC-00-DR-A-001111 – HPC Level 00
- 0419-SEW-HC-01-DR-A-001112 – HPC Level 01
- 0419-SEW-HC-02-DR-A-001113 – HPC Level 02
- 0419-SEW-HS-00-DR-A-001116 – HPS Level 00
- 0419-SEW-HS-01-DR-A-001117 – HPS Level 01
- 0419-SEW-HS-02-DR-A-001118 – HPS Level 02

Studio Egret West Proposed Landscape Plans:-

- 0419-SEW-ZZ-00-DR-L-001000 –Proposed Landscape GA Plan
- 0419-SEW-ZZ-00-DR-L-001001 – Landscape Plan - HPC
- 0419-SEW-ZZ-00-DR-L-001002 – Landscape Plan - HPS
- 0419-SEW-ZZ-00-DR-L-001003 - Soft Landscape Character Plan

Studio Egret West Draft DAS_230323

Studio Egret West Typology Drawings

- 0419-SEW-ZZ-00-DR-A-004100 to 004152



Diagram representing all disabilities to be considered

Context

The 3.165 ha site is located in the Charlville Ward of the London Borough Of Hillingdon within a wider site known as Hayes Park and within the Green Belt. It is bound to the east and south by parkland, to the west by agricultural land and farm buildings; and to the north by a 506 space multi-storey car park and Hayes Park North (permitted development for residential accommodation) – both out-with this development, with farmland beyond.

The site is accessed from the east from Park Lane and from the west from Hayes Park Road. There are arched openings in the perimeter wall from both approaches, each of which offers a clear opening width in excess of 850mm and level threshold to ensure ease of access.

The site has a PTAL rating of 1B-2 being poorly served by local transport. The nearest train station is Hayes and Harlington on the Elizabeth Line 43 minutes walk away. Hillingdon Station on the Metropolitan line is approximately 60 minute away as is Uxbridge Station on the Metropolitan and Piccadilly lines. Local bus services stop on Uxbridge Road, Adelphi Way and Kingshill Avenue, the nearest being 520m walk away. Hayes High Street is within close proximity and there are several local shops.

The design proposal is to convert two 1960s Grade II* listed vacant offices into low cost rent residential accommodation retaining the iconic modernist architecture and enhancing their setting within an extensive pastoral landscape.

The office buildings lend themselves to high quality dwellings with their simplistic linear form, high ceilings and corner and dual aspects with views out towards the natural landscape or facing inwards towards planted courtyards.

124 no. dwellings range in size from 1B 2P- 4B7P dwellings, including a number of duplexes, will offer accommodation over three floors L00 – L02 for singles through to families within two blocks, Hayes Park South (HPS) (75 no. dwellings) and Hayes Park Central (HPC) (49 no.), with supporting amenity both internally in the courtyard gardens and externally within the park with walks and play through the grasslands and doorstep play and communal square to the north with connections to Hayes Park North (HPN) (no part of this application), and internal amenity including spacious entrance lobbies and co-working / lounge areas. Wheelchair adaptable (M4 (3) units will be provided across a range of typologies.



Existing aerial photo of Hayes Park South and Central

10.2 Access provisions

Landscaping

The existing landscape is a significant asset to the development and is linked to the modernist architecture of the buildings with wilded grasslands and a network of mown grass paths running through them.

The design strategy looks to subtly enhance the existing parkland to create an inclusive and welcoming environment by introducing a series of accessible paths throughout. A network of resin bound gravel paths are wheelchair friendly for users to enjoy the expansive parkland setting. Entrances and key routes to the buildings are paved and designed to provide level access to the new Garden Square to the north. Trees, planters and seating define the new meeting space and arrival point for visitors, with a distinguished paving pattern that makes reference to the grid formation of the architecture.

Existing trees augmented with new trees across site will offer shade whilst bench seating will be provided at 50m intervals.

Movable tables and chairs will be provided in specific locations where the the space and sunny aspect is favourable, so that residents can feel like they can make a space of their own. New meadows will be created around HPS and HPC whilst the language of the natural landscape continues internally within the courtyard areas.

External play provision will include an Equipped Play area to the north-east, off the new Garden Square, partially enclosed by an existing wall that abuts woodland beyond, where balancing beams, climbing structures, raised timber platforms and sensory play features will provided. Incidental play opportunities such as stepping logs and exercise equipment are provided along a walking and jogging route circulating the central building. Routes around furniture will have level access and activities will be physically accessible and provide sensory value.

Routes to the buildings will be diversified and circular, linking natural desire lines to destinations from more outlying areas of the landscape, with mown lawns and accessible footpaths leading right up to building entrances. Existing walls will be kept to retain the landscape at higher level. Additional walls will be formed where they

sit naturally with the architecture to help define entrances. This strong architectural narrative will further aid orientation.

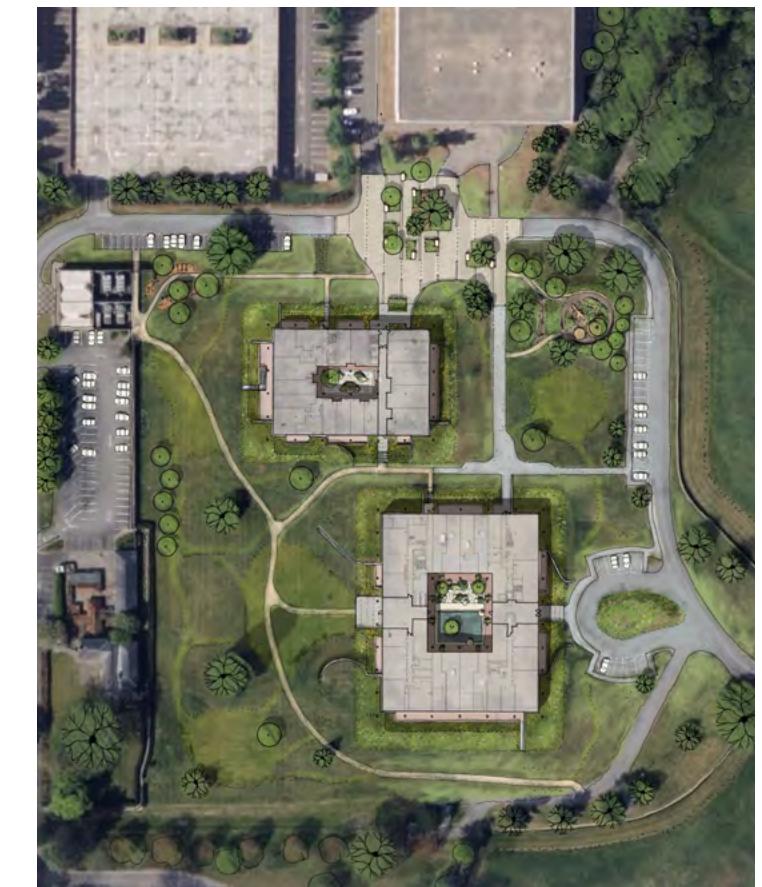
The circular vehicular roadway to the eastern main entrance to HPS will be retained to address vehicle arrival and departure. The island in the centre will be enhanced with a perennial meadow mix to create a sense of arrival.

The homes at ground floor have access to external space either in the form of a garden patio or terrace overlooking the central courtyards. The surrounding landscape sitting at a higher level will bank down to a gabion wall which provides an enclosed boundary to each of the garden patios. A combination of raised landform & planting provides a defensible interface to the publicly accessible landscape beyond the building extents.

Despite the level difference, there will be no level change greater than 1:21 on building approaches and all building thresholds will have level access.

The only steps for residents are on the approach to the southern entrance of HPC which will have gentle risers of 150mm, generous treads of 300mm, tactile landings

top and bottom, contrast nosing and continuous under lit handrails to both sides of the flight at 1000mm above the pitch line thus meeting Part K and Part M of the Building Regulations. These lead off a route that has a gentle slope to address a 1m level change, with a level landing at the mid point. A second similar stair leads off this landing and continues south towards a secondary fire exit route from HPS.



Proposed landscape plan for Hayes Park (NTS)

Access provisions

Drop off and car parking

Drop off will be possible for residents and visitors immediately outside the building entrances on the east and west elevations of HPS and the north and south entrances of HPC where there will be spacious entrance lobbies. The southern entrance to HPC is not wheelchair accessible as the level change here necessitates a stepped approach.

Parking for 124 no. cars will be provided to the west of HPS equating to 1:1 of the dwellings. There is an additional car park deck to the southwest of HPC near the arrival square.

13 no. Blue Badge bays are proposed which equates to 1 per accessible dwelling plus additional for visitors, close to building entrances and mostly within 50m travel distance of accessible dwelling entrances, 10 bays to the east, 8 no. of which are within immediate proximity of the main entrance of HPS, 2 no. being equidistant from HPC and HPS, and an additional 3 no. bays to the north of HPC.

The bay dimensions for Blue Badge bays will be full length (6000mm) and full width (3600mm) as set out in Approved Document M inclusive of side transfer zones. The bays share the safe transfer zones, which are 1200mm wide and provided at one end and to one side of all the bays. The zones are to be demarcated and the bays indicated with signage as described by Approved Document M.

All parking bays will have a suitable asphalt surface akin to that of the vehicular routes around the perimeter of the site.



Cycle parking, entrances, circulation and internal amenity

Cycle Parking and storage

There will be an over provision of cycle spaces provided. The requirement requires 187 no. cycles spaces for residents. However, the following is provided, 108 no. located off the north east lobby of HPS, 16 no. off the north west lobby of HPS; and 79 no. in the north east of HPC. They will include 5% provision for non-standard cycles used by disabled cyclists, such as recumbents located off the north east lobbies of HPS and HPC and equating to 10 no. spaces. Routes and doors to these areas will be suitably wide. There will be additional cycle storage in the landscape for visitors.

Hayes Park South - Main entrances

There will be two entrances, one on the east and one on the west, both close to car parking.

The doors to the main entrance will be suitably wide for ease of access and will open onto a spacious Concierge and residents lounge leading onto the central courtyard with reflective pool. The doors will be within a circular enclosure that alludes to the original revolving doors. As revolving doors are not accessible to wheelchair users and many others, a pass door would be needed and this is deemed unacceptable to the design aesthetic and so double

leaf doors within a circular enclosure are therefore proposed.

The western entrance leading off the pedestrian arrival square will have double door arrangement and will open onto a spacious Co-working space cum lounge. From here there is a transitional lounge to the central courtyard.

Both entrance routes have level thresholds and level access throughout. From the lounge there are wide straight corridors to each of the circulation cores.

Hayes Park South - Vertical and Horizontal Circulation

In HPS there will be two 13 person passenger lifts that connect all levels and two platform lifts, one in the southeast, the other in the south west that connect levels L01 to L02.

All lifts have a suitable level landing with a minimum clear landing of 1500mm2.

Circulation stairs and lifts will all meet or exceed Approved Documents K and M standards.

Corridors within residential accommodation areas will be a minimum 1500mm wide (except around columns where this reduces momentarily to 1200mm wide) whilst lobbies will all very generously proportioned, ending themselves to lounge seating and in some areas, co-working.

Hayes Park Central – Main entrances

The main entrances are located to the north and south of the building. As previously stated, the south entrance approach is stepped

Entrances are located within easy reach of a circulation core and lift. There is an additional secondary entrance on the northern elevation that leads to the NW core for ease of access to the dwellings to the west and to an amenity space.

Hayes Park Central – Main entrances

Two 13 person passenger lifts located towards the north elevation of the west and east lobbies will provide access to all levels.

Circulation stairs and lifts will all meet or exceed Approved Documents K and M standards.

As with HPS corridors within residential accommodation areas will be a minimum 1500mm wide whilst lobbies will all very generously proportioned, ending themselves to lounge seating and in some areas, co-working.

Internal amenity spaces

Both HPS and HPC have internal courtyards at ground floor. The larger of the courtyards is located in HPS where an existing reflecting pool with island planter will be partially reinstated. The paved area around the pool will be expanded to afford a more generous external seating amenity space for residents with the pool on one side only with a tree planted central island offering a focal point with a paved courtyard walkway will cross the water. The east-west pathway through the space will create a strong legible linear connection from the east to the west entrance lobbies.

Where there is no existing courtyard in HPC a new courtyard garden will be introduced, also at ground Floor, onto which dwellings can look. Whilst a pool is not possible due to the existing floor slab, the level access courtyard will be naturalistic, paved with self-binding gravel and filled with planters and seating.

Additionally there will be generous amenity areas connected to circulation cores and in HPS to the east and west of the courtyard void.

For diagrams relating to entrances, circulation and cycle storage refer to the 'Layout' section of this DAS.

Residential accommodation

Accommodation – General Principles

All proposed dwellings with the exception of a small number (6 no.) of M4 (1) Studios that have bathrooms with insufficient capacity to accommodate a level access shower or and 1 no. dwelling (HPS - 00 - 08) with mezzanine level that does not have a Part M4 (2) bathroom on the same level as the master bedrooms.

All other dwellings meet Building Regulations 2015 Part M4 (2) in terms of layout and provision of an accessible bathroom.

10% of apartments meet Part M4(3) Category 3: Wheelchair user dwellings (2) (a) with a bath and level access shower installed below.

Duplex dwellings in both buildings will have north to south aspects and have entrances at Ground Floor Level 00, with the second level either one floor up or one floor down.

Details of standard dwellings include:

As a minimum, provision across M4 (1) Studio dwellings will include:-

- level / step free thresholds from the landscape via communal entrances and lift access
- entrance doors with minimum 1200mm deep sheltered area (canopy / recessed doors). The concrete overhang provides the canopy required.
- spacious lift lobbies with ample level landings exceeding 1500mm², with passenger lifts that exceed the required minimum 1100mm wide x 1400mm deep
- communal stairs in the vertical circulation cores meeting Part K for utility stairs
- level approach to each private dwelling with external landings exceeding 1200mm wide, and wide circulation core leaf and a half arrangement on doors across corridors to enable wheelchair users to gain entry using one leaf
- main circulation corridors 1500mm wide to enable wheelchair turning with provision of passing points of 1800mm and clear sight lines between passing spaces
- private entrance door a minimum 850mm clear opening width, and with lever handles at 900mm ffl for ease of reach, and high visibility door numbers
- door nibs of 300mm on the leading edge
- internal doors a exceed minimum width of 775mm
- minimum 900mm wide entrance lobby and corridors
- entrance storey cloakroom or bathroom with minimum dimensions of 1500mm long x 850mm wide, and clearance in front of pan and pan centred 450mm from a return wall.

Details of M 4 (1) mezzanine dwellings (HPS - 08, 13 and 12 and HPC 00-10) include:-

- All of the above M4 (1) with the exception of a mezzanine stair of 850mm wide that could accommodate a stair lift and with a small cloakroom at entrance level and bathroom on the same level as the principal bedroom.

As a minimum, provision across all M4 (2) units will include:-

- wide entrance lobbies that exceed minimum widths
- living areas with glazing to principal window starting at 800mm ffl (compliant with Part M maximum height of 850mm ffl) – existing windows will be replaced to take full advantage of the views to the landscape by providing 1.4m wide fully glazed doors that open onto a balcony
- minimum 1200mm clearance in front of kitchen units
- every bedroom having a minimum clear 750mm approach zone from the doorway to the window
- minimum 750mm circulation around both sides and foot of the bed in the master bedroom
- step free access to a WC with an outward opening door, with a clear zone of 1100mm in front of the pan
- wheelchair adaptable main bathroom with side access to WCs and shower access with suitable wall structure to accommodate future installation of grab rails
- power sockets will be located at 450-1200mm ffl
- window handles at 450-1200mm ffl, to window in principal living area at 700-1000mm ffl
- handles to sliding doors to balconies will be at 1200mm ffl. Should an apartment be adapted in the future for use by a disabled resident then motorised opening can be provided
- refuse stores located to the north side of the building.

Please refer to sew Typology Drawings for typical dwelling layout across a range of typologies submitted as part of this application.

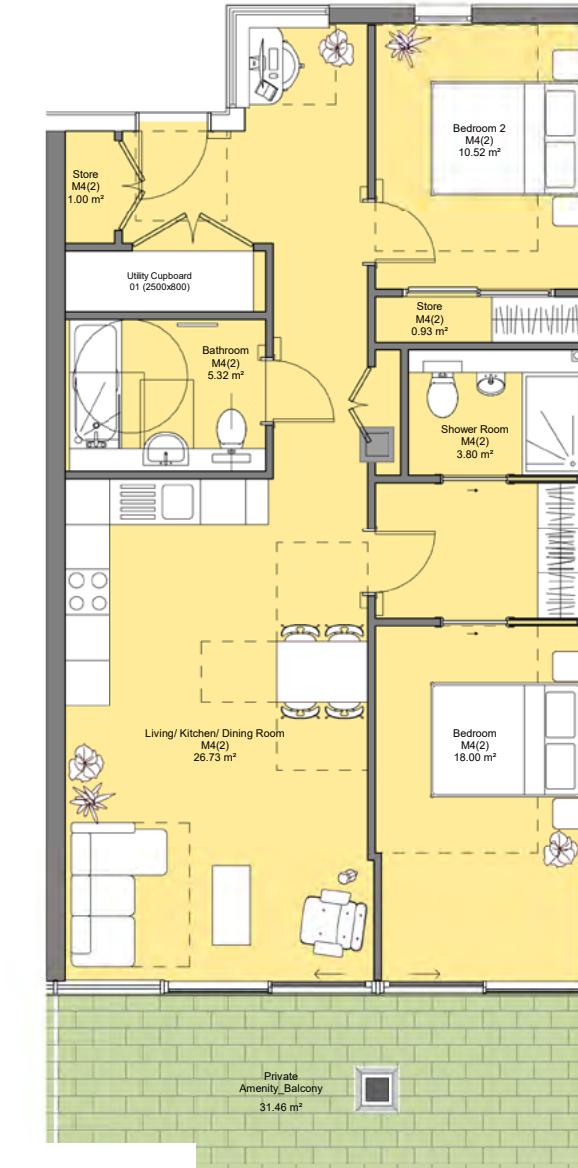
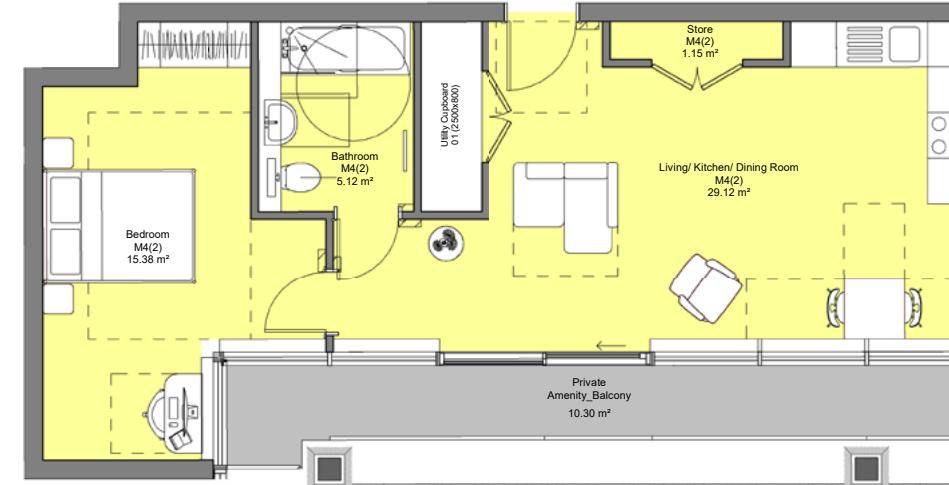
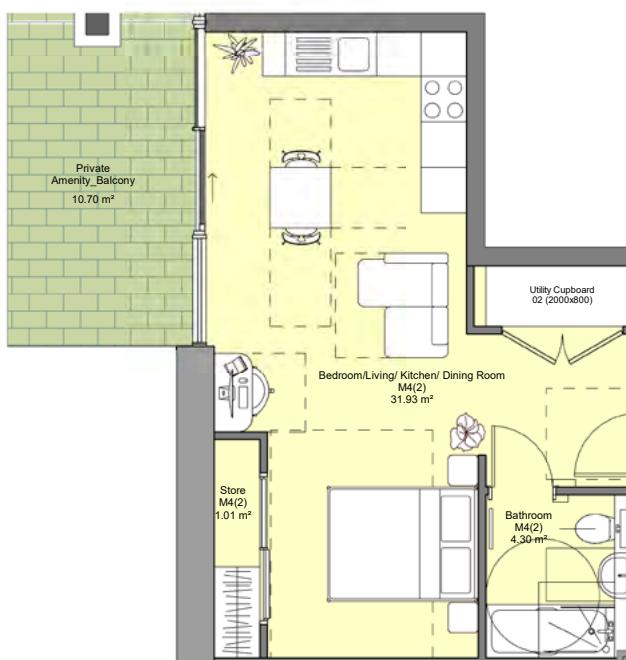
Residential accommodation cont.

Details of 10% units (12 no.) to Part M4 (3)

(a) include:-

- minimum 1500mm² entrance landings
- minimum 1500mm wide x 1800mm deep clear landing inside the entrance door level threshold
- door entry controls at 900-1000mm ffl
- fused spur for future fitting of powered door opening fitted on hinge side of door
- minimum 850mm entrance door clear opening width minimum 1500mm² internal landing clear of door swings
- wheelchair storage, transfer and charging area 1700mm x 1100mm with clear 1200mm zone to the side or front located either within the hall or living area
- where doors are adjacent to another outward opening door the leading edge is a minimum 800mm
- minimum internal door openings of 850mm with 300mm nib on leading edge, 200mm on following edge
- circulation within living, dining and kitchen areas to include at least 1500mm² turning space
- kitchen worktop lengths – for two bedspaces a minimum 4330mm plus additional provision for adapting to fully accessible of 6130mm; for 3 and 4 bedspaces 4730mm rising to 6530mm for adapting to fully accessible; for 5 bedspaces 5630mm rising to 7430mm for fully accessible
- 2200mm height adjustable worktop length and min. 400mm to at least one side of the oven and fridge
- 1500mm clear space in front of worktops and cabinets
- bedroom space with 1000mm clear zone to each side and end of double bed and in front of wardrobes and 750mm clear route to a window
- principal double bedroom a minimum min. 3000mm wide
- minimum storage area of 1.5m² for 1 bedroom, 2m² for two bedrooms, 2.5m² for 3 bedrooms
- bathrooms with sufficient turning circles, shown with bath installed at day one and level shower beneath
- apartments with four bedspaces have a fully accessible bathroom with second bathroom capable of being adapted as a fully accessible WC
- ceiling structure can accommodate future installation of ceiling track hoists between principal bathroom and principal bedroom with 200kg tolerance
- wall structure via patressing to enable future installation of grab rails sufficient to take a 1.5kN/m² load
- slip resistant floors
- basins clear of pan with 1100mm clearance to enable frontal transfer
- window controls in principal living space at a height of 700-1000mm ffl
- elsewhere window controls between 450 and 1200mm ffl
- sliding balcony doors fitted with powered opening if they are over 20N in weight.
- private balconies have level thresholds but offer only 1m depth outside of balcony door due to the position of existing columns, however once the doors are open there is level access to the balcony albeit requiring wheelchair users to reverse back in to the dwelling.

Example typologies M4(2) HPC & HPS



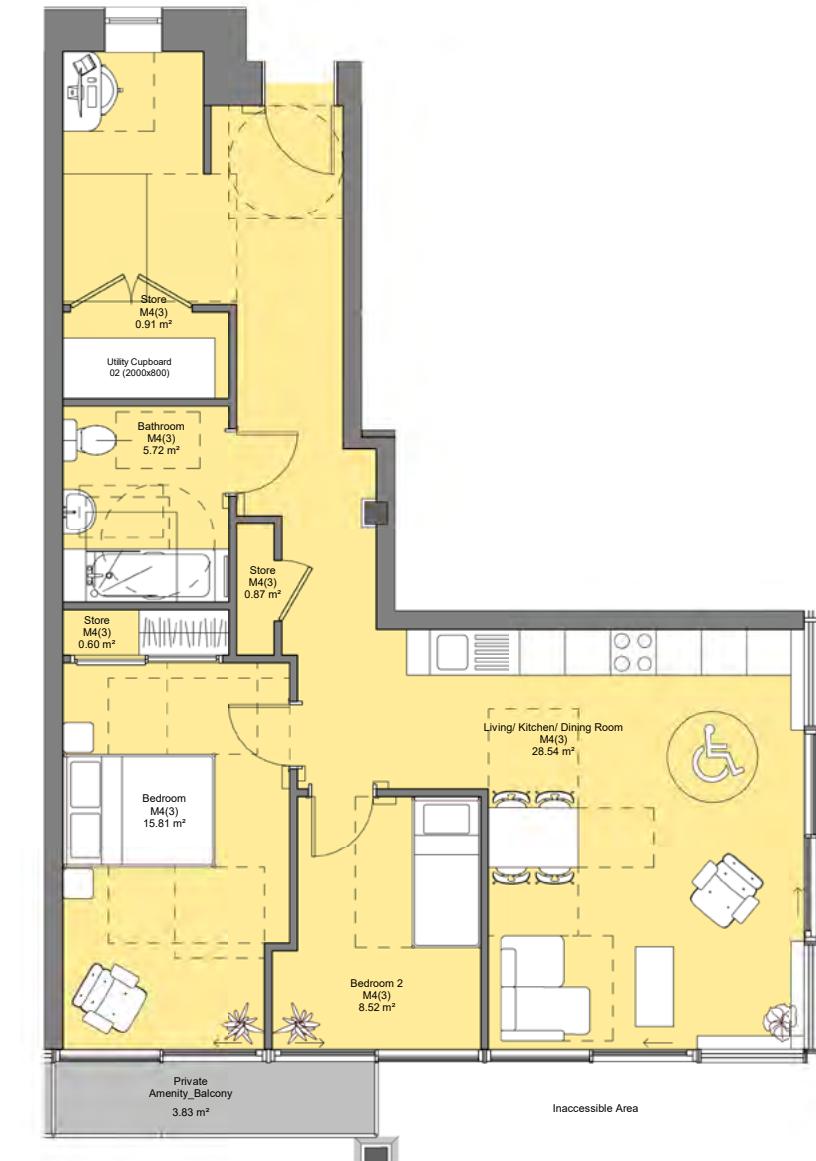
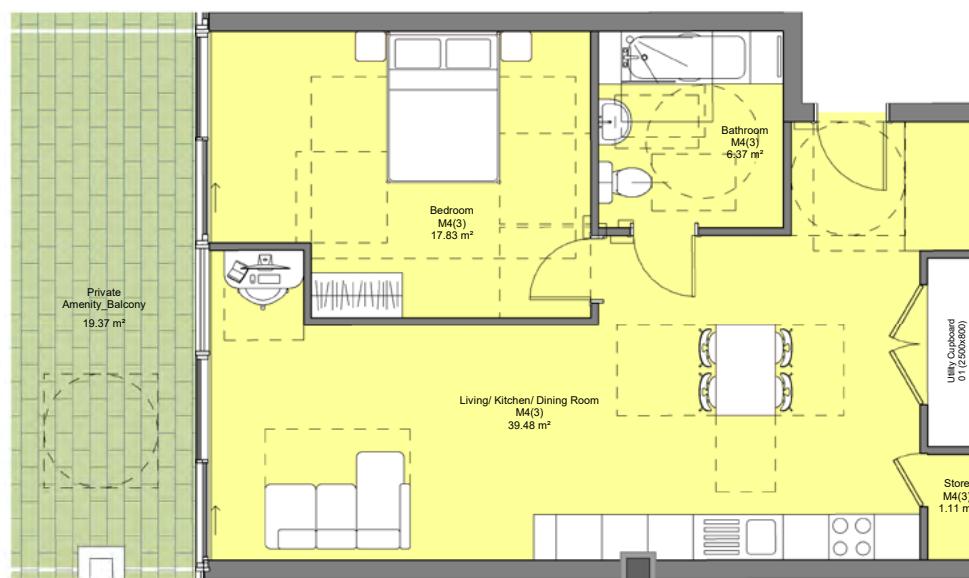
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Key Plan

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Key Plan

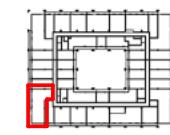
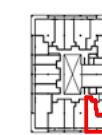
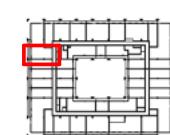
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Key Plan

Please note these are only a sample of the typologies - please refer to typologies submitted with this application.

Example typologies M4(3) HPC & HPS



Please note these are only a sample of the typologies - please refer to typologies submitted with this application.



Spread of homes.

There is a good spread of apartment types, locations and aspects - refer to schedule to right.

Fire Strategy

The 13 person lifts are to fire evacuation standard. A platform lift located in the SW corner of HPS to provide egress (and access). There are level access fire exits for both HPS and HPC. It is recommended that the cycle store can be a fire protected zone* in the event that a resident wishes to store a mobility scooter out of their home (in inclement weather, for instance, or due to a lack of space).

* There have instances of scooter batteries igniting. A charging point (standard electrical socket) should be provided.

Dwelling number	Location	Type and size	Balcony or Terrace
HPS - 00 - 16	Hayes Park South Level 00	1B 2P	Yes, terrace onto landscape
HPS - 00 - 24	Hayes Park South Level 00	1B2P	Yes, terrace onto landscape
HPS - 01 - 16	Hayes Park South Level 01	3B 5P	Yes, balcony onto landscape
HPS - 01 - 21	Hayes Park South Level 01	1B 2P	Yes, balcony onto landscape
HPS - 01 - 22	Hayes Park South Level 01	1B 2P	Yes, balcony onto landscape
HPS - 01 - 23	Hayes Park South Level 01	1B 2P	Yes, balcony onto courtyard
HPS - 01 - 25	Hayes Park South Level 01	3B 5P	Yes, balcony onto landscape
HPS - 02 - 12	Hayes Park South Level 02	3B 5P	Yes, balcony onto landscape
HPS - 02 - 17	Hayes Park South Level 02	1B 2P	Yes balcony onto landscape
HPS - 02 - 18	Hayes Park South Level 02	1B 2P	Yes balcony onto landscape
HPS - 02 - 19	Hayes Park South Level 02	1B 2P	Yes, balcony onto courtyard
HPS - 02 - 21	Hayes Park South Level 02	3B 5P	Yes, balcony onto landscape
HPC - 01 - 10	Hayes Park Central Level 01	1B 2P	Yes balcony onto landscape
HPC - 01 - 11	Hayes Park Central Level 01	2B 3P	Yes balcony onto landscape
HPC - 02 - 08	Hayes Park Central Level 02	2B 3P	Yes balcony onto landscape
HPC - 02 - 09	Hayes Park Central Level 02	1B 2P	Yes balcony onto landscape

Table showing the Wheelchair Housing and their proposed locations

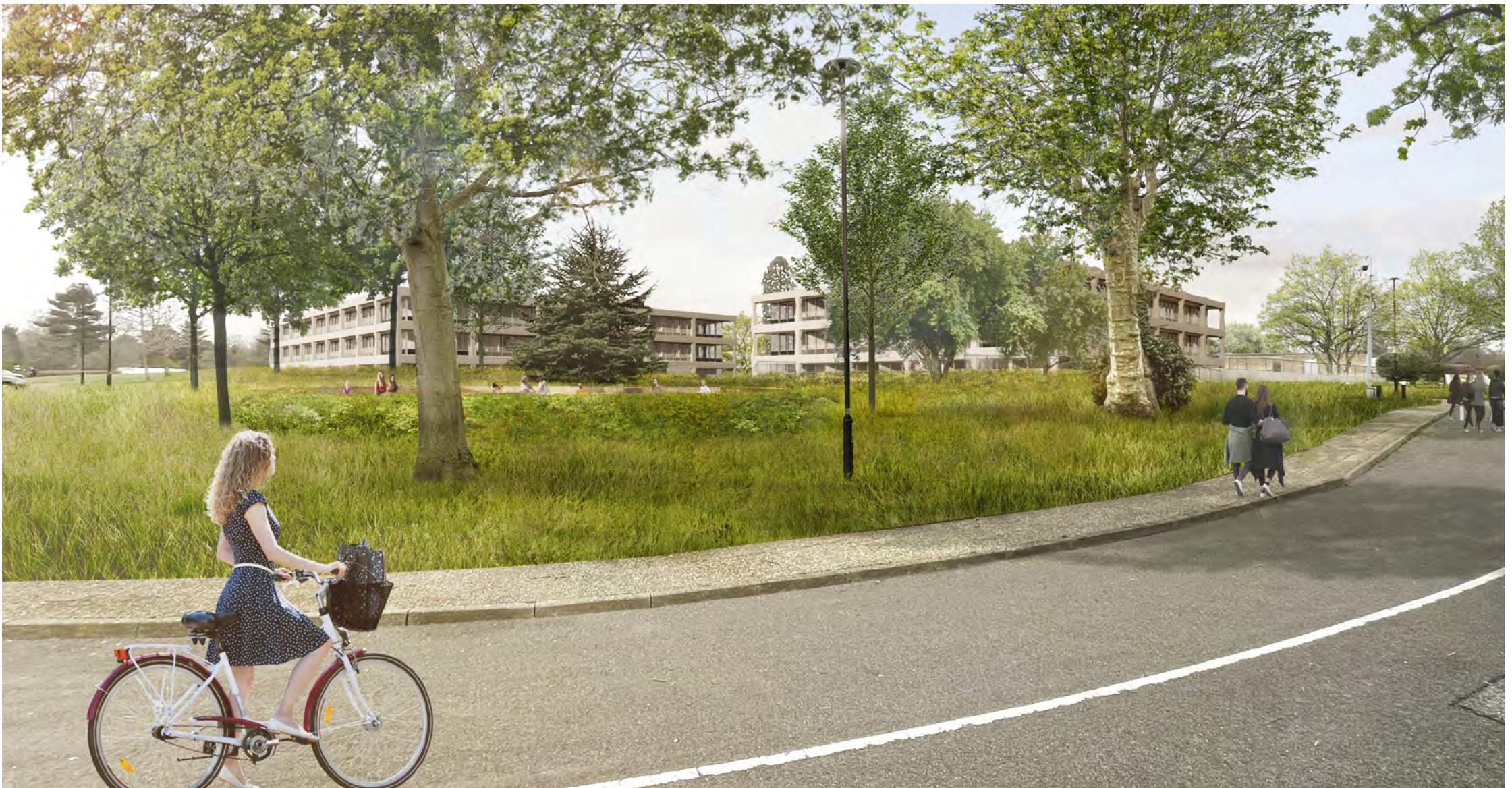
Summary

The design proposals for both the buildings and landscape demonstrate a carefully considered approach to access measured against the restrictions of a listed building.

There are currently no access constraints within the designs.

The proposals are compliant with the performance indicators being Approved Document M 2010 (2015 edition), Access to and use of buildings, Volume 1: Dwellings, and Volume 2 – Buildings other than Dwellings, and BS8300:2018 Part 1 (External Environment) and Part 2 (Buildings), and LLDC Inclusive Design Standards May 2019.

Jayne Earnscliffe, Director Earnscliffe, Making Access Work



Illustrative view of the Hayes Park parkland

179

Views



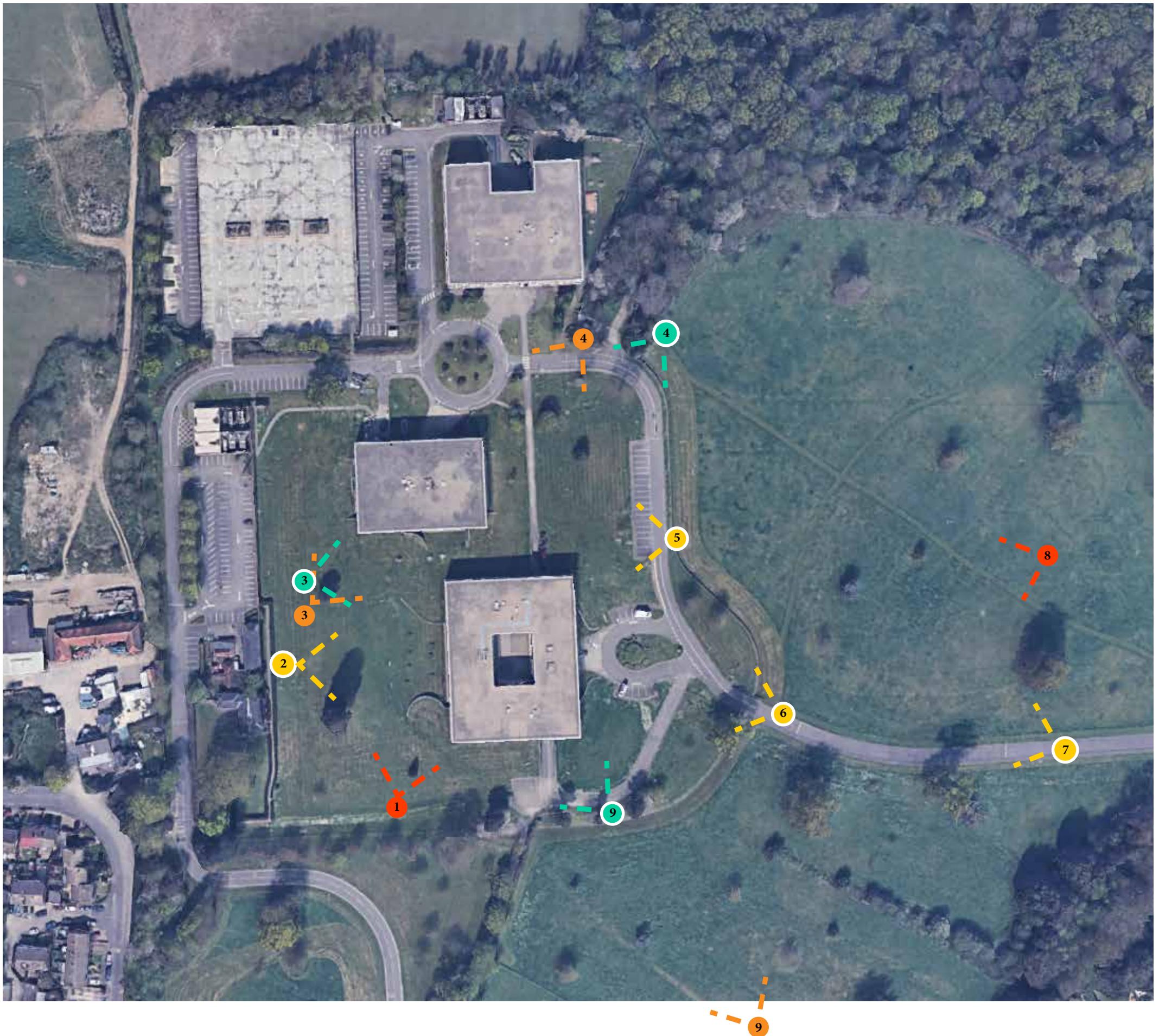
11.1 Positioning of View ports



View ports agreement with Hillingdon Council

Iceni & SEW attended site with Hillingdon Council on 21st February 2023. It was agreed that the following view locations would be reviewed, reducing the total number from 9 to 7.

- Agreed View - 2, 5, 6, 7
- Superseded view - 3, 4, 9
- Relocated view - 3, 4, 9
- Omitted view - 1,8



11.2 Proposed views and additional CGI's



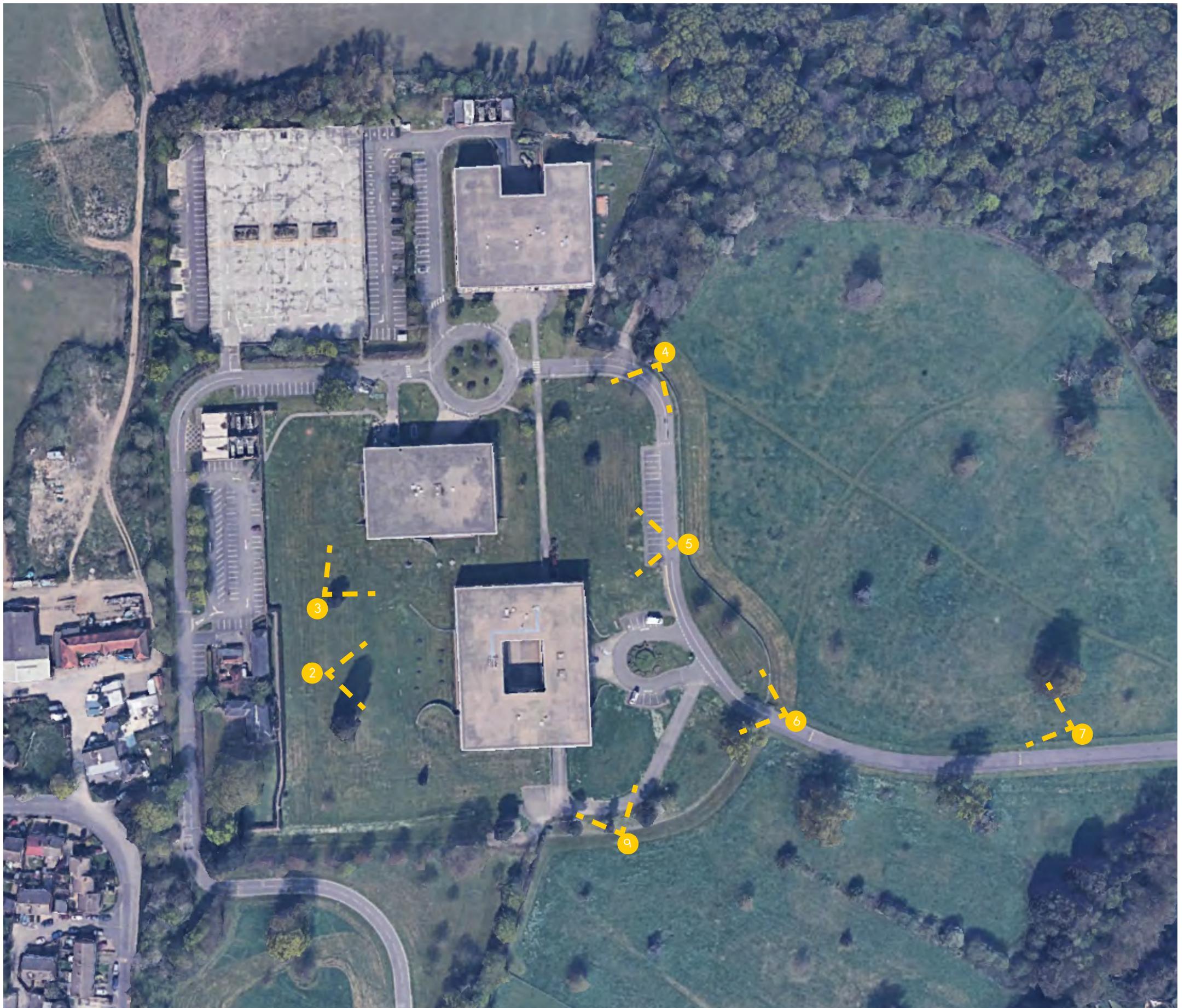
Consideration of Viewpoints

These views have been set to illustrate the impact of the proposed residential development at Hayes Park.

We have established these views to cover all the important viewpoints of Hayes Park South and Central, noting the importance of the landscape setting for both buildings. As stated earlier, our conservation led strategy is based on maintaining the corner aspect of both buildings. This allows the facade to be read with the concrete frame and the inset glazing to all façades.

The proposed balconies and the insertions into the landscape have been modelled using our Revit and Enscape software. These are indicative views and more detail will be added to these views as the scheme progresses.

Additional CGI's have been prepared to further demonstrate the enhanced placemaking the scheme offers.



11.3 View 02 – Existing and Proposed



Existing view 02 - Looking at the west elevation of HPS



Proposed view 02 - Looking at the west elevation of HPS



11.4 View 03 – Existing and Proposed



Existing view 03 - Looking at the north east corner HPC



Proposed view 03 - Looking at the north east corner HPC

11.5 View 04 – Existing and Proposed



Existing view 04 - Looking at the north east facades



Proposed view 04 - Looking at the north east facades



11.6 View 05 – Existing and Proposed



Existing view 05 - Looking between HPC and HPS



Proposed view 05 - Looking between HPC and HPS



11.7 View 06 – Existing and Proposed



Existing view 06 - Looking at the east entrance of HPS



Proposed view 06 - Looking at the east entrance of HPS



11.8 View 07 – Existing and Proposed



Existing view 07 - Looking at the east entrance of HPS from the estate road



Proposed view 07 - Looking at the east entrance of HPS from the estate road



11.9 View 09 – Existing and Proposed



Existing view 01 - Looking south west corner of HPS



Proposed view 01 - Looking south west corner of HPS





Illustrative view of the arrival to Hayes Park



Illustrative view of the west elevation of Hayes Park South



Illustrative view looking into the courtyard of Hayes Park South



Illustrative view looking into the courtyard of Hayes Park Central

