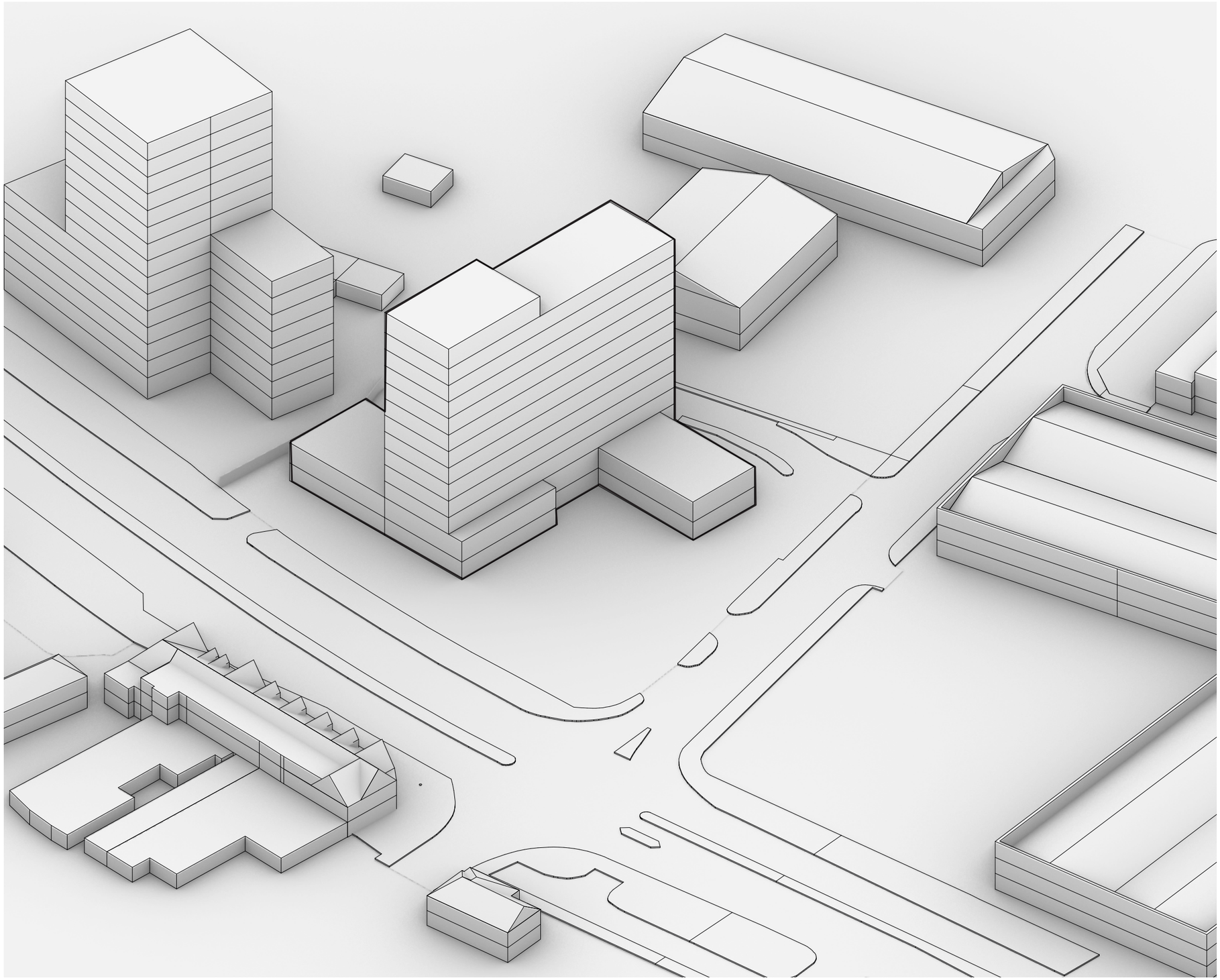
4.1 Massing

4.1.1 Forml

The massing proposed in this application is the same as that of the existing building, except for a slight thickening of the re-clad walls to meet current building regulations in terms of fire safety and energy performance requirements.

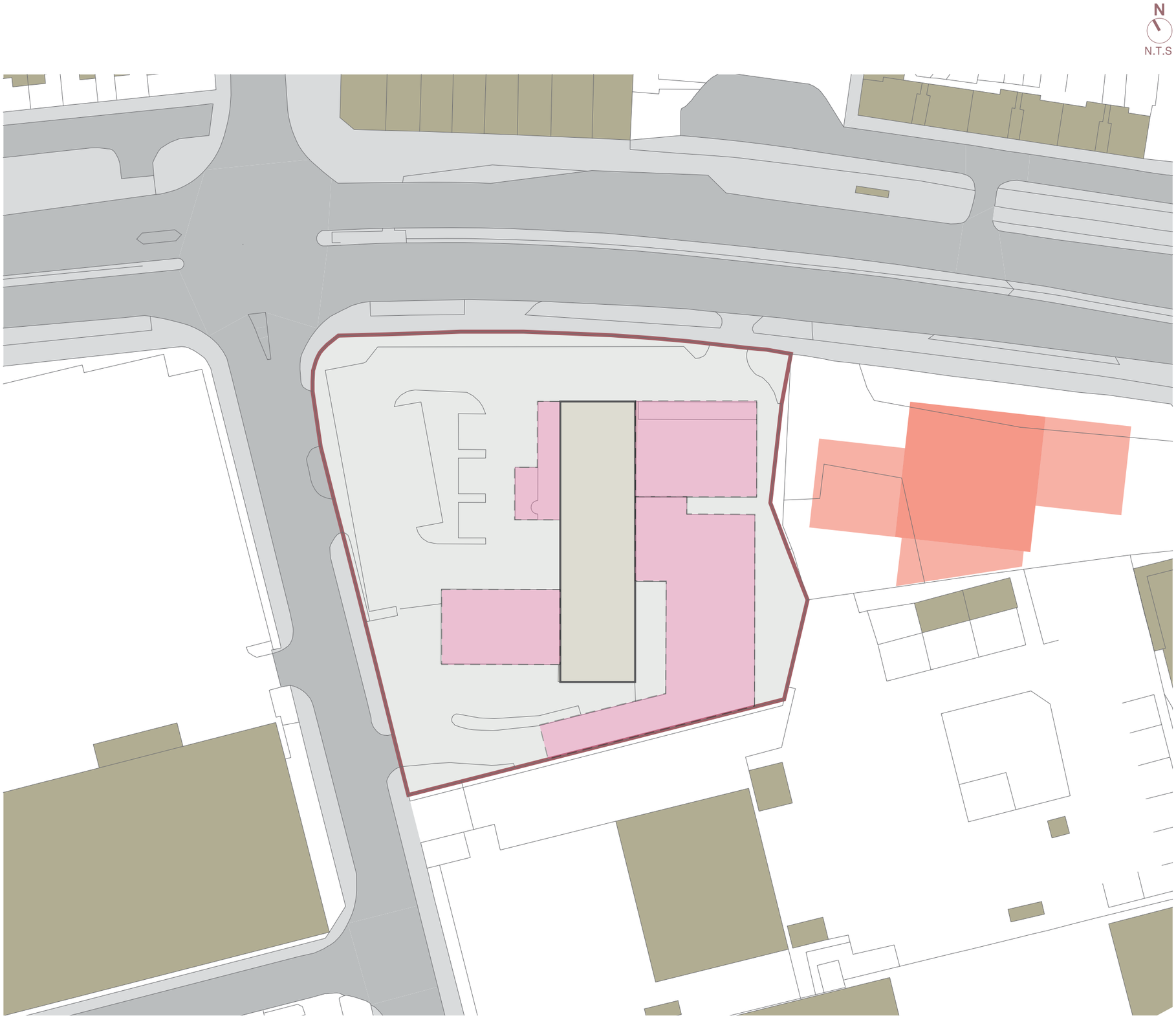
12

Storeys to the existing building (above ground)



4.1 Massing
4.1.2 Footprint

The footprint proposed in this application is the same as that of the existing building, except for a slight thickening of the re-clad walls to meet current building regulations in terms of fire safety and energy performance requirements.



Key

- Site boundary
- 17 Uxbridge Road consented mass
- Retained existing building
- Retained existing buildings

4.2 Layout

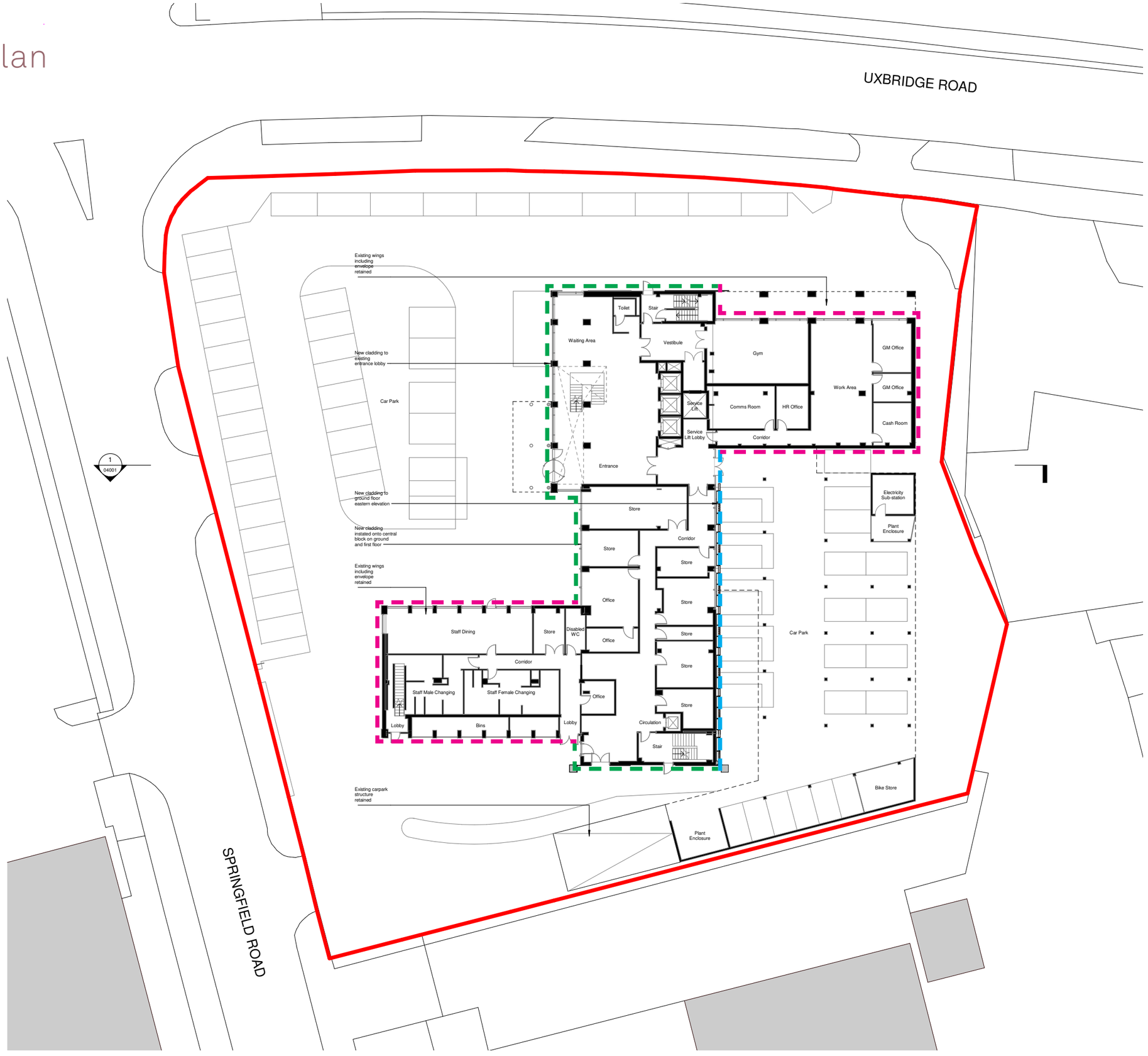
4.2.1 GA Ground Floor Plan

This proposal concerns solely re-cladding of the retained existing hotel building, to enhance its fire safety performance in accordance with current regulations. The plan to the right and on the following two pages illustrate the areas of façade that will be:

1. re-clad using a precast system, or
2. re-clad using a cement board system
3. retained as existing

Ground Floor

The envelope to the north east and south west 2-storey wings are retained as is, including their roofs and parapets. The central taller building's south, west and north elevations will be re-clad with a new cement board facade system to bring their fire safety and energy efficiency performance up to current building regulation standards. The extent of different cladding treatments shown on ground floor also apply to the first floor.



N

1:400@A3

Key

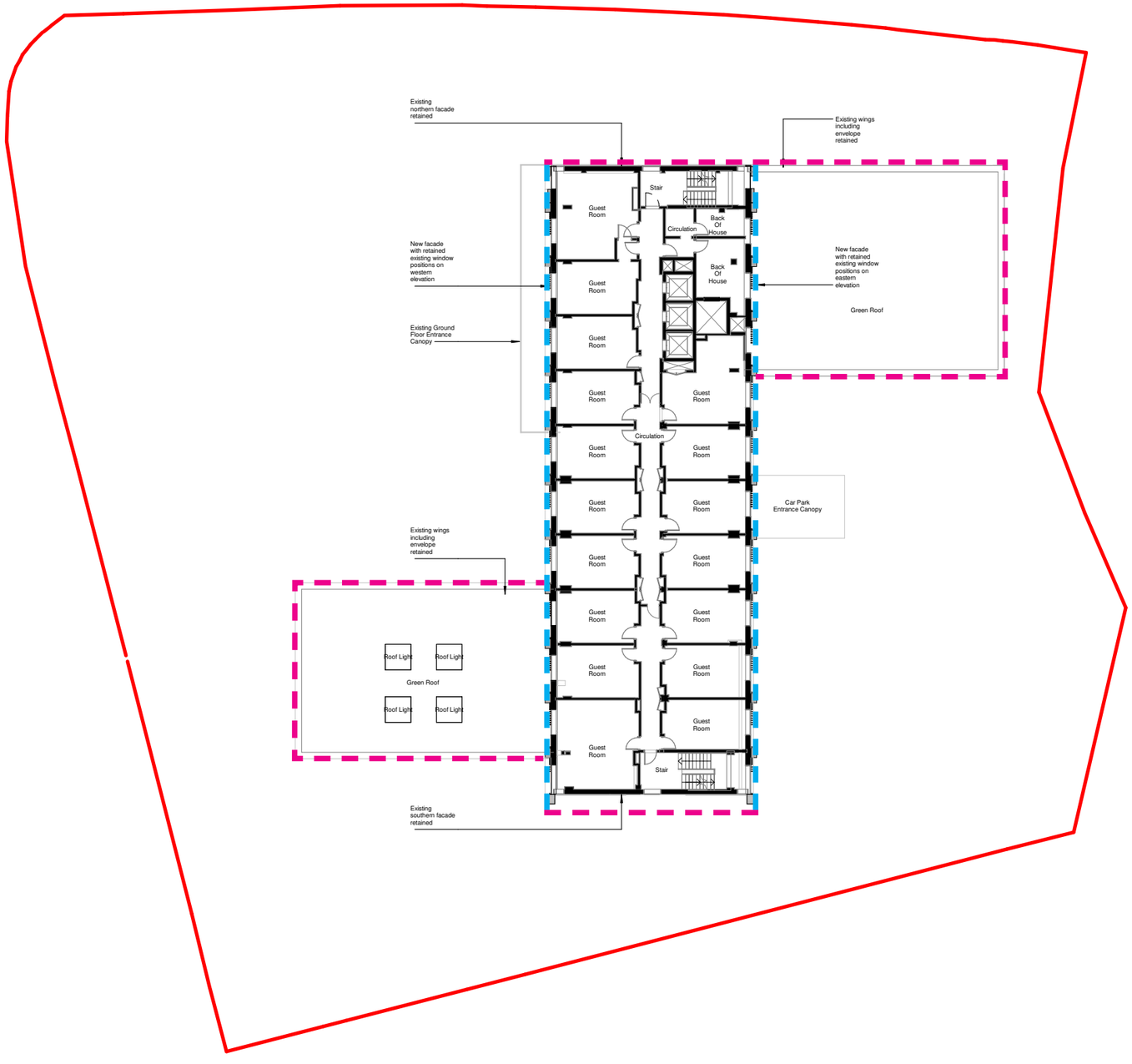
- Site Boundary
- Re-clad (precast system)
- Re-clad (cement board system)
- Retained as existing

4.2 Layout

4.2.2 GA Second Floor Plan

Second Floor

The envelope to the north east and south west 2-storey wings are retained as is, including their roofs and parapets. The central taller building to the south and north elevations will retain their existing rendered facades, the east and west elevations will be re-clad with a new pre-cast facade system to bring their fire safety and energy efficiency performance up to current building regulation standards.



N

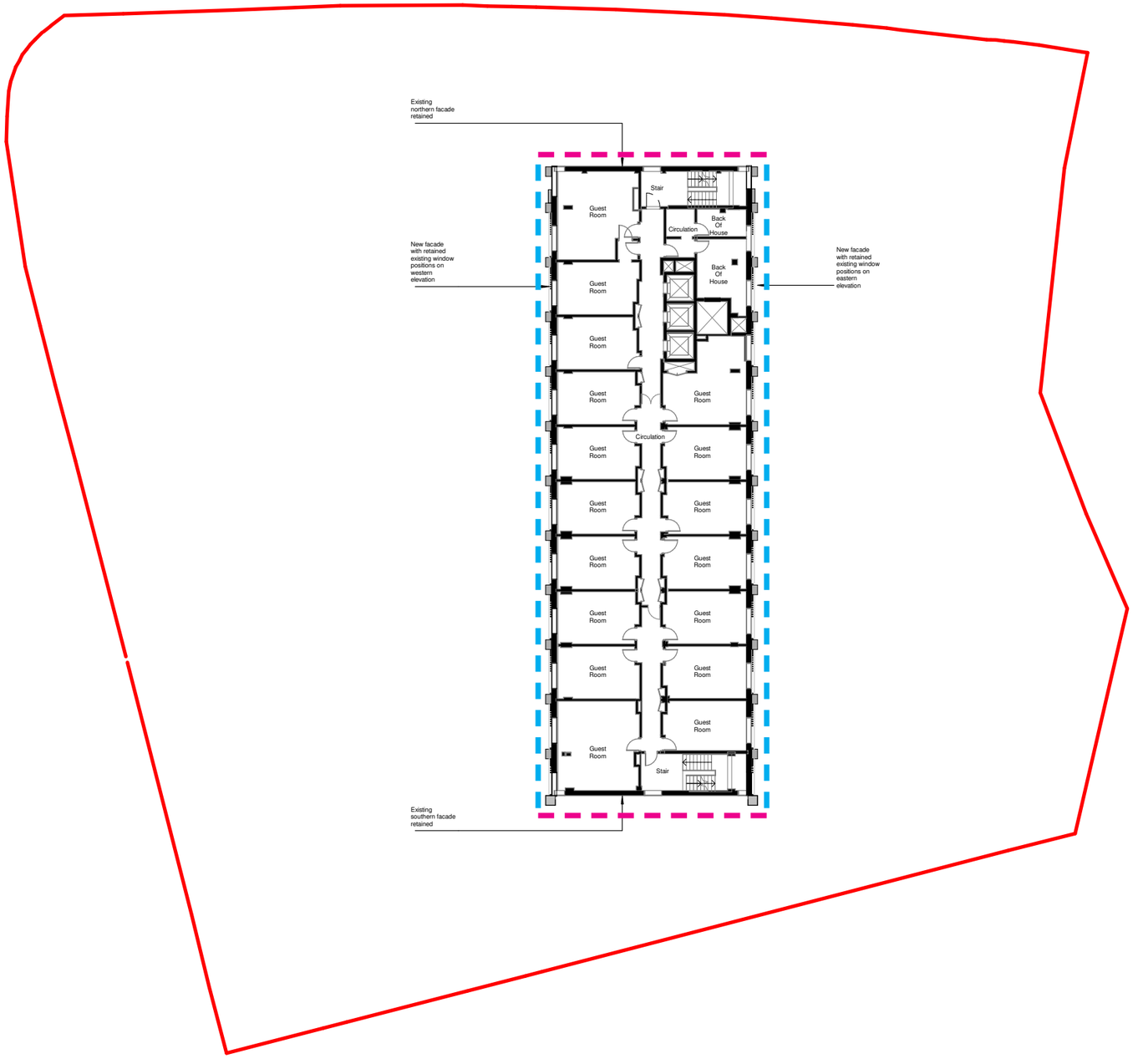
1:400@A3

Key

- Site Boundary
- Re-clad (precast system)
- Re-clad (cement board system)
- Retained as existing

4.2 Layout
4.2.3 GA Typical Upper Floor Plan

Typical Upper Floor
The central taller building to the south and north elevations will retain their existing rendered facades, the east and west elevations will be re-clad with a new pre-cast facade system to bring their fire safety and energy efficiency performance up to current building regulation standards.



N
1:400@A3

Key
- Site Boundary
- Re-clad (precast system)
- Re-clad (cement board system)
- Retained as existing

4.3 Appearance

4.3.1 GA Elevations - East and West

This proposal concerns solely re-cladding of the retained existing hotel building, to enhance its fire safety and energy efficiency performance in accordance with current regulations. The drawings to the right illustrate the areas of east and west elevation façades that will be:

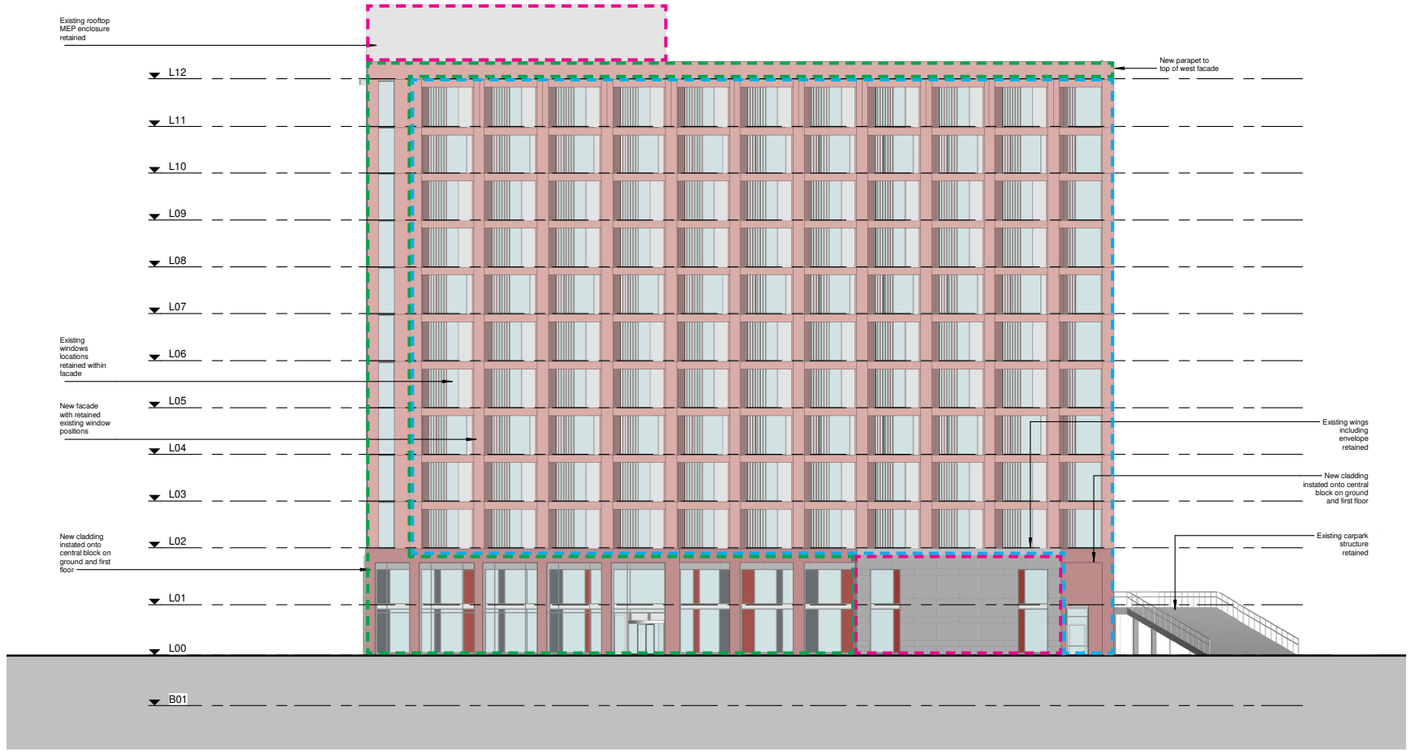
1. re-clad using a precast system, or
2. re-clad using a cement board system
3. retained as existing

1:400@A3

Key

- Site Boundary
- Re-clad (precast system)
- Re-clad (cement board system)
- Retained as existing

East Elevation



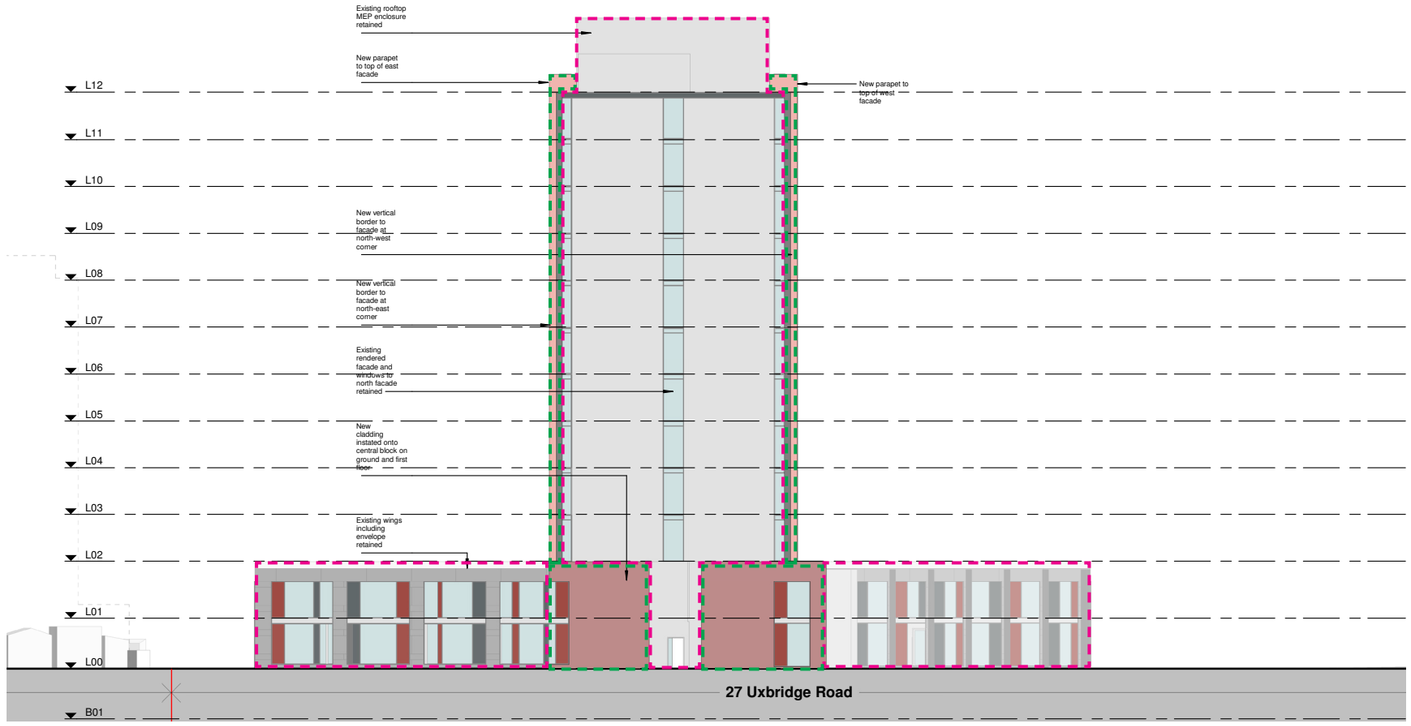
West Elevation

4.3 Appearance

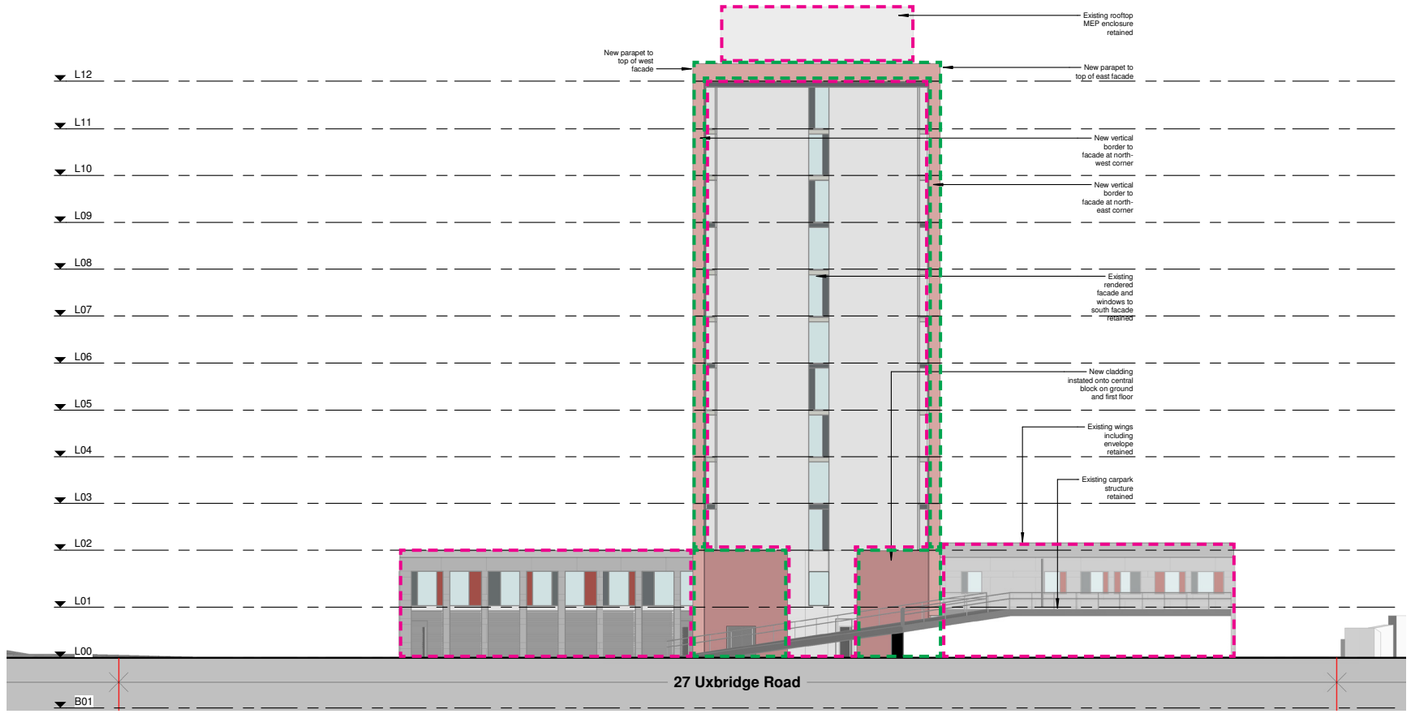
4.3.2 GA Elevations - North and South

This proposal concerns solely re-cladding of the retained existing hotel building, to enhance its fire safety and energy efficiency performance in accordance with current regulations. The drawings to the right illustrate the areas of east and west elevation façades that will be:

1. re-clad using a precast system, or
2. re-clad using a cement board system
3. retained as existing



North Elevation



South Elevation

1:400@A3

Key

- Site Boundary
- Re-clad (precast system)
- Re-clad (cement board system)
- Retained as existing

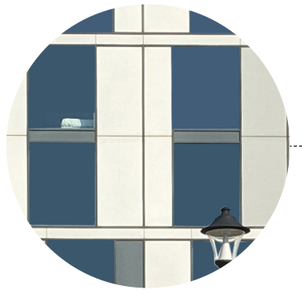
4.3 Appearance
4.3.3 Existing Building Façades

Existing
In the 2010's the original 1960's building was converted from office to hotel use. As a result the facade was completely removed, and a new facade installed. Utilising a Curtain Wall system, the new facade is hung off of the edge of the existing concrete floor slabs.

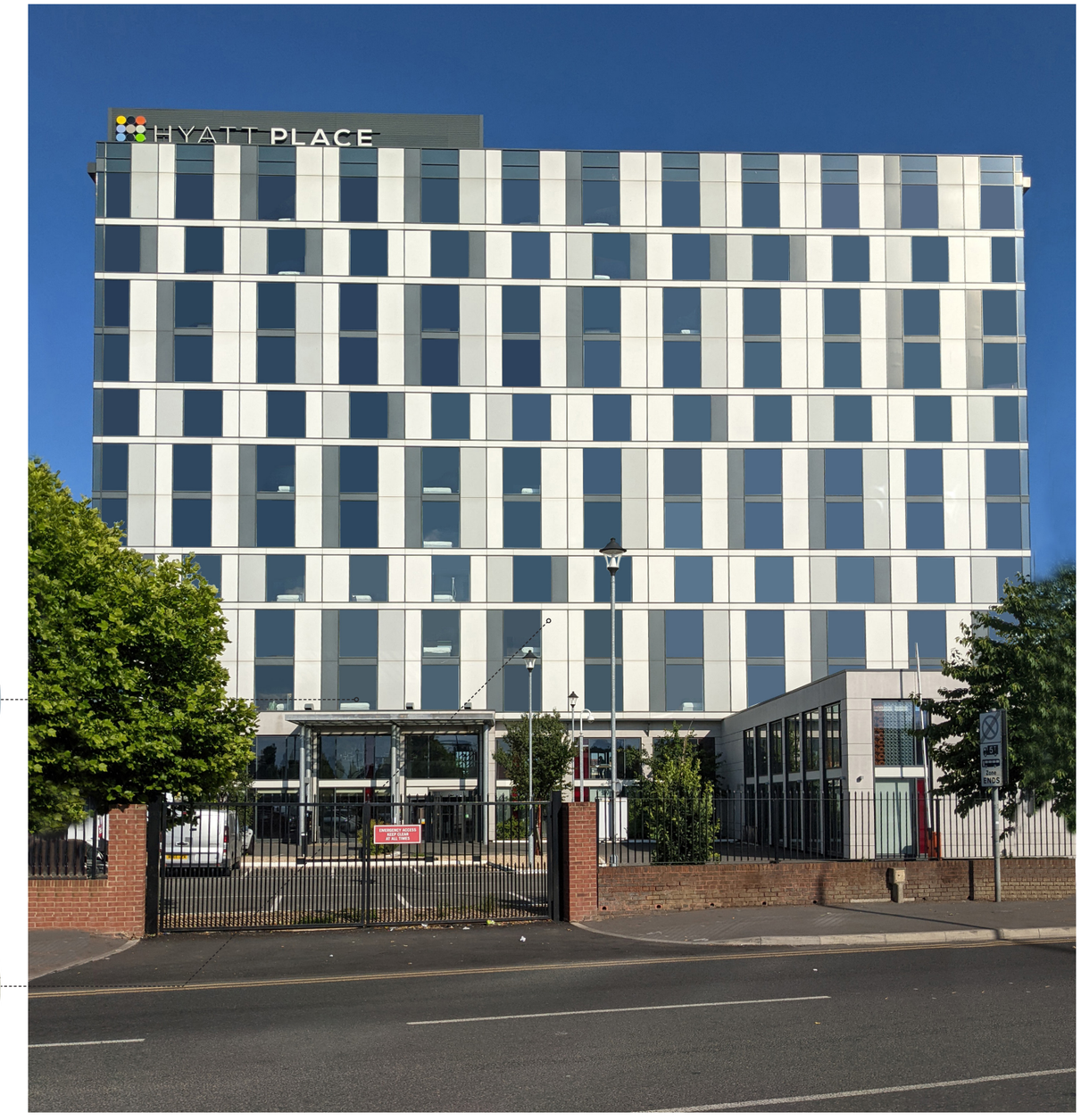
The current design introduces a step to the window location every third floor, creating a staggered effect.

Although recently refurbished, the current facade does not comply with the latest building regulations and is presently deemed a significant fire risk, and suffers from a number of built defects. Additionally the overall design is deemed fussy and lacks uniformity, and therefore is in urgent need of upgrading.

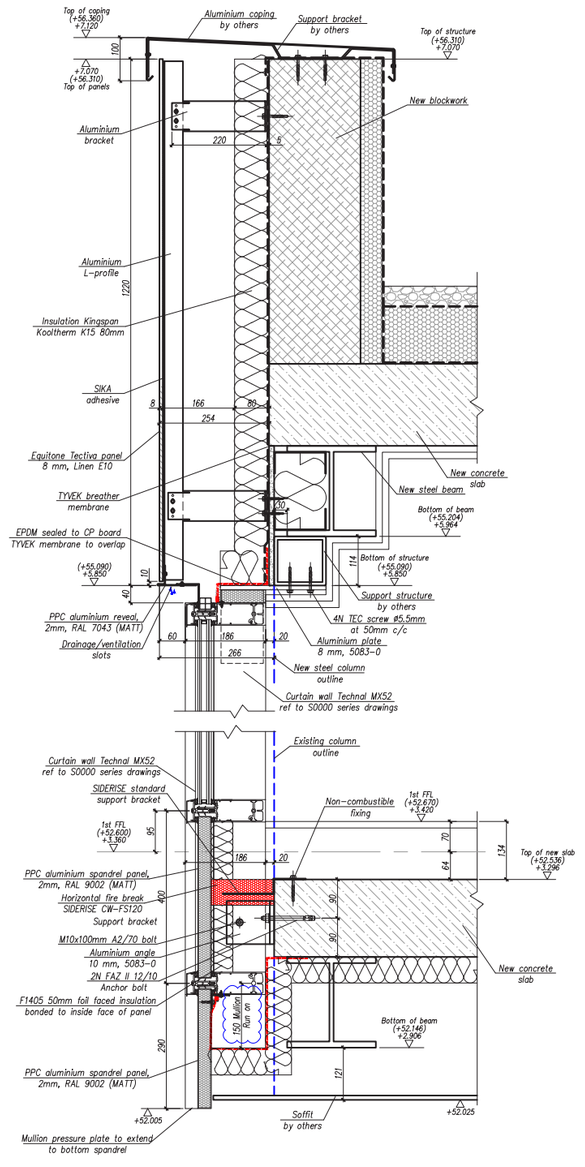
Windows
Part of a Curtain Wall system, the windows of the existing building are floor to ceiling in height



Panels
Also part of the Curtain Wall system, the Aluminium PPC coated panel is backed with rigid insulation



The Existing Facade
Western Elevation



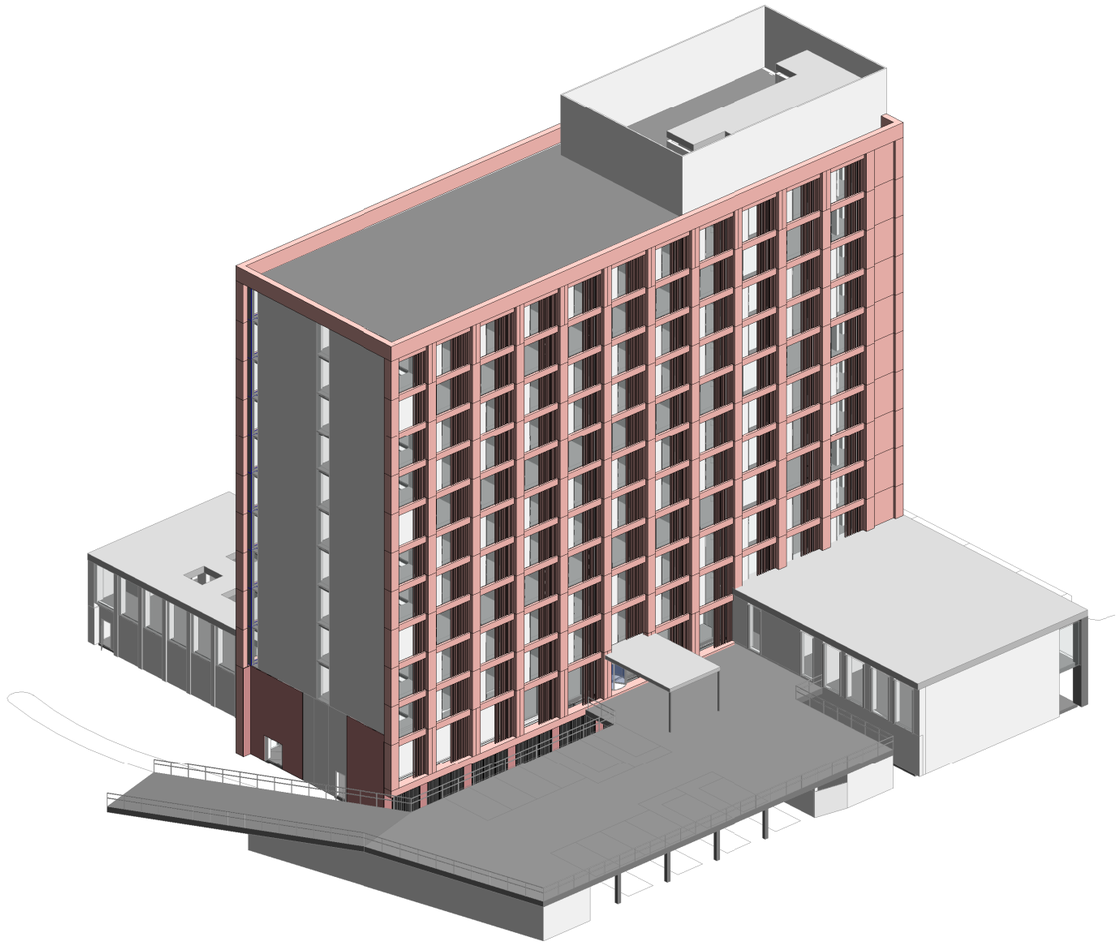
Detail
Typical Section of Existing Facade

4.3 Appearance

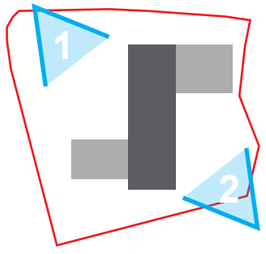
4.3.4 Reclad to Existing Building Facades

This proposal creates a fire-safe environment for hotel visitors staying in the existing building, by removing dangerous cladding and insulation and replacing it with a high quality, elegant façade strategy that will also enhance the existing building's architectural quality and energy efficiency.

1. Axo view from north-west



2. Axo view from south-east

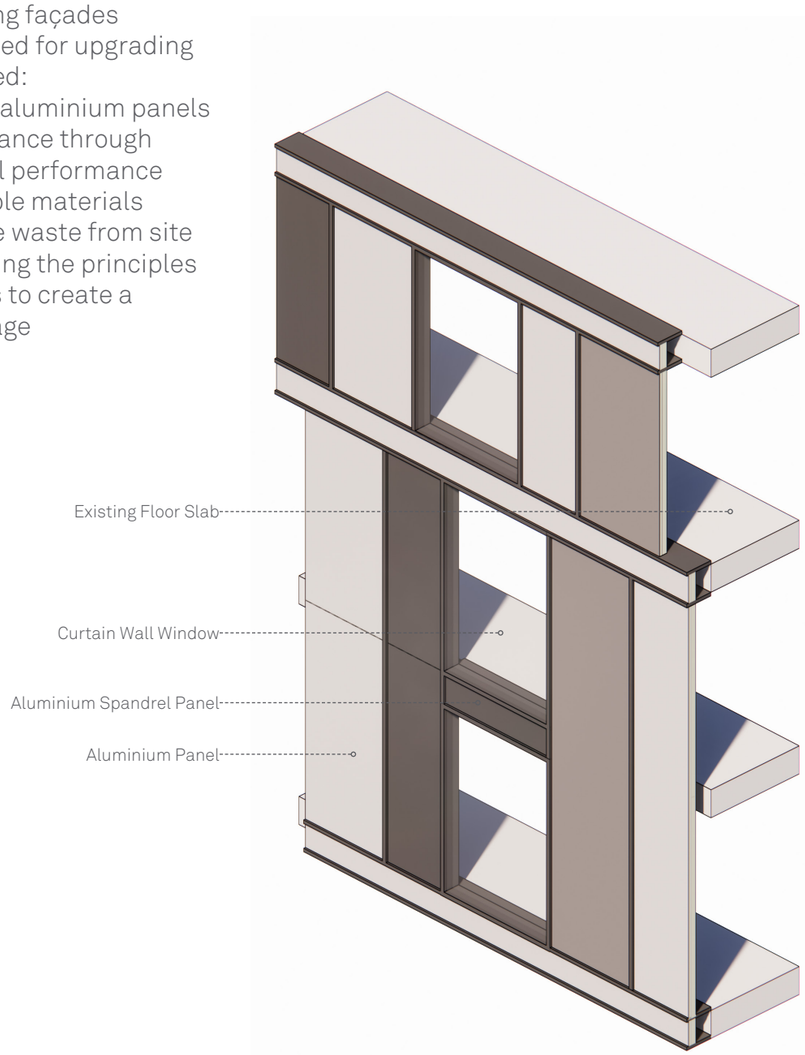


4.3 Appearance

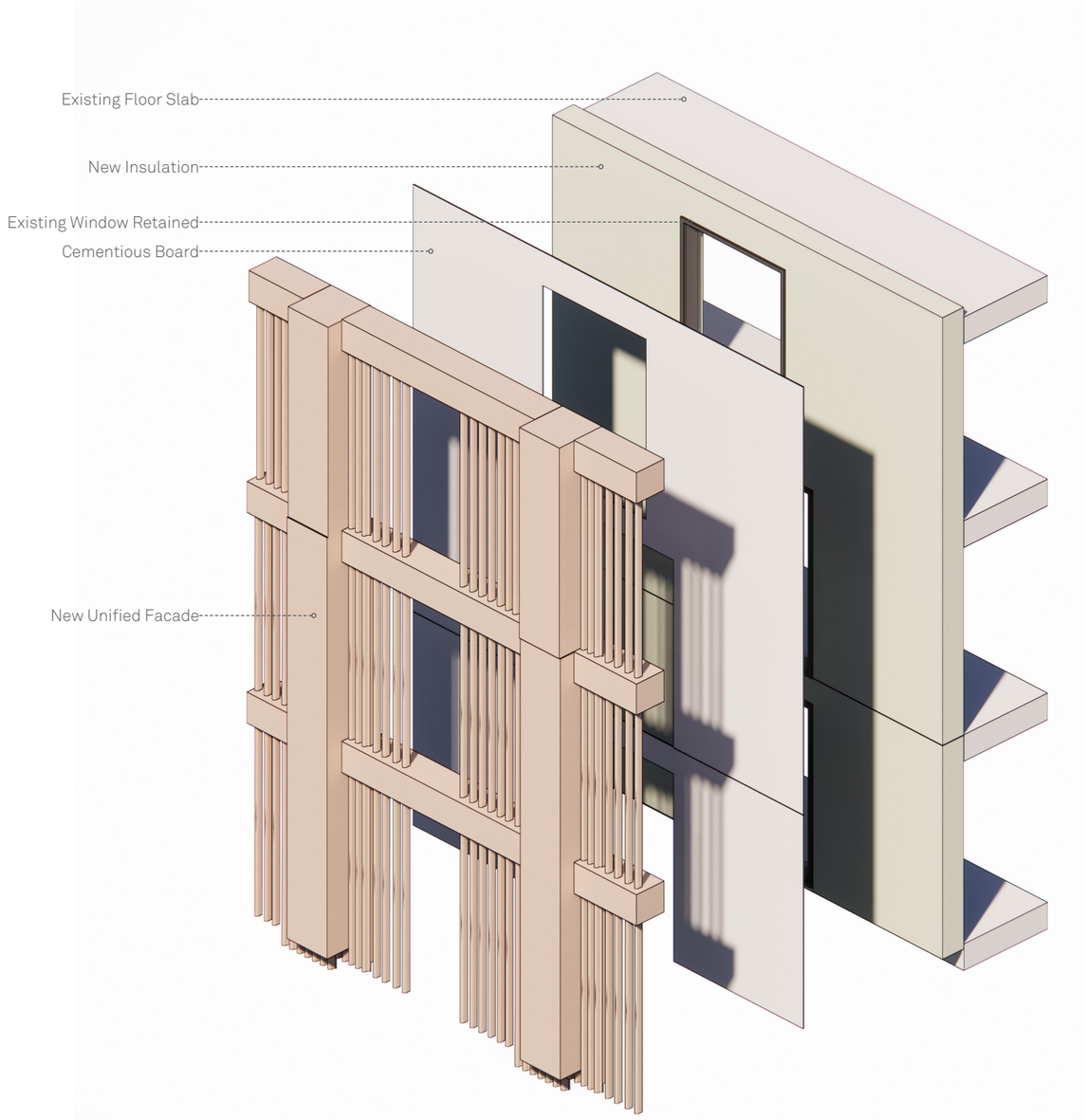
4.3.4 Reclad to Existing Building Facades

Proposed
In order to overcome the existing façades inherent fire risk and urgent need for upgrading the following steps are proposed:

- Remove the back insulated aluminium panels
- Achieve modern day compliance through improvement to the thermal performance
- Avoid use of non-combustible materials
- Retain windows to minimise waste from site
- Install a new facade, following the principles of the new 'C' Block façades to create a unified architectural language



Typical Facade Bay - Existing
Existing Facade design



Exploded Facade Bay - Proposed
Highlighting the proposed re-clad