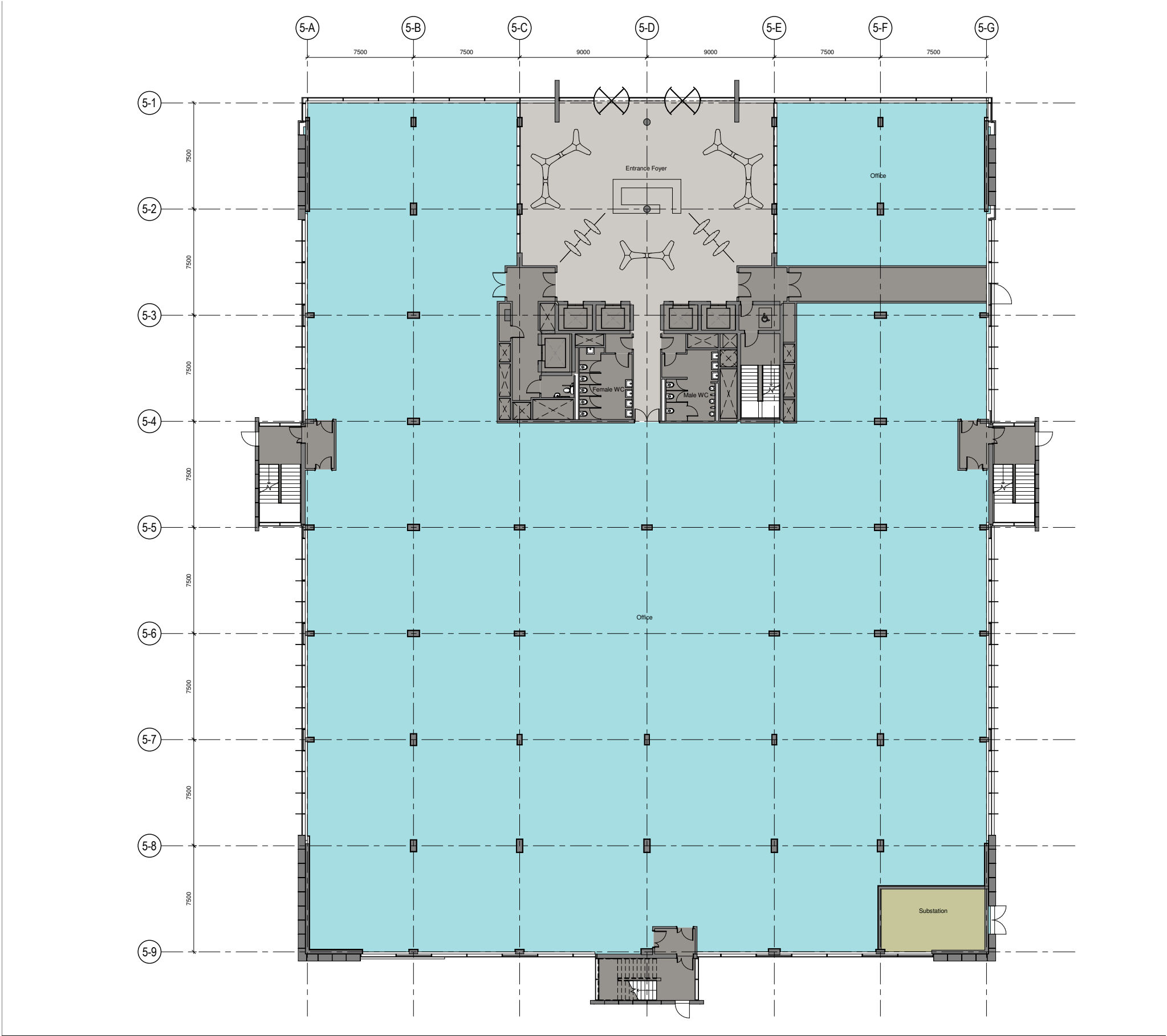
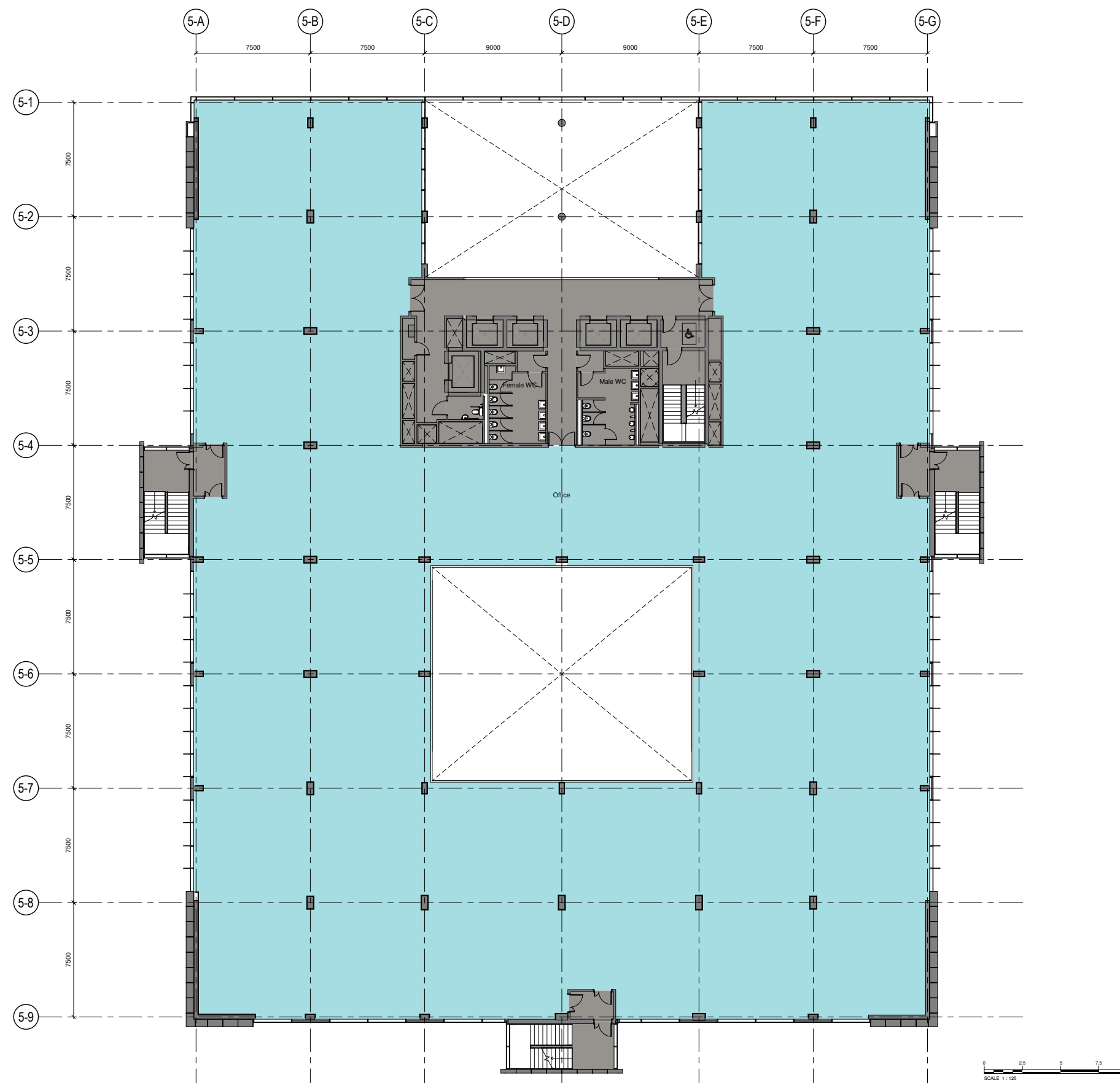


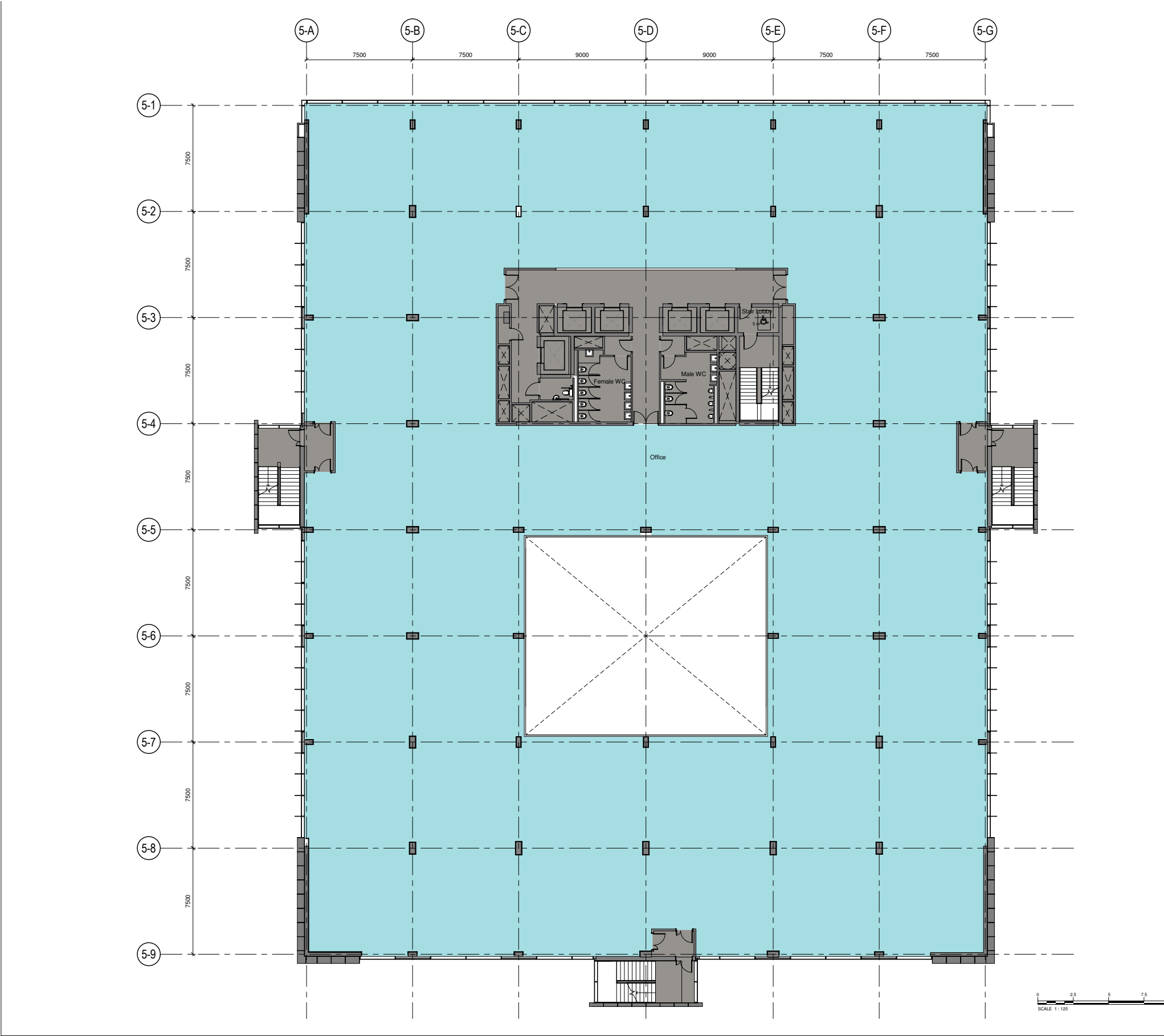
Ground Floor Plan



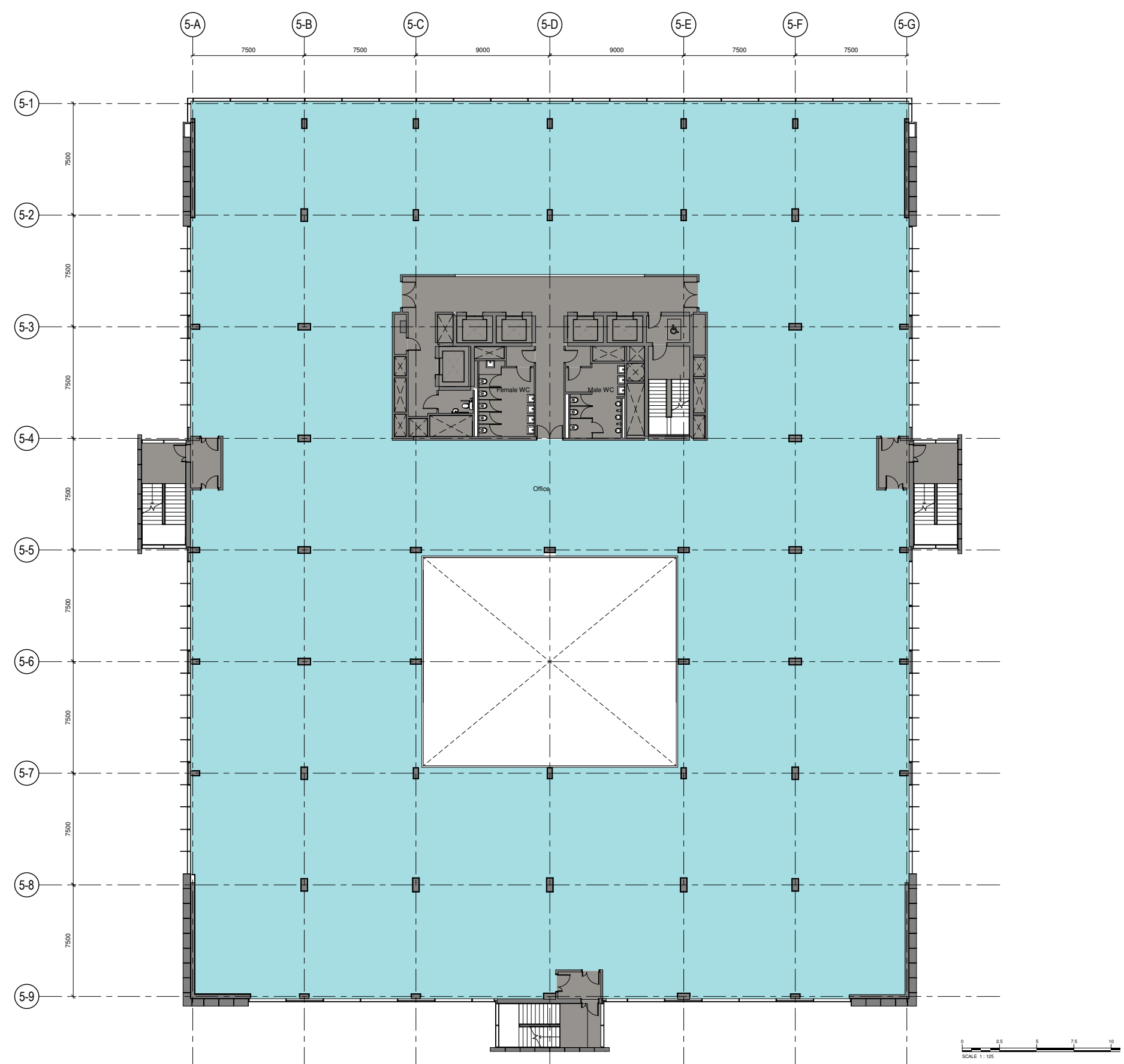
First Floor Plan



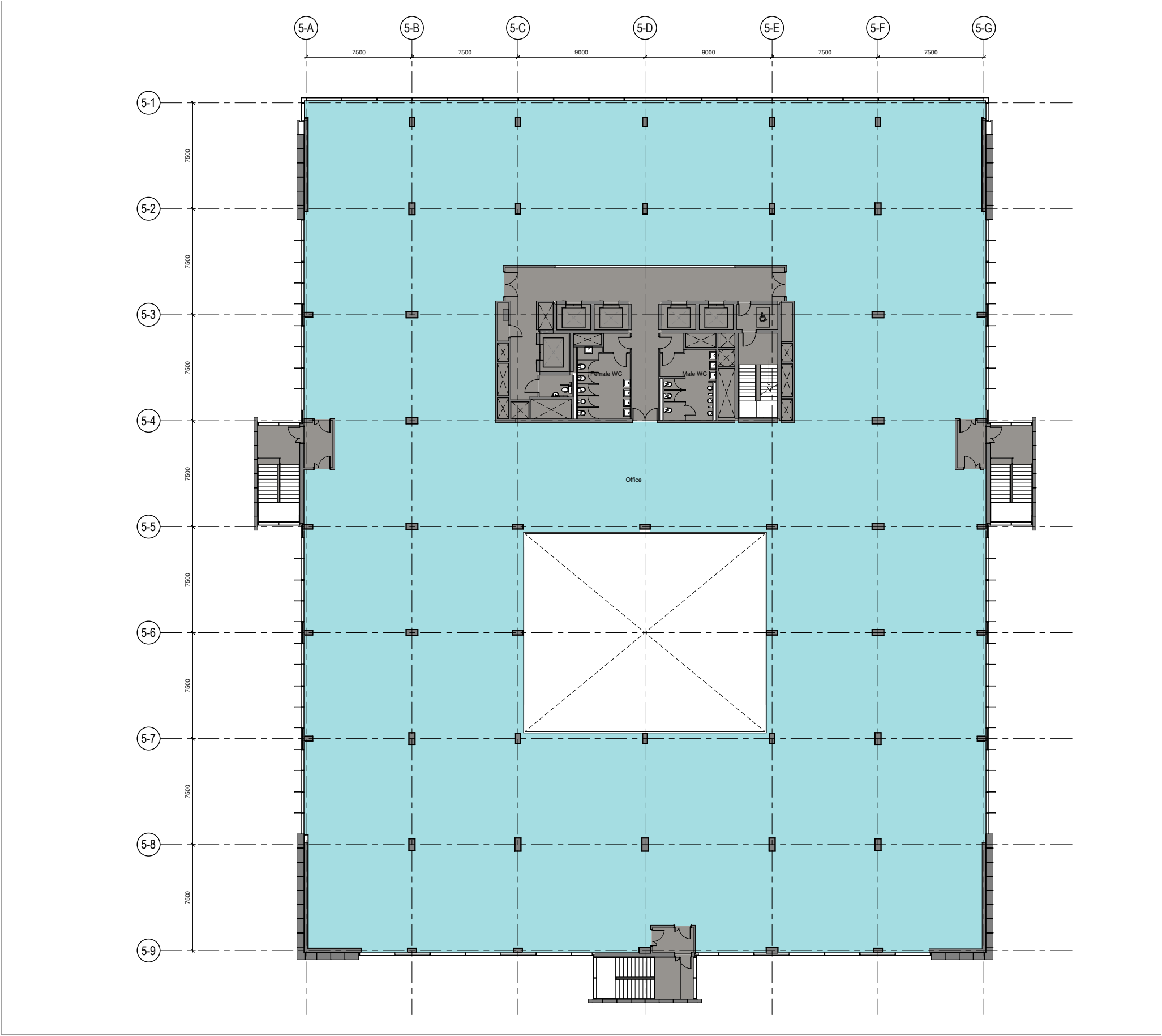
Second Floor Plan



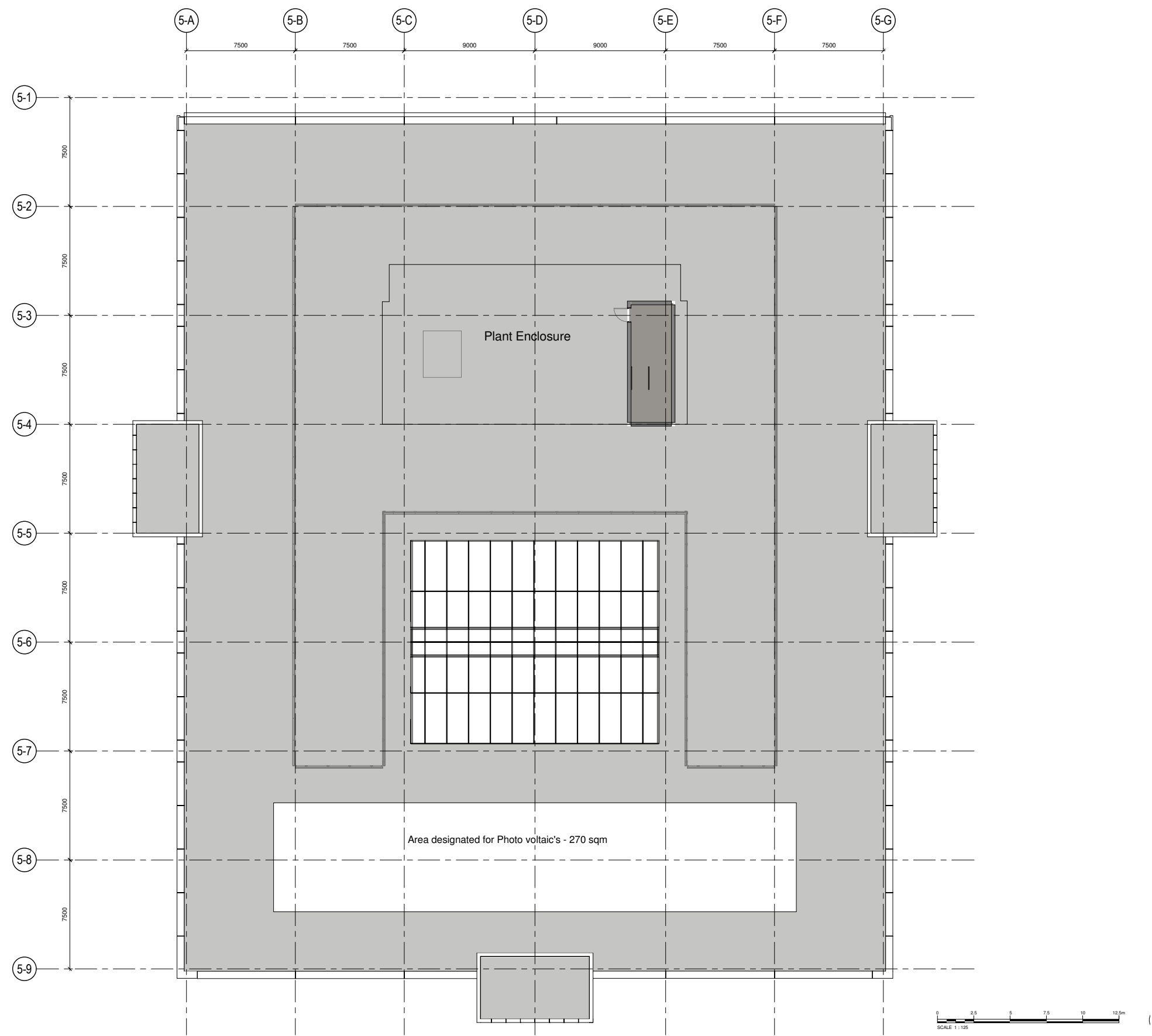
Third Floor Plan



Fourth Floor Plan



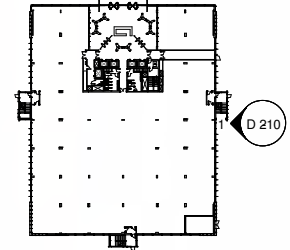
Roof Plan



4.2 Elevations - North

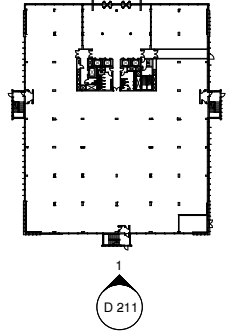


Elevations - East



- Material Schedule
1. Lowered plant enclosure
 2. Solid aluminium insulated panel
 3. Glazed curtain wall system
 4. Glazed spandrel panel
 5. Portico entrance
 6. Vertical brise soleil
 7. Plinth

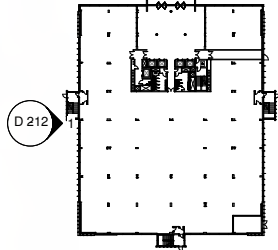
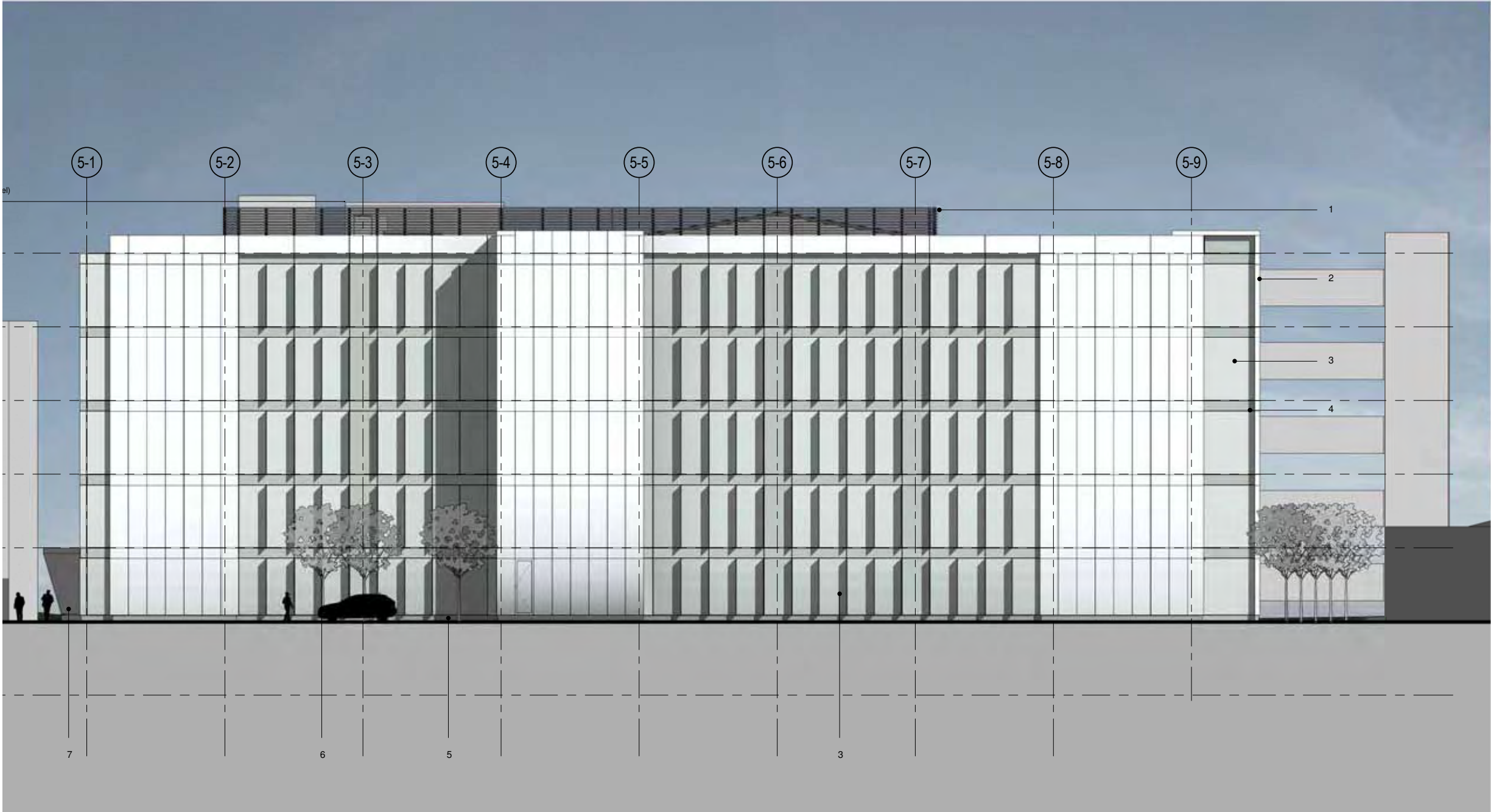
Elevations - South



Material Schedule

- Material Schedule
1. Louvered plant enclosure
 2. Solid aluminium insulated panel
 3. Glazed curtain wall system
 4. Glazed spandrel panel
 5. Horizontal brise soleil
 6. Plinth
 7. Rooflight above atrium

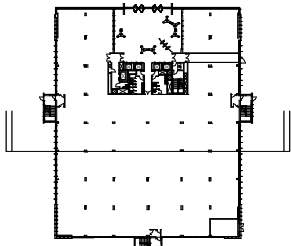
Elevations - West



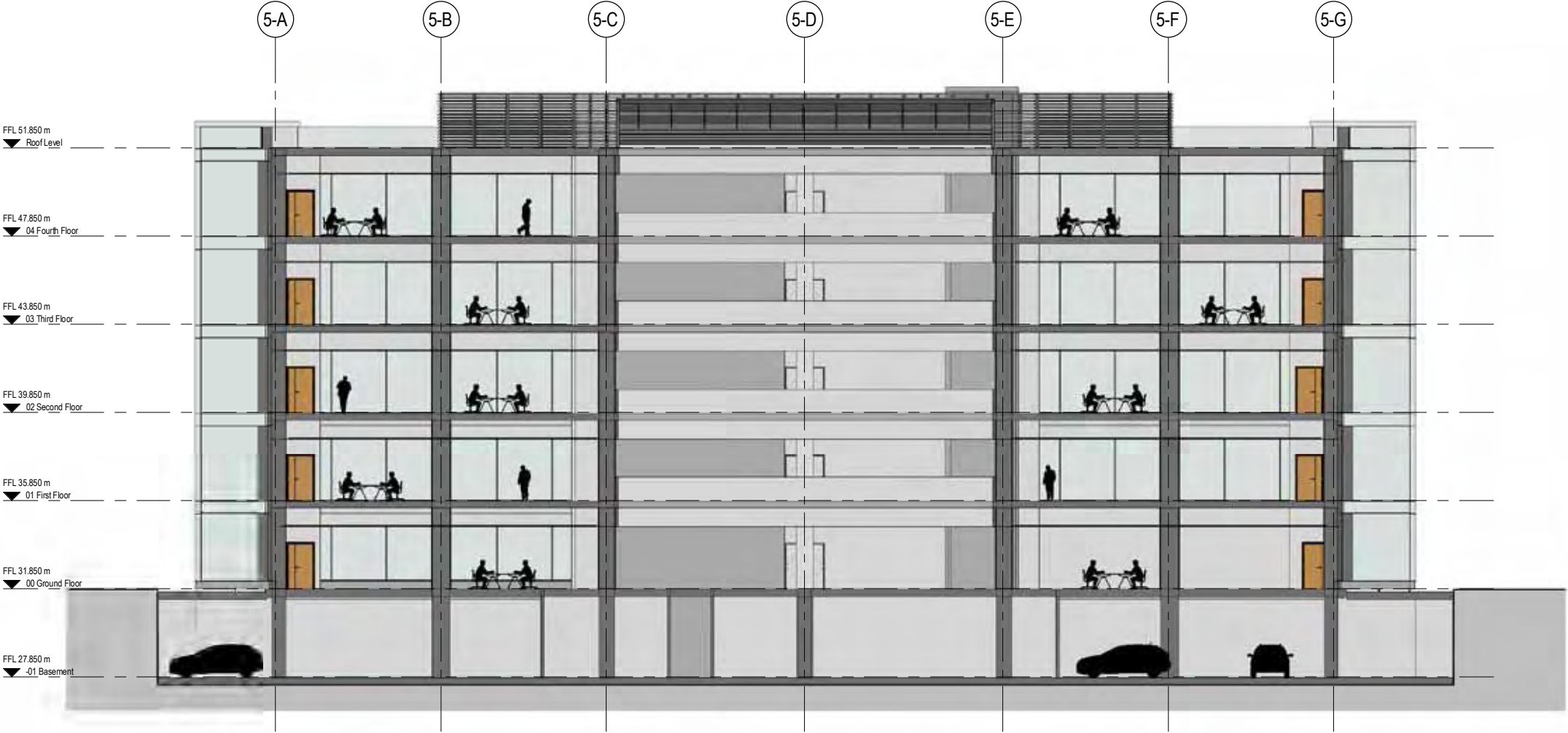
- Material Schedule
- 1. Louvered plant enclosure
 - 2. Solid aluminium insulated panel
 - 3. Glazed curtain wall system
 - 4. Glazed spandrel panel
 - 5. Plinth
 - 6. Vertical brise soleil
 - 7. Portico entrance

0 2.5 5 7.5 10 12.5m
SCALE 1 : 125

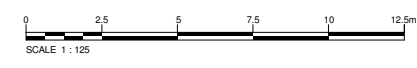
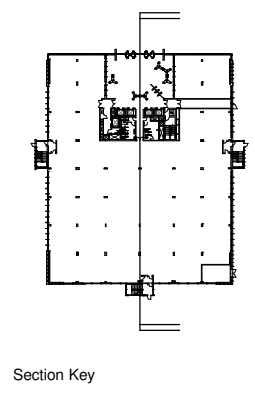
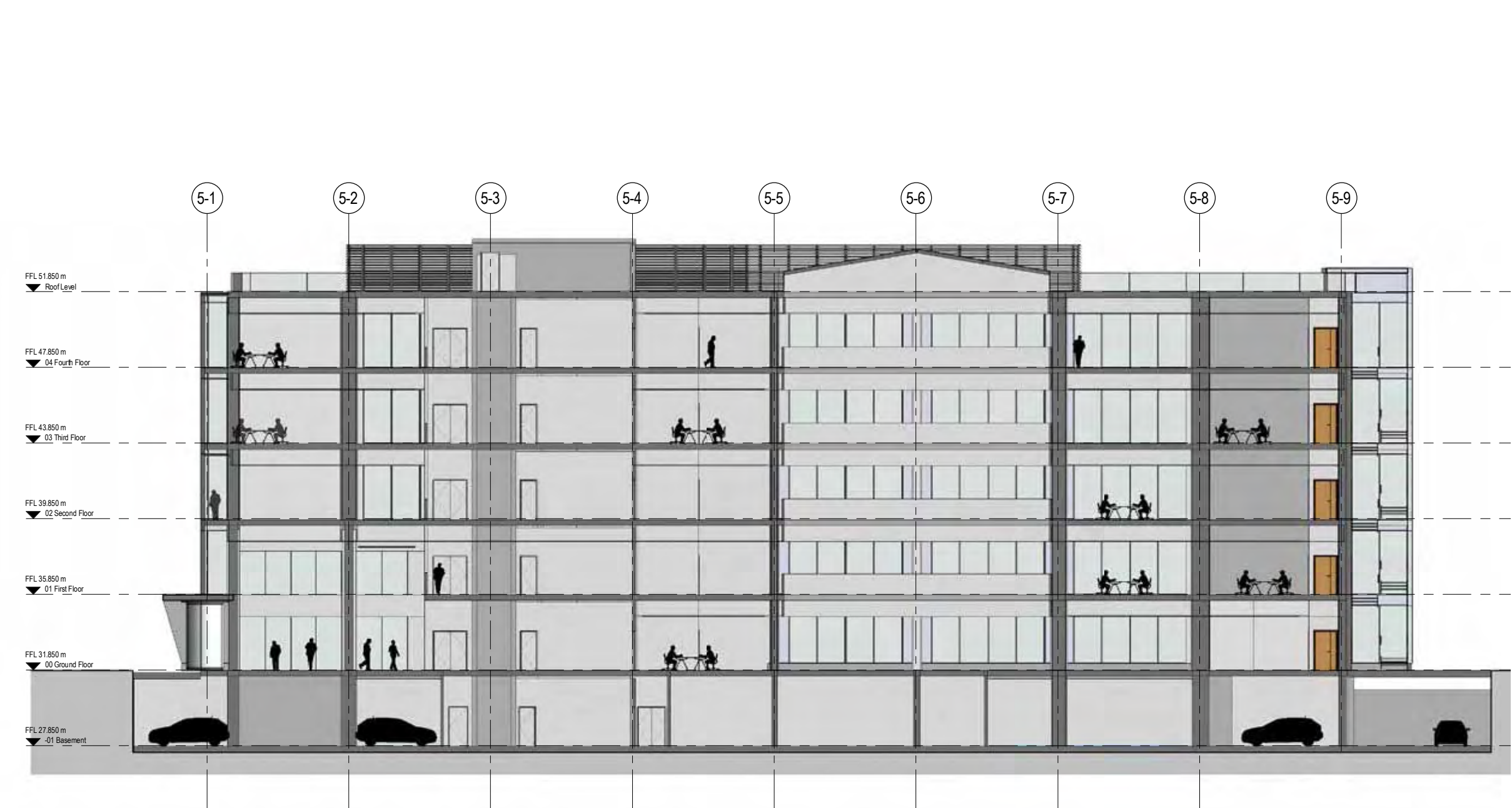
4.3 Section - Cross



Section Key



Section - Long



4.4 Layout

The main driver for the plan form and size is the requirement for flexible open plan office space. The floorplate for both buildings is centred around a core and atrium space. The office wings are 15.5m at their widest point between external wall and atrium. The relatively narrow floor-plates ensure a good level of daylight for all occupants.

Flexibility

The plan form enables maximum flexibility of internal layout with departmental divisions whether physical or implied being possible at any point around the perimeter of the building. The building core within the building is located to allow the floor plates to be divided into a maximum of 4 units for HPH5.

A planning grid of 1500mm is employed throughout enabling coordination of structure, components and servicing and allowing for maximum flexibility for partitioning of internal areas. The main column grid is 7.5m x 7.5m (entrance area 7.5m x 9m)

Subdivision

HPH5 has to be capable of being subdivided into units of 60,000sqft, 80,000sqft 100,000sqft and 127,000sqft.

Entrance

The main entrance to HPH 5 is on the north elevation to open out onto the main piazza and provide maximum interaction with the other buildings within the park.

Basement

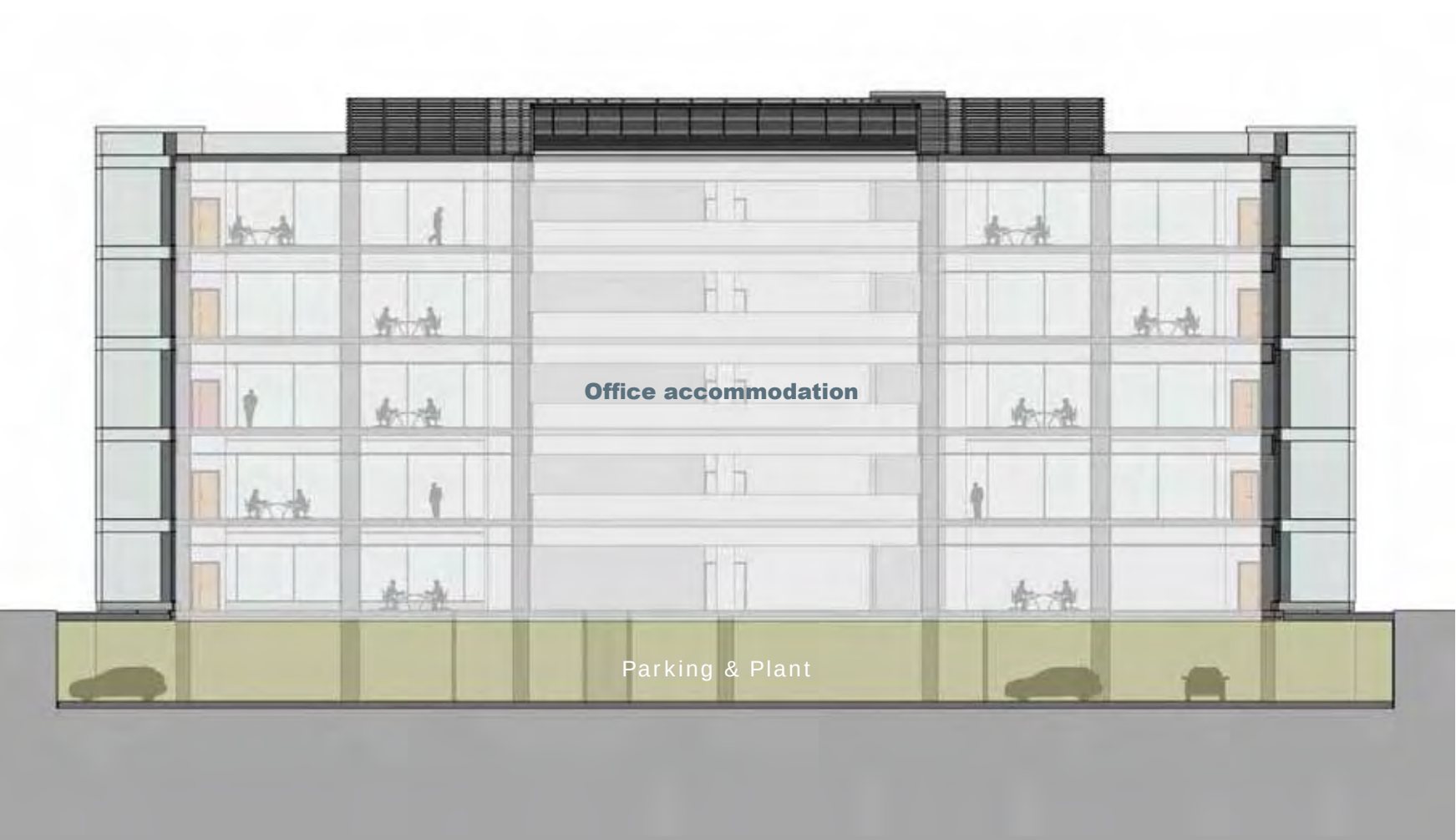
HPH5 has basement parking which is accessed at the back (south) of the building via a ramp down.



Floorplate sub-division

4.5 Use

Building Use Section



4.6 Amount

Area Schedules

GEA - Office Accomodation	
Floor	Area (sqm)
GD	3030.1
1st	2554.6
2nd	2765.3
3rd	2765.3
4th	2765.3
TOTAL	13880.6

BASEMENT (PLANT & CORE)	426
Total Basement Area (CAR PARK, CORE & PLANT)	3685

4.7 Landscaping*

*as prepared by Hyland Edgar Driver

The landscape at Hayes will acts as the setting and connecting element to the park; providing a soft green context to the buildings, and a continuous and coherent element that ties the new buildings with the older ones. The new landscape is based on the awarding winning existing landscape design and uses these elements in new compositions to create visual interest and to help enhance the parks ecology.

The landscape masterplan demonstrates how the simple clean forms of birch trees in planters and bold compositions of groundcover shrubs have been extended around HPH 4 and 5. The recently planted plane trees along the Dawley Road boundary have been retained and underplanted with groundcover shrubs to tie into the North Hyde Road boundary landscape.

The section 106 landscape extends the simple clean forms out into the Dawley road where new birch tree plantings in gently sculpted lawns will introduce the park landscape to the approaching visitor.





KEY

-  Shrub
-  Hedge
-  Grass
-  Specimen Shrub
-  Tree
-  Paved area & feature banding
-  Bitmac Roadway
-  Bitmac Footpath
-  Paved Roadway
-  Benches
-  Bollards
-  Light column

REV B - Red line amended, walls/steps added 120606
 REV A - Planning Issue Draft 120522

H E D
 Hyland Edgar Driver
 Landscape Architects and Urban Designers

HYDE PARK HAYES

LANDSCAPE MASTERPLAN

MAY12	JS
1:500&A1	DP
HED.983.102	B
B	