

# Riverview House, Uxbridge

## *Facade Application*





# Document Control

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# 0.0 Introduction

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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 Riverview House in Uxbridge.

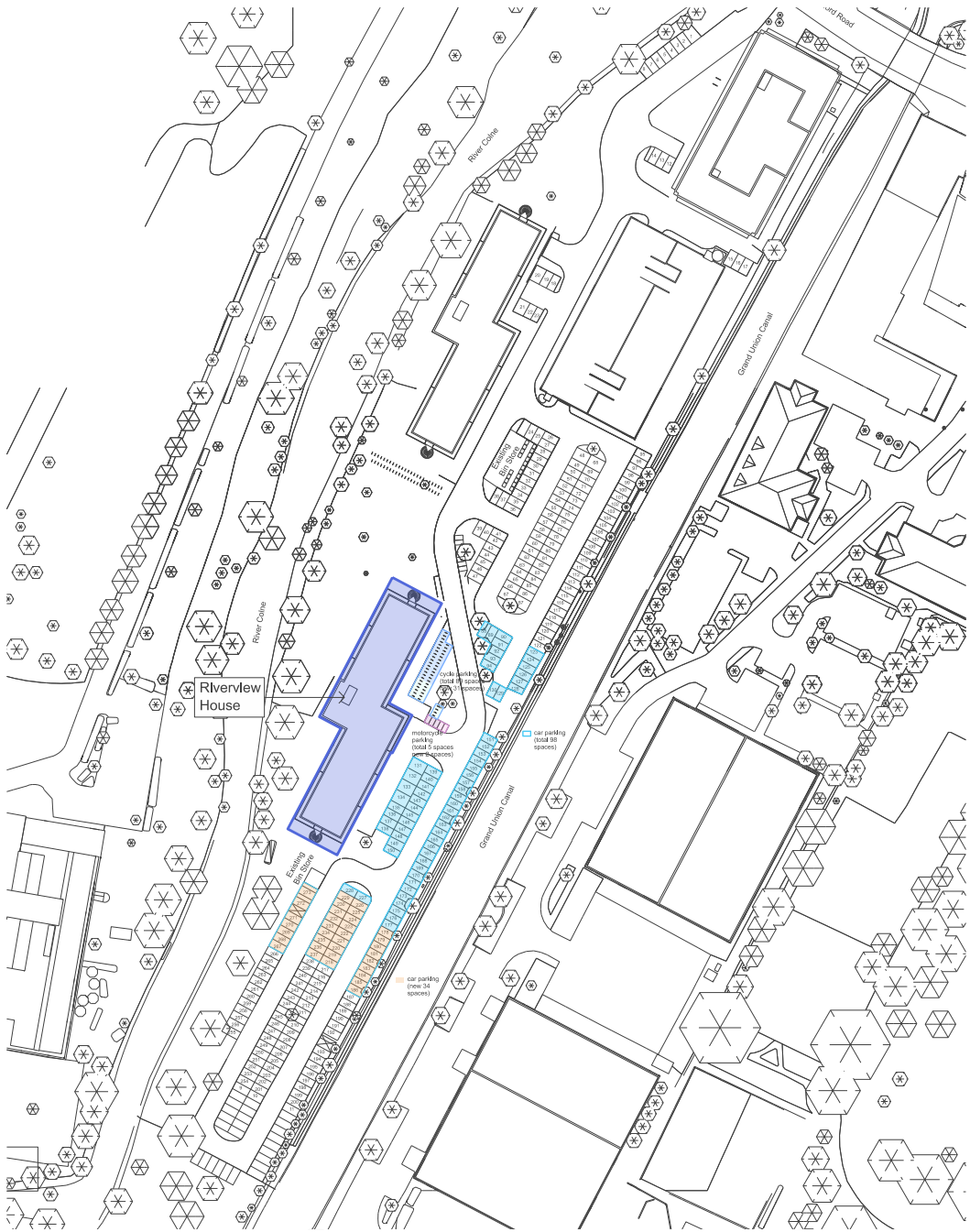
The relevant consent which relates to this statement is:

- 40050/APP/2021/1953

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

The changes outlined within the following sections include:

- The following section 1.0 **Appearance and Window Arrangement** details the minor amendments with regards to the external facade, 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 Appearance & Window Arrangement**



# 1.1 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.



East Elevation Consented REF: 40050/APP/2021/1953



Proposed East Amended Elevation REF: 1153-P331-0\_GA PROPOSED EAST ELEVATION

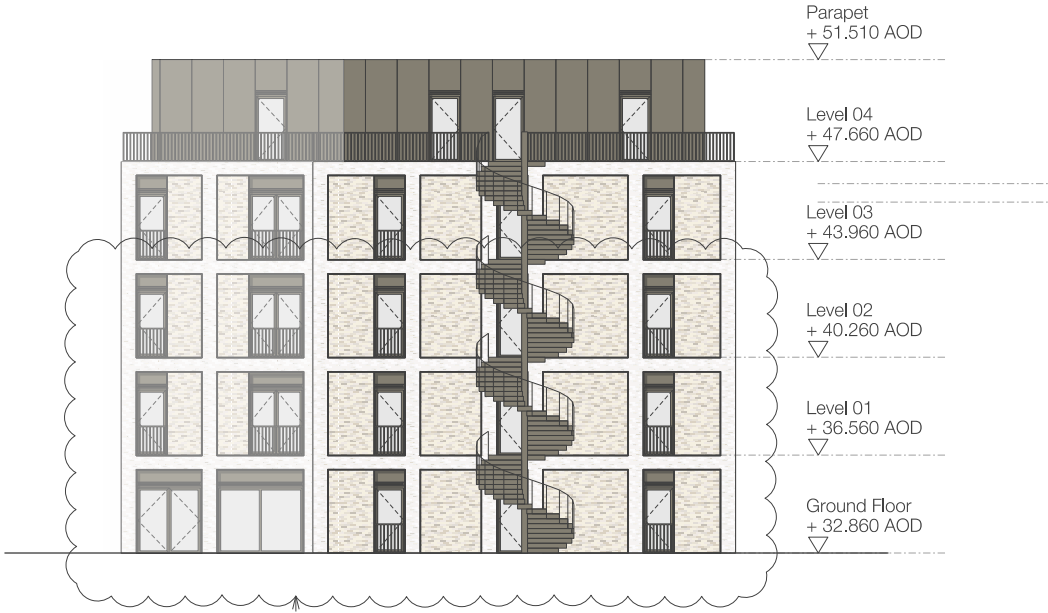


# 1.2 Appearance & Window Arrangement - North Elev.

## 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.



North Elevation Consented REF: 40050/APP/2021/1953



Proposed North Amended Elevation REF: 1153-P330-0\_GA PROPOSED NORTH ELEVATION

# 1.3 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 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. On the ground floor the Juliet doors will be provided with direct access to the external grounds and secluded gardens with river views, this results in the omission of balconies which are no longer required.



West Elevation Consented REF: 40050/APP/2021/1953



Proposed West Amended Elevation REF: 1153-P333-0\_GA PROPOSED WEST ELEVATION

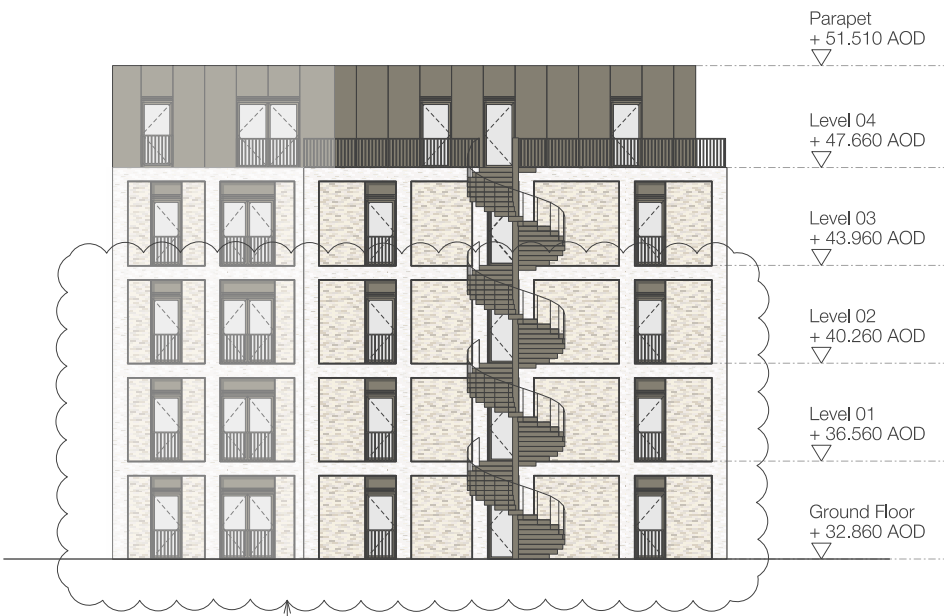


# 1.4 Appearance & Window Arrangement - South Elev.

## 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.



South Elevation Consented REF: 40050/APP/2021/1953



Proposed South Amended Elevation REF: 1153-P332-0\_GA PROPOSED SOUTH ELEVATION

