

# Hayes Park



## Design and Access Statement

May 2023



DOCUMENT CONTROL	
JOB TITLE	Hayes Park
JOB NUMBER	0419
REPORT TITLE	Design and Access statement
REVISION	P1
DATE OF ISSUE	12.05.23
PURPOSE OF ISSUE	For Planning
COMPILED BY	STUDIO EGRET WEST
REVIEWED BY	GN
DATE REVIEWED	25.04.23

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# Introduction





## 1.1 Executive Summary

**The proposed development will bring two long-term vacant office buildings, which are unique heritage assets, back into active use through their conversion to residential use. The proposed development provides the opportunity of a second life for the buildings and presents a long term sustainable use that will ensure the buildings are protected and celebrated for years to come.**

From the outset, the Applicant has taken a carefully informed heritage-led design approach. The objective has been to enhance the Listed Buildings, their setting, and the contribution they make to the wider surroundings, whilst at the same time delivering a range of planning benefit,

The following Design and Access statement will further explain the design and proposals for Hayes Park development.



Illustrative view showing the arrival to Hayes Park South and Central



# 1.2 Team

## Introduction to the team

The design team have been working on Hayes Park application since January 2022. The Consultants were appointed by ‘Shall Do Hayes Developments Ltd’.

Hayes Park Estate has been designed through a collaborative process and the following Consultants have been involved:

**Accessibility Consultant**  
Jayne Earnscliffe

**Air Quality**  
NRG Consulting

**Architecture, Landscape & Masterplanner**  
Studio Egret West

**Arboricultural Consultant**  
Keen Consultants

**Biodiversity & Ecology Consultant**  
Greengage Environmental

**Building Control**  
Socotec

**CGI Artist**  
Hism

**Civil Engineer**  
Whitby Wood

**Daylight and Sunlight Consultant**  
Development & Light

**Energy Consultant**  
Hoare Lee

**Fire Engineer**  
Hoare Lee

**Flood Risk & Drainage Consultant**  
Whitby Wood

**Heritage & Townscape Consultant**  
Iceni Projects

**Lighting Consultant**  
LightPad

**Mechanical & Electrical Engineers**  
Hoare Lea

**Noise Consultant**  
NRG Consulting

**Planning Consultant**  
Iceni Projects

**Principal Designer**  
Studio Egret West

**Quantity Surveyor**  
Hennessy-Godden

**Sustainability Consultant**  
Hoare Lea

**Structural Engineer**  
Whitby Wood

**Transport Engineer**  
Waterman

**Waste Management Consultant**  
Waterman



Hayes Park existing site aerials



## Masterplanner/ Architect & Landscape Architect - Studio Egret West



Studio Egret West have provided masterplanning, architectural and landscape design services in relation to the Hayes Park application.

Studio Egret West (SEW) are an award winning urban design and architecture practice with a rich history of working on large scale redevelopments in urban environments and conversions of Listed Buildings.

SEW were the Masterplanner and Architect for the conversion of Park Hill Phase 1 in Sheffield and Balfron Tower in London.

## Planning Consultant - Icen Projects



Icen Projects have provided heritage and planning design services in relation to Hayes Park application,

Icen Projects believe property is a fantastic industry to be in, and that planning has the potential to be as entrepreneurial, diverse, and interesting as any other element, enhanced by its social dimension and ethos of inclusiveness and sustainability; property touches everyone's lives, and most people have a strong opinion about it.

Icen Projects won Planning Consultancy of the Year for 2020 and were shortlisted in 2021.

Example project is Highgate Newtown Community Centre development - received planning in 2017.

## MEP, Energy, Fire and Sustainability consultant - Hoare Lea



Hoare Lea have provided MEP, Energy, Fire and Sustainability consultant services in relation to the Hayes Park application.

Hoare Lea are a award-winning engineering consultancy with a creative team of engineers, designers, and technical specialists. They provide innovative solutions to complex engineering and design challenges for buildings.

Example project (Hoare Lea & SEW scheme) is Moulseccomb Place - received planning and Listed Building consent in 2023.

## Structural and Civil Engineer - Whitby Wood



Whitby Wood have provided structure and civil design services in relation to the Hayes Park application.

Whitby Wood are an engineering consultancy. They are an independent, international and forward-thinking. And we love a challenge. They work on the structural and civil engineering design of buildings and urban infrastructure, providing professional services for clients working in all sectors. They support sustainable construction, and work hard to develop practical cost-effective design solutions, for projects large and small.

Example project (WW & Icen Projects) is Now Building in Charing Cross Road - recently completed (2023).