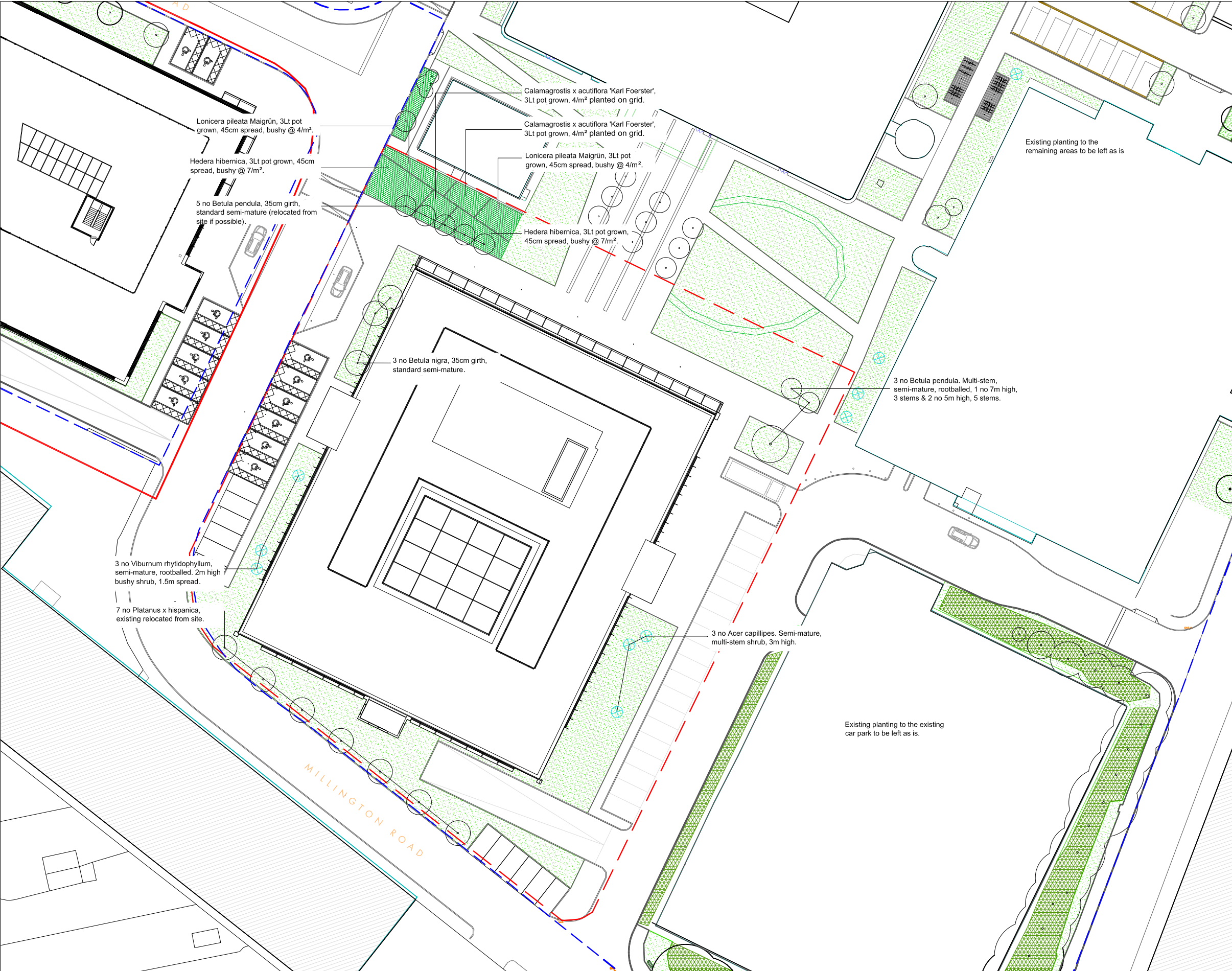




KEY

Ground Cover

Lawn

Specimen Shrub

Tree

Maintenance and management specification :

Trees

Provide sufficient water to establish the newly planted trees. Provide limited formative pruning, and tightening of underground guying (after heavy winds). Maintain in a weed and disease free condition through the 5 year establishment period.

Shrubs and groundcover

Provide sufficient water to establish the newly planted shrubs.

Maintain in a weed free and disease free condition during the 5 year establishment period. Clip back from path edges to maintain in natural and tidy shapes. Remove all arisings offsite.

Lawns

Maintain in a weed and disease free condition during the establishment period. Mow regularly to create a dense short sward. Remove all arisings offsite.

Meadow 'rings'

To be annually sown to create a profusion of nectar rich flowers each summer. Maintain in a weed and disease free condition during the establishment period. At the end of flowering (October) remove all remaining plant material offsite. Cultivate ground, cut edges of lawn and maintain in a tidy weed free condition until sowing season in March

REV A - Planning Issue Draft 120522

REVISIONS

H | E | D

Hyland Edgar Driver

Landscape Architects and Urban Designers

One Wessex Way Colden Common Winchester Hampshire SO21 1WG
Telephone 01962 711600 Facsimile 01962 713945

PROJECT

HYDE_PARK_HAYES

SUBJECT

PLANTING_PLAN_(EAST)_2OF2

DATE

MAY2012

DRAWN BY

JS

SCALE

1:250@A1

CHECKED BY

DP

DRAWING NUMBER

HED.983.108

REVISION

A

DRAWING STATUS

B

A - PRELIMINARY

B - ISSUED FOR PLANNING

C - ISSUED FOR DESIGN

D - ISSUED FOR TENDER

E - ISSUED FOR APPROVAL

F - ISSUED FOR CONSTRUCTION

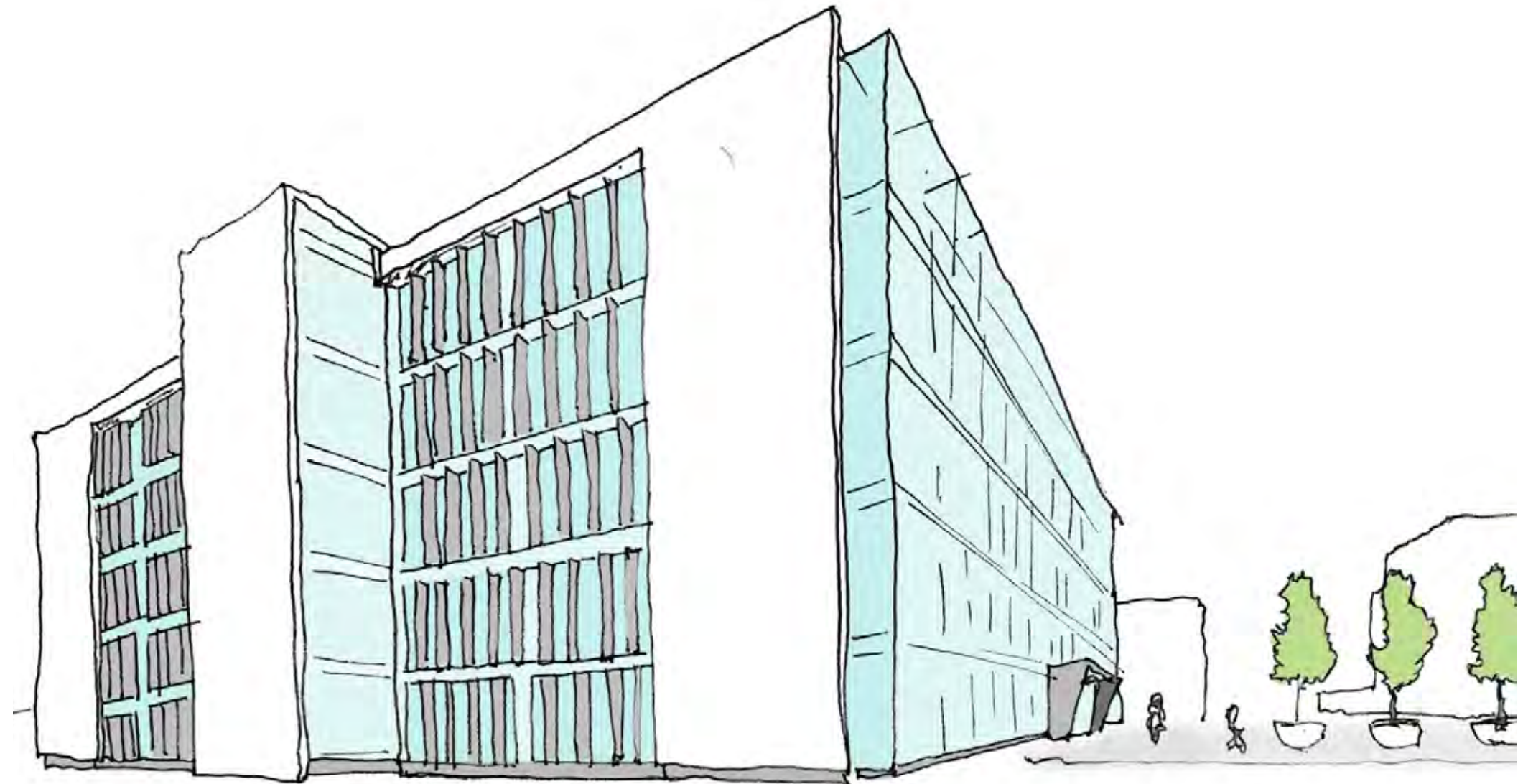
G - AS BUILT

4.8 Appearance

The client wished for the building to reflect the best office environments of business districts, such as the City of London, while still maintaining a sense of unity with the existing buildings on the site and its surroundings.

For this reason the buildings are heavily glazed with spandrel glazed panels helping to achieve the solid to void ratio required of the building regulations part L. This is further supplemented with vertical fins on the east and west elevations and horizontal louvres on the south facade all designed to help mitigate solar gain.

A white insulated metal cladding system has also been chosen to reflect the colour scheme of the park. These also mask the shear walls of the structure and wrap the staircores. The entrance is projected to add prominence and hierarchy to this section of the facade. The entrance is further identified by a portico frame.



4.9 Access

Pedestrian Access

The movement of people across the site and between buildings and parking has been considered throughout the public realm works.

External Pedestrian Access

The access is via two large revolving doors with adjacent disabled pass door into a spacious double height reception area. The reception desk is located directly in front of the entrance doors. A waiting area will be provided in reception in front of the security turnstile access control system. .

Internal Pedestrian Circulation

Past the security line is a bank of 4 passenger lifts and access doors leading into the core with toilet facilities, goods lift and fire escape stairs. Access to the core will be controlled from the reception area by means of security barriers.

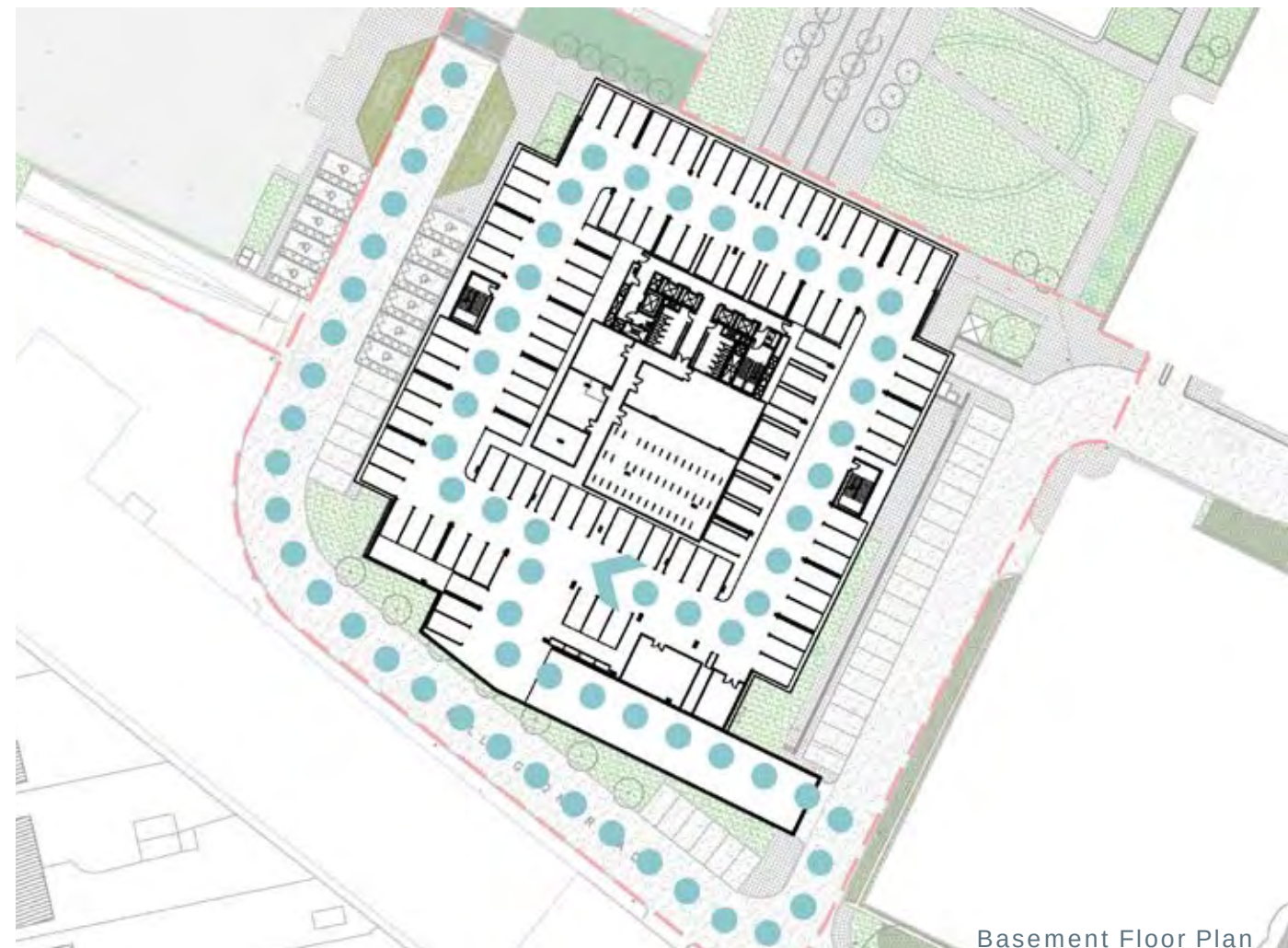
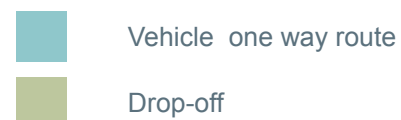
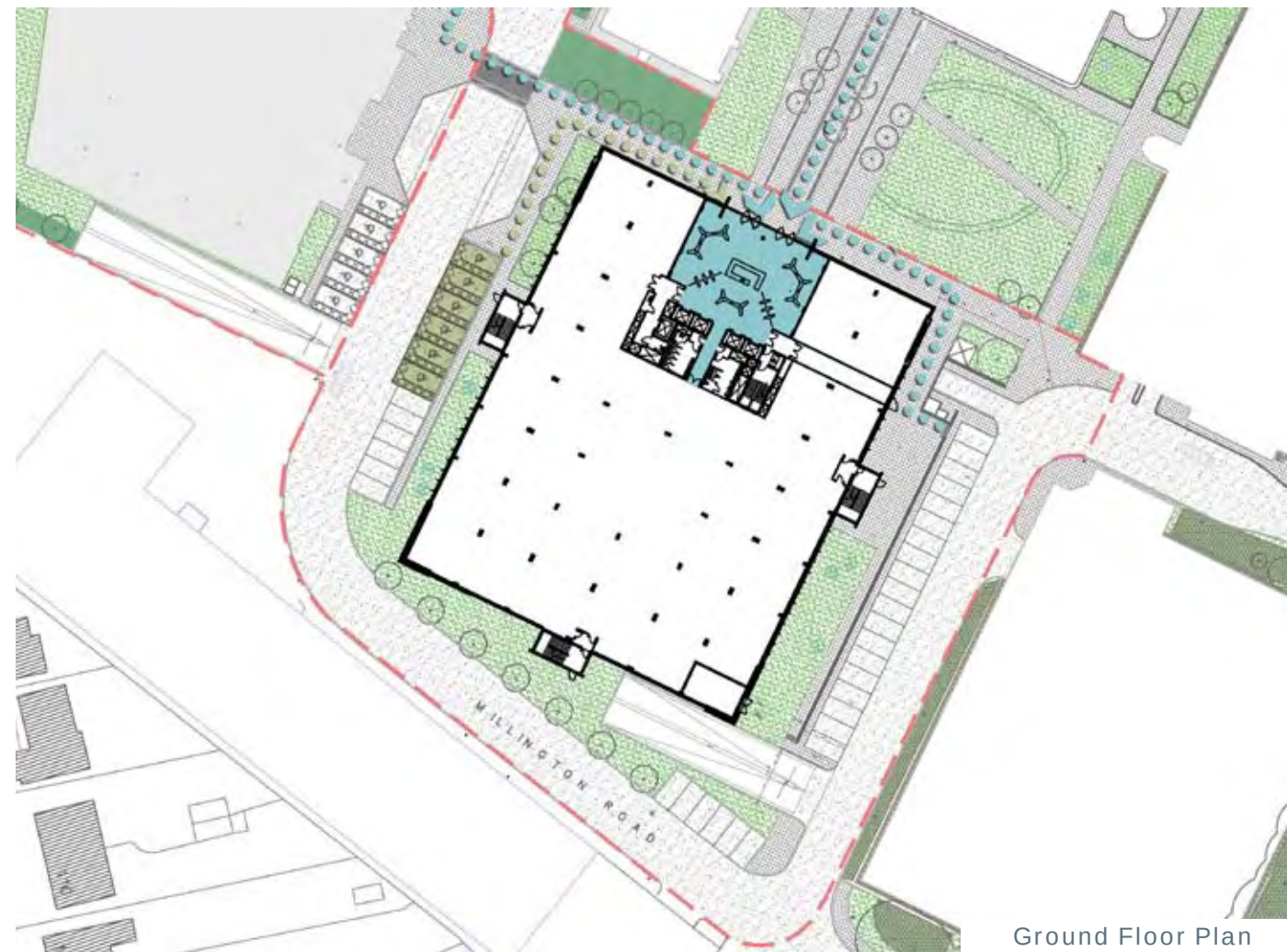
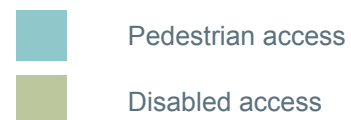
The atrium within HPH5 is located behind the core and offers high quality natural light

Access for people with Disabilities and Restricted Mobility

Throughout the design process the needs of the disabled user have been fully considered and provisions included within the building to ensure that the building is inclusive.

As part of this review, the Council's guidance within "Accessible Hillingdon" has been fully considered and where practicable, all recommendations followed.

Vertical circulation to all floors is via passenger lifts which all comply with the Disabled Discrimination Act. Each floor has a disabled WC.



Car Parking Provision

The basement within HPH5 is accessed via a 2-way ramp off Millington Road along the east elevation and provides parking for 103 cars and 94 cycle storage racks in accordance with BREEAM.

The total parking provisions are as follows:

140 spaces of which 13 are disabled. Split:

Basement: 96 standard, 7 disabled

Grade: 31 standard, 6 disabled.

Cycle Storage Provision

To comply with BREEAM requirement TRA3 and Transport for London Plan, cycle storage within the building, together with shower and locker room facilities will be provided. Access to the cycle storage at basement level is via a designated route across the public realm and along the east elevation to the access ramp into the basement.

94 cycle stands have been provided in total for HPH5.

Storage will be by means of lockers within the shower/changing areas which are split into male and female areas within the basement core. These facilities have been provided at the ratio of one per 10 cycle storage spaces, again as required by BREEAM.

Service and Waste Management

Service entry for deliveries will be off Millington Road along the east elevation.

Deliveries can be unloaded at the drop off point adjacent to the bin-store. This allows access for, transit vans and rigid delivery vehicles.

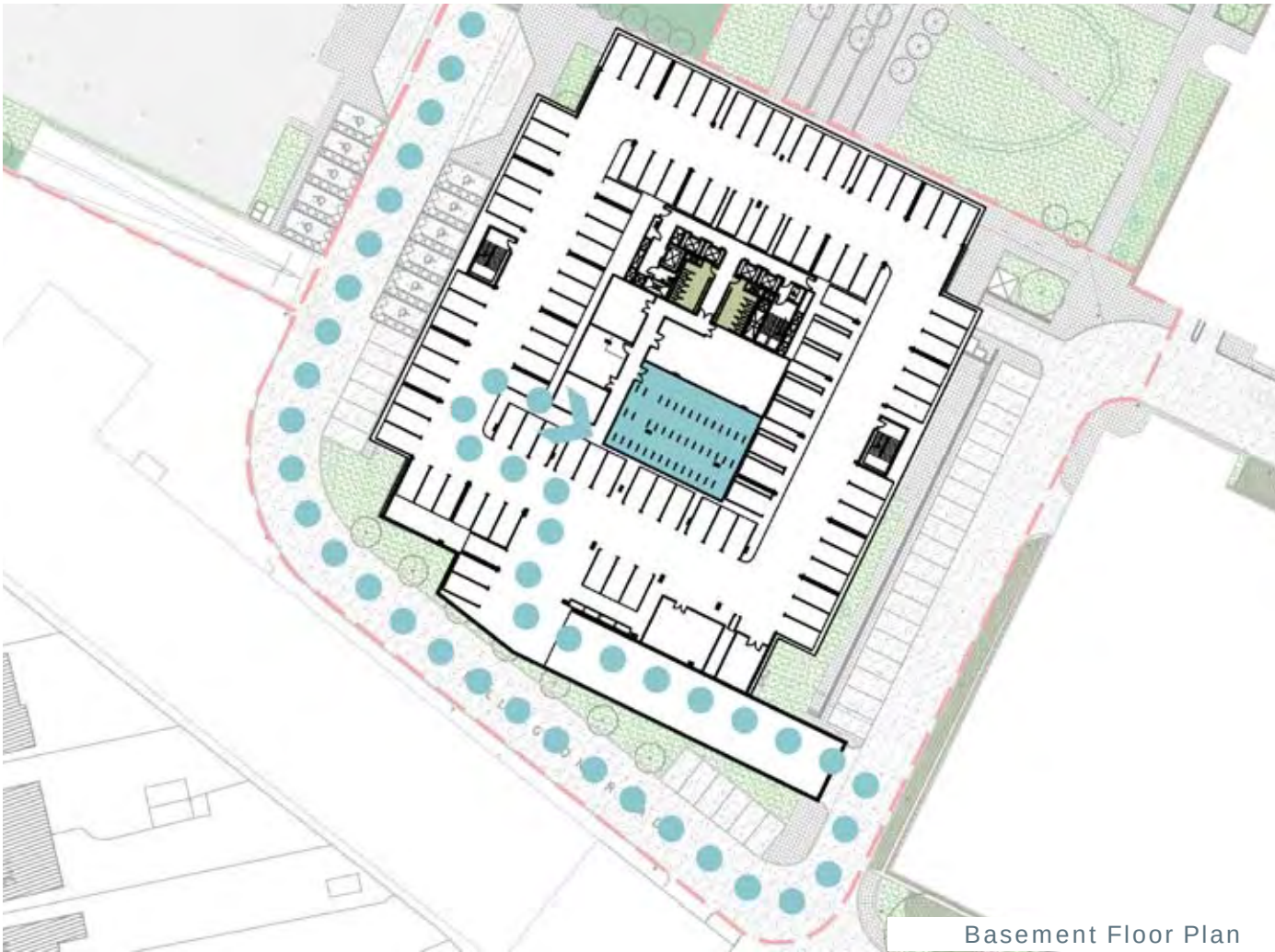
There is no provision for receiving articulated vehicles in or around the building.

Refuse provision

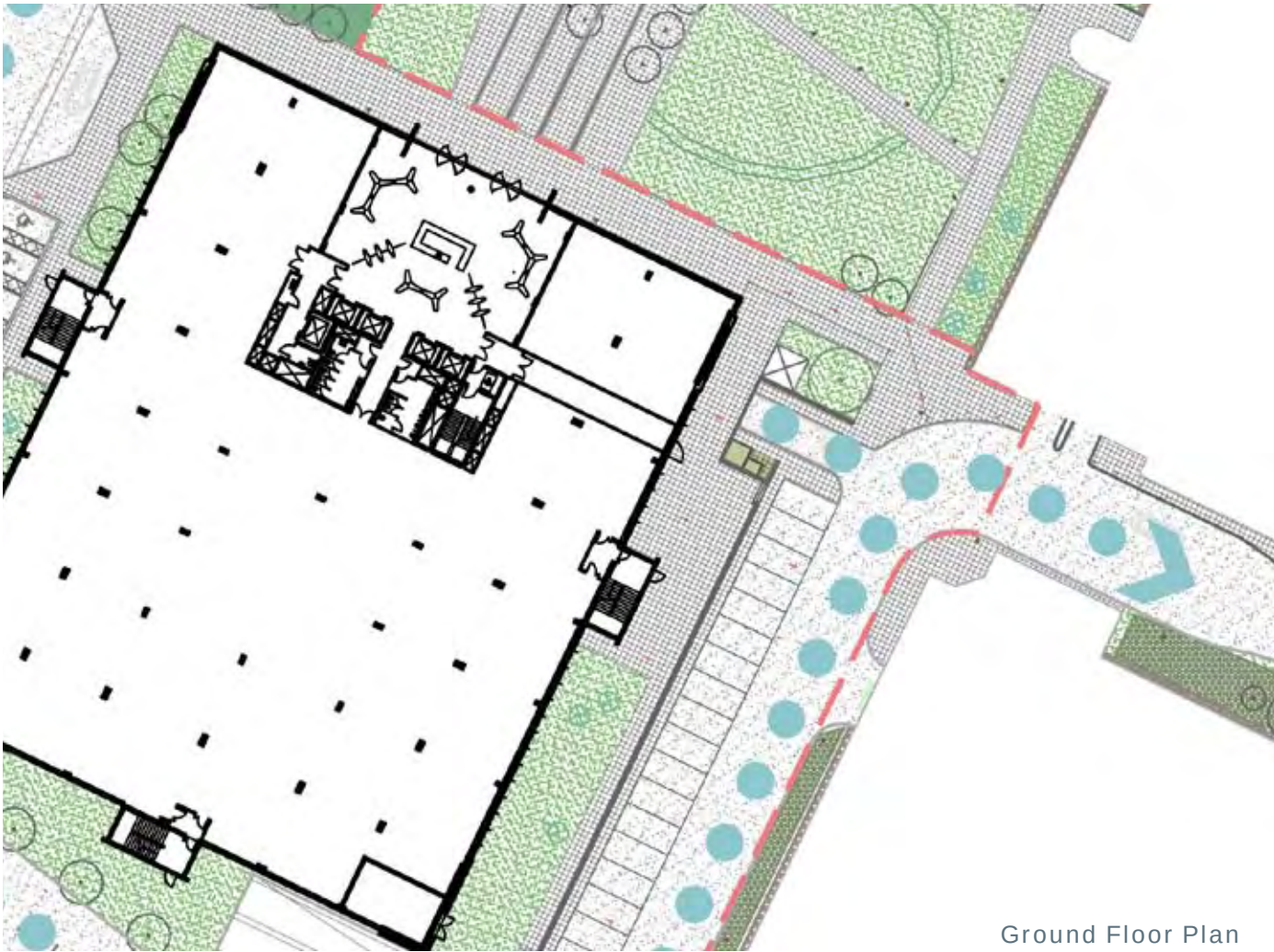
1 x 8 yard FEL General Waste (collected once a week)

1 x 1100 litre Recycling bin (collected once a week)

- Cycle route & store
- Shower & changing facilities



- Refuse route
- Bin store

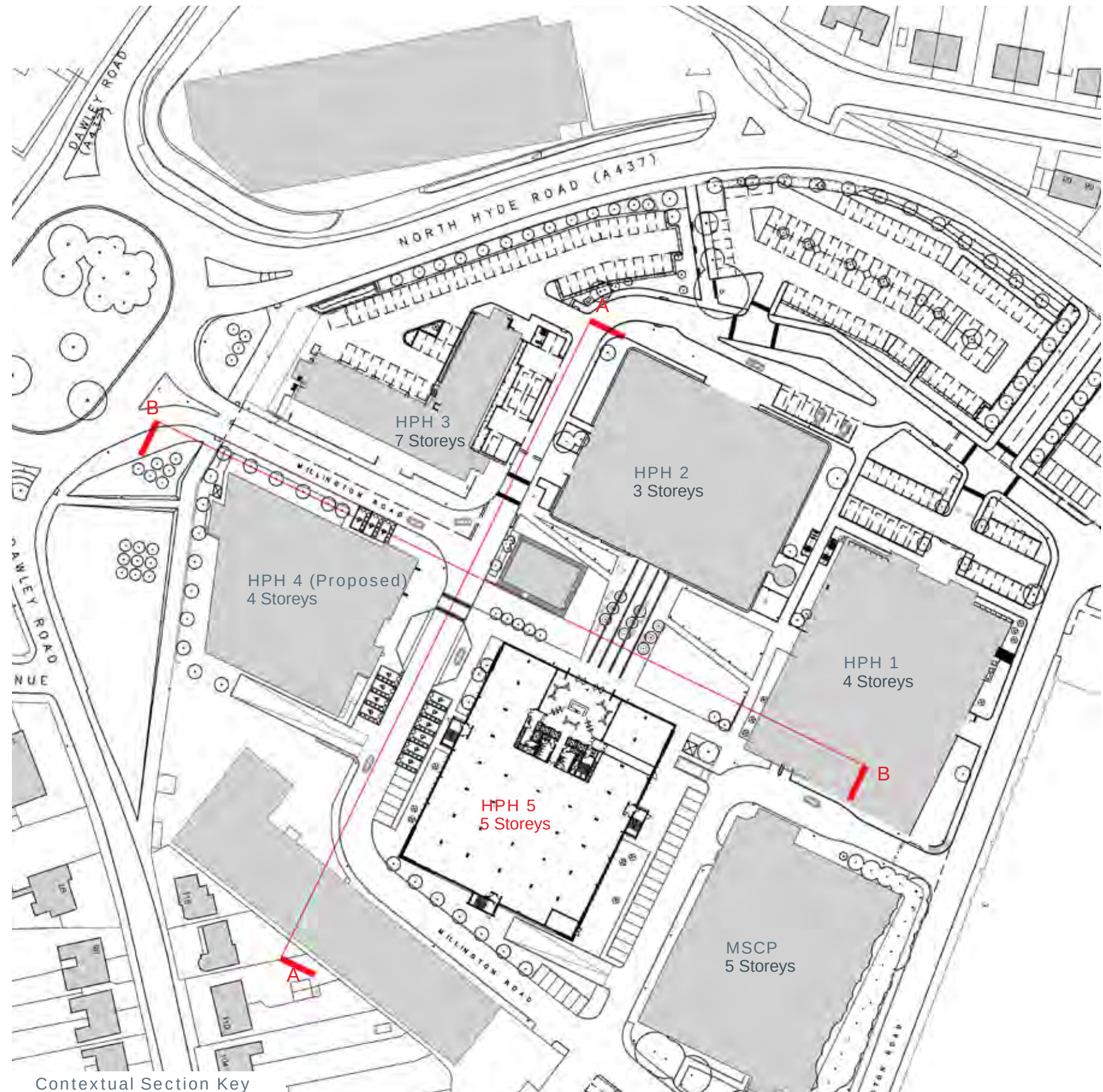


4.10 Scale

The current Hyde Park Hayes park has varying scales of buildings ranging from 3 to 7 storeys. The building of HPH 2 and 3 to the north create a clear northern boundary when accessing along Millington Road with the termination of the vista being HPH 1 on the east side of the side.

The position of HPH 5 helps to form the south boundary allowing the main public space to be complete as a true piazza.

The proposed building of HPH 5 is basement, ground plus four storeys high, with internal and external plant being located either in the basement or on the roof, and is therefore appropriate for the site and its surroundings.



Contextual Section Key



HPH 5

Contextual Section A-A



HPH 5

HPH 4

Contextual Section B-B

4.11 Computer Generated Imagery









Summary



Summary

The design of the building seeks to establish a coherent design which not only responds to the client brief, but which also responds to the existing context of the business park.

This has been achieved by carrying out; a rigorous site analysis; existing building study; a thorough environmental and energy assessment, as well as marrying the client's aims and aspirations through design team and client meetings and workshops.

Throughout this process, due consideration has been give to the Local Development Framework, "Accessible Hillingdon", the relevant BREEAM credits, the building regulations (in particular Part L in terms of improvement of the current requirements) and the British Council for Offices (BCO) Guide to Specification.

Associated Documents



Associated Documents

This Design and Access Statement has been prepared by 3DReid as part of the submission to Hillingdon Council as part of the planning permission for the building of HPH5 (Millington Road, Hyde Park Hayes) four storey office building with basement level parking and landscaping works.

In support of these applications the following associated documents should be read in conjunction with this Design and Access Statement:

- > Bird Hazard Management Plan.
- > Location Plan with the development area edged in red.
- > Proposed plans, sections and elevations.
- > Planning Policy Context (As provided in planning statement)
- > Social & Economic Context (As provided in planning statement)
- > Transport Assessment
- > Landscape Scheme

> Birmingham
12 Caroline Street
Birmingham
B3 1TR
t +44 (0)121 212 2221
f +44 (0)121 236 2709

> Edinburgh
36 North Castle Street
Edinburgh
EH2 3BN
t +44 (0)131 225 4040
f +44 (0)131 225 4747

> Glasgow
45 West Nile Street
Glasgow
G1 2PT
t +44 (0)141 226 3030
f +44 (0)141 226 3053

> London
West End House
11 Hills Place
London
W1F 7SE
t +44 (0)20 7297 5600
f +44 (0)20 7297 5601

> Manchester
83 Fountain Street
Manchester
M2 2EE
t +44 (0)161 236 7070
f +44 (0)161 236 7077

