Hawthorne Crescent

External Alterations to Apartment Building

Design and Access Statement for Bankway Properties Ltd

101-173

25/09/24 Rev C - ASP

CONTENTS

FIGURE LIST

DOCUMENT CONTROL

REVISION	DATE	CREATED	CHECKED
-	06/09/2024	ASP	VTQ
A	10/09/2024	ASP	VTQ
B	19/09/2024	ASP	VTQ
C	25/09/2024	ASP	VTQ

01

1 INTRODUCTION

Overview of the site and the process to ‘shape by design.’

1.1 BACKGROUND & CONTEXT

1.1.1 This document has been prepared by rg+p to support Bankway Properties Ltd Planning application enquiry for the site of Hawthorne Crescent, Northwood. The Planning application time-line to date is as follows:

1. Initial pre-app submitted February 2024
2. Pre-app feedback provided August 2024

1.1.2 This document walks through the design process; describing the site context and how the proposed scheme has been derived in response.

1.1.3 The proposed development site lies to the South of Northwood Hills Station and the London-Aylesbury and Metropolitan railway lines. The site comprises of 3,115m^2 of commercial and residential land.

1.1.4 The site is enclosed by the London-Aylesbury and Metropolitan railway lines to the north, and residential properties to the east, south and west.

Fig. 01 Site Location

A comprehensive analysis of the site and it's context provides a starting point for responsive design.

2 CONTEXT

Fig. 02 Site Photographs

2.1 SITE PHOTOGRAPHS

2.1.1 The first image on the left depicts a site map showcasing the direction in which each of the following photographs was taken from.

2.1.2 The site photographs provide insight into the character and materiality of the site and the access to it.

2.2 SITE ACCESS

2.2.1 Access to the site is only possible through Ryefield Crescent, which is a no-through road accessed via Joel Street. There is also a small gated path that leads from one end of the crescent to the other and provides access to the side of the building not served by the road.

Fig. 03 Site Access

2.3 EXISTING SITE PLAN

2.3.1 Figure 04 illustrates the existing site plan, and highlights the ownership boundary in blue and the development boundary in red.

Fig. 04 Existing Site Plan

03

3 DESIGN

Contextual analysis & conceptual thinking combine for design solutions to be tested and refined.

3.1 GROUND FLOOR PLAN

3.1.1 The proposed design seeks to alter the fenestration of the entire ground floor of the building, improving ventilation and daylight to the previously approved conversion of commercial units to residential.

Fig. 05 Ground Floor Plan

3.2 EXISTING AND PROPOSED ROOF PLAN

3.2.1 The Roof plan is to remain as existing with only internal alterations, with additional insulation being added to improve thermal performance.

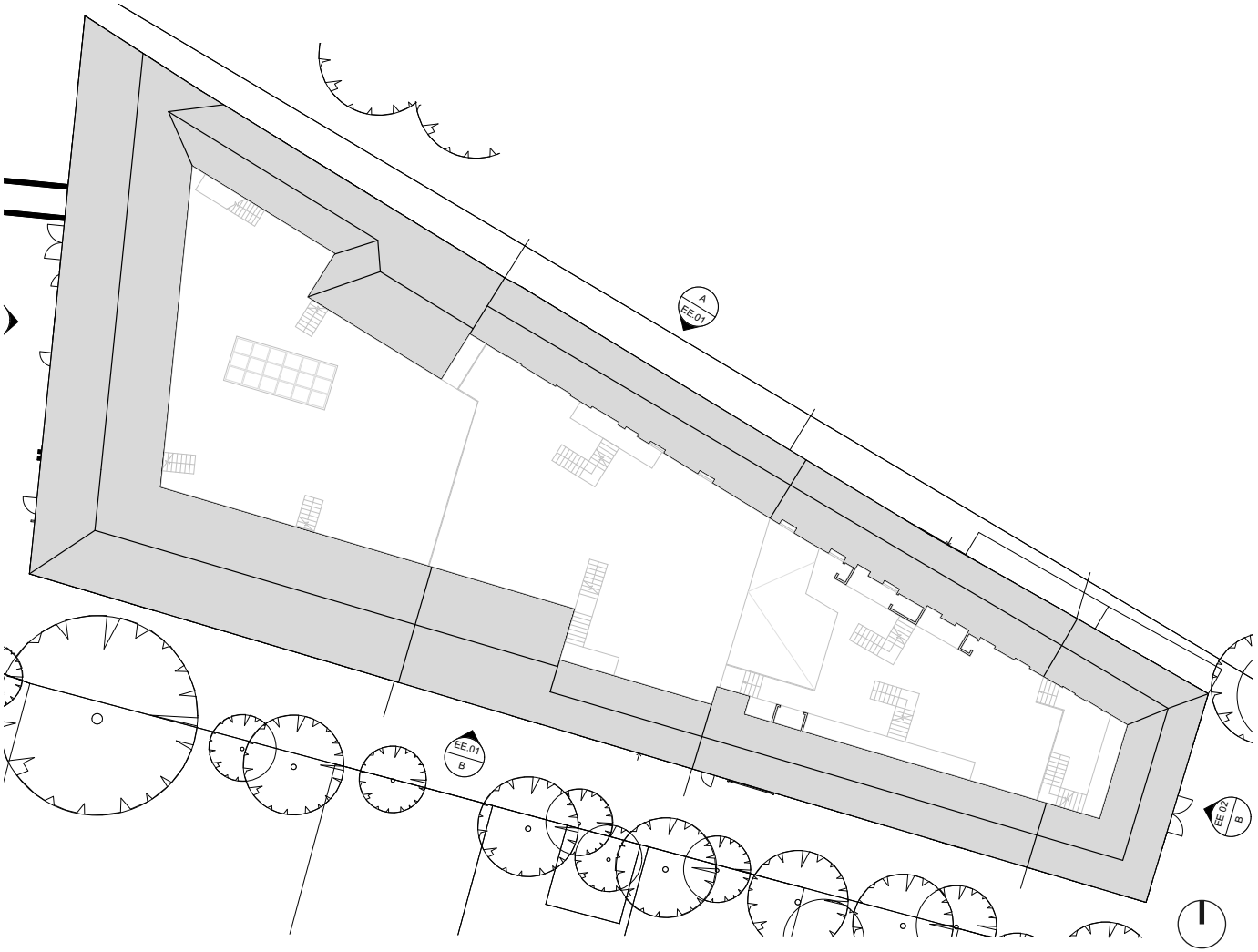


Fig. 06 Roof Plan

3.3 SITE SECTIONS

3.3.1 The proposed sections will see a new facade treatment applied, with 100mm of stone wool insulation and a silicone render applied externally.

Fig. 07 Existing and Proposed Sections

3.4 SITE ELEVATIONS

3.4.1 The proposed elevations will see a new facade treatment applied. The proposed silicone render will be 2 shades of grey, RAL 9006 and 9007 to the ground floor. The upper floors will consist of a mix of 4 off-white shades; RAL 7038, 7035, 9003 and 9018.

Fig. 08 Existing and Proposed Elevations

3.5 MATERIAL SCHEDULE

3.5.1 Figure 09 is a table that illustrates the materiality of the proposal.

3.5.2 The facade will see an additional 100mm stone wool insulation finished with a silicone render in shades of off-white and grey.

3.5.3 Below is a typical detail of the proposed new rendered facade:

Proposed wall build up
- Existing wall
- Adhesive
- 100mm Stone wool insulation
- Silicone render

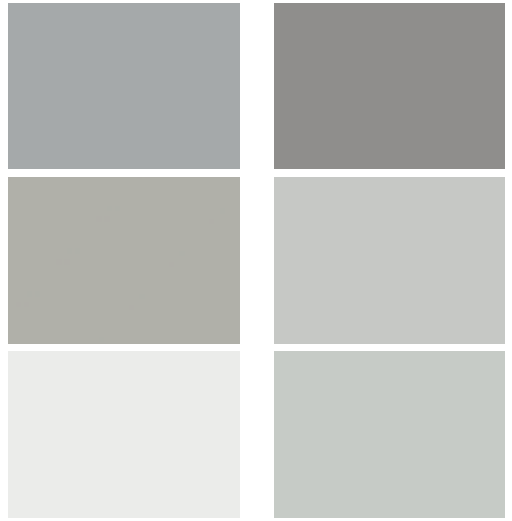
ITEM	MATERIAL	EXAMPLE OF MATERIALS
Doors	**As per Existing**	
Windows	**White uPVC RAL9010**	
Rainwater Goods	**Black uPVC**	
Facade	**Ground Floor to be rendered in 2 shades of grey, RAL 9006 and 9007. Mid building to be 4 shades of off-white render, RAL 7038, 7035, 9003 and 9018. Silicone render to be applied on top of 100mm stone wool insulation bound to existing wall with adhesive.**	
Roof	**As per existing**	

Fig. 09 Material Schedule