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Parapet wall to 4 sides both conceal set back 3rd floor communal roof terrace and also provides compliant perimeter balustrade

Recessed Terraces to Apartments on both front and rear elevations to promote visual interest to the street scene

Private and Communal entrance doors identified with a cantilevered flat roof door canopy

Secure communal Bin Store

Secure cycle storage proposed within front patio gardens

Former planting zone contributes to wide "pavement" promoting defined defensible space within front hard landscaped patio gardens that are expected to be planted by residents

2x lifts cores allowing lift and stair access to separate communal roof terraces at 3rd floor level

Vertical railings in lieu of windows to promote natural ventilation for communal circulation zone on 1st and 2nd floors

Undercroft to allow access to Communal Bin Store and Disabled Parking/Covered Cycle Store within rear courtyard

Existing on road parking bays proposed to remain unaltered

P05	Submission to Hayes Council	26.04.23

Client:
Rubato Ltd

Project:
53 -55 STATION RD
HAYES
UB3 4BE

Date:
01.01.23

Scale:
NTS @A3

Drawing title:
PROPOSED APARTMENT VIEW FROM CROWN CLOSE (3D Model)

Drawing number: Revision:

169/700 P05

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PROPOSED 3 STOREY APARTMENT BUILDING VIEWED FROM CROWN CLOSE