

**Building Name:** North Hayes Telephone Exchange

**Serial No:** 332

**Address:** East Avenue, Hayes UB3 2HW

**Use:** Telephone Exchange



**Fig 1.** View of North Hayes Exchange from Central Avenue looking across the bowling green



**Fig 2.** Image from the Architects Journal September 26th 1973

**Statement of significance:**

**Authenticity:** Score 3

The Hayes North Telephone Exchange remains used by British Telecom. Accordingly, the original structure made of pre-cast concrete elements to create an over-articulated language building made up of two linked blocks, one with equipment and the other with welfare rooms and offices. The mullions appear to act as structural columns and take on the characteristics of jointed timber especially as they turn the corner on the lower block. The prominent upturned U shape elements at the top of the higher block house recessed vents to extract warm air vent. Almost all the original features are retained.

**Architectural:** Score 3

The North Hayes Telephone Exchange is a fine example of exchange buildings completed following the creation of the Property Service Agency established in 1972. In this case the PSA worked with Gray Associates as architectural consultants.

It is a fine example of this Brutalist architecture and innovative for its use of pre-cast concrete

**Townscape** Score 1

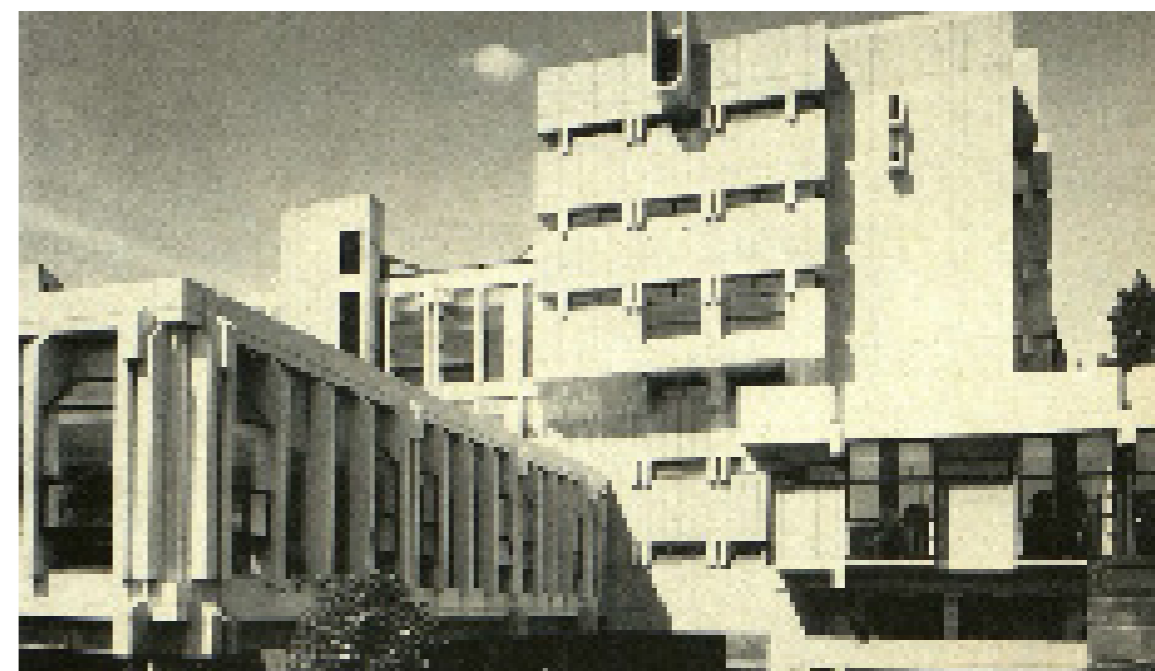
The Hayes North Telephone Exchange creates a focal building in the townscape particularly from views across the bowling green.

**Historic/Archaeological Interest** Score 2

The Hayes North Telephone Exchange is an example of the effort to produce a building that provides visual stimulation as well as being a functional, efficient and pleasant place to work.

**Total Scoring against the criteria:** 9

**Recommendation:** Inclusion in the Local List and recommend for Statutory Listing to English Heritage



**Local Plan**

