

2.3 Hayes Park North

Existing elevation treatment

Hayes Park North consists of a gridded brick facade, with windows at regular sizes and intervals forming a gridded appearance.

Accent materials include the white metal cladding panel which sits below the window openings, and the grey lintel which sits above.

At ground floor the grid is broken down by white panels which take the place of the brick pier at every other bay.

The main entrance sits in a double height undercroft space, which is clad on all sides in curtain wall glazing with tall rotating doors.

There is some detailing around the recessed main entrance in the form of a soldier course brick.

The existing windows have been adapted over time and are a combination of aluminium single glazing and UPVC casements.

The building corners are clad floor to ceiling curtain wall glazing, with same white metal panel to hide the slab and soffit.

Overall the current facade feels tired and dated, and is more suitable for office use than residential dwellings.



Grey plastic lintels and white plastic panels



Contrast piers at ground floor



Soldier course above entrance



Entrance doors in undercroft



Glazed and recessed corners

Existing aerial image of Hayes Park

2.4 Building appraisal

Opportunity for facade improvements

The existing facade is suited to the previous use as an office, however some changes are required to make it appropriate for residential dwellings.

Whilst the changes serve a practical purpose, they also present opportunity to improve the appearance of the building and provide an improved setting to the Listed Buildings.

The suggested changes are as follows:

1. Corner glazing.

2. Window format.

Update fenestration to allow residential use, including safe opening of windows and Juliet balconies to living rooms.

3. Base panel material.

4. Lintel material.

5. Corner panel material.

6. Ground floor piers.

Improve quality of materials used in these locations.

7. Review of recessed entrance.

Re configuration to improve residential arrival experience.

Removal of curtain walling and use of materials appropriate for dwellings.



Hayes Park North existing facade