

Addendum_Visuals
for Bellway Homes,
North London
by RM_A

November 2022



FORMER COMAG WORKS, TAVISTOCK ROAD WEST DRAYTON



Updated Visual

View of Junction between Tavistock Road and Winnock Road showing the distinctive detailing of the 'pivot' element which forms the corner.

The change relates to the block extending along Winnock Road to the left, where the scale and proportion have altered to provide a transition to the neighbouring houses.



Updated Visual

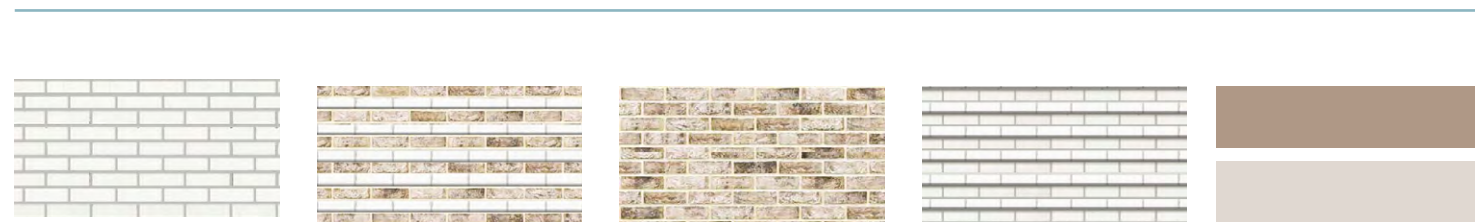
View looking across the residents garden, at first floor level, showing the quality of this environment as both usable and visual amenity as well as children's play space, accessible to all the surrounding homes.

The change relates to the lower element of the scheme, with greater fragmentation of the form as a consequence of the amendments on the street frontage to Winnock Road



No Change to Visual – issued for completeness

View looking west along Tavistock Road, showing the elegant and well-proportioned frontage to the street. The quality of materials and the rigorous composition of openings adds to the order of this elevation. The active ground floor connects the building with the street with frequent entrances and terraces.



Updated rendered Elevation

Winnock Road is lower scale, in part seeking to connect positively with the adjacent terrace, but also managing the start of a transition in scale, rising to the corner and the unique detailing here, and then round onto Tavistock Road where the height increases further. This study of Winnock Road shows (a transition in scale) lower to the left forming a transition with the neighbouring terraced houses, rising to the corner to the right.

The change relates to the lower element of the scheme, where the scale of the lower part has been reduced to 2 storeys (removal of inset terrace feature), which reflects the duplexes, and the repetitious rhythm and series of front doors akin to the terraced properties. The upper levels have also been pulled further away (to the right), to ease the relationship here.



Updated Visual

View looking north along Winnock Road

The change relates to the lower element of the scheme, to the left, showing the change in scale to mimic the adjacent houses, and the recessive upper floors, pulled back and away from the terrace.



New Visual

Close up view looking south along Winnock Road.

View illustrates the transition between the terraced properties and the scheme. Importantly the lower projecting buff brick bays (the duplexes with their front doors) are now similar in height with the removal of the more dominant terrace feature. The upper levels are set back and set further away to lessen the impact of this minimal step up in scale. The comparison below shows again the previous permission and the similar scale this presented.



Previous Consented Scheme

RM_A



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