

DESIGN SUMMARY

Prepared
for Bellway Homes,
North London
by RM_A

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FORMER COMAG WORKS,
TAVISTOCK ROAD
WEST DRAYTON

Introduction

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This document summarises some design changes to enhance the scheme at the Former Comag Works on Tavistock Road, West Drayton, as a consequence of some key construction and recent fire safety regulatory changes.

The changes include the following:

- Change to the residential common corridors to allow escape in more than one direction on every floor. This is achieved removing the party wall separating blocks B and C, creating one common corridor served by two means of escape. This also allows the future residents of both Blocks B and C access to the top roof terrace, and also to allow a direct access to these blocks from the ground floor car parking.
- The new common corridor arrangement associated with the above can be accommodated altering the mix of accommodation, replacing a total of six 3B 5P units with 3B 4P ones; however, there is no reduction in family homes.
- The residential unit layouts are adjusted by means of a minor extension of the rear building line by 900 mm for a length of 15 mt; their internal layouts meet all necessary standards. This space creates the "thru' corridor" as per above and is not habitable space. It occurs over 6 floors, each circa 14.5 sqm.
- Also, an external escape stair is added to grant an alternative escape route from the top roof terrace; this stair connects the top roof terrace at Level 7 to the residential corridor on the level below and is set back from the main elevations on both Tavistock

and Winnock Road. This is powder coated in a light brown colour to match the metalwork colour applied elsewhere.

- The glazed balcony balustrades on Tavistock and Winnock Road are replaced with laser-cut metal ones to improve their fire performance.
- The metal panels set between some paired windows are replaced with brick panels to improve the fire performance of the building fabric.
- The non-residential floorspace on the Ground Floor is removed and replaced with residential lounge and associated ancillary spaces. This is achieved with minimal changes to the ground elevation, treated as the residential floors above.
- Cycle and visitor cycle parking change to reflect GF additional residential unit.

This document provides a summary of those changes to describe where they have occurred. The pages simply annotate to show the differences from the previous application to the current.

These should also be read alongside a set of updated drawings for Approval.



Approved

Ground Floor Plan



Proposed

Ground Floor Plan



1. The lobby layouts of both Block B and C are rearranged to grant direct three-door lobbied accesses from the car parking into the building cores.
2. Cycle stores: The cycle store layouts are slightly amended to provide wider accesses from the car park into the lobbies and for the introduction of the developed structural design. The provision of cycle bays is not affected by these changes.
3. In Core C, the cycle store blockwork enclosure is replaced with hit and miss brickwork to improve car park ventilation strategy. However this is screened by the boundary wall with the neighbouring site.
4. The window at Unit C-56 is shifted to allow changes in the structure at upper levels.
5. The access door to the sprinkler tank room on Tavistock Road is shifted to introduce a service cupboard within the room.
6. Replacement of the non-residential floorspace on the Ground Floor with residential lounge and ancillary spaces.
7. Visitor cycle spaces relocated to make space to new GF unit private amenity.



Approved

1st Floor Plan



Proposed

1st Floor Plan



1. The party wall between blocks B and C is removed to create one common corridor served by two means of escape. The travel distances for the development stay compliant with AD Park B, as each flat is less than 30m far from the stair lobby. A two-shaft push-pull system is therefore provided, with one mechanical shaft at either end of the extended corridor.
2. To accommodate the new thru' corridor, the unit mix is altered introducing a 3B4P in place of the 3B5P and relocating one 1B2P unit from the front to the rear of the block.
3. Also, to make up for the lost area taken by the corridor, the building line is extended locally on the rear side (units B14 and B15 and above).
4. The rear balconies to Unit C-58 and above is relocated.
5. Balcony windows and doors in units B13 and B19 and above are handed to improve access to amenity.



Approved

2nd to 5th Floor Plan

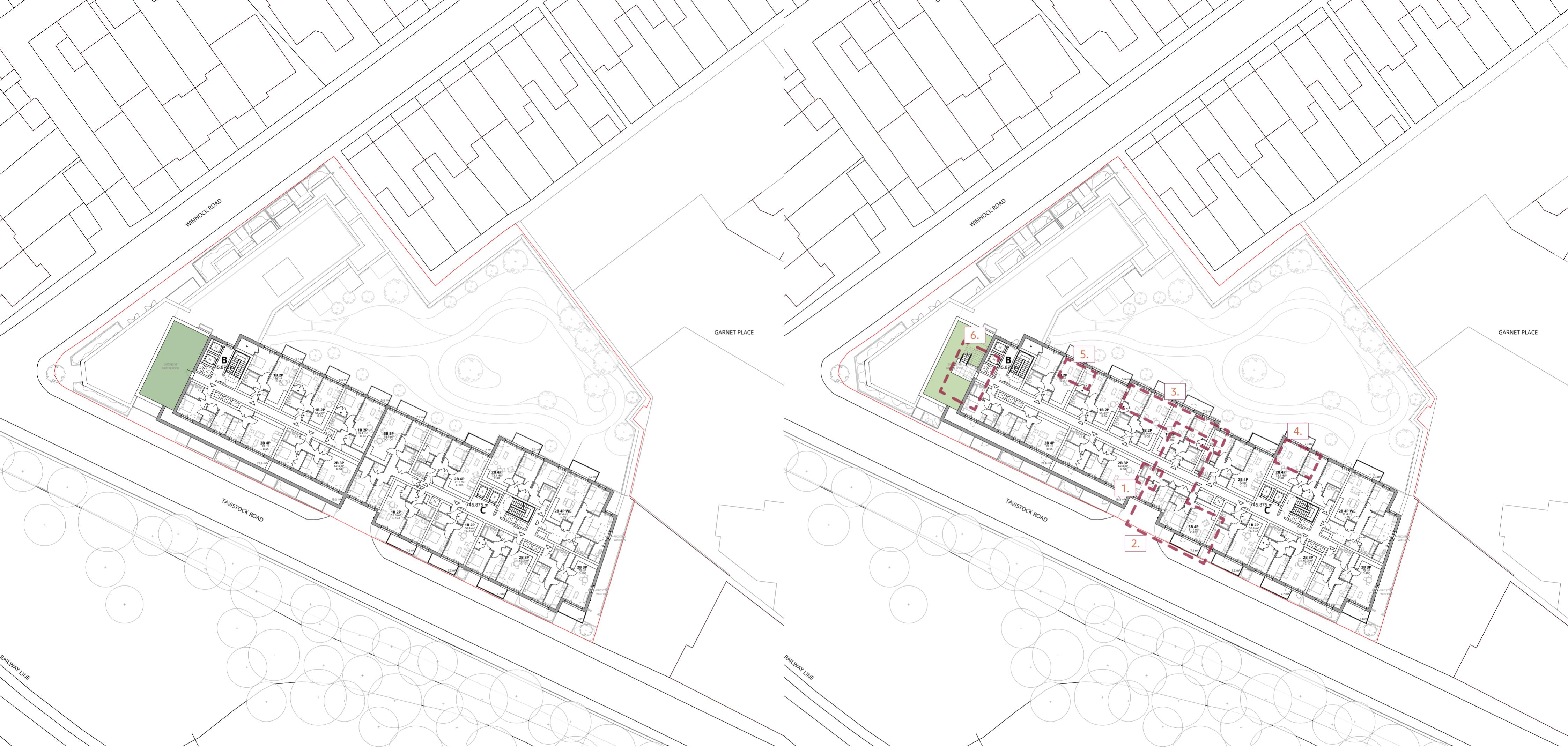


Proposed

2nd to 5th Floor Plan



1. The party wall between blocks B and C is removed to create one common corridor served by two means of escape. The travel distances for the development stay compliant with AD Park B, as each flat is less than 30m far from the stair lobby. A two-shaft push-pull system is therefore provided, with one mechanical shaft at either end of the extended corridor.
2. To accommodate the new thru' corridor, the unit mix is altered introducing a 3B4P in place of the 3B5P and relocating one 1B2P unit from the front to the rear of the block.
3. Also, to make up for the lost area taken by the corridor, the building line is extended locally on the rear side (units B14 and B15 and above).
4. The rear balconies to Unit C-58 and above is relocated.
5. Balcony doors in units B13 and B19 and above are mirrored to open outwards and improve accessibility of amenity spaces.



Approved

6th Floor Plan



Proposed

6th Floor Plan



1. The party wall between blocks B and C is removed to create one common corridor served by two means of escape. The travel distances for the development stay compliant with AD Park B, as each flat is less than 30m far from the stair lobby. A two-shaft push-pull system is therefore provided, with one mechanical shaft at either end of the extended corridor.
2. To accommodate the new thru' corridor, the unit mix is altered introducing a 3B4P in place of the 3B5P and relocating one 1B2P unit from the front to the rear of the block.
3. Also, to make up for the lost area taken by the corridor, the building line is extended locally on the rear side (units B14 and B15 and above).
4. The rear balconies to Unit C-58 and above is relocated.
5. Balcony door in unit B-51 is handed to improve access to amenity.
6. Additional external escape stair: alternative escape route from the roof terrace above. Powder-coated to match metalwork colour elsewhere in the scheme.



Approved

7th Floor Plan



Proposed

7th Floor Plan



1. Introduction of an external escape stairs as an alternative escape route down. Powder-coated to match metalwork colour elsewhere in the scheme.
2. The building line is locally extended at the rear gaining additional green roof area.
3. Updated lift overruns and roof vents as per design development and lift specifications.
4. 9sqm reduction in the paved space on terrace area to avoid any reduction in the quantum of green roof (No impact on UGF or SUDs scheme).



Approved

Roof Plan



Proposed

Roof Plan



(Shows rooftop plan).



Approved

Elevation along
Tavistock Road



Proposed

Elevation along
Tavistock Road

1. The glazed balcony balustrades on Tavistock and Winnock Road are replaced with laser-cut metal balustrades to improve the fire performance.
2. Metal panels between paired windows are replaced with brick ones to improve the fire performance of the building fabric.
3. The amendments to the residential units imply a subtle alteration to the window arrangement on the Tavistock Road elevation.
4. The window at Unit C-56 is shifted to allow changes in the structure at upper levels.
5. The access door to the sprinkler tank room on Tavistock Road is shifted to introduce a service cupboard within the room.
6. Additional external escape stair from roof terrace to common corridor at level 06. Powder-coated to match metalwork colour elsewhere in the scheme.
7. Ground level curtain wall is replaced with a set of windows and a front door to access the residential lounge.
8. Visitor cycle relocated.

MATERIAL KEY - ELEVATION

- 01 Multi Buff Brickwork in Standard Stretcher Bond
- 02 Window Head Detail in Multi Buff Brickwork
- 03 Multi Buff Brickwork in Striped Detail in White Brickwork
- 04 Extruded Brick Detail in White Brick around Entrance Door
- 05 White Stock Brickwork in Standard Stretcher Bond
- 06 Window Head Detail in White Stock Brickwork
- 07 Light Multi Buff Brickwork in Standard Stretcher Bond
- 08 Extruded Brick Detail in White Brick (20mm projecting)
- 09 Window Head Panel - Colour to match Window Frame
- 10 Light Brown Metalwork (window frames, balustrades, balconies and copings)
- 11 Dark Brown Metalwork (window frames, balustrades, balconies and copings)
- 12 Glazed Balustrade
- 13 Metal Railing

MATERIAL KEY - ELEVATION

- 01 Multi Buff Brickwork in Standard Stretcher Bond
- 02 Window Head Detail and Inset brick panels in stepped Multi Buff Brickwork
- 03 Multi Buff Brickwork in Striped Detail in White Brickwork
- 04 Extruded Brick Detail in White Brick around Entrance Door
- 05 White Stock Brickwork in Standard Stretcher Bond
- 06 Window Head Detail in White Stock Brickwork
- 07 Light Multi Buff Brickwork in Standard Stretcher Bond
- 08 Extruded Brick Detail in White Brick (20mm projecting)
- 09 Inset Window Head Panel - Brick to match facade
- 10 Light Brown Metalwork (window frames, balustrades, balconies and copings)
- 11 Dark Brown Metalwork (window frames, balustrades, balconies and copings)
- 12 Metal Laser-cut Balustrade
- 13 Metal Railing



Approved

Elevation along Winnock Road



Proposed

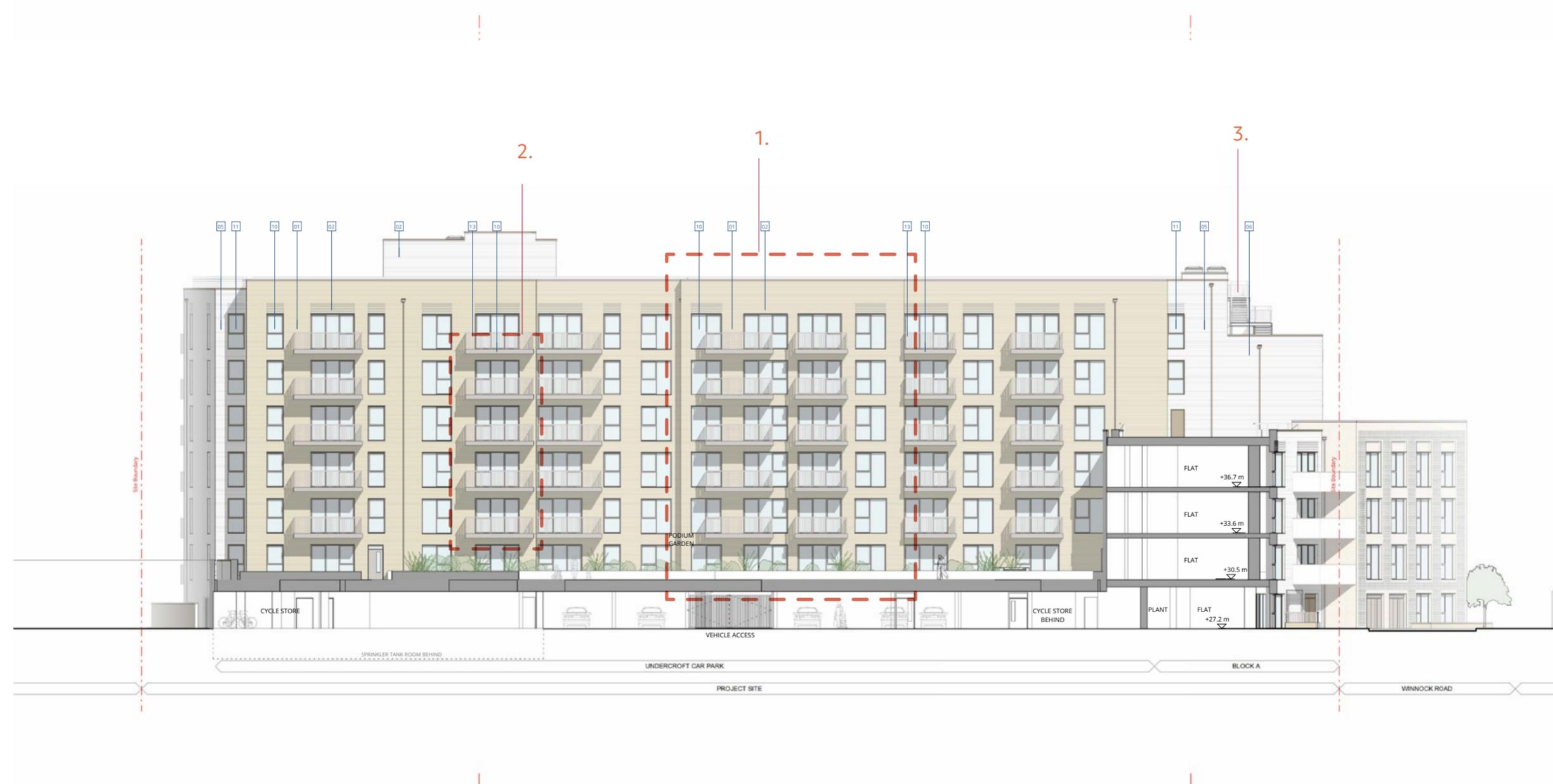
Elevation along Winnock Road

1. The glazed balcony balustrades on Tavistock and Winnock Road are replaced with laser-cut metal balustrades to improve the fire performance.
2. Metal panels between some paired windows are replaced with brick ones to improve the fire behaviour of the building fabric.
3. Additional external escape stair from roof terrace to common corridor at level 06. Powder-coated to match metalwork colour elsewhere in the scheme.
4. Ground level curtain wall is replaced with a set of windows to the introduced Residential lounge.



Approved

Inner Elevation
Blocks B & C



Proposed

Inner Elevation
Blocks B & C

1. On the rear side of the development, the building line is extended locally for 900mm, to accommodate the thru' corridor introduced on the residential levels.
2. A raw of balconies on the rear elevation are relocated.
3. Additional external escape stair from roof terrace to common corridor at level 06. Powder-coated to match metalwork colour elsewhere in the scheme.

MATERIAL KEY - ELEVATION

01	Multi Buff Brickwork in Standard Stretcher Bond
02	Window Head Detail in Multi Buff Brickwork
03	Multi Buff Brickwork in Striped Detail in White Brickwork
04	Extruded Brick Detail in White Brick around Entrance Door
05	White Stock Brickwork in Standard Stretcher Bond
06	Window Head Detail in White Stock Brickwork
07	Light Multi Buff Brickwork in Standard Stretcher Bond
08	Extruded Brick Detail in White Brick (20mm projecting)
09	Window Head Panel - Colour to match Window Frame
10	Light Brown Metalwork (window frames, balustrades, balconies and coping)
11	Dark Brown Metalwork (window frames, balustrades, balconies and coping)
12	Glazed Balustrade
13	Metal Railing

MATERIAL KEY - ELEVATION

01	Multi Buff Brickwork in Standard Stretcher Bond
02	Window Head Detail and Inset brick panels in stepped Multi Buff Brickwork
03	Multi Buff Brickwork in Striped Detail in White Brickwork
04	Extruded Brick Detail in White Brick around Entrance Door
05	White Stock Brickwork in Standard Stretcher Bond
06	Window Head Detail in White Stock Brickwork
07	Light Multi Buff Brickwork in Standard Stretcher Bond
08	Extruded Brick Detail in White Brick (20mm projecting)
09	Inset Window Head Panel - Brick to match facade
10	Light Brown Metalwork (window frames, balustrades, balconies coping)
11	Dark Brown Metalwork (window frames, balustrades, balconies coping)
12	Metal Laser-cut Balustrade
13	Metal Railing



View of Junction between Tavistock Road and Winnock Road showing the distinctive detailing of the 'pivot' element which forms the corner. On the left is the updated view, compared on the right to the approved view.

Changes are minimal and generally in the background when viewed from this corner, where the glazed balcony balustrades on Tavistock and Winnock Road are replaced with laser-cut metal balustrades to improve the fire performance.

Visual Update



View looking west along Tavistock Road, showing the elegant and well-proportioned frontage to the street. On the left is the updated view, compared on the right to the approved view.

The quality of materials and the rigorous composition of openings remain within this elevation. Changes are minimal. The glazed balcony balustrades are replaced with laser-cut metal balustrades to improve the fire performance. Metal panels between some paired windows are replaced with brick panels (striped panel in the foreground) and there is a subtle alteration to the windows arrangements as a consequence of the internal amendments to the residential layout.

Visual Update



View looking north along Winnock Road. On the left is the updated view, compared on the right to the approved view.

The glazed balcony balustrades have been replaced with laser-cut metal balustrades to improve the fire performance.

Visual Update



View looking south along Winnock Road. On the left is the updated view, compared on the right to the approved view.

The glazed balcony balustrades have been replaced with laser-cut metal balustrades to improve the fire performance.

Visual Update



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