

2.5 Existing facade and Building Regulations

Openable windows

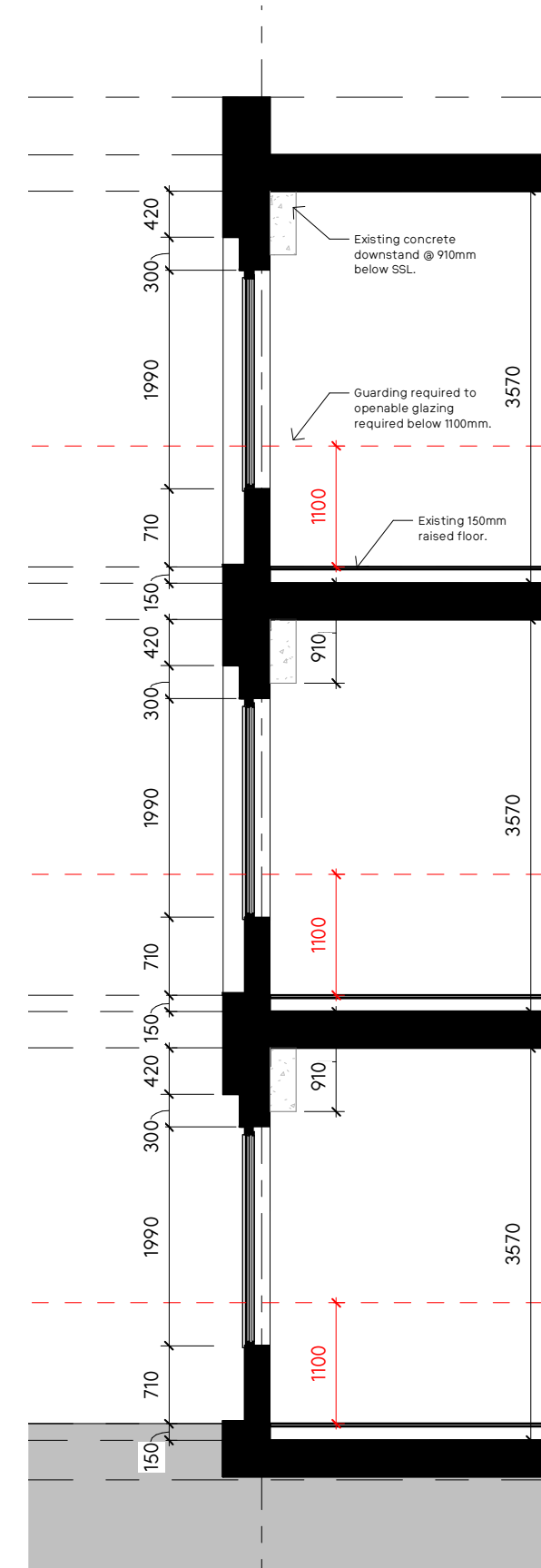
As the building was designed for office use, the internal spaces were cooled through air conditioning. Consequently the windows were not designed to be openable, this is however desirable for a residential dwelling and in some instances a requirement under Building Regulations.

Building Regulations Part F: Ventilation, requires openable windows to allow for purge ventilation from a residential dwelling.

By introducing openable windows, **Building Regulations Part K: Protection from falling** becomes a consideration. The existing window openings sit at 710mm above FFL. To meet Part K, openable windows must be located above 1100mm unless guarding is provided.



Existing windows - elevation



Existing windows - section

Layout



3.1 Permitted Development consent

Consented residential layouts

The conversion from office to residential use was granted in July 2022 under the General Permitted Development Application 12853/APP/2021/2202.

The facade changes proposed within this Design and Access Statement ensure that the facade is improved to facilitate the residential use.

The consented residential layouts are shown on the subsequent pages for reference purposes. Further information on the Consented Application can be found on the London Borough of Hillingdon Planning Portal.

The consented application consists of 64 residential units comprising:


- 6 x studios
- 33 x one-bedroom
- 19 x two-bedroom
- 6 x three-bedroom units



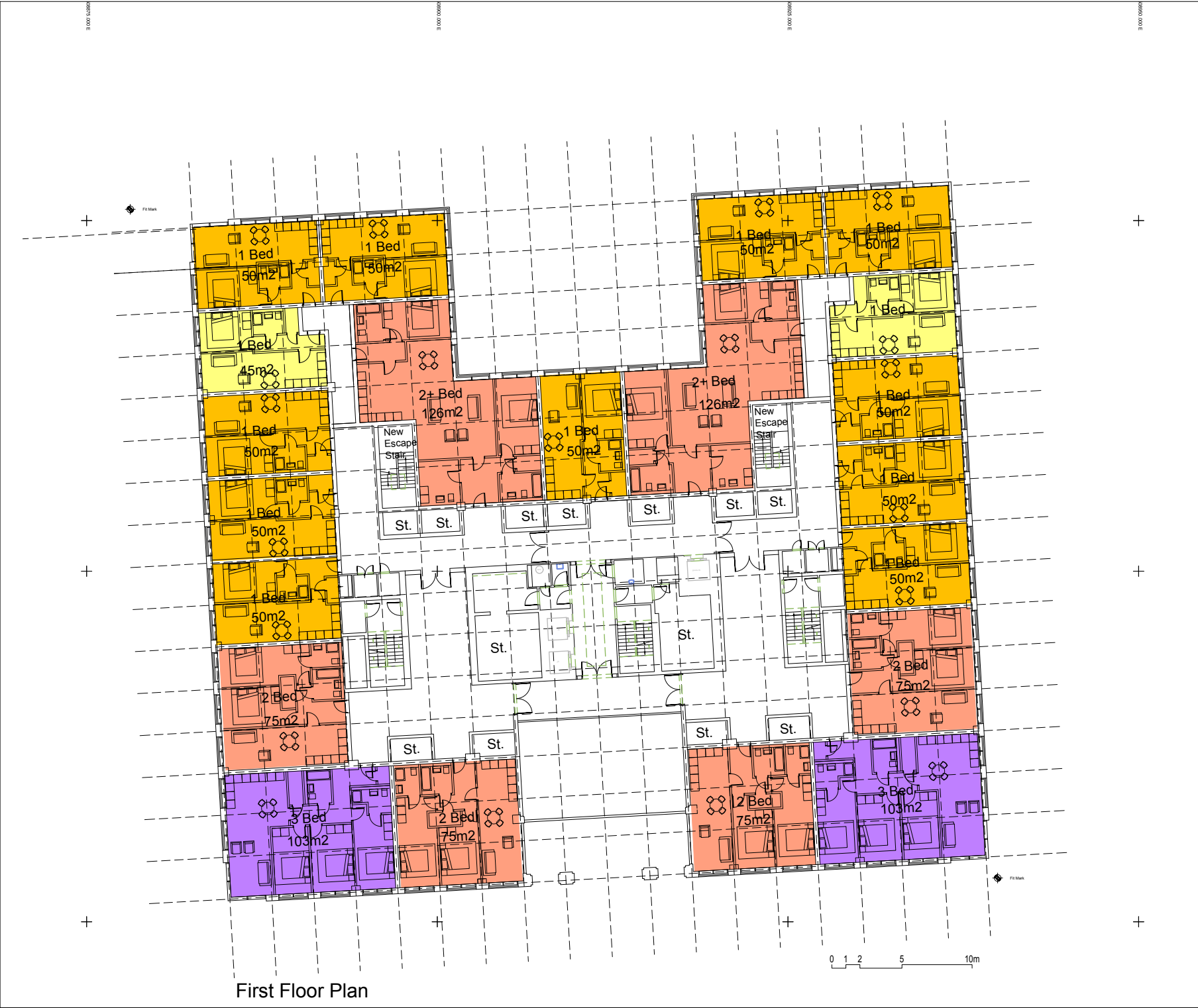
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- 1 bed 1 person
- 1 bed 2 person
- 2 bed 4 person
- 3 bed 6 person

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REGULATIONS.

DA VINCI HOUSE, 44 SAFFRON HILL LONDON, EC1N 8FH			
T.	+44(0)20 3640 8508		
W.	mail@iconiprojects.com		
Client			
Universities Superannuation Scheme Limited			
Project			
Hayes Park - North Building PDR			
Drawing Title			
Proposed Ground Floor Plan			
Job Ref.	21-M011	Drawn by	CM
Scale	1:250@A3	Checked by	PD
Drawing no.	21-M011-000-002	Date	2021/05/28
Status	PLANNING	Rev.	

Consented ground floor layout



Consented first floor layout

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REGULATIONS.

DA VINCI HOUSE, 44 SAFFRON HILL LONDON, EC1N 8FH			
T. +44(0)20 3640 8508			
W. mail@iconprojects.com			
Client Universities Superannuation Scheme Limited			
Project Hayes Park - North Building PDR			
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Second Floor Plan

Consented second floor layout

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- 1 bed 1 person
- 1 bed 2 person
- 2 bed 4 person
- 3 bed 6 person

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DA VINCI HOUSE, 44 SAFFRON HILL LONDON, EC1N 8FH			
T.	+44(0)20 3640 8508		
W.	mail@iconiprojects.com		
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Drawing Title			
Proposed, Second Floor Plan			
Job Ref.	21-M011	Drawn by	CM
Scale	1:250@A3	Checked by	PD
Drawing no.	21-M011-D00-004	Date	2021/05/28
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Architectural Response



4.1 Summary of changes

Improvements to the facade

As identified in Section 2 of this document, the existing facade requires enhancement to allow comfortable and safe conversion into residential dwellings.

The proposed changes include:

1. Openable window casements with guarding at a domestic and residential scale of 1100mm.
2. Juliette balconies and associated balustrade to living spaces and some primary bedrooms.
3. Replacement panels beneath windows and on building corners introducing colour, a domestic materiality and variation across the facade.
4. Recessed brick pier with projecting brick detail at ground floor, allowing some visual difference without the stark contrast of the white panels.



Sketch view of proposed changes



Existing facade, corner view

4.2 Proposed material palette

Glazed tile

The proposed replacement for the existing white panels beneath the windows is a green glazed tile.

This material provides a warmth and domesticity to the building facade, as well as a richness and tonal variation and modular form of tiles.

The green colour compliments the existing brick, whilst also sympathetic of the green of the surrounding landscape.

At ground floor, the existing white piers will be replaced with a recessed column with projecting bricks, in a tone to match the existing. Lintels will be replaced with a solid course brick to match that above the existing entrance.

In this way, the material provides an enhancement to the existing building.

The existing windows will be replaced with new openable units and some Juliette balcony doors. The proposed finish for the new windows is a light bronze metal, which brings a warmth to the building. Balcony rails and sills will match the window frames to give coherence to the design.

The predominant colour for the glazed tile will be light green, and dark green panels used to break up the order of the facade.



Light bronze window frames, North Street, Peter Barber



Projecting brick bond



Glazed brick, Buckley Grey Yeoman, Well St London



Proposed material palette with existing brick



Sketch view of base of light green panels, with some dark green panels

4.3 Window types and proportions

Residential use

Three window types will be added to the building:

- Openable and fixed window unit
- Inward opening doors to Juliette balconies
- Inward opening doors to corner glazing

The proportions of the windows and balustrades have been considered to meet technical requirements, including:

- The doors at 2200mm high to provide an appropriate sized opening for domestic scale. A fixed glazed fanlight window is provided above to maximise light and to retain the proportions of the existing openings.
- The window heights are consistent, allowing visual continuity between windows and doors.
- The solid panel datum is retained to match existing at circa 800mm. A small balustrade is provided in front of openable windows for safety. The height and design of the railing matches those provided to the Juliette.



4.4 Proposed elevation



Illustrative render view

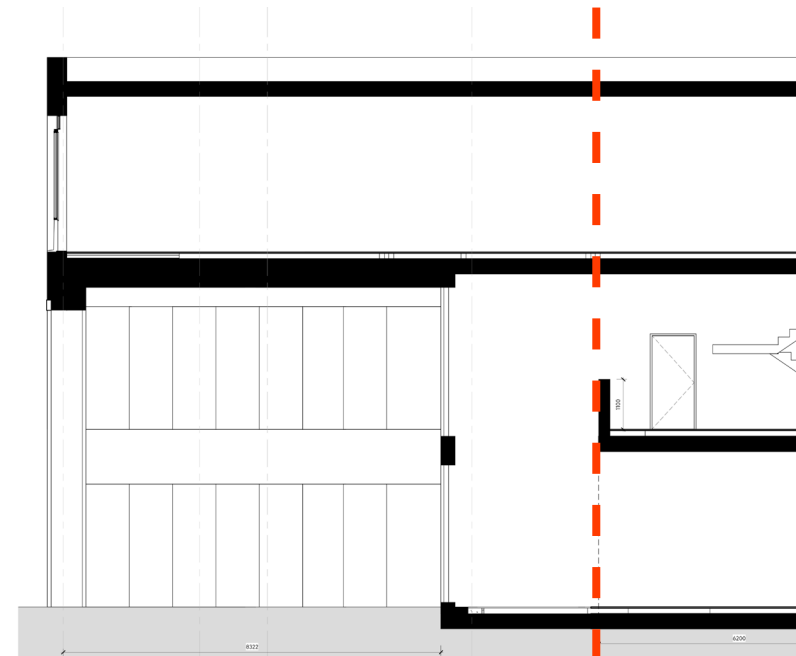
4.5 Residential entrance

Creating legibility and domesticity

The existing building entrance to the site is to the south, beneath a double height undercroft space. It is currently glazed on all façades.

The proposed residential dwellings do not require glazing, so it is proposed to replace this area of the facade to improve privacy of these homes.

The existing building line will also be set back to create a more generous approach to the building.



Existing section through building entrance



Proposed section through building entrance*

**Facade treatment is illustrative only. Refer to following page for design intent.*



Existing curtain wall to be replaced with solid cladding