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Introduction



Project Summary

Introduction

The following document summarises changes proposed to the facade of the Hayes Park North building, Hayes End Road, UB4 8EE.

The alterations are intended to improve the conversion from existing office use to residential, which has been granted prior approval under the following General Permitted Development application:

Application Ref: 12853/APP/2021/2202

Application date: 1st June 2021

Appeal Ref: APP/R5510/W/21/3280015

Decision date: 23rd June 2022

Site address: Hayes Park North,
Hayes Park,
Hayes End Road,
Hayes,
UB4 8EE

Application description:

Change of use of offices on all three floors into a total of 64 residential units comprising 6 x studios, 33 x one-bedroom, 19 x two-bedroom and 6 x three-bedroom units.



Hayes Park North, current photograph.

Team summary

The design team have been working on the Hayes Park North application since August 2023. The Consultants were appointed by ‘Shall Do Hayes Developments Ltd’.

Architect, Landscape and Masterplanner
Studio Egret West

Building Control
Stroma

Daylight and Sunlight
Iceni

Energy Consultant
Consult JA

Fire Engineer
Maze Fire

Mechanical and Electrical Engineers
Consult JA

Planning Consultant
Iceni Projects

Structural Engineer
Whitby Wood

Masterplanner/ Architect & Landscape Architect - Studio Egret West



Studio Egret West have provided masterplanning, architectural and landscape design services in relation to the Hayes Park North 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 - Iceni Projects



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

Iceni 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.

Iceni 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.

Structural and Civil Engineer - Whitby Wood



Whitby Wood have provided structure and civil design services in relation to the Hayes Park North 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 & Iceni Projects) is Now Building in Charring Cross Road - recently completed (2023).

Assessment

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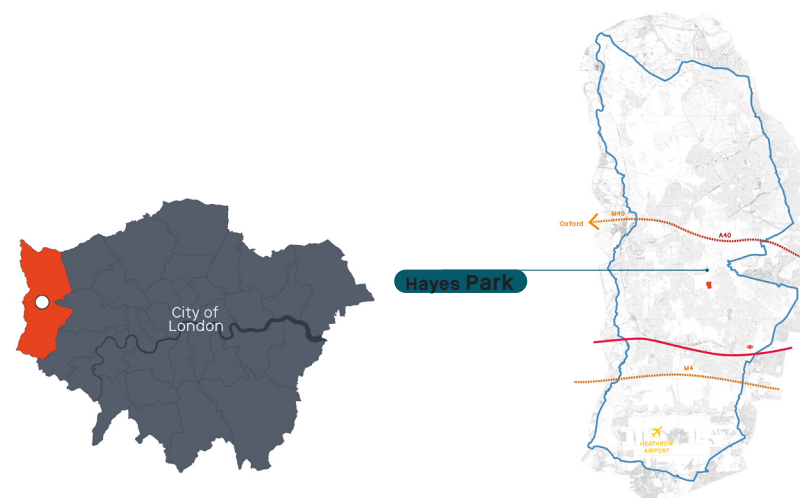
2.1 Site Location

Hayes Park Estate

The site is located within the Charville Ward of the London Borough of Hillingdon ('the Council'), who will be the relevant Local Planning Authority for the application.

Hayes Park North sits within a wider former business park known as 'Hayes Park'. The red line site area which forms the basis of this application consists of the Hayes Park North building and associated car parking and soft landscape areas.

The wider Hayes Park business park site extends to 5.22 hectares and includes the Listed Buildings of Hayes Park Central and Hayes Park South and the adjacent multi-storey car park (MSCP). The site is accessed from the east from Park Lane and from the west from Hayes End Road. These buildings do not form part of this application.



Aerial View with Surrounding Context

The Site

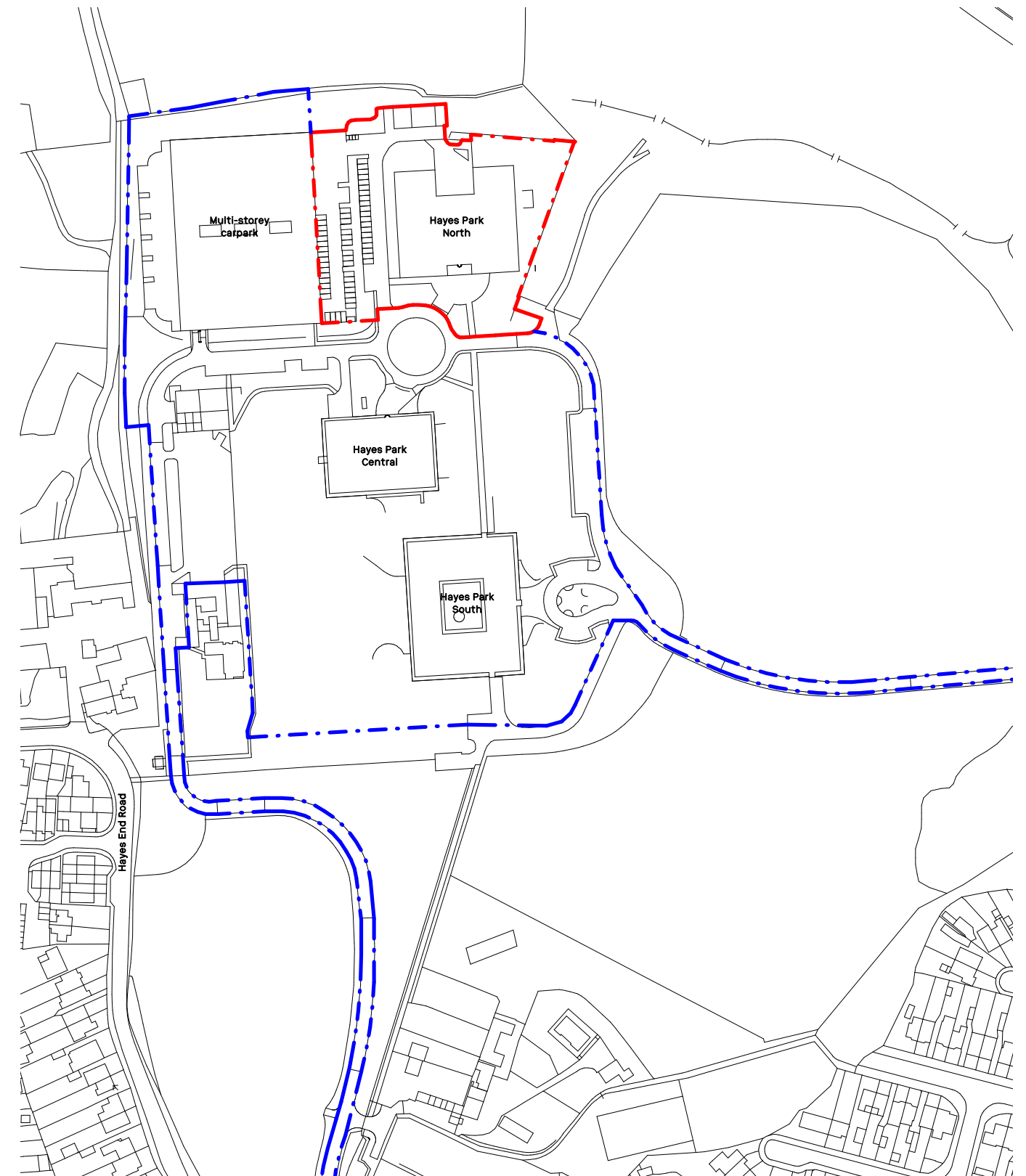
The wider site comprises of three primary buildings and a car park. The site area and buildings are identified on the adjacent plan.

- Hayes Park North (HPN) is the northern most building. Built in the early 2000s as a 3-storey office building.
- Hayes Park Central (HPC) is the central building on the site and was completed in 1965 as a 3-storey office and research laboratory. In the 1990s changes were made to infill the double height labs and create more office space. The building is Grade II* Listed.
- Hayes Park South (HPS) is the southern most building. Also built in 1965, the 3-storey administration building includes a central courtyard to allow light into office spaces. The building is Grade II* Listed, under the same listing as Hayes Park Central.
- The two-storey car park was added to the site in the 1990s and provides the majority of parking for the site.

The current proposals only relate to the area inside the redline boundary and the Hayes Park North Building.

The Site is bound to the east and south by the open parkland, which is private land owned by the Church Commissioners. The western boundary consists of agricultural land and the associated buildings of Home Farm. To the north, the Site is bound by Hayes Park North and the adjacent multi-storey car park, with open farmland beyond that.

The entirety of the Site and the much of the surrounding land is located within the Green Belt. Beyond that, there are large areas of low-density housing. There is a wide selection of parks and leisure facilities in the area, including the Hayes End Recreation Ground, Park Road Green and the Belmore Playing Fields. The nearest town centres are located at Hillingdon Heath Local Centre, 1.6km to the south west, and at Uxbridge Road Hayes Minor Centre, 3.3km to the south east.



Planning Application boundary and buildings on site (NTS)

2.2 Site Context

Hayes Park Estate Overview

Hayes Park North was designed by SOM in the late 1990's, and has served as an office building for a range of businesses.

It was constructed as part of an expansion to the Hayes Park business park which also consists of the Grade II* Listed Hayes Park South and Central.

Hayes Park North is typical of office buildings of that period and constitutes of a buff brick facade with a grid of regular openings.



Existing aerial image of Hayes Park