

40 STATION APPROACH

PARTIAL DISCHARGE OF CONDITION 4

EXTRACT DESIGN & ACCESS STATEMENT

IMMEDIATE CONTEXT

WIDE RANGE OF MASSING AND STYLES



Existing site from the Acol Crescent Development opposite



View from Station Approach - looking East



View from Station Approach - looking West



Looking North to Station Approach from Northolt Avenue



Acol Crescent Development - from site



Acol Crescent Development - from South West

Immediate Context

The local environment exhibits a wide range of architectural styles and massing.

Station Approach consists of many multi unit buildings, including the new Acol Crescent development directly opposite the site.

Retail and commercial units with residential above are part of the character of the local area.

Northolt Avenue is undoubtedly more suburban but still presents a wide range of massing and aesthetic styles.

The Acol Crescent development is a mix of red and grey bricks with pop out box windows and balconies in metal.

EXTRACT DESIGN & ACCESS STATEMENT

WIDER CONTEXT

WIDE RANGE OF MASSING AND STYLES



1. Housing development in the corner of Station Approach and West End Road.



2. Great Central House, on the corner of Station Approach and Great Central Avenue.



1. Morritt House, on the corner between Station Approach and Deane Avenue.



Other Context

Other notable buildings in the surrounding area;

1. Housing scheme on the West end of Station Approach, occupying the corner plot between Station Approach and West End Road. The 3 storey multiple dwelling scheme sits on the corner plot, but resides against the domestic houses adjacent to, and opposite the site.

2. Great Central House- a housing development opposite South Ruislip station, sits on a corner site between Station Approach/Long Drive and Great Central Avenue. This 3 storey multi dwelling scheme is comprised of red brick and render.

3. Morritt House, on the corner of Station Approach and Deane Avenue is an imposing 3 storey office building, that sits in line with, but at a higher top level than its immediate neighbours along Station Approach.

The above building schemes illustrate that 3 storey buildings facing Station Approach, on both the North and South side of the highway, are a commonplace. All above buildings also sit next to residential dwellings to their rear.

EXTRACT DESIGN & ACCESS STATEMENT

PRECEDENTS PROPOSED AT PLANNING BRICK FACADES



Precedent Analysis

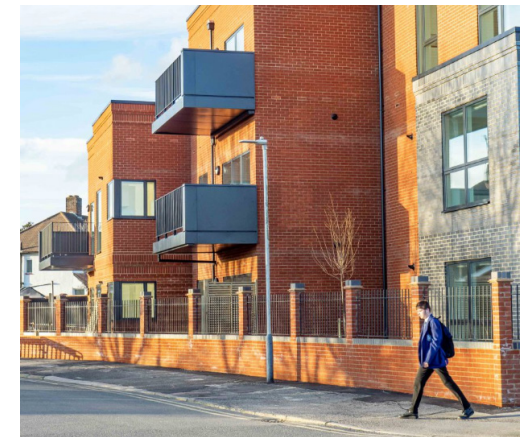
The nature of a corner building lends itself to a strong and grounded design that forms a focal point from both Station Approach and Northolt Avenue.

The building has been designed to a high quality standard that takes into account the inhabitants use and feel of the space as a priority. External amenity space is a key design parameter, acting as a focal point for each unit.

Regularity in facade design seeks to harmonise the existing variety of local styles, and provides the basis for efficient use of internal space.

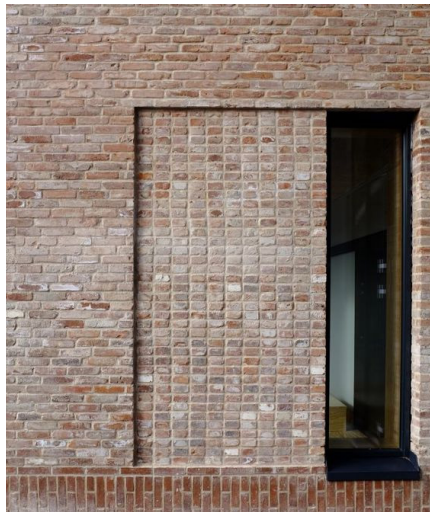
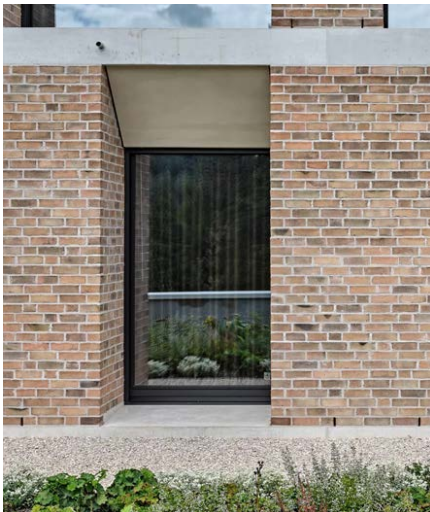
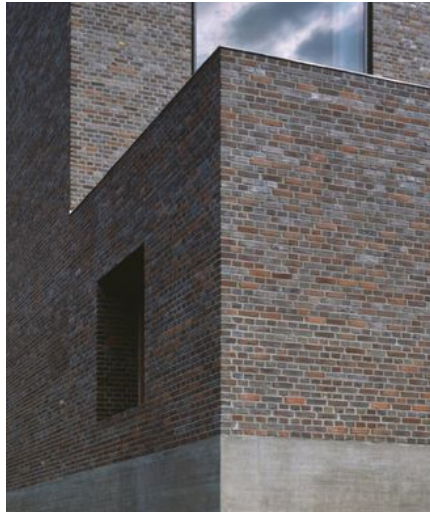
The design also seeks to break down the facade to create the appearance of separate dwellings in a vertical aesthetic. The Acol Crescent Development opposite the site also displays a push and pull of facade.

The new Acol Crescent Development opposite the site at 40 Station Approach sets a new precedent for contemporary residential design in the area.



EXTRACT DESIGN & ACCESS STATEMENT

PRECEDENTS PROPOSED AT PLANNING BRICK FACADES



Material Analysis

The existing local material context is primarily brick in inconsistent colours, styles and laying patterns. Render, pebbledash and timber boarding are also prominent locally.

Roofs are a mixture of pitched and flat, to varying degrees and angles, and are clad mainly in simple roof tiles in different colours and sizes.

There is no set style for windows, with both timber, UPVC and metal windows present along both Station Approach and Northolt Avenue.

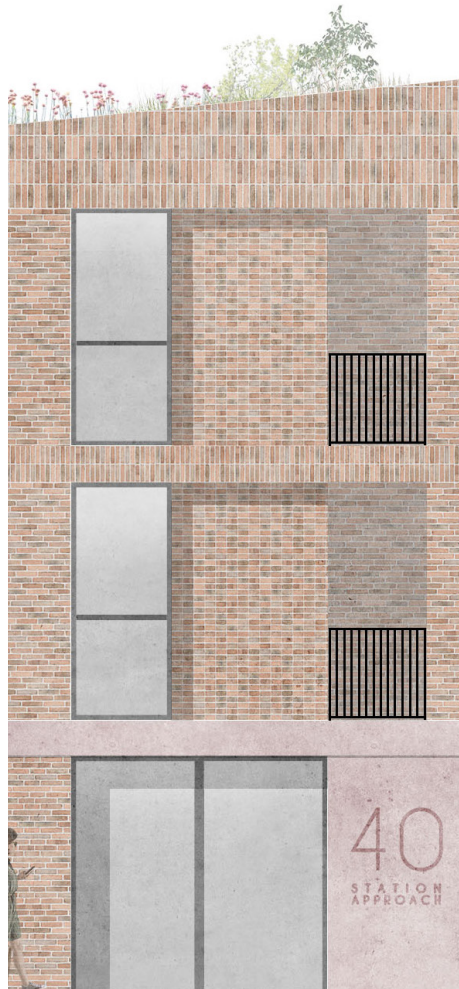
The Acol Crescent development opposite Station Approach is clad with red and grey brick, has a flat roof, and the protruding balconies and window boxes are clad in grey metal.

Due to this wide range of styles and colours, the design of 40 Station Approach seeks to offer a calm and subtle material palette. Brick has been chosen as a primary cladding material. Pre-cast concrete is also proposed for certain elements of the ground floor to create a soft and sophisticated feel, and to create a hierarchy to the design. These two key materials will act together to harmonise the design and bring a level of refinement to this corner site.

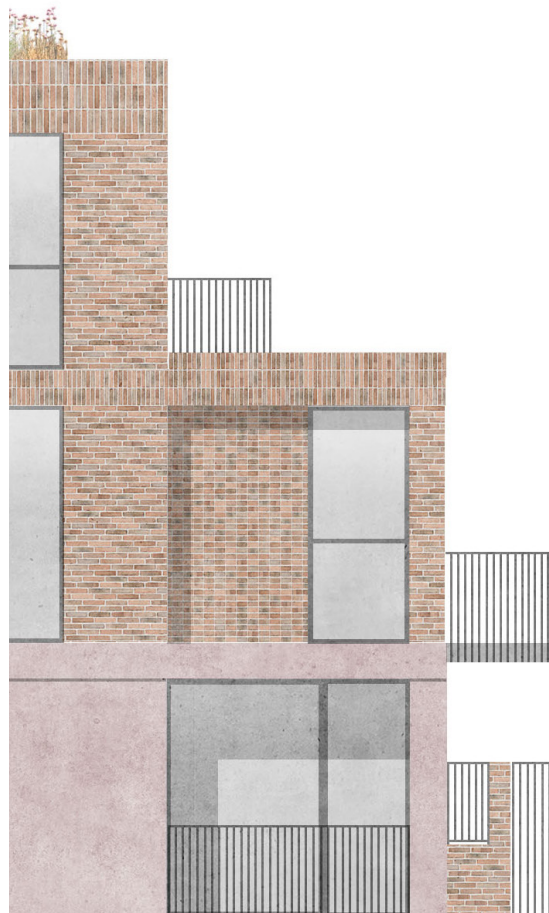
The exact brick will be carefully considered to ensure it compliments the local character, whilst also maintaining a high quality feel and textured quality.

EXTRACT DESIGN & ACCESS STATEMENT

COLOURED ELEVATION



on facing Station Approach



West Elevation facing Northolt Avenue

Elevation Analysis

Officers requested a greater emphasis was placed on verticality within the design. Therefore to break up the elevation aesthetic and overall mass, the elevation design focus's on the push and pull of the facade to create negative space, and create hierarchies.

The proposed texture and pattern of the brick are key design drivers to in breaking down the mass of the elevation.

The parapet is proposed to be of varying pitches that mimic the appearance of individual dwelling houses, and applying brick soldier courses to these ensure they remain contemporary, rather than pastiche.

The soldier courses are then repeated between the first and second floor window openings, to further break down a flat facade.

Inset bricks are proposed to be of a different laying pattern again, whereas the most forward and front facing bricks on the elevation will be a version of a running bond.

The ground floor concrete hue will be carefully chosen to complement the red brick.

The set back balconies on the West facing elevation take precedent in the design. Simple metal balustrades are proposed.

To the South of the building, the elevation is stepped, further breaking down the overall mass of the facade, softening the scale.

Planting on the roof terrace will be encouraged to grow so that glimpses of greenery are visible where the parapet pitches are low enough.

CONSENTED PLANNING DRAWING

WEST ELEVATION

AREA DEPICTING THE PROPOSED
BRICK

—Simple straight metal balustrade sits behind parapet and planting.
NOTE: CAN BE GLASS IF REQUESTED BY LPA



1

Proposed West Elevation
Scale 1:100

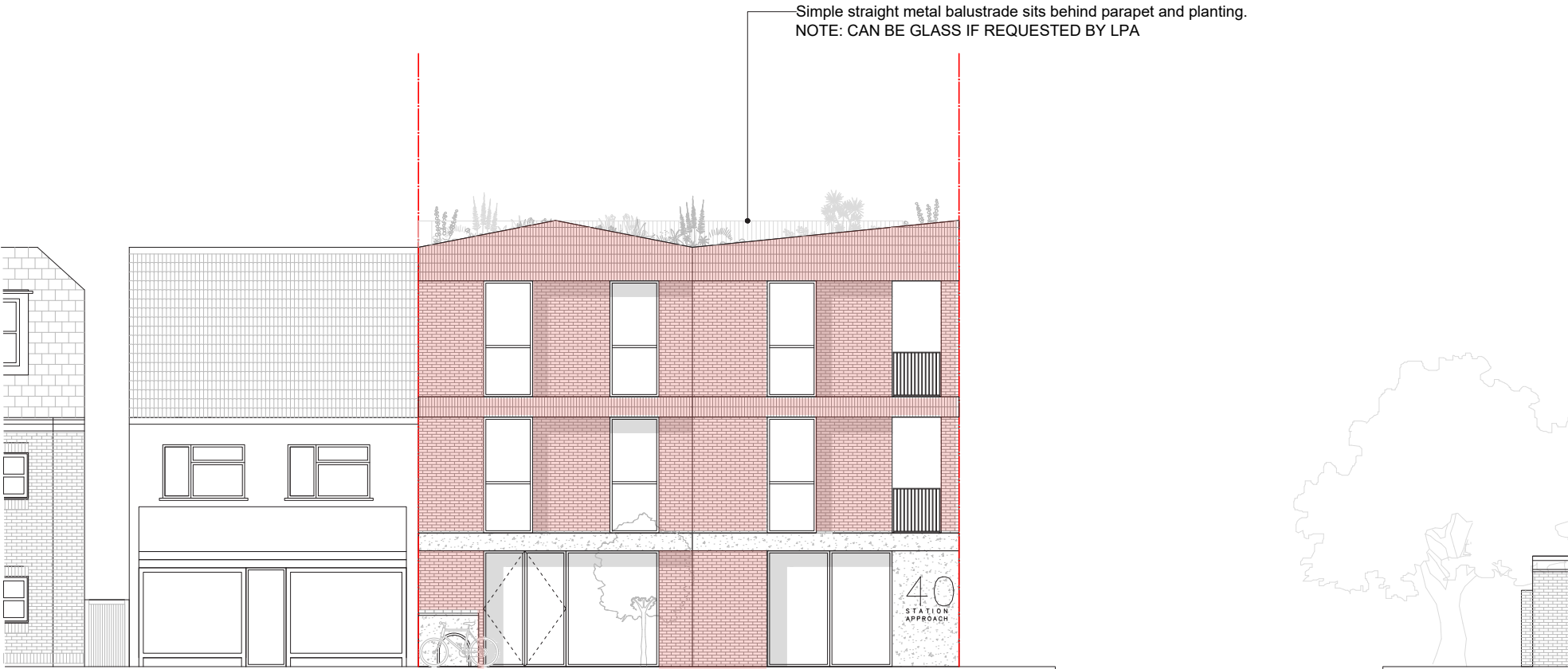
CONSENTED PLANNING DRAWING

NORTH ELEVATION



AREA DEPICTING THE PROPOSED
BRICK

Simple straight metal balustrade sits behind parapet and planting.
NOTE: CAN BE GLASS IF REQUESTED BY LPA



1 Proposed North Elevation
Scale 1:100

CONSENTED PLANNING DRAWING

SOUTH ELEVATION



AREA DEPICTING THE PROPOSED
BRICK

Simple straight metal balustrade sits behind parapet and planting.
NOTE: CAN BE GLASS IF REQUESTED BY LPA



1 Proposed South Elevation
Scale 1:100

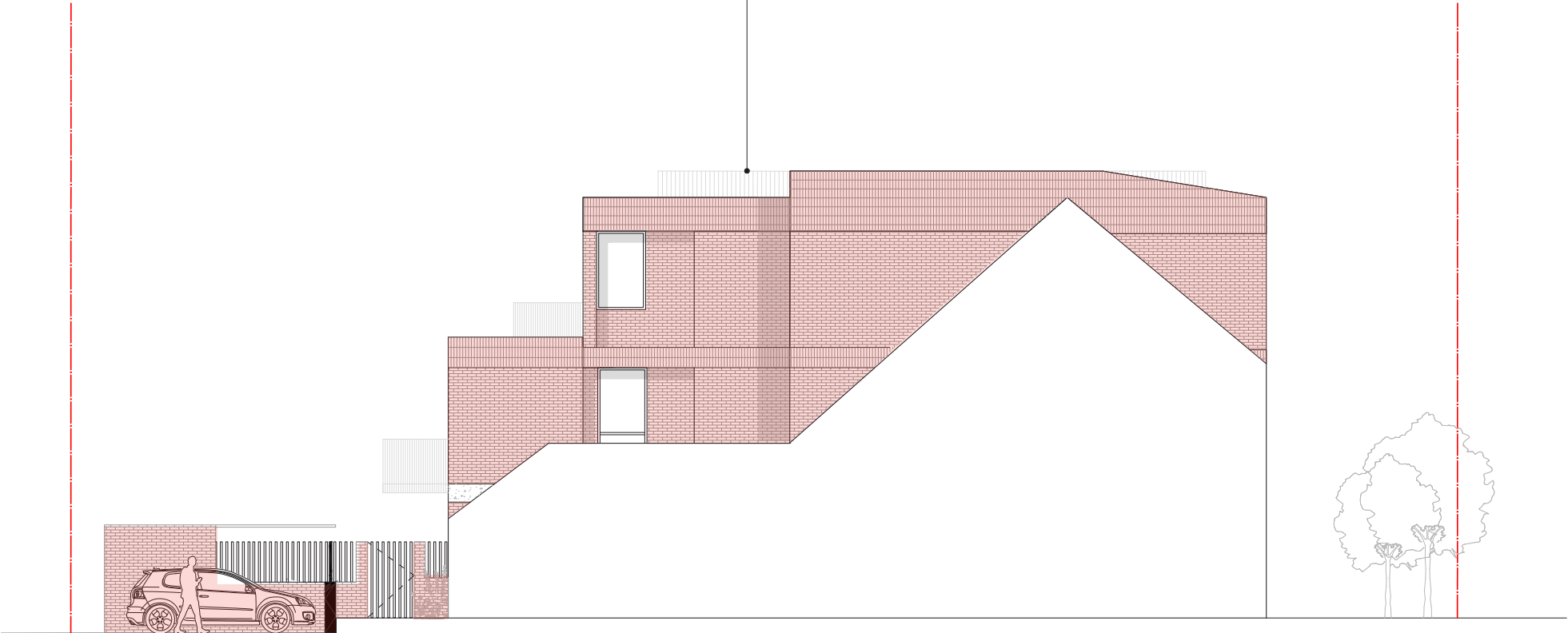
CONSENTED PLANNING DRAWING

EAST ELEVATION



AREA DEPICTING THE PROPOSED
BRICK

Simple straight metal balustrade sits behind parapet and planting.
NOTE: CAN BE GLASS IF REQUESTED BY LPA



1 Proposed East Elevation
Scale 1:100

PROPOSED BRICKS - OPTION 1

AVORIO BRICKS



PROPOSED MORTAR TYPE
MASONRY CEMENT:SAND

PROPOSED COLOUR:
**MATCH THAT OF THE BELLE
VUE SCHEME I.E. LIGHT GREY**

STANDARDS:
BS EN 998-2

Avorio Bricks From MBH PLC

TECHNICAL INFORMATION

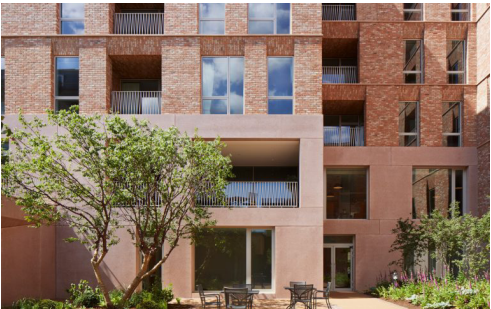
Dimensional Tolerance:	T2
Dimensional Range:	R2
Durability against freeze/thaw:	F2
Active Soluble Salts Content Category:	S2
Gross Dry Density:	1700 kg/m ³
Compressive Strength:	Greater than 40 N/mm ²
Water Absorption:	Less than 10%
Thermal Conductivity:	0.55 W/m.K-50% 0.63 W/m.K-90%
Dimensions:	215mm x 102.5mm x 65mm
Other Sizes Available:	Other sizes available please request further information.



Belle Vue Hampsted - Architect Morris + Company



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Belle Vue Hampsted - Architect Morris + Company



Belle Vue Hampsted - Architect Morris + Company

PROPOSED BRICKS - OPTION 2

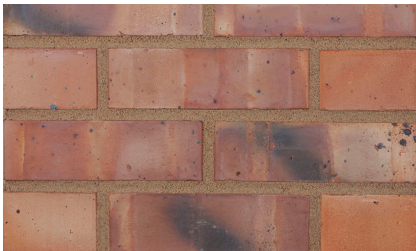
MIX OF VARIOUS BRICKS TO ACHIEVE THE LOOK OF THE NEWPORT STREET GALLERY



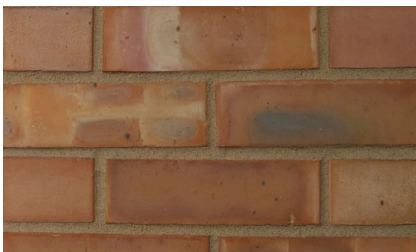
Victorian Greenwich Blend



Victorian Mellow



Kiln White Antique



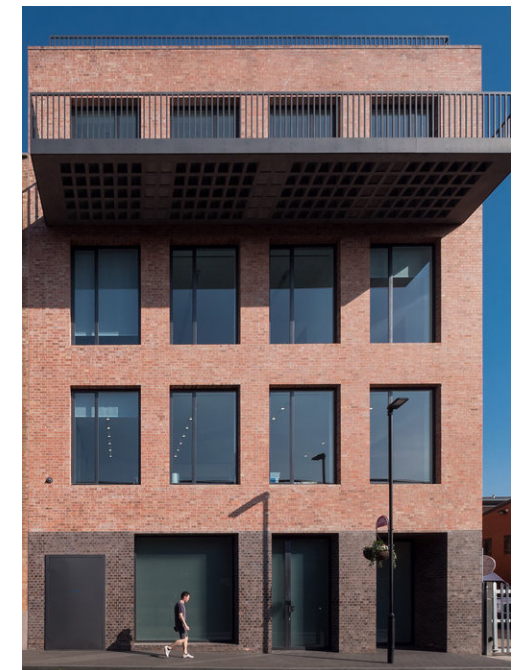
Newport Light Mixture



Newport Street Gallery - Caruso St. John Architects



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