

What do you want in a playground?





















All design proposals are subject to planning permission

The future of Hayes Town Centre Estate consultation, July 2021



We'd like to get your feedback on what the new buildings on the estate could look like.

We want to make the most of the estate's unique location and history, how can we best incorporate these in the design of the new estate?

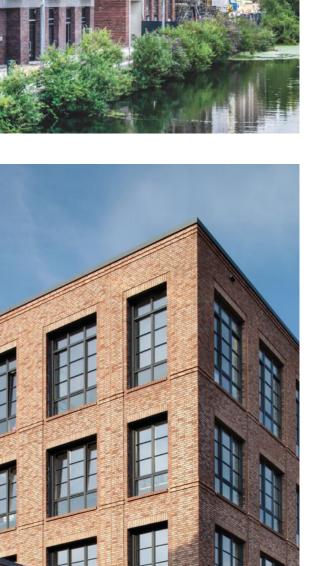
Let us know your thoughts on the types of materials you prefer; as well as what sort of roofs, windows and gardens you'd like to see on the estate.

Grab some post it notes and tell us what you think!











Buff Brick Wall

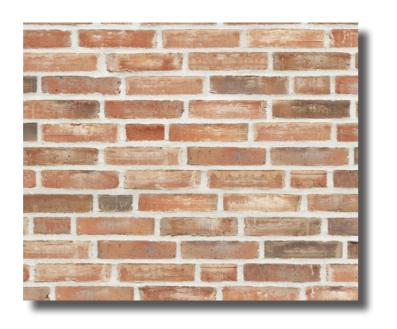
Flat Brick with Light Mortar



Flat Brick with Dark Mortar



Red Brick Wall





Brown Brick Wall





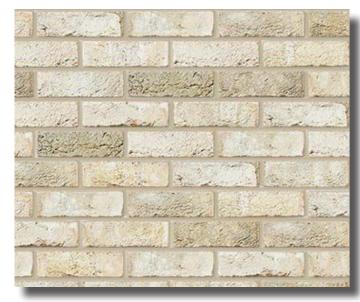
MATERIAL PALLETTE

Brickwork

Tell us what you think. Topics to consider:

- Type of bricks in surrounding neighbourhood?
- Buff, Red or Brown bricks?
- Textured bricks or flat bricks?
- Colour of Mortar
- How do the bricks match one another?

Textured Brick



Mortar same colour as brick

















BUILDING SIGNAGE



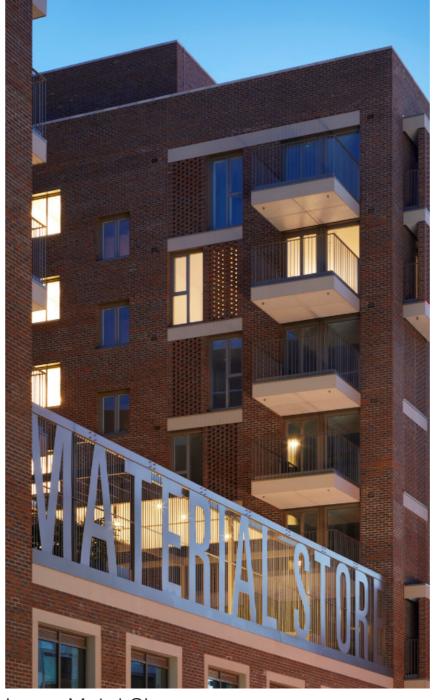
Projecting Metal Signage





Signage Painted Directly on Buildings





Building Signage

Tell us what you think. Types of signage:

- Building name or number
- Bike stores
- Parking Podiums
- Bin Stores
- Street signage

Local Example



Projecting Signage

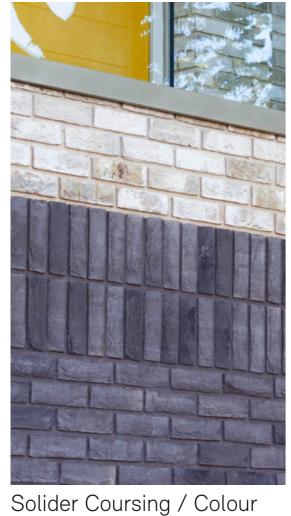


Engraved Signage

Large Metal Signage

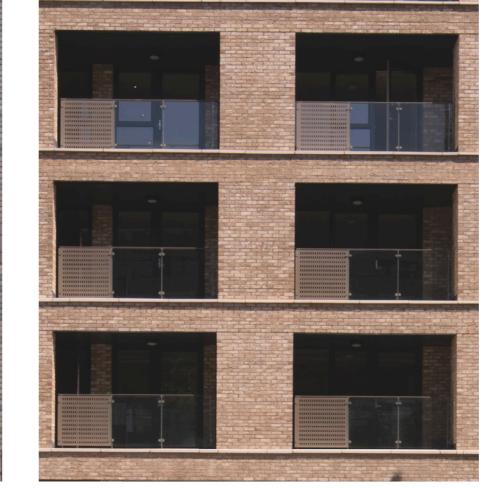


BRICKWORK DETAILS





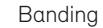
Recessed Brickwork



Brickwork Details

Tell us what you think. Topics to consider:

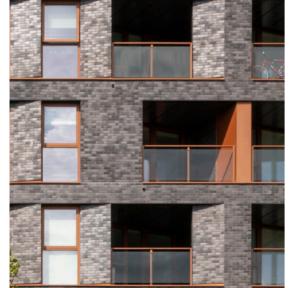
- What brick details are used in the surrounding area?
- Would details be visible to passers-by and residents?
- Have you seen brickwork details used to highlight important features in building such as entrance doors?













Recessed Brickwork

Solider Coursing

Different colour/ cordroy pattern

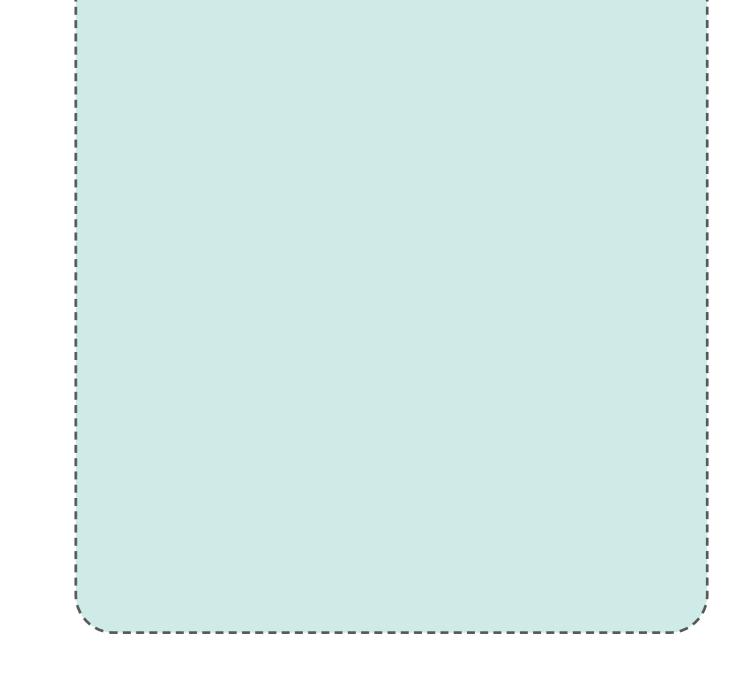




Vertical Stretcher Bond



Projecting Bricks



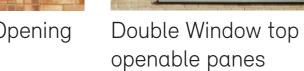


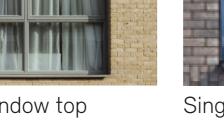
WINDOWS





Double Juliet Inward Opening Doors





HHHH H



Single Juliet Inward **Opening Doors**



Full Height Top Openable Full Height Window



Tell us what you think. Topics to consider:

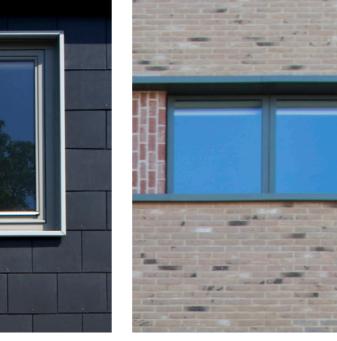
- What is the view from the window?
- Amount of daylight that windows allow into rooms?
- Privacy needed for room (e.g. bedrooms)?
- Design of windows in local area?



Corner Window



Large Projecting Window



Raised Double Window



Raised Internal Cill





Raised Single Inward

Window



Balcony Windows & Doors



ENTRANCE DOORS



External Letter Boxes

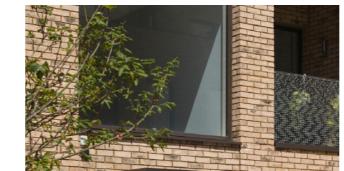


Internal Letter Boxes



Building Signage





Tell us what you think. Topics to consider:

- Design of signage to entrances?
- Canopy or recessed entrance to protect from rain?
- Door numbers?
- Amount of glazing?



Recessed Entrance with Signage



Small Windows / Timber Door



Raised Window / Timber Door



Canopy



Full Height Window / Metal Door





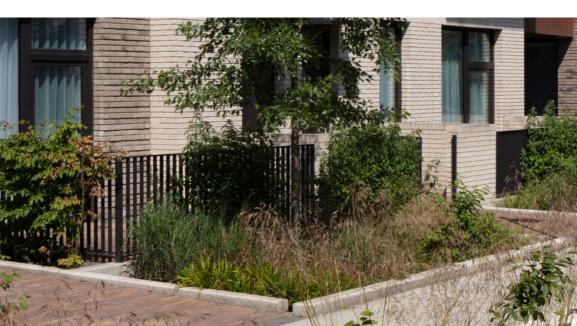
FRONT GARDENS





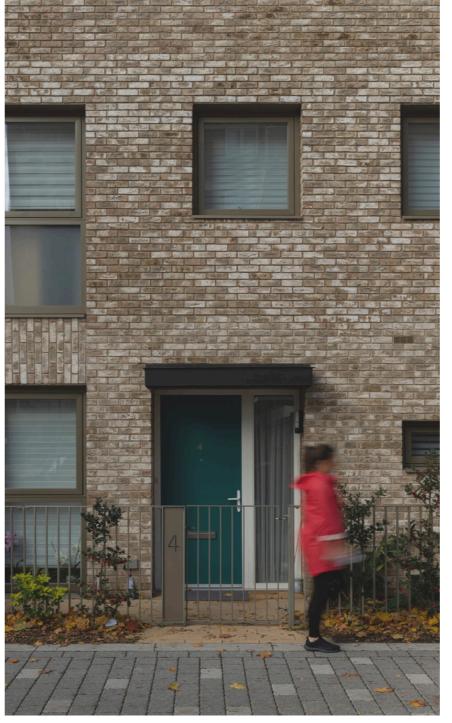
Front Gate







Solid Brick Wall



Tell us what you think. Topics to consider:

- Provision for different types of bins?
- Is there a plant buffer to pavement?
- Is a gate needed?
- Planting in front garden?

Planting in front window

Bushes & Planting infront of Metal Railing



Bushes & Planting within Metal Railing



Solid Brick Wall with Metal Gate

Bushes & Planting infront of Metal Railing



BALUSTRADES



View from Balcony



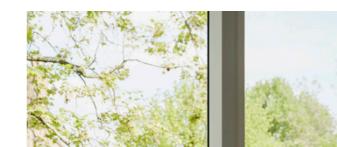


Solid & Open Metal Railing





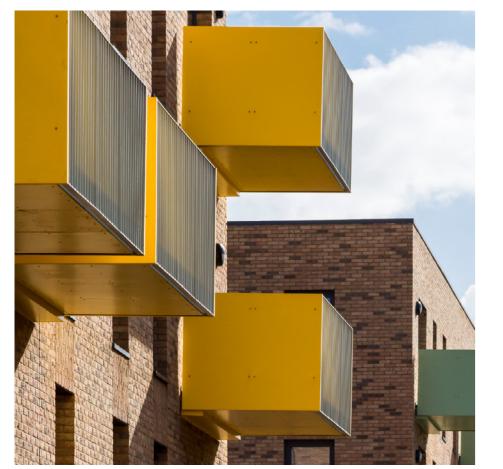
Perforated Metal Sheets



Tell us what you think. Topics to consider:

- What is the view from the balcony?
- What is the view from the living room?
- Daylight to balcony and living room?

Open Metal Railings



Solid & Open Metal Railings



Perforated Metal Sheets Railings



Perforated Metal Sheets



