



Architect

Orms

Project

Hayes Business Park

Date

February 2021



Brief & Vision

History

Site location

Future

Brief & Vision

Project Overview

The proposal seeks to provide a vision for all of the three buildings at Hayes Park. This aligns with the original intent and character of their iconic commercial buildings but is also aligned to the needs of contemporary occupiers and users.

The aim is to provide:

- A high quality refurbishment of the Grade II* Listed Buildings which seeks to re-instate, build-upon and complement Bunshaft's original design principles. Listed building consent has been obtained.
- Provision of uncompromised modern office space within their iconic buildings
- High quality amenities and supporting facilities required for a modern day office
- An exceptional quality of parkland setting



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Exceptional 20th Century Architecture



1937

Gordon Bunshaft was employed by Skidmore, Owings and Merrill (SOM) then a growing modern American architects practice, which had a strong network of clients in government and business.



1961 - 65

Heinz appointed SOM and developed two buildings on the site, a laboratory and headquarters, with associated roads and landscaping. Car parking is accommodated in the former walled garden.

1990

Gordon Bunshaft, Oral History Interview

"It was this detailing that, in my view, made the building appear not as if it had been built by the usual methods of construction, but as if it had been manufactured. Our buildings always appeared as if they had come from the factory."

1939-40

Bunshaft assisted with various designs for the New York World's Fair. Through this work Skidmore and Bunshaft met H J Heinz whom they formed a lasting friendship with.

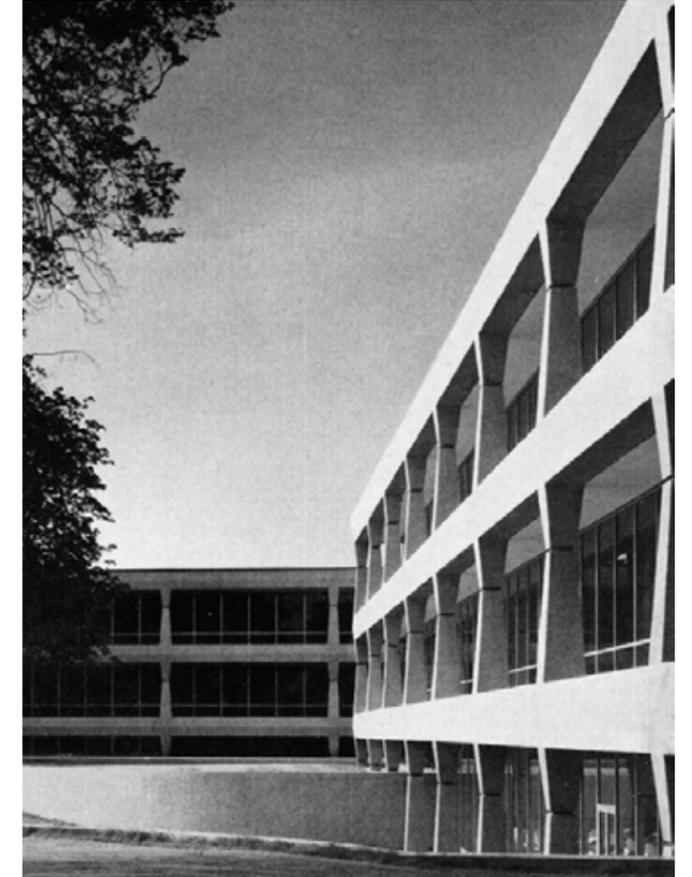
1959

Heinz purchased both the Asylum and Dairy estates on the Hayes Park site.

1963

Bunshaft designs Beinecke Rare Books Library, Yale,





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Hayes Park to Bank Station - 1h 16min

Hayes Park to Paddington - 58min

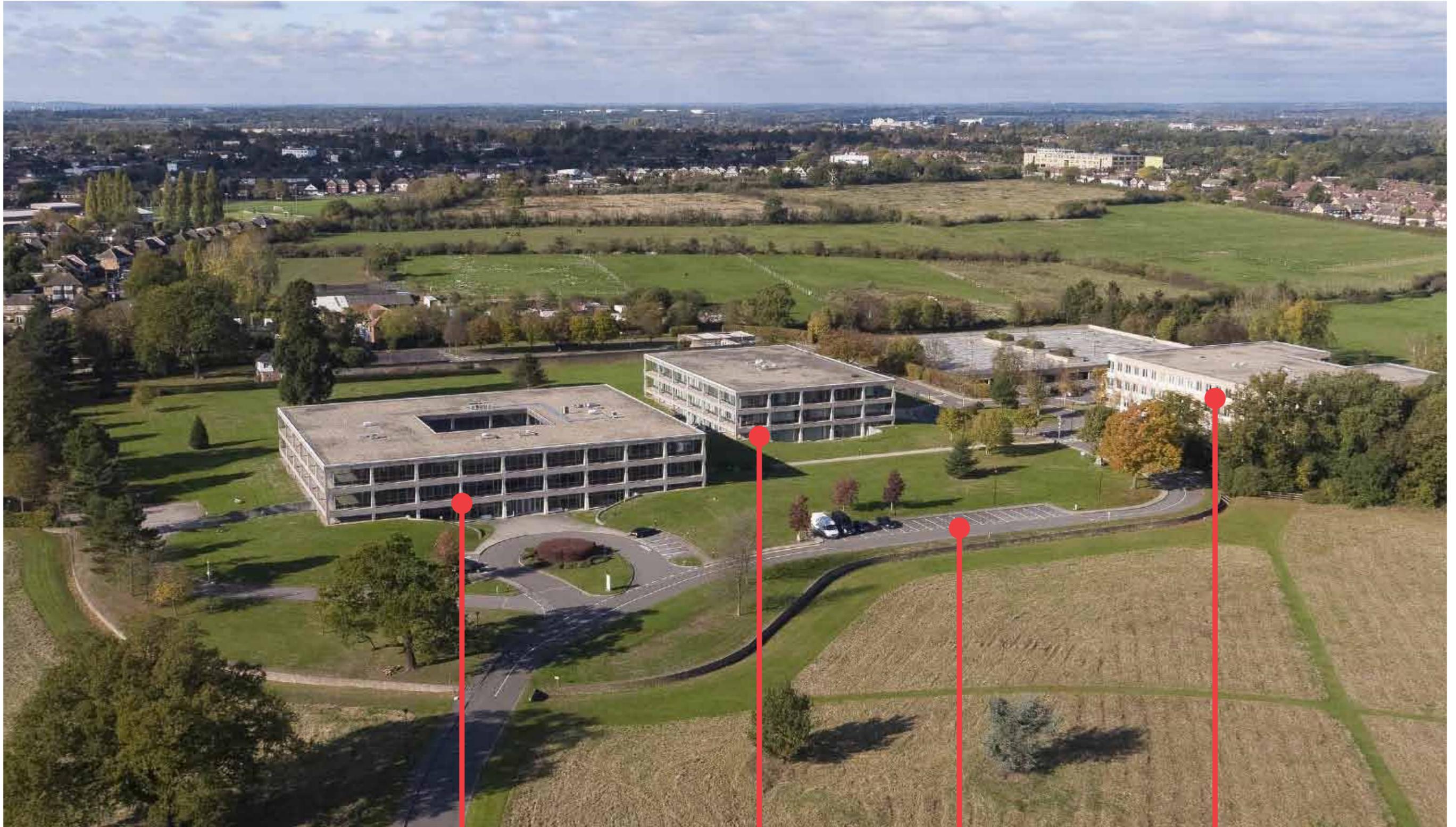
Hayes Park to Liverpool St. (Crossrail) - 50min - 1hr

- Walking
- Bus
- - - - - Train
- ==== Car
- ==== Crossrail



Hayes Park

Aerial view



South

Central

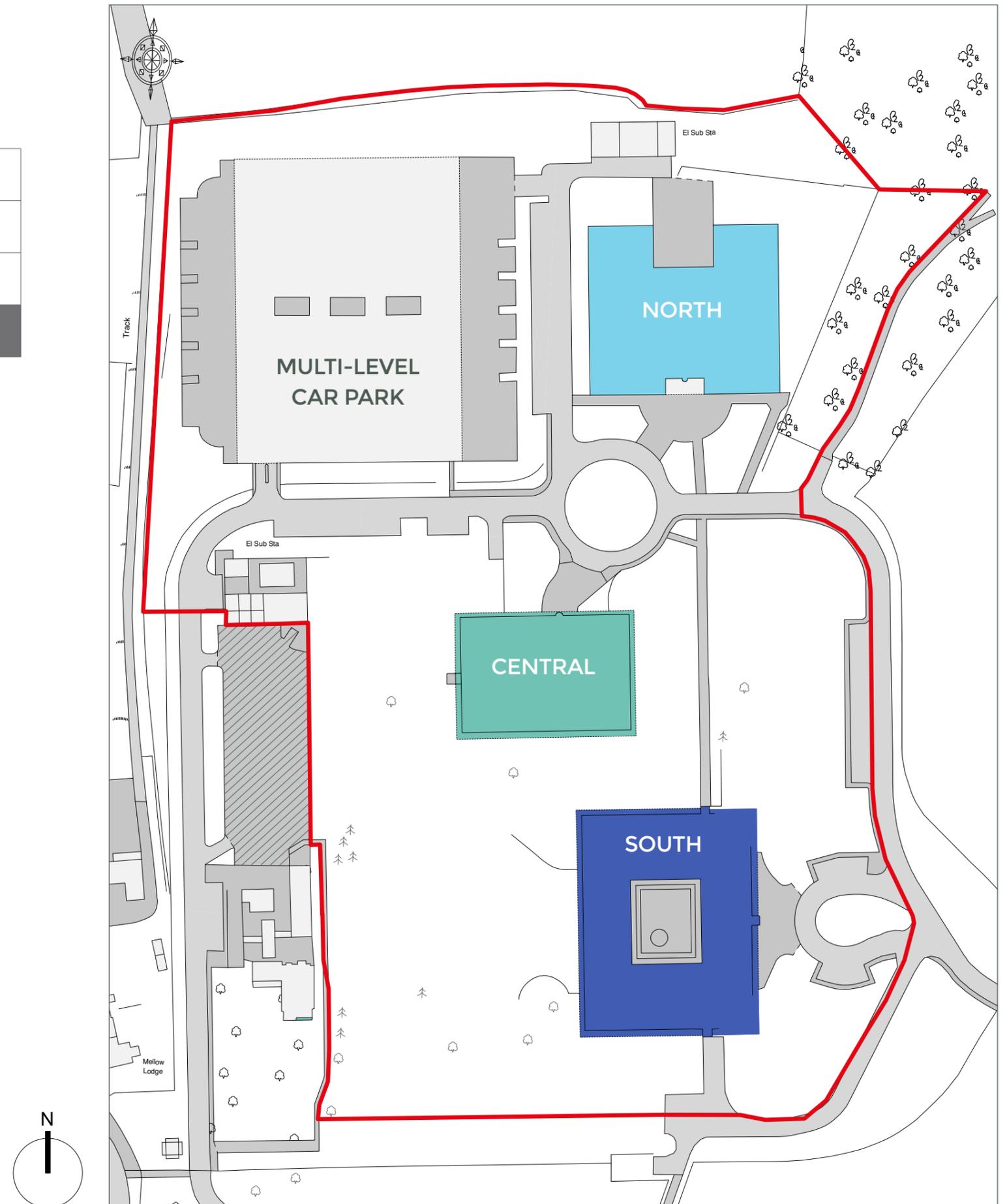
Cars and cycles

North

Hayes Park

Overview

North	66,065 sqft NIA
Central	46,165 sqft NIA
South	56,680 sqft NIA
Total	168,910 sqft NIA



Brief & Vision

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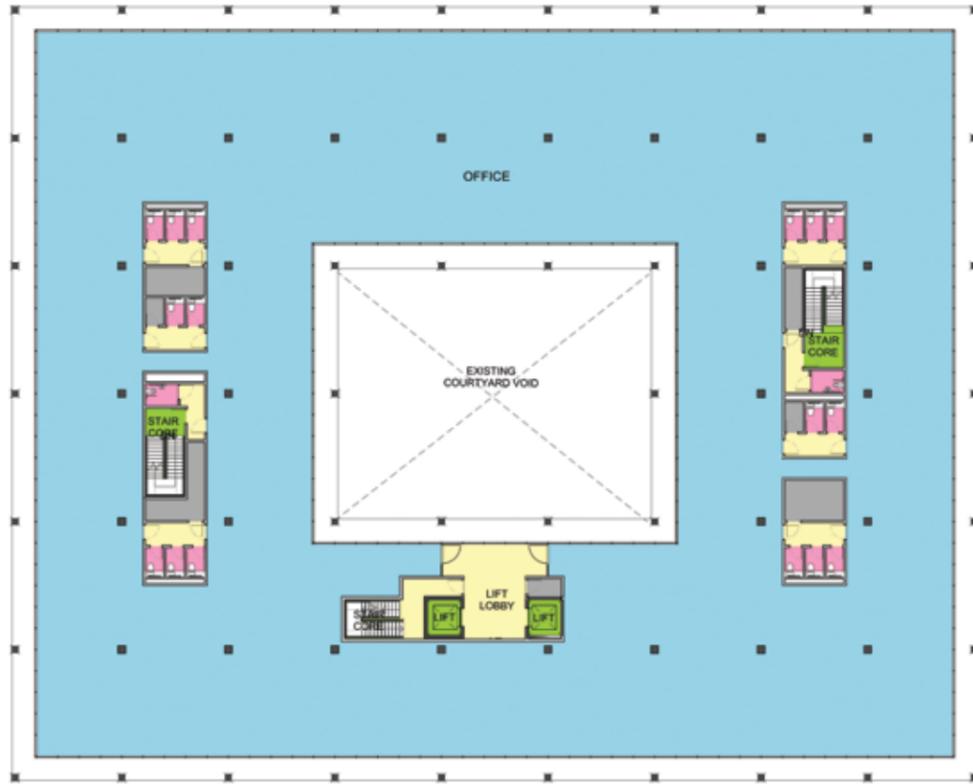
Site Location

Future

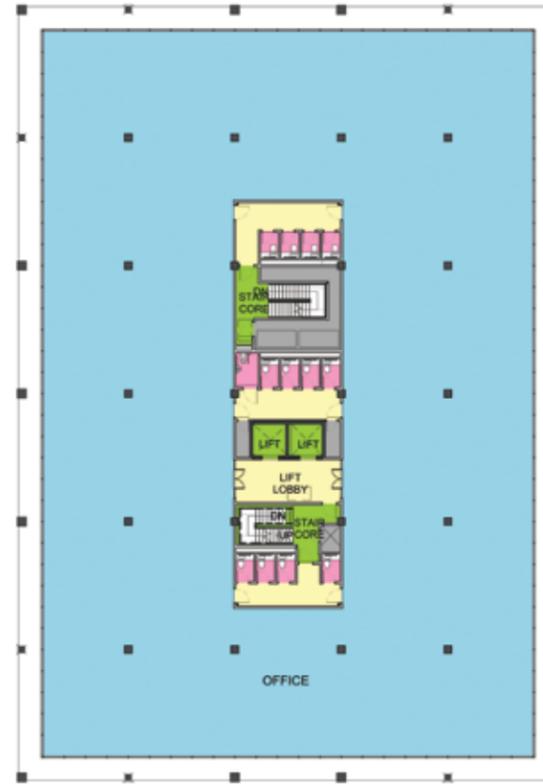
General Arrangement

Typical Floors

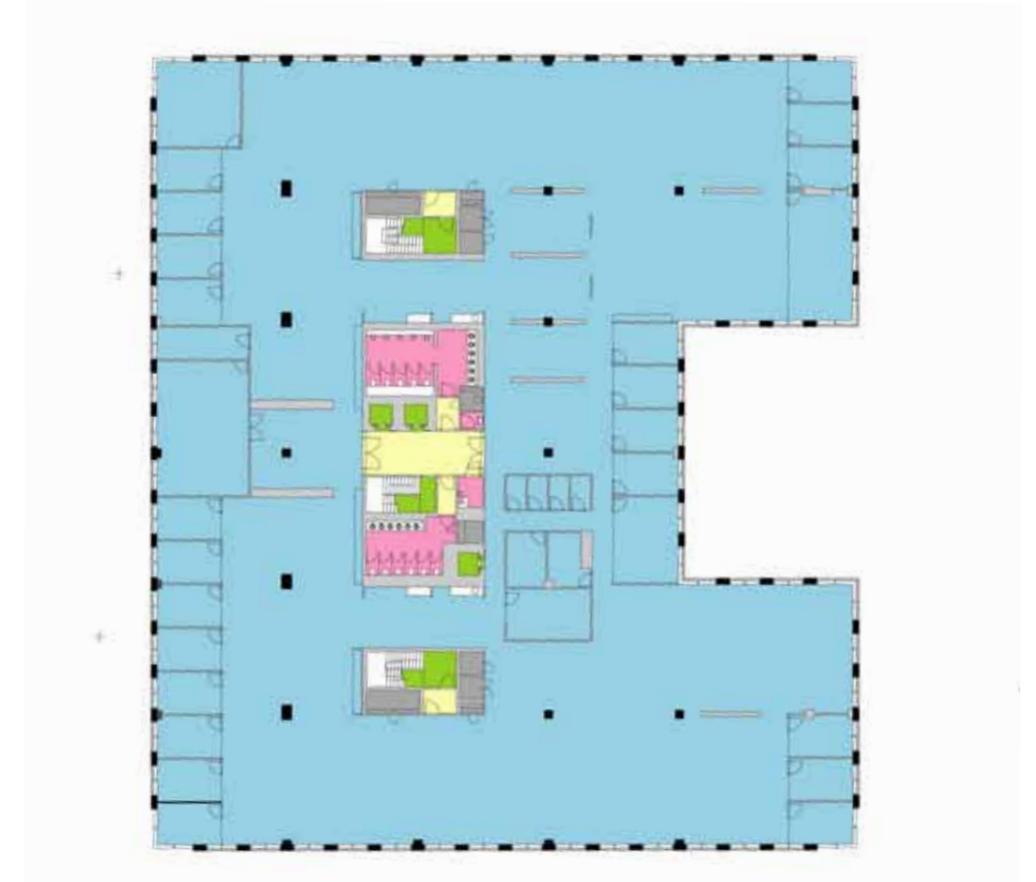
South Building. NIA 56,680 sqft



Central Building. NIA 46,165 sqft

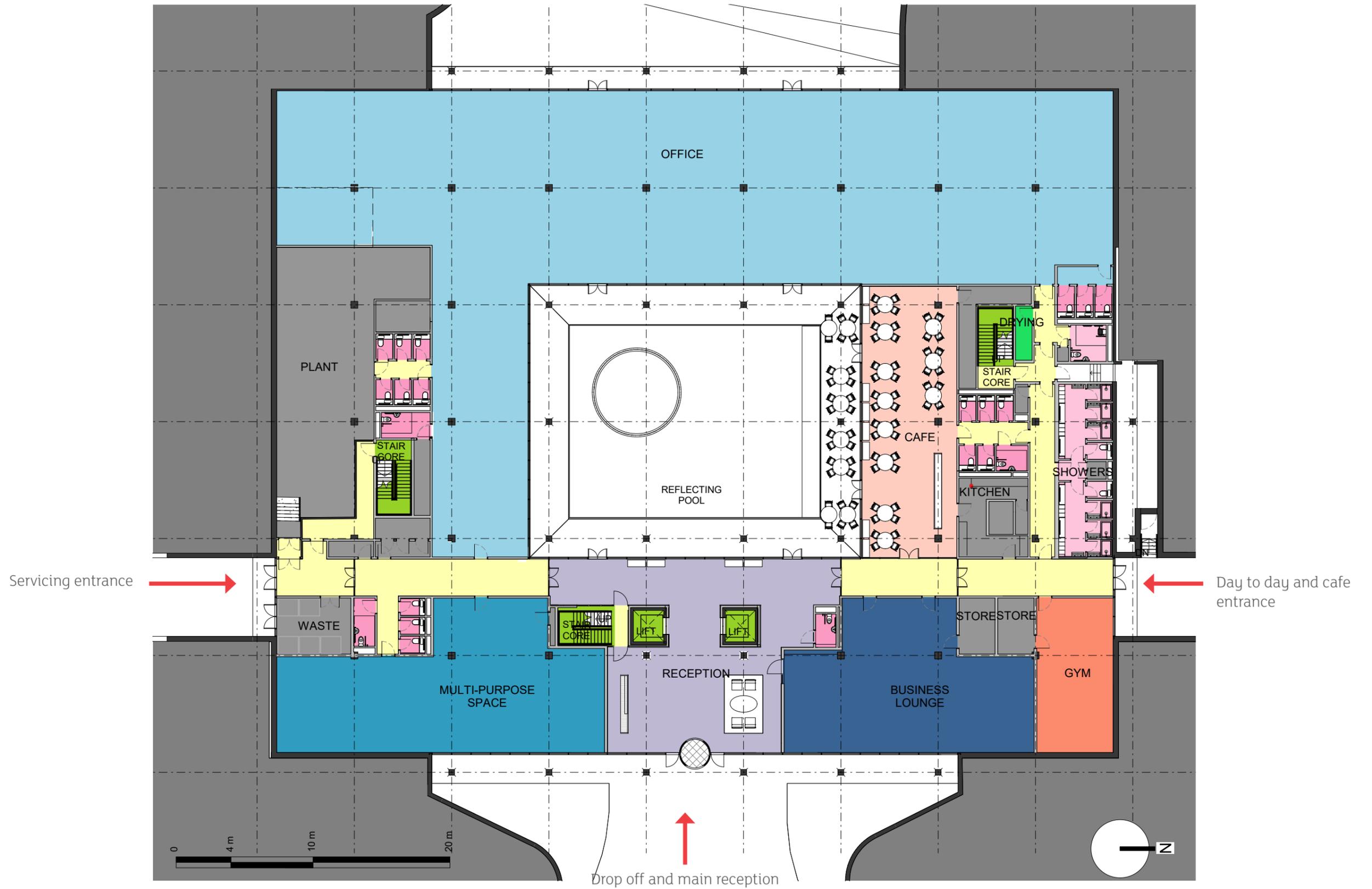


North Building. NIA 66,065 sqft



South Building

General Arrangement Plan - Ground Floor



South and Central Buildings



3D Views

South and Central buildings



South Building main entrance



South Building courtyard



South Building reception



South Building cafe



Typical lift lobby

North Building



3D Views

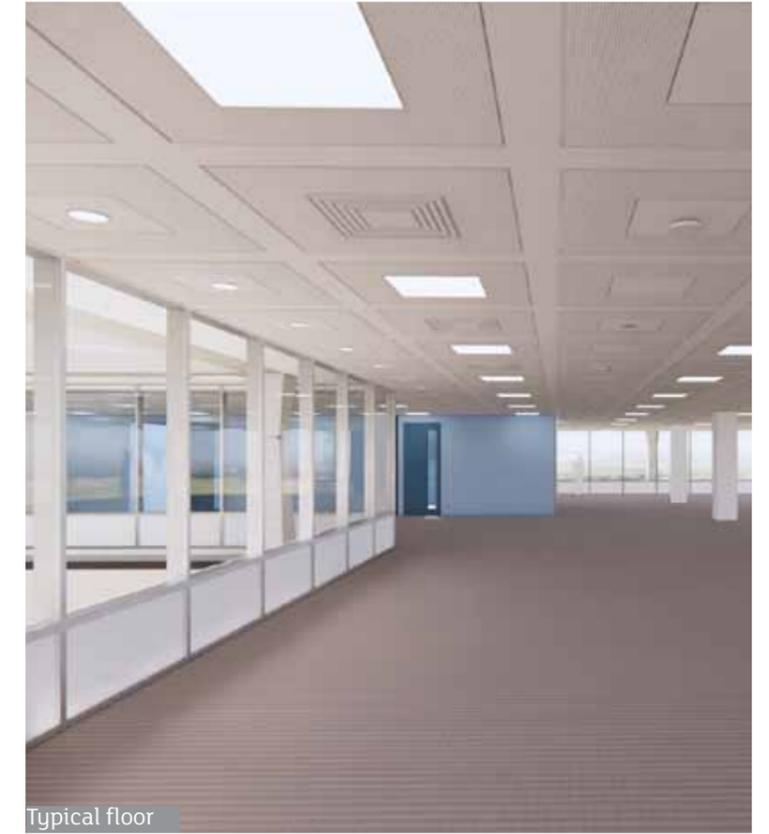
South and Central buildings



Central Building main entrance



Typical superloo



Typical floor



Central Building reception



Changing facilities

