

Hayes Park



Planning Responses

2

21.11.23



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Accommodation Quality

Accommodation Quality Canteen

Response dated: 24.10.23

'The previous conservation comments related to the Canteen area are retained.

Previous response dated: 14.08.23

"The primary concerns with the Hayes Park South proposals is;

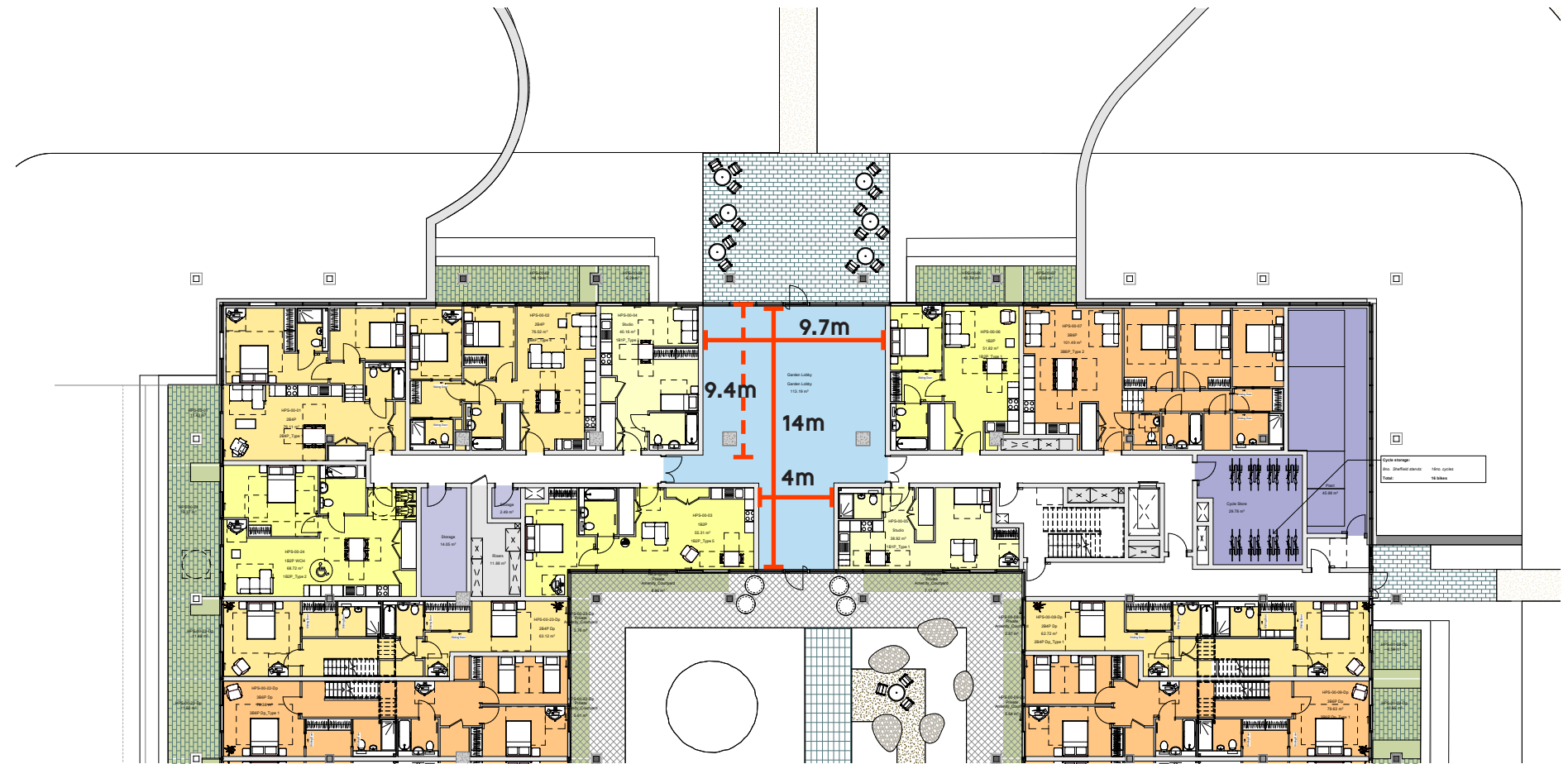
Firstly, the limited communal space which opens out around two piers but is not the full width of the bays. This fails to deliver on this potential heritage gain to mitigate the harm. This issue was raised during the pre-app process. The effect of looking through from front to back is effectively restricted to a narrow corridor.

Previous response:

The drawings currently propose a 4m wide route into the central courtyard. This is almost three times the width of a typical residential corridor so offers significant generosity compared to typical circulation.

Partitions are set out to align with the existing curtain wall mullion locations. In order to increase the width of this space and ensure symmetry with the elevation and courtyard, the route would need to be widened by an additional two bays, totalling 2.8m.

The resulting space would be 7m wide, 14m long and 3.5m tall - comfortably fitting two single decker buses or a full sized badminton court within it. As a residential lobby this would feel oversized for the function and number of homes served.



Hayes Park South - Lobby size towards the park



Hayes Park South - Protected vista from courtyard to park



Hayes Park South - Protected vista from park to courtyard

Further response:

The preceding images depict the protected vistas from the courtyard overlooking the park and the internal perspective from the park towards the building.

From the courtyard angle, the park's grassland is visible, and enhancing visibility involves clearing the canteen clutter in the foreground of the image.

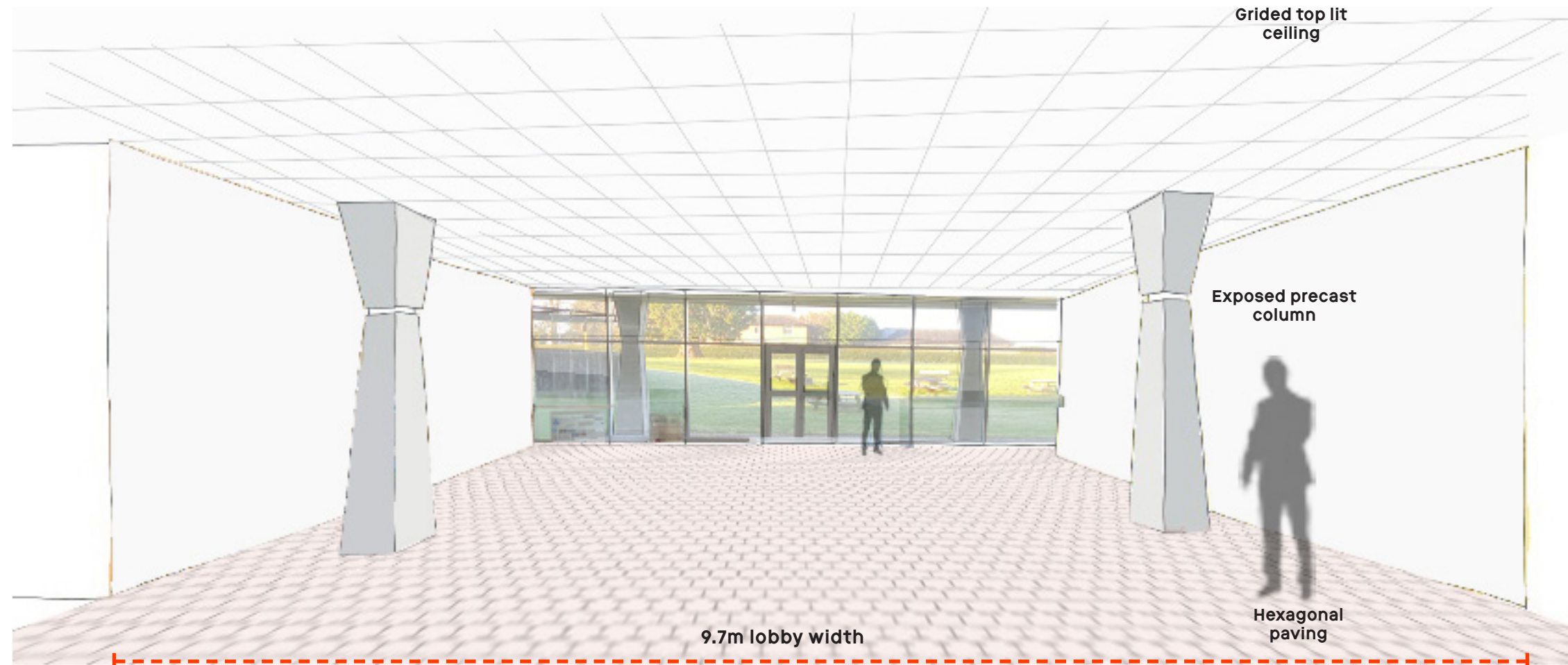
The park view, however, lacks a clear visual connection to the courtyard. Improving this link entails de cluttering and adjusting the lighting to enhance connectivity.

The adjacent sketch illustrates an interior view of the lobby facing the parkland. The space is notably expansive, offering residents a generous view of the park.

This lobby aims to be a welcoming area, affording residents an impressive view both into and through the building. Seven large window modules on the park side ensure ample natural light.

While smaller than the original canteen, this redesigned space effectively preserves critical views through the building, suitably sized for its new purpose.

Comparative scale references shown on the next page demonstrate the spaciousness of this residential lobby at 113sqm, particularly considering it is one of two ground floor lobbies.



Hayes Park South - Sketch to show the scale of space in the Western lobby looking out towards the park



Hayes Park South - Protected vista from western lobby



Boiler House (SEW) - 60m2



Caxton Works (SEW) - 72m2



Balfron Tower (SEW) - 35m2

Accommodation Quality

Reflective Pool

Response dated: 24.10.23

There are four single aspect units on the ground floor of each corner of the reflective pool. These suffer from limited outlook, sub-optimal daylight/sunlight and privacy issues with residents provided with seating within the north side of the reflective pool. The proposed indicative planters (shown on drawing SEW 0419-SEW-HS-00-DR-A-253225) to mitigate privacy issues would create visual clutter that lacks design coherence with the Japanese garden design and open area of the reflective pool.

As previously stated, it would be preferable to reinstate the entirety of the pool, removing the seating that would likely create privacy issues for the residents of the ground floor units to improve the accommodation standard, particularly of the four corner units around the courtyard, which suffer other liveability compromises.

Our response:

While the homes situated at the corners offer a view of the courtyard, some potential for overlooking exists. To ensure privacy, the layout has been intricately planned, strategically situating the bedroom areas in the corners of each unit. In order to improve privacy a privacy film can be added on the inside corner windows, providing a temporary tinted effect akin to greyish tinted glazing of the existing. The diagram at the top of this page identifies the windows suitable for the application of this film.

Moreover, additional movable planters could be thoughtfully placed to offer additional screening for the homes positioned behind.

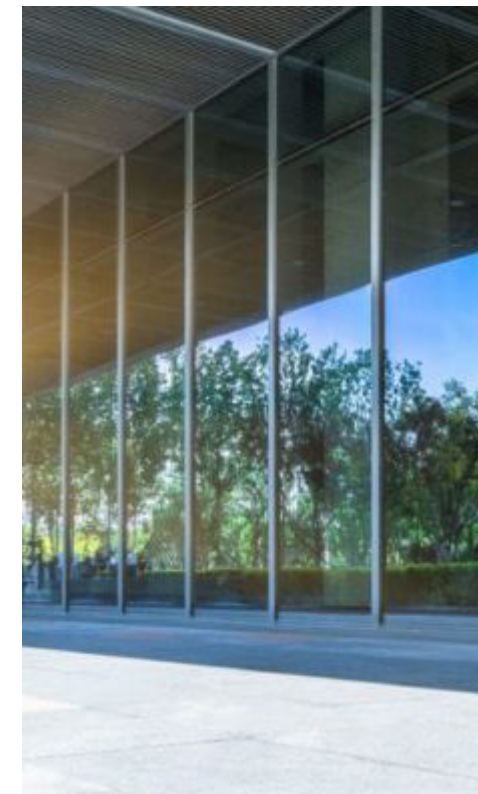
All the planters and furniture are suggested to be movable installations, enhancing the courtyard's liveliness, comfort, and overall appeal. These items are designed to create welcoming environment without causing any permanent harm to the heritage, as they are all non-permanent fixtures.

We believe that the individuals interested in residing in these homes might appreciate and embrace the communal and courtyard-oriented living experience. As shown in the adjusted CGI on the bottom of this page.

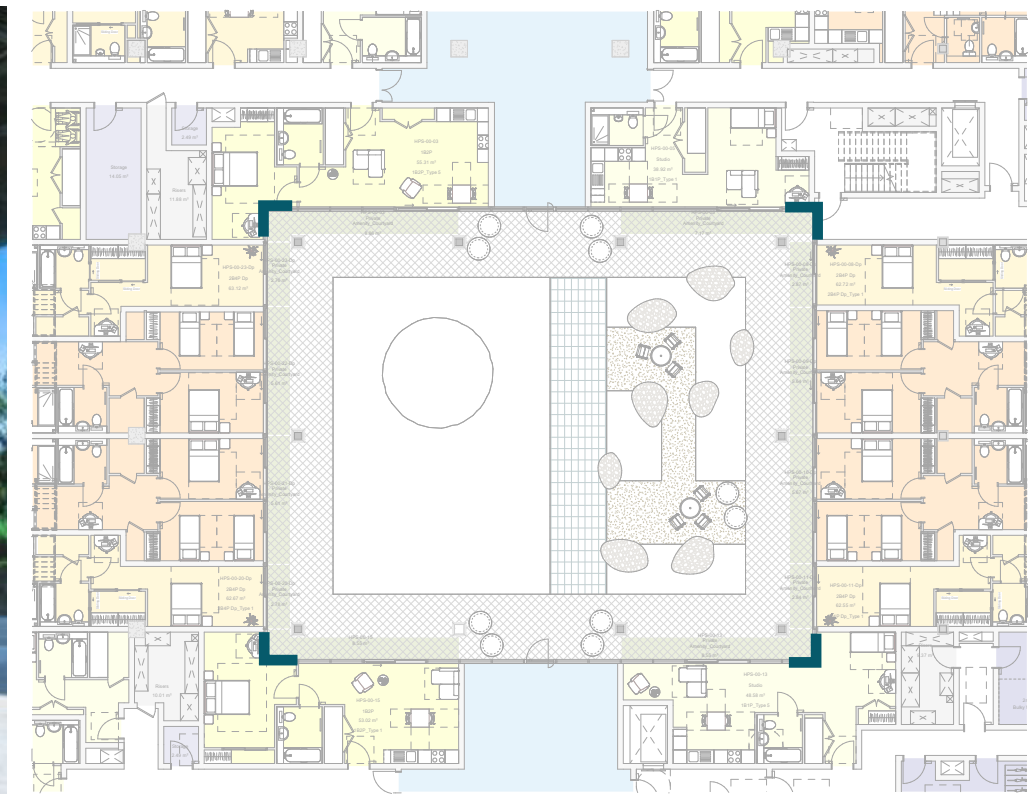
For further reference, additional successful examples of communal living are provided on the following page.

curtains provide screening without impacting the heritage setting

Additional moveable planters to provide additional privacy



Privacy film precedent



Hayes Park South - potential location of privacy film



Hayes Park South - Corner homes (adjusted view)



Co living development in Copenhagen - homes open out onto a communal courtyard similar in scale to Hayes Park South



These examples of co-living create a sense of community, foster social interaction, and offer shared amenities and resources.

These courtyard facing units could appeal to people who like these living principles.



Co living development in Berlin - homes open out onto a central garden space



Response dated: 24.10.23

'It is also considered that the adaptive Japanese garden design with trees, boulders and gravel walkway with seating is at odds with the design clarity of the reflective pool on the other side of the walkway.

Further, clarification is sought on the reason for the central walkway failing to align with the Canteen communal space entrance.'

Our response:

The asymmetry within the space is intentionally designed to prioritize usability and functionality for the proposed residential use. While historically, the reflective pool stood as the central feature, its suitability has evolved in the context of the envisioned use. Hence, we've opted to allocate the side of the courtyard with optimal light for the communal space, reserving the shadier side for the reflective pool.

The placement of the off-center walkway is strategic, aimed at maximizing the pool's size while maintaining a clear, direct connection between the two lobby spaces. This deliberate positioning ensures both an expansive pool area and a seamless route between the lobbies.

In order to simplify the courtyard design and create a less clustered space we have removed the rocks from within the landscaped area, as shown in the before and after sketch.



Before and after the rocks within the courtyard image.

Landscape cut outs

Hayes Park Central and South

Response dated: 24.10.23

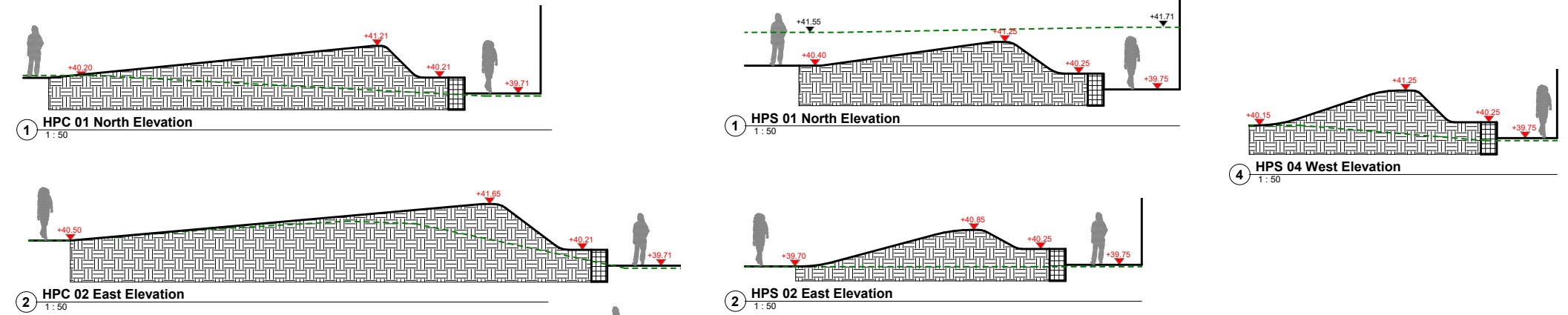
The principle of mounding is accepted. However, it is considered that in some instances the mounding should be better integrated into the existing levels with a gentler slope, to ensure it is almost visually imperceptible. It is considered that, Hayes Park Central north, east elevations and Hayes Park South north, east and west elevations particularly need to be revised to look less engineered.

Clarification is sought on where the additional soil will be imported from.

Our response:

We acknowledge the comments raised and have amended the elevations on sheets '0419-SEW-ZZ-00-DR-L-001005' and '0419-SEW-ZZ-00-DR-L-001006'.

Additional soil will be sourced from excavating existing ground from HPC south elevation, HPS south elevation, and the sunken play space. Should additional soil be required, imported soil shall be specified and tested in accordance with BS3882:2015.



Hayes Park Updated Building Interface Sections



Hayes Park Landscape Proposals

Identifying locations to excavate and use for fill (forming mounded landscape)

Garden Square

Hayes Park Central and South

Response dated: 24.10.23

While the updates are looking less urban, the proposed area of hardstanding is still considered to be too extensive. Reducing the hard-surfacing would reduce costs. Clarification is sought that a bin store will no longer be located in this area.

Our response:

The intention of the Garden Square is to create a space for residents to sit, dwell and socialise. A combination of retained shrubs and new ornamental planting provides a pleasant backdrop and garden space that is unique to the rest of Hayes Park.

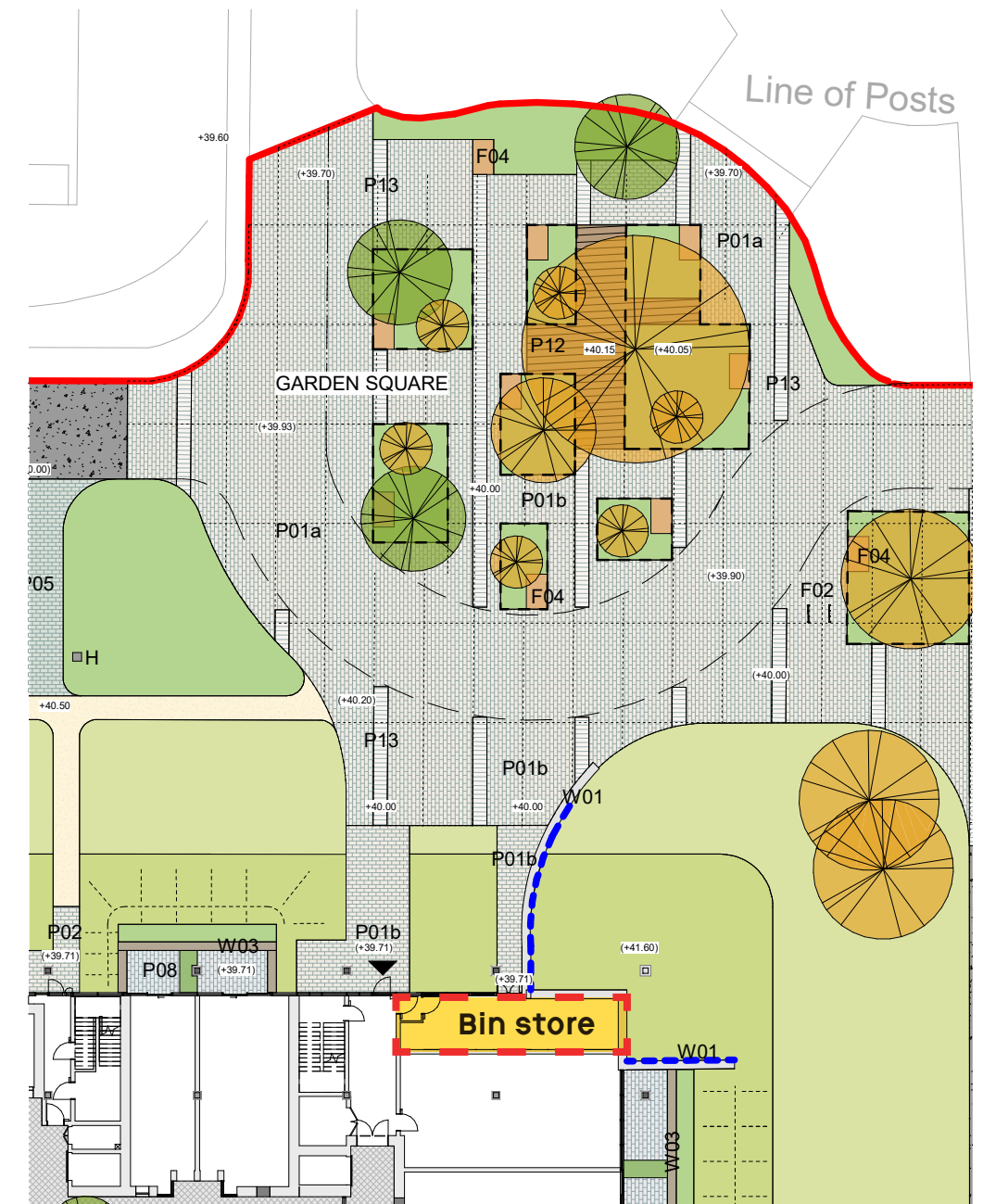
The areas of hardstanding offers relief for residents to occupy a space that is sheltered from the shared vehicle route. Furthermore, the square has the potential to host events for the residents, thus allowing the rest of the landscape to retain its distinctive parkland character.

Reducing the hard standing could make the space less usable, and potentially reverts the design back to the existing condition as a round-about, as opposed to creating a pedestrian friendly environment.

The bin store to HPC is internalised and located on the north-east corner of the building. Access to the bin store will be limited to bin collection days.



Hayes Park Aerial Photo
Current condition is designed for vehicles



Hayes Park Garden Square Proposals
Balance of planting and hard standing for residents to enjoy

Surfacing Proposals

Landscape

Response dated: 24.10.23

The path to the east of Hayes Park Central running north of Hayes Park South should visually blend with the other paths of bounded gravel. Accordingly, a top dressing should be proposed to be visually similar to the proposed bounded gravel.

Our response:

The rationale for using a different surface material connecting Hayes Park Central and Hayes Park South is due to the servicing strategy.

This path facilitates refuse and emergency vehicles for HPS and therefore will be used by large vehicles, and furthermore will be susceptible to staining from vehicles turning and spills from refuse bins.

We are proposing an asphalt surface with reclaimed stone chippings (from HPS courtyard) which will be robust, won't stain easily and can be patch repaired without too much impact on aesthetics, as opposed to the proposed bounded gravel.

