



## DESIGN RESPONSE STATEMENT #1

Proposed Mixed Use Development at  
152-154 Uxbridge Road, Hayes

1.1 PURPOSE OF THIS DOCUMENT

This ‘design response statement’ has been prepared following our online teams meeting with Haydon Richardson (Hillingdon Council Planning Case Officer) & Antonia Whatmore (Hillingdon Council Design Officer) with Andrew Ayles (AJ Planning & Development Ltd) in attendance.

The proposed mixed use development (application: 4482/APP/2022/213) was discussed and the design in key areas developed in a collaborative exchange. This statement follows up on this development to finalise the proposals and should be read in conjunction with the minutes prepared by AJ Planning (ref: Meeting Minutes 210623).

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|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| PROJECT REFERENCE:  | 5005                                                                                                                                                                                          |
| DOCUMENT REFERENCE: | 5005_DS01                                                                                                                                                                                     |

# FENESTRATION DESIGN - COMMUNAL STAIR EXTERNAL MATERIALS

1



STAIR 01 (North)

- Window head lowered to increased glazed brick
- Glazing design simplified & enamel backed glass omitted
- Opaque glass obscuring floor behind
- Zinc standing seam cladding changed to match brickwork simplifying material palette and increasing the elevations visual cohesion
- Opaque glass obscuring floor behind



Glazed brick



STAIR 02 (South)

FENESTRATION DESIGN - COMMUNAL STAIR EXTERNAL MATERIALS

1



STAIR 01 (North)

Wall depth increased to align with glazed brick panels

Decorative screens angled from flat to give visual texture to this section of the fenestration

Opaque glass obscuring floor behind

Service door repositioned central to the brick panel above



STAIR 02 (South)

FENESTRATION DESIGN - GABLE DESIGN & CHARACTER

2



Timber feature finial introduced reflecting the existing gable design

Timber feature gable with rendered panels introduced reflecting the existing gable and binding the proposal with the existing gables within the Haye Bridge Parade terrace

First floor balcony omitted

Brick soldier head detail simplified

Gable project increased and deep timber barge boards with curved profile introduced to reflect the existing design



FENESTRATION DESIGN - GABLE DESIGN & CHARACTER



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Timber feature gable with rendered panels introduced reflecting the existing gable and binding the proposal with the existing gables within the Haye Bridge Parade terrace

First floor balcony omitted

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FENESTRATION DESIGN - GABLE DESIGN & CHARACTER

2



Timber feature finiel introduced reflecting the existing gable design

Timber feature gable with rendered panels introduced reflecting the existing gable and binding the proposal with the existing gables within the Haye Bridge Parade terrace

Window design changed to landscape profile in keeping with second the existing dormers

First floor balcony omitted



# FENESTRATION DESIGN - GABLE DESIGN & CHARACTER

2



Timber feature finial introduced reflecting the existing gable design

Gable project increased and deep timber barge boards with curved profile introduced to reflect the existing design

Timber feature gables bind the proposals with the existing terrace & create a sense of identity to this corner transition

Brick soldier head detail simplified

First floor balcony omitted which clearly defines the gable form

Window & door colours changed to white maintain continuity with the front elevation

