

# Waterside House, Uxbridge

## *Class AA Upward Extension Application*



**BYM**  
C A P I T A L



## Document Control

**Project Title:** Waterside House, Uxbridge

**Project Ref:** 1153

**Report Title:** Class AA Upward Extension Application

**Report Ref:** P932

**Revision:** 0

**Date of Issue:** September 2022

**Purpose of Issue:** Information

**Compiled By:** Beatriz Antuna Tentor

**Reviewed By:** Ben Paterson

**Review Date:** 12-09-22

**File Location:** -

# 0.0 Introduction

## 0.0 Introduction

TPM Studio have been asked on behalf of Permitted Developments Investments No. 7 Ltd to prepare and submit a statement in support of the Section 73 Application relating to the proposed redevelopment of Waterside House in Uxbridge.

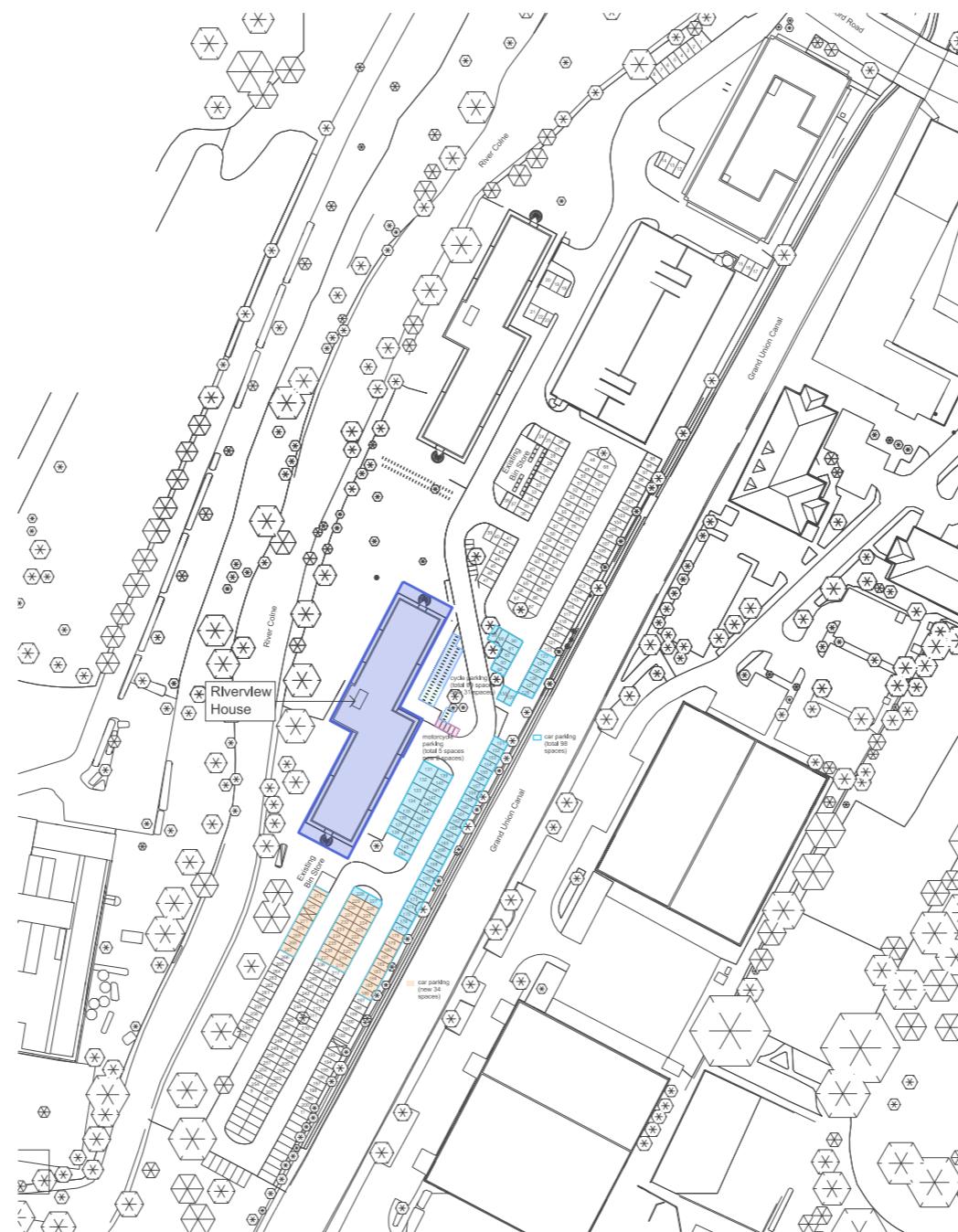
The relevant consent which relates to this statement is:

- 40050/APP/2021/1916

Our approach has been to respect the original design of the 2 storey extension but make small amendments to these to improve the design from a building methodology perspective.

The changes outlined within the following sections include:

- Minor amendments to the **General Arrangement**, which propose no changes to the number and type of apartments in accordance with the consented information. These changes are summarised in Section 1.0.
- The following section 2.0 **Appearance and Window Arrangement** details the minor amendments with regards to the external facade at 3rd and 4th floor level, which have sought to respect the key elements of the original design include the white brick grid, and the appearance of punctured apertures which contrast with this white horizontal and vertical banding.

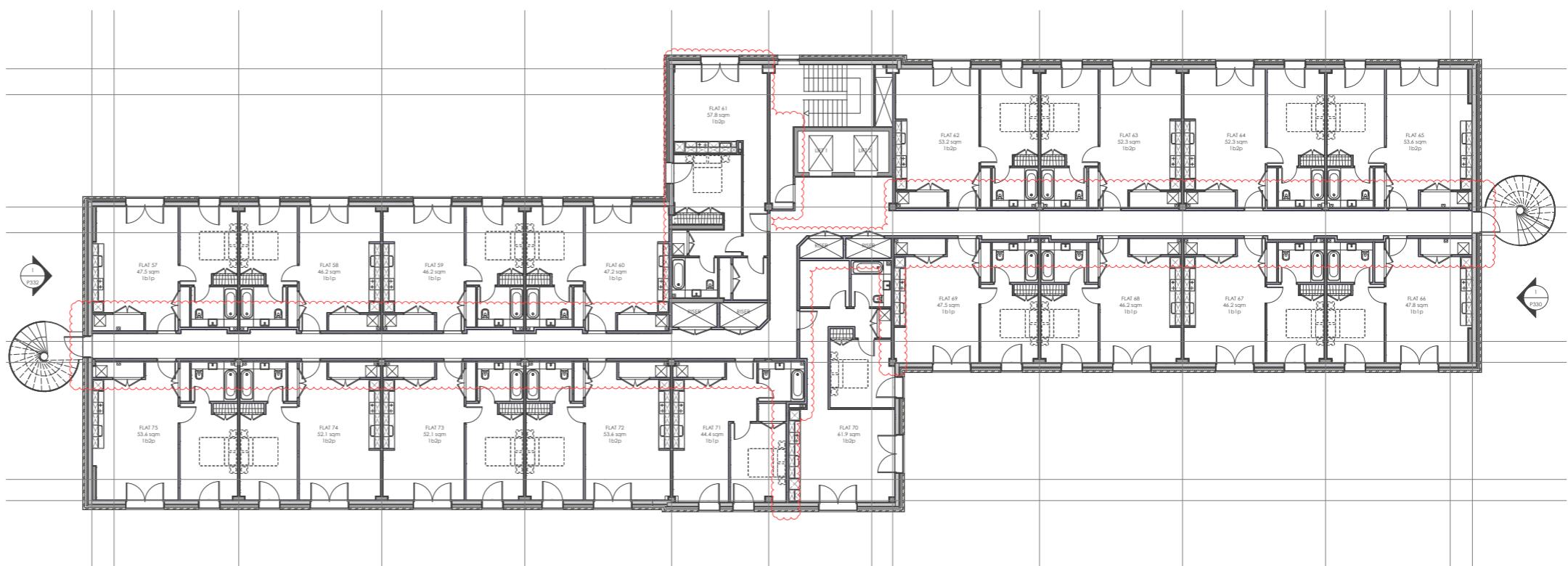
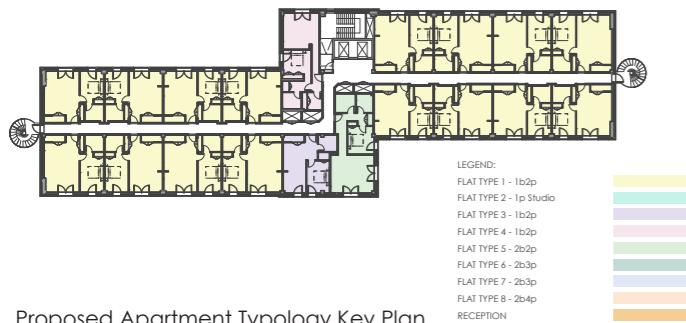


Site Plan - Riverview House

# 1.0 General Arrangement

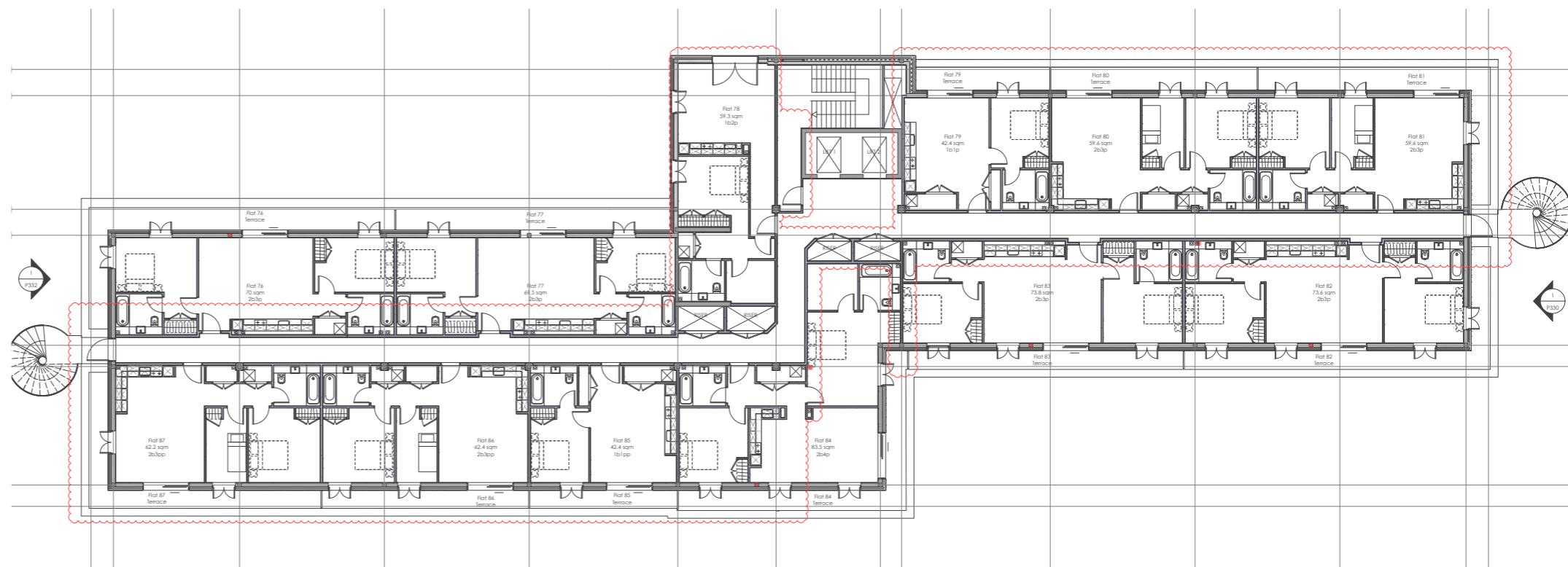
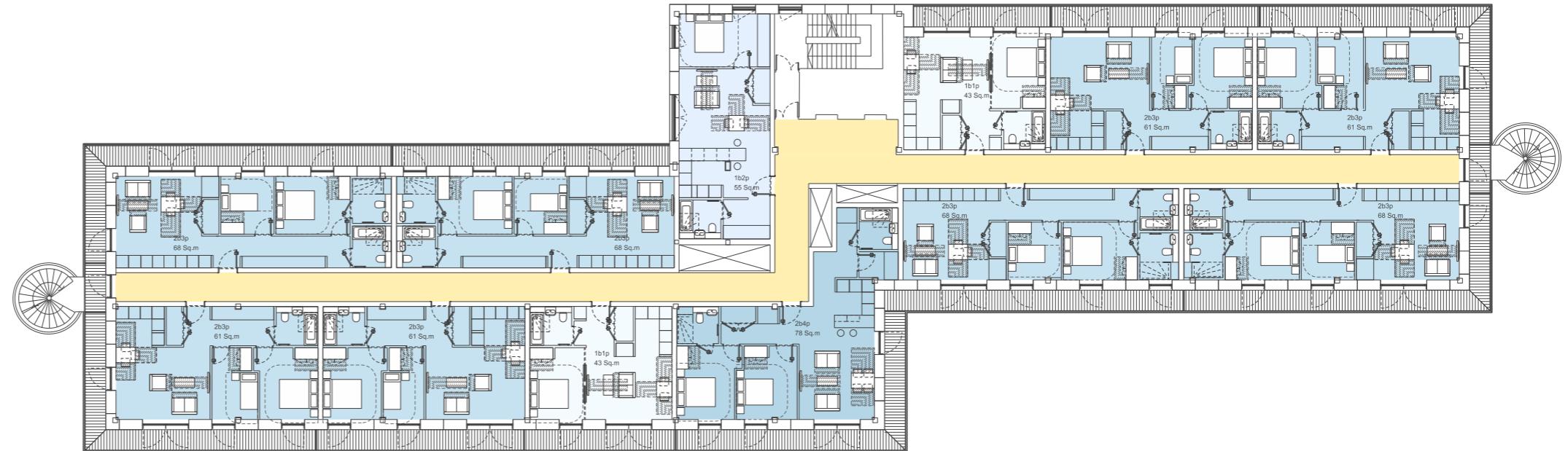
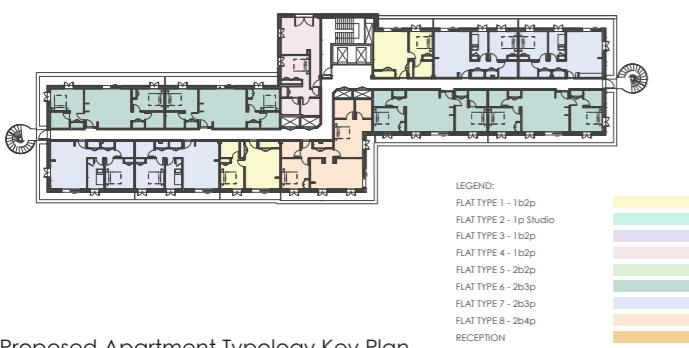
## 1.1 Third Floor Layout

- The arrangement of apartments on the fourth floor is consistent with the consented scheme where the predominant changes occur along the internal wall of apartments where the width of the corridor has narrowed slightly to allow for generally 1200mm clear wall-to-wall, with passing spaces 1500mm in width. The naming conventions of the individual apartments is consistent with the NDSS and the previous application.
- Minor internal modifications of apartments to create improved, more open plan living accommodation, with better access to storage.
- Rationalised arrangement of bathrooms and coordination of services between the ground and fourth floors.
- Modification of Apartment 61 (left-hand side of the stair core) owing to the continuation of the structures from the floors below.
- Modification of risers from advise from the MEP consultant.
- Modification of the internal layout of apartment 70, following changes to the arrangement of the service risers.



## 1.2 Fourth Floor Layout

- Parapet increased in depth from what appears to be 100mm for buildability purposes.
- Changes occur along the internal wall of apartments where the width of the corridor has narrowed slightly to allow for generally 1200mm clear wall-to-wall, with passing spaces 1500mm in width. The naming conventions of the individual apartments is consistent with the NDSS and the previous application.
- Changes in the internal arrangement of the 2b3p apartments to the north side of the west wing and to the south side of the east wing. The primary drivers for changes included the alignment of services with the floors below, creating a more modern arrangement of bedrooms and bathrooms either side of the central living space.
- Modification of Apartment 78 (left-hand side of the stair core) owing to the continuation of the structures from the floors below.
- Revised riser positions and sizes following MEP advice.
- Changes in the arrangement of the consented fenestration, where once the depth of the proposed parapet has been included, sliding doors and smaller Juliet balcony doors are more appropriate to provide access onto the terrace.



## 2.0 Appearance & Window Arrangement

## 2.1 Appearance & Window Arrangement - East Elev.

### Consented Approach

- The consented scheme (reference DAS and associated drawings) proposed a planar façade, where the white horizontal and vertical grid was set flush with the cream bricks located either side of the inward opening door. The transition between the white and cream bricks was highlighted through a “A 25mm wide metal profile separates this frame from the creamy infill brick panels and full-height Juliet windows”.

### Proposed Approach

- The proposed and ‘punctured’ arrangement of the windows/ balcony doors and cream bricks seeks to maintain the strong white horizontal and vertical banding established within the consented application.
- As a result of the existing levels and structure, modifications to the heights of windows/ balcony doors have been made when compared with the consented scheme.
- These existing constraints result in a slight adjustment to the vertical and horizontal white brick grid with a slight variation in which the two outermost vertical brick piers becoming 4 bricks wide where all horizontals are now 11 bricks high with exception of the course between ground and first floor which is 9.
- The Consented Approach of achieving the contrast between the white and cream bricks is no longer provided by the “25mm wide metal profile” but by recessed cream bricks which exaggerate the impression of a punctured facade. The decision to approach this in a different manner has been informed by buildability issues this detail would present in addition to a lack of built examples. Moreover the detail, particularly at the head condition would have presented issues with maintenance where the cream bricks would have become stained being set within the same plane as the white bricks above.
- Highlighted adjacent and in red are the areas of the facade where the arrangement of windows has been modified to suite the replanning of internal apartments and the position of existing structures. To the fourth floor the unsuitable handrail detail as consented has been substituted for a parapet with a recessed handrail behind. In addition on this floor large balcony doors have been substituted for a sliding door, where the large single glazed doors are now juliet balcony doors owing to the reduced size of the terrace compared with the consented scheme.



## 2.2 Appearance & Window Arrangement - North Elev.

### Proposed Approach

The changes to the north elevation include:

- As a result of the existing levels and structure, modifications to the heights of windows/ balcony doors have been made when compared with the consented scheme.
- These existing constraints result in a slight adjustment to the vertical and horizontal white brick grid with a slight variation in which the two outermost vertical brick piers becoming 4 bricks wide where all horizontals are now 11 bricks high with exception of the course between ground and first floor which is 9.
- The Consented Approach of achieving the contrast between the white and cream bricks is no longer provided by the "25mm wide metal profile" but by recessed cream bricks which exaggerate the impression of a punctured facade. The decision to approach this in a different manner has been informed by buildability issues this detail would present in addition to a lack of built examples. Moreover the detail, particularly at the head condition would have presented issues with maintenance where the cream bricks would have become stained being set within the same plane as the white bricks above.
- Highlighted adjacent and in red are the areas of the facade where the arrangement of windows has been modified to suite the replanning of internal apartments and the position of existing structures. To the fourth floor the unsuitable handrail detail as consented has been substituted for a parapet with a recessed handrail behind. In addition on this floor large balcony doors have been substituted for a sliding door, where the large single glazed doors are now juliet balcony doors owing to the reduced size of the terrace compared with the consented scheme.



North Elevation Consented REF: 40050/APP/2021/1916



Proposed North Amended Elevation REF: 1153-P334-0\_GA PROPOSED NORTH ELEVATION

## 2.3 Appearance & Window Arrangement - West Elev.

### Proposed Approach

The changes to the west elevation include:

- As a result of the existing levels and structure, modifications to the heights of windows/ balcony doors have been made when compared with the consented scheme.
- These existing constraints result in a slight adjustment to the vertical and horizontal white brick grid with a slight variation in which the two outermost vertical brick piers becoming 4 bricks wide where all horizontals are now 11 bricks high with exception of the course between ground and first floor which is 9.
- The Consented Approach of achieving the contrast between the white and cream bricks is no longer provided by the "25mm wide metal profile" but by recessed cream bricks which exaggerate the impression of a punctured facade. The decision to approach this in a different manner has been informed by buildability issues this detail would present in addition to a lack of built examples. Moreover the detail, particularly at the head condition would have presented issues with maintenance where the cream bricks would have become stained being set within the same plane as the white bricks above.
- Highlighted adjacent in red are the areas of the facade where the arrangement of windows has been modified to suite the replanning of internal apartments and the position of existing structures. To the fourth floor the unsuitable handrail detail as consented has been substituted for a parapet with a recessed handrail behind. In addition on this floor large balcony doors have been substituted for a sliding door, where the large single glazed doors are now juliet balcony doors owing to the reduced size of the terrace compared with the consented scheme.



## 2.4 Appearance & Window Arrangement - South Elev.

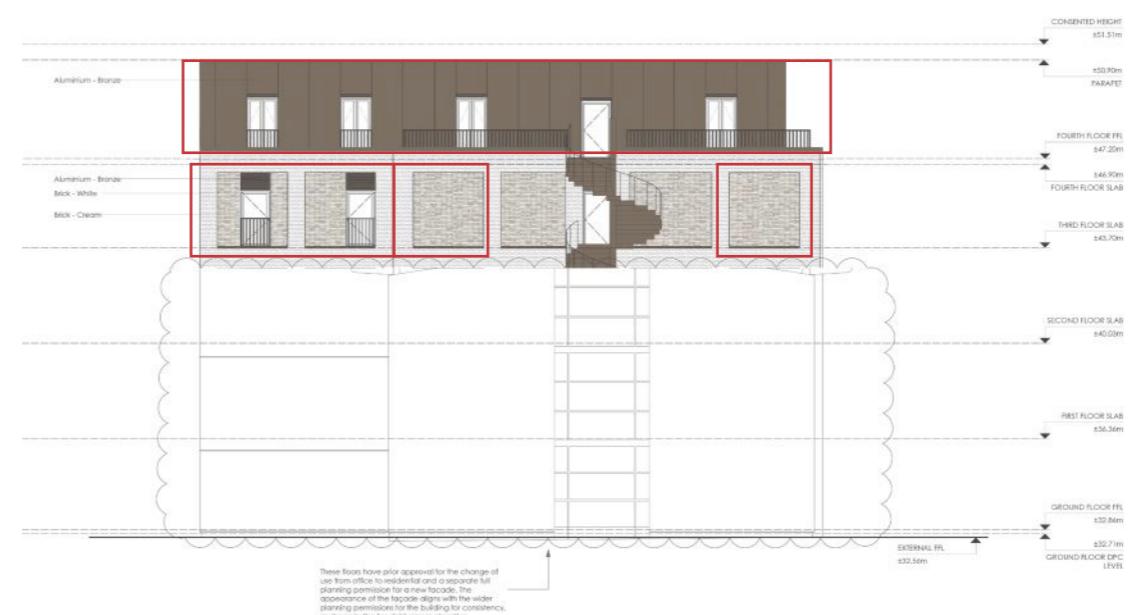
### Proposed Approach

The changes to the south elevation include:

- As a result of the existing levels and structure, modifications to the heights of windows/ balcony doors have been made when compared with the consented scheme.
- These existing constraints result in a slight adjustment to the vertical and horizontal white brick grid with a slight variation in which the two outermost vertical brick piers becoming 4 bricks wide where all horizontals are now 11 bricks high with exception of the course between ground and first floor which is 9.
- The Consented Approach of achieving the contrast between the white and cream bricks is no longer provided by the "25mm wide metal profile" but by recessed cream bricks which exaggerate the impression of a punctured facade. The decision to approach this in a different manner has been informed by buildability issues this detail would present in addition to a lack of built examples. Moreover the detail, particularly at the head condition would have presented issues with maintenance where the cream bricks would have become stained being set within the same plane as the white bricks above.
- Highlighted adjacent and in red are the areas of the facade where the arrangement of windows has been modified to suite the replanning of internal apartments and the position of existing structures. To the fourth floor the unsuitable handrail detail as consented has been substituted for a parapet with a recessed handrail behind. In addition on this floor large balcony doors have been substituted for a sliding door, where the large single glazed doors are now juliet balcony doors owing to the reduced size of the terrace compared with the consented scheme.



West Elevation Consented REF: 40050/APP/2021/1916



Proposed North Amended Elevation REF: 1153-P336-0\_GA PROPOSED SOUTH ELEVATION

