

Separation distances and overlooking

Hayes Park West benefits from generous separation distances between homes.

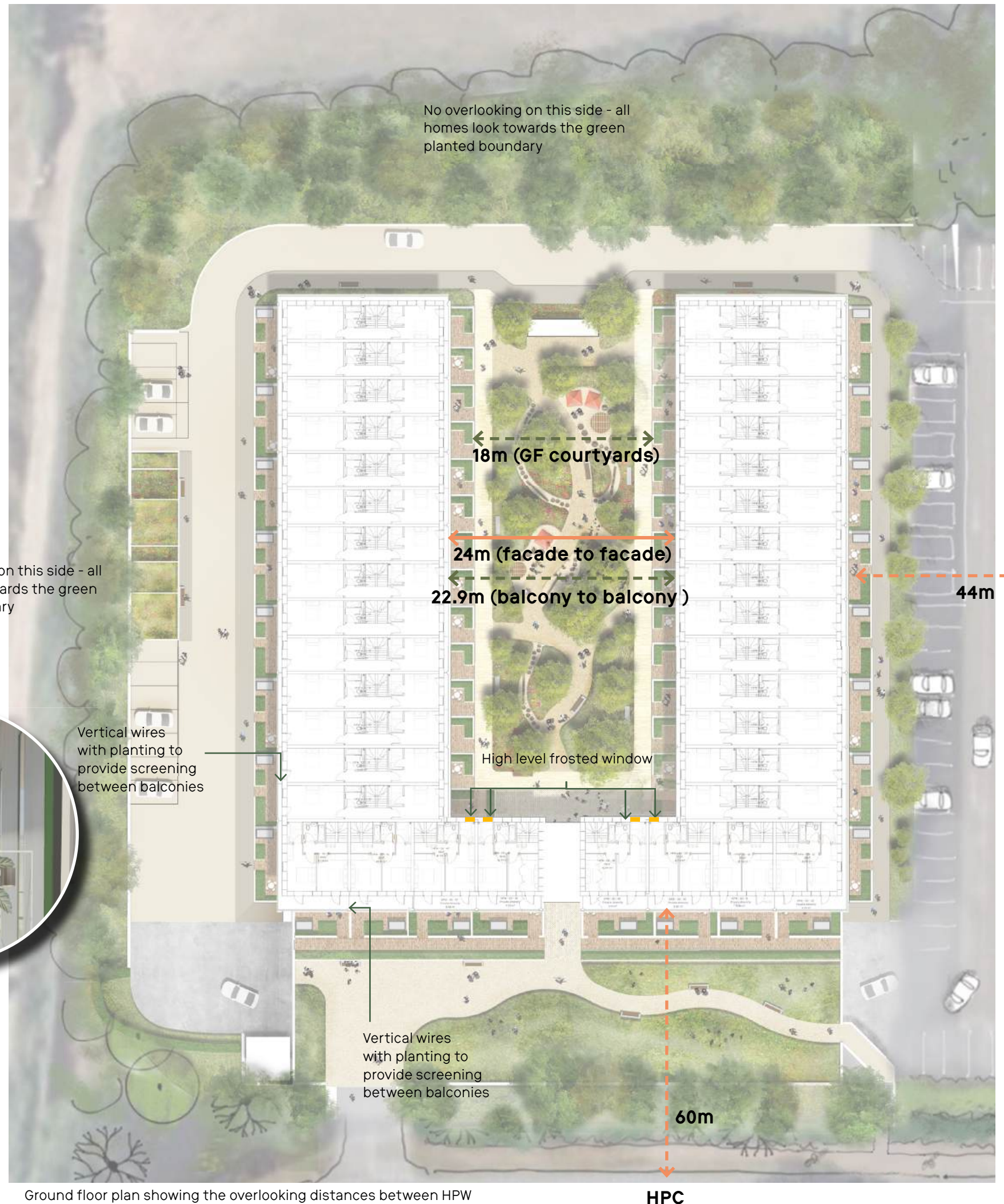
Within the central courtyard, homes benefit from a 23m window-to-window separation, further mitigated by continuous balconies.

At junctions where east-west facing homes adjoin south-north facing homes, there is some limited indirect overlooking; however, northern façade windows predominantly serve kitchens or secondary bedrooms, minimising impact. Northern courtyard windows are either high-level or frosted, preventing overlooking of neighbouring dwellings.

All single-aspect one-bedroom homes maintain adequate separation from existing buildings, with planted courtyards providing additional privacy and screening. Further details are provided in the Landscape section of this DAS.



- ← Maximum distance between habitable rooms
- ← Maximum distance between amenity



6.4 Residential Typologies

1 bed typology

All single-storey one-bedroom homes exceed the minimum National Space Standards by 5m² and enjoy generous 2.6m floor-to-ceiling heights.

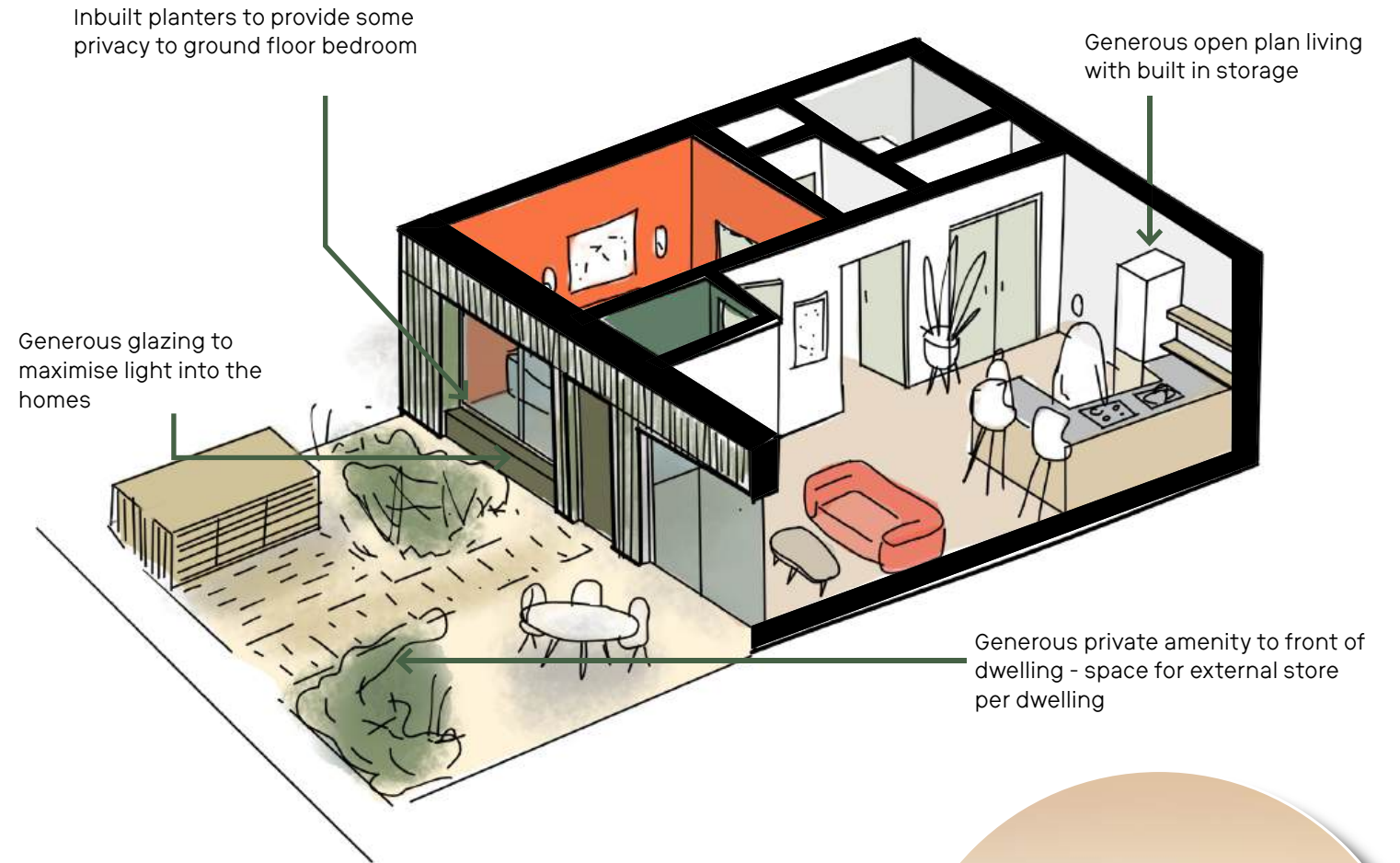
Each home is east-west facing and benefits from well-proportioned external amenity space.

All one-bedroom homes are also equipped with night vent panels, enabling residents to achieve natural cooling at night without the need to open the main glazing.

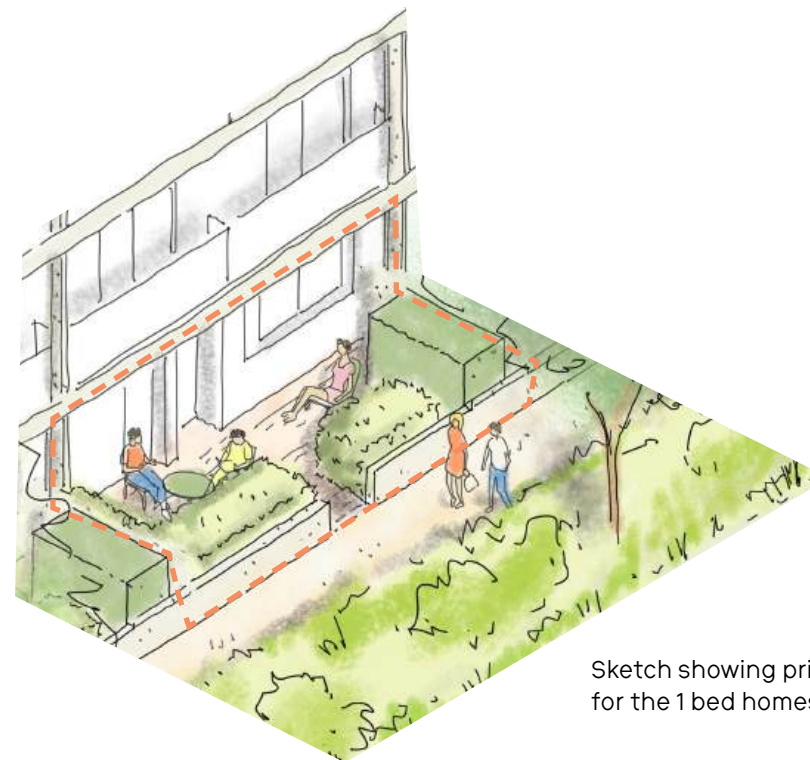
This typology also accommodates the accessible dwellings, with detailed layouts provided in the Access Statement section of this DAS.



Plan showing the 1 bed typology
55.17m²
With 20.44m² of amenity area



Axo showing the one bed typology



Sketch showing private amenity for the 1 bed homes

