

5-19 Botwell Lane, Hayes
Design and Access Statement
May 2024
Rev 2



Contents

| | |
|---|----------------------|
| 1 | Introduction |
| 2 | Context |
| 3 | Concept |
| 4 | Views |
| 5 | Details |
| 6 | Products and Systems |
| 7 | Drawings |

1

Introduction

About [Y/N] Studio

Top
Bradbury Works
workspaces in
Dalston, completed
2022.

Bottom Left
Staines Road in
Hounslow, awaiting
construction.

Bottom Right
London Road Strood,
planning awarded in
2022.

[Y/N] Studio is an architecture practice based in London.

We ask questions about the site and brief to maximise their potential. The questions are always complex but a successful answer should be as simple as **Yes** or **No**.

Our talented team has experience of delivering award winning buildings and we work at all scales, across all sectors and in any location. We have undertaken small and medium projects in Hackney and nearby boroughs.

A small selection of our relevant projects is shown on the right.

>



1 Introduction

Brief

Purpose of this report

This application is to replace the cladding and windows of the upper floors of the residential lead development at 5-19 Botwell Lane.

Brief Summary:

The proposal contained in this document includes the following opportunities:

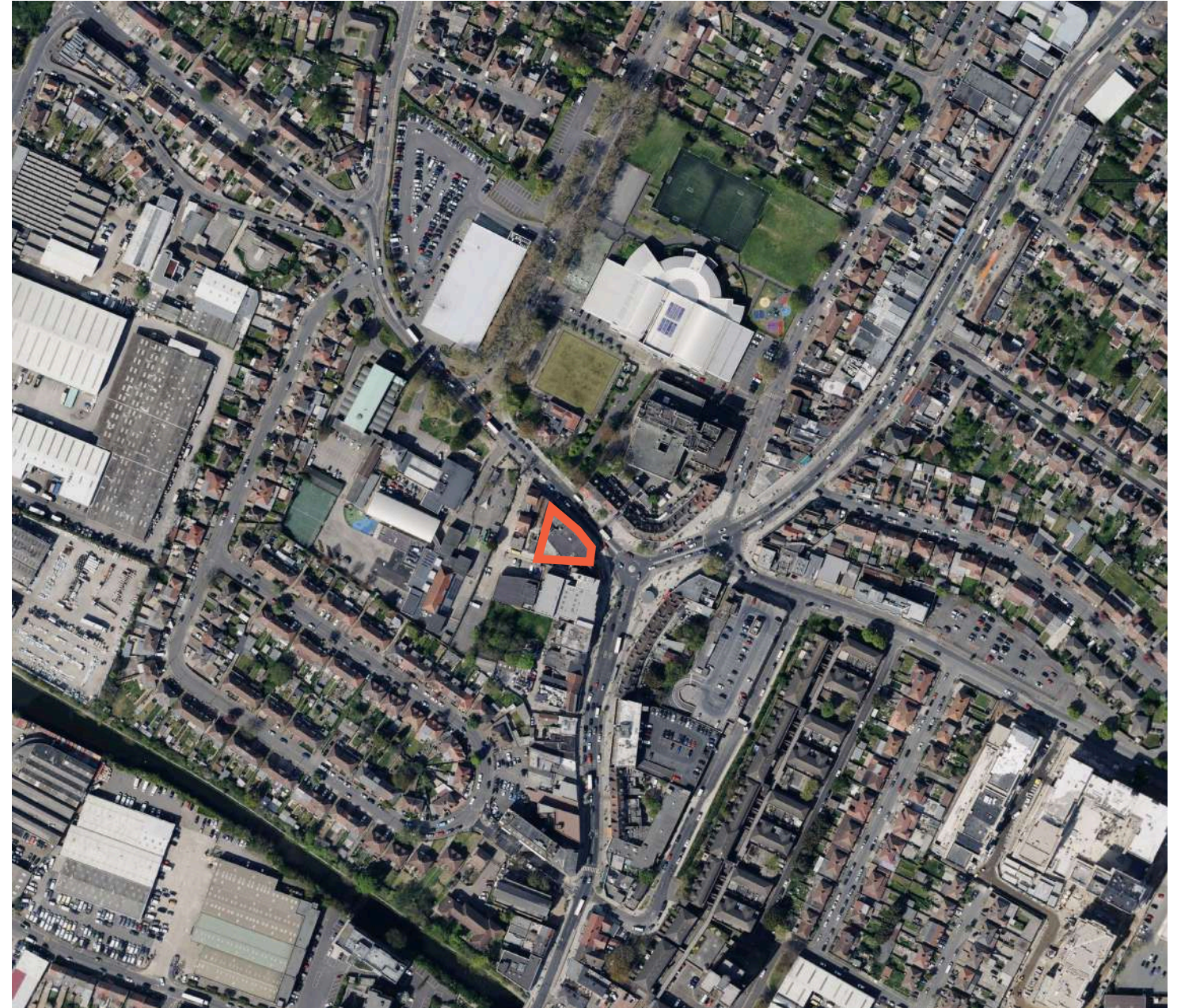
- to improve the thermal performance of the building by replacing the windows
- To achieve current fire safety requirements
- to improve the appearance of the building whilst making it easy to maintain
- to make it sustainable for the future

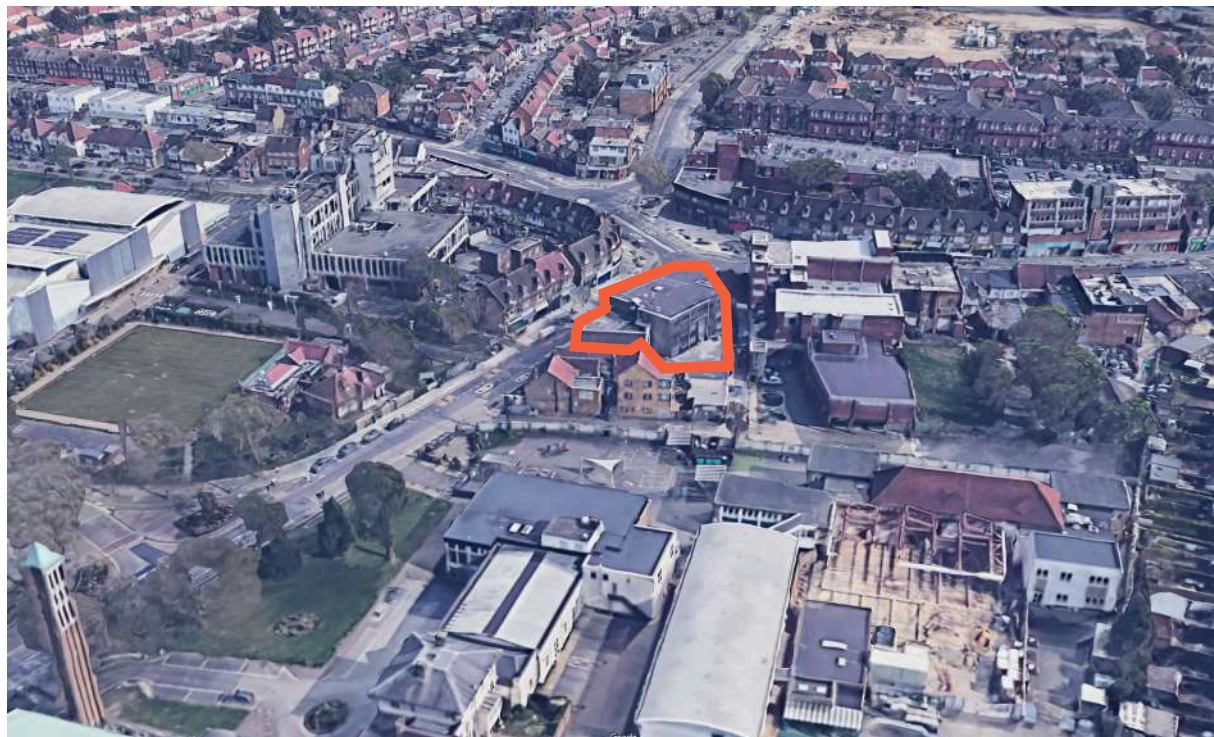


2 Context

The Site

Existing Site





2 Context

Site Photographs



The building is located on a busy road next to a roundabout in an area with smaller shops. The existing cladding has aged poorly and shows signs of road pollution, creating an unappealing streetscape to bypassers.



The rear of the building shows bad maintenance and patchy repairs that have been undertaken over the years.

2 Context

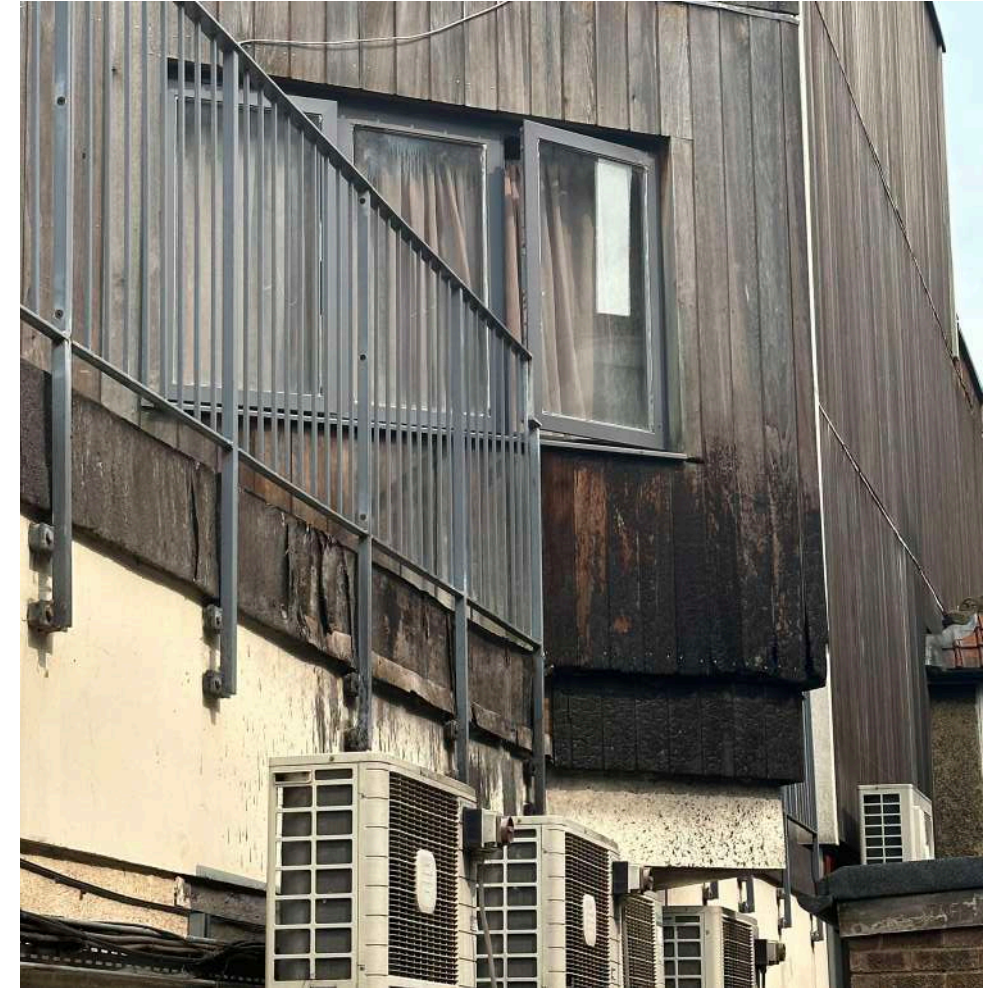
Site Photographs



Windows and balustrades are in poor condition and need to be replaced.



The facade of the building shows signs of age from all elevations.



2 Context

Site Photographs

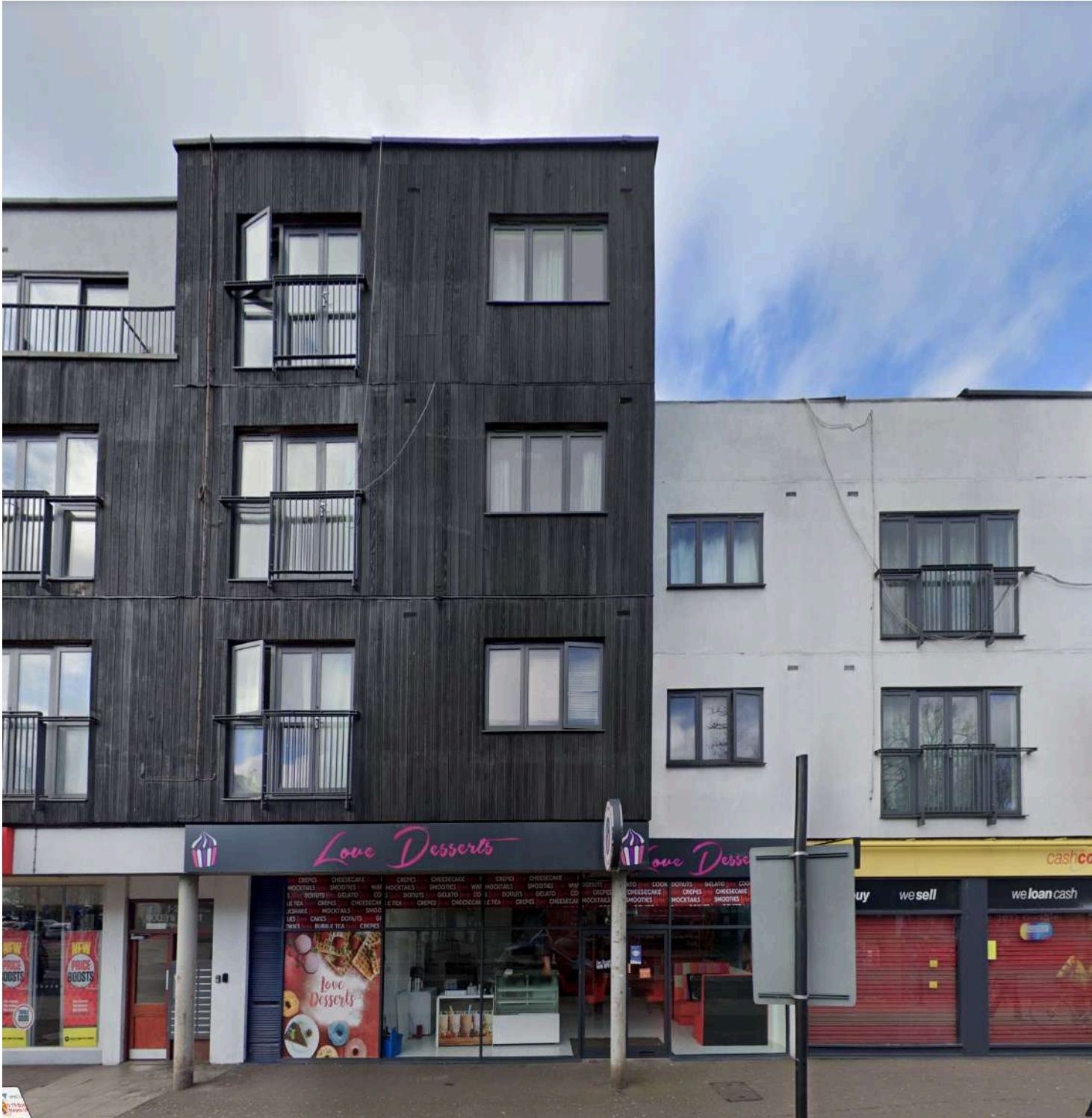


From the road the white render of the building stands out amongst the mostly red/brown buildings surrounding it.



2 **Context**
Site Photographs

Existing Materials
The existing building is clad with white render and black stained timber.



3 Concept

Existing

The existing building is a combination of different materials and forms and is in need of maintenance. The existing windows need to be replaced and the timber cladding needs to be replaced in response to the latest fire safety regulations.



3 Concept

Existing windows and cladding removed

The existing windows will be removed and replaced with double glazed composite windows to improve the thermal performance and overall appearance.



3 Concept

Window composition

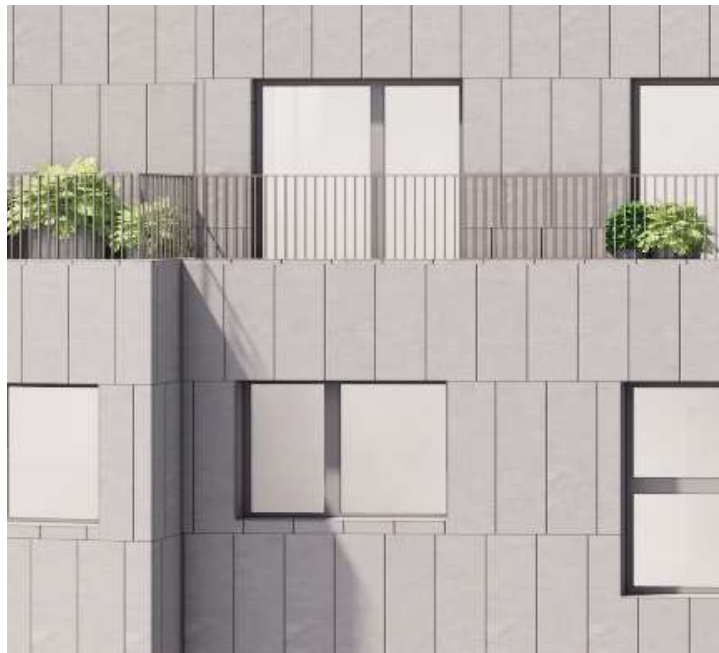
The new windows are arranged to maximise the amount of glazing while still allowing sufficient ventilation to the apartments. To improve the outlook for residents while sitting the juliette balconies have been omitted, improving views and simplifying the overall appearance. The windows are flipped at every level to reduce repetition in the facade and break up the building mass.



3 Concept

Cladding

For longevity the building is to be reclad in a fire rated panel system, this improves the thermal efficiency of the facade, its fire performance and its longevity. The panels are set out using horizontal bands at 1.5m centres which align with the windows. Vertically they misalign to reduce the monotony of a grid and seamlessly blend cut and full panels into a homogeneous system. The system of 600 x 1430mm facade panels is designed to minimise panel waste.



3 Concept

Material and Colour

The materials are chosen to reference the colour and texture of the area. The facade references the red brick that is commonly used in the area. Some buildings feature textured façades to create character. Other buildings have red metal trims to complement red brick façades. Some newer buildings are clad in panels.

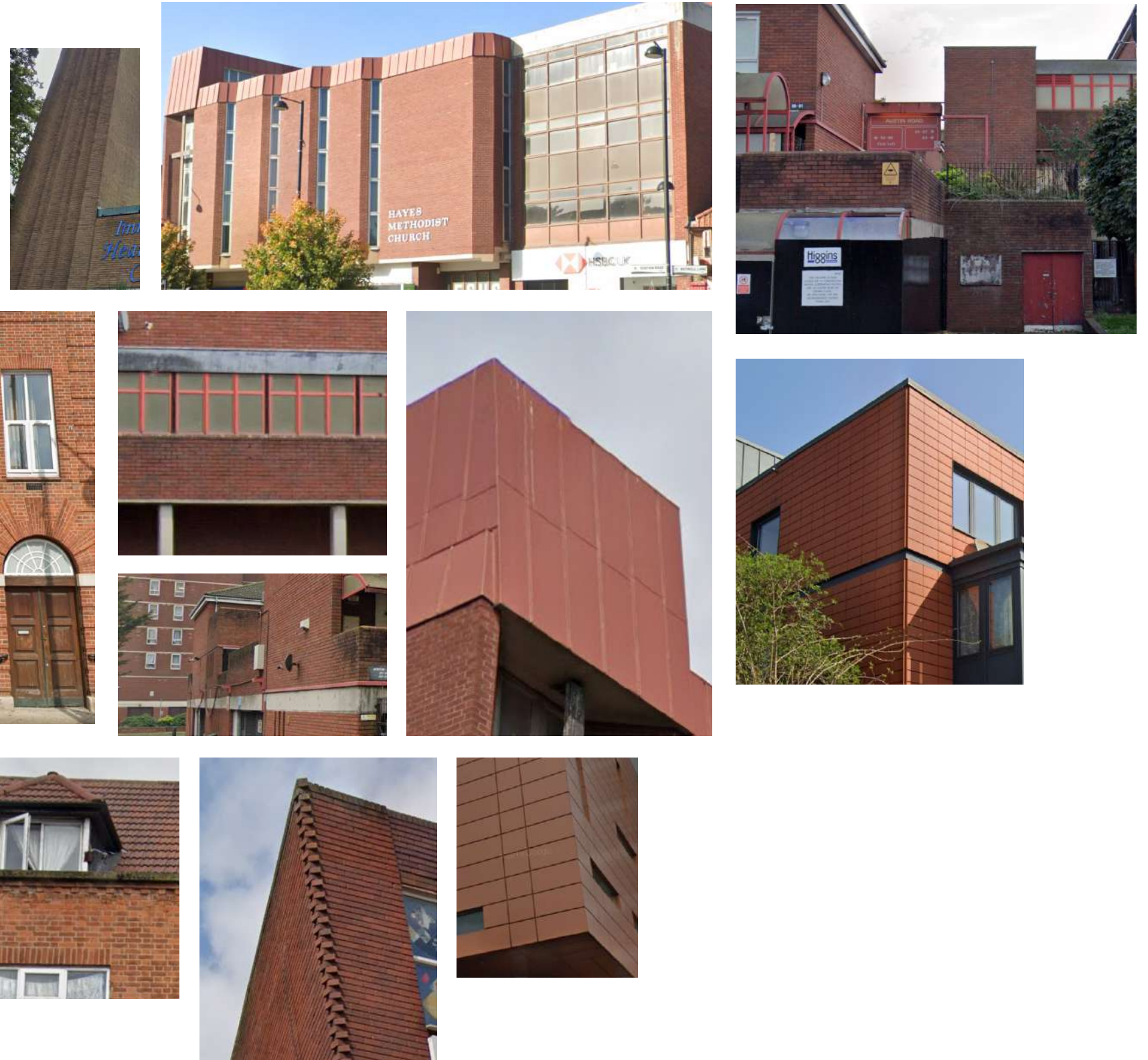
The materials are applied to break up the mass of the building by using a combination of textures and smooth panels. The form differentiates without the requirement for changes in colour and material and rather texture, which creates interest throughout the day as the sun angle changes. The panel system therefore subtly achieves character with its linearity and texture that compliments its shape without being visually overbearing.



4 Concept

Contextual justification

Many buildings in the area have façades made of red/ brown brick or are clad in red metal. Some buildings also have red metal elements such as window frames, roofs and ironmongery and it is common in the area to create character with textured façades with brickwork and other cladding materials with patterns. There is a mix of horizontal and vertically laid brick and panel systems.



4 Views



4 Views



4 Views





5

New Elements
Details

- Textured Red Panels

Fibre cement 600mm by 1430mm panels in rows horizontally offset. Always aligned with top of windows.
- Window Type 02

Glazed composite timber/aluminium sliding door PPC RAL 3012 to terraces.
- Smooth Red Panels

Fibre cement 600mm by 1430mm panels in rows horizontally offset. Always aligned with top of windows.
- Window Type 01

Fixed side and bottom panel with restricted top-hung outward opening casement. Composite timber/aluminium PPC RAL 3012.
- Window Type 03

Fixed side panel with restricted side-hung outward opening casement. Composite timber/aluminium PPC RAL 3012.
- Existing Signage Zone

Shop signage zone retained.
- Existing Shopfront

Shopfronts retained.



5 New Elements
Details

Smooth Red Panels
Fibre cement 600mm by 1430mm panels
in rows horizontally offset. Always
aligned with top of windows.

Balustrade
Existing balustrade to terrace retained
and repainted RAL 3012.

Textured Red Panels
Fibre cement 600mm by 1430mm panels
in rows horizontally offset. Always
aligned with top of windows.

Window Type 01
Fixed side and bottom panel with
restricted top-hung outward opening
casement. Composite timber/aluminium
PPC RAL 3012.

Existing Signage Zone
Shop signage zone retained.

Existing Shopfront
Shopfronts retained.



5 New Elements
Details

Smooth Red Panels

Fibre cement 600mm by 1430mm panels in rows horizontally offset. Always aligned with top of windows.

Window Type 01

Fixed side and bottom panel with restricted top-hung outward opening casement. Composite timber/aluminium PPC RAL 3012.

Window Type 02

Glazed composite timber/aluminium sliding door PPC RAL 3012 to terraces.

Existing Signage Zone

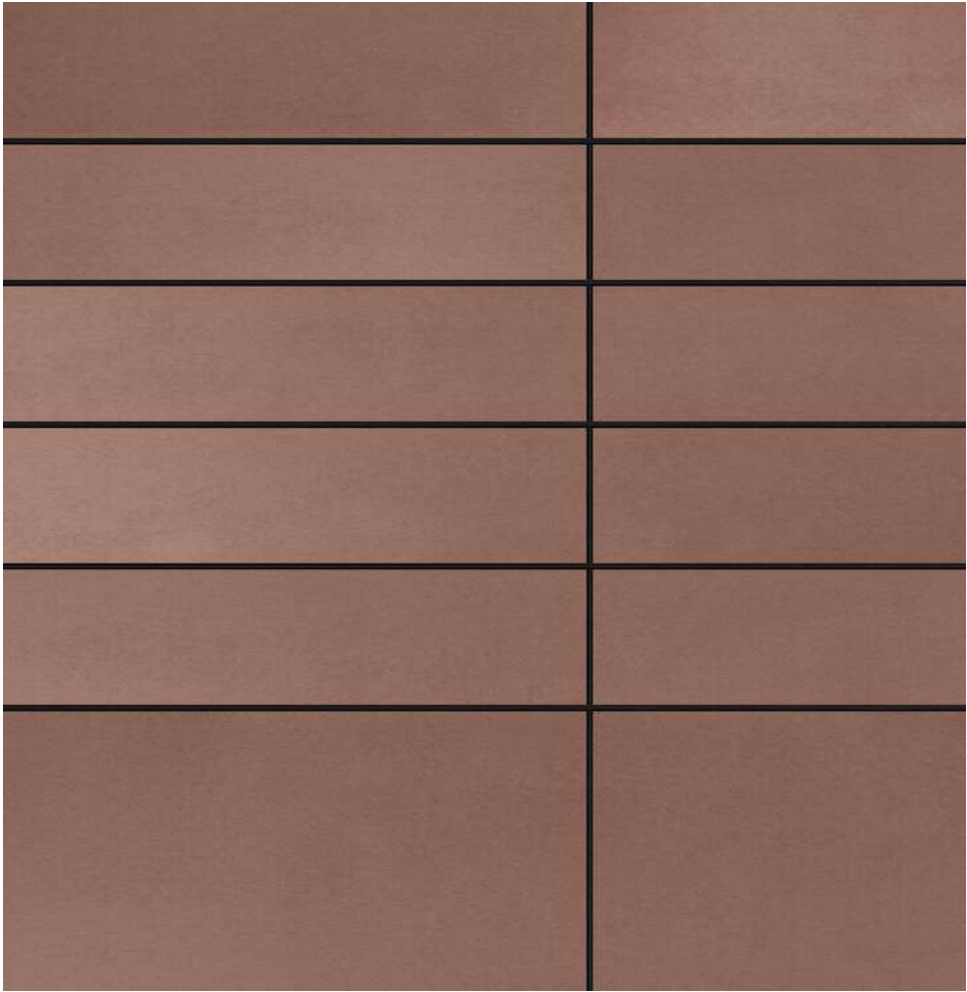
Shop signage zone retained.

Existing Shopfront

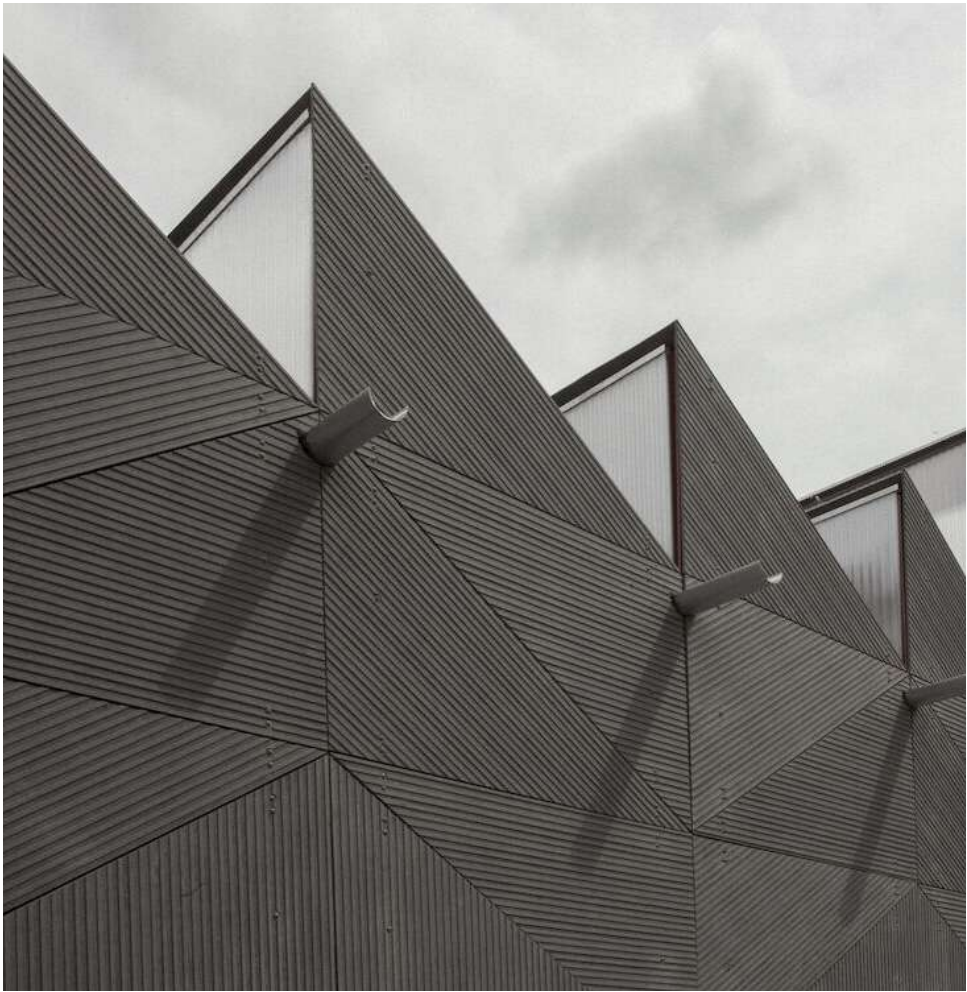
Shopfronts retained.



6 **Products and Systems**
Panels and Windows



System: **EQUITONE [tectiva]**
Colour: TE40 Sahara
Sizes: 2500x1220mm or 3050x1220mm
Fire Grade: A2
Website: [Link here](#)



System: **EQUITONE [linea]**
Colour: LT40 Sahara
Sizes: 2500x1220mm or 3050x1220mm
Fire Grade: A2
Website: [Link here](#)



Idealcombi
System: Futura +
Colour: RAL 3012
Website: [Link here](#)



6 Products and Systems
Samples



Existing Balustrade
Retained and repainted PPC RAL 3012

Textured Red Panels
EQUITONE [linea] LT40 Sahara

Smooth Red Panels
EQUITONE [tectiva] TE40 Sahara

Window Frames and Reveals
RAL 3012 Beige Red

Windows and Doors
Ideal Combi Futura+ PPC RAL 3012



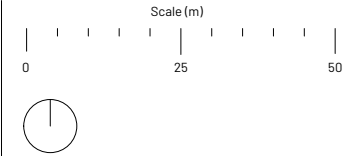
7

Drawings

Existing and Proposed



| Revisions | | |
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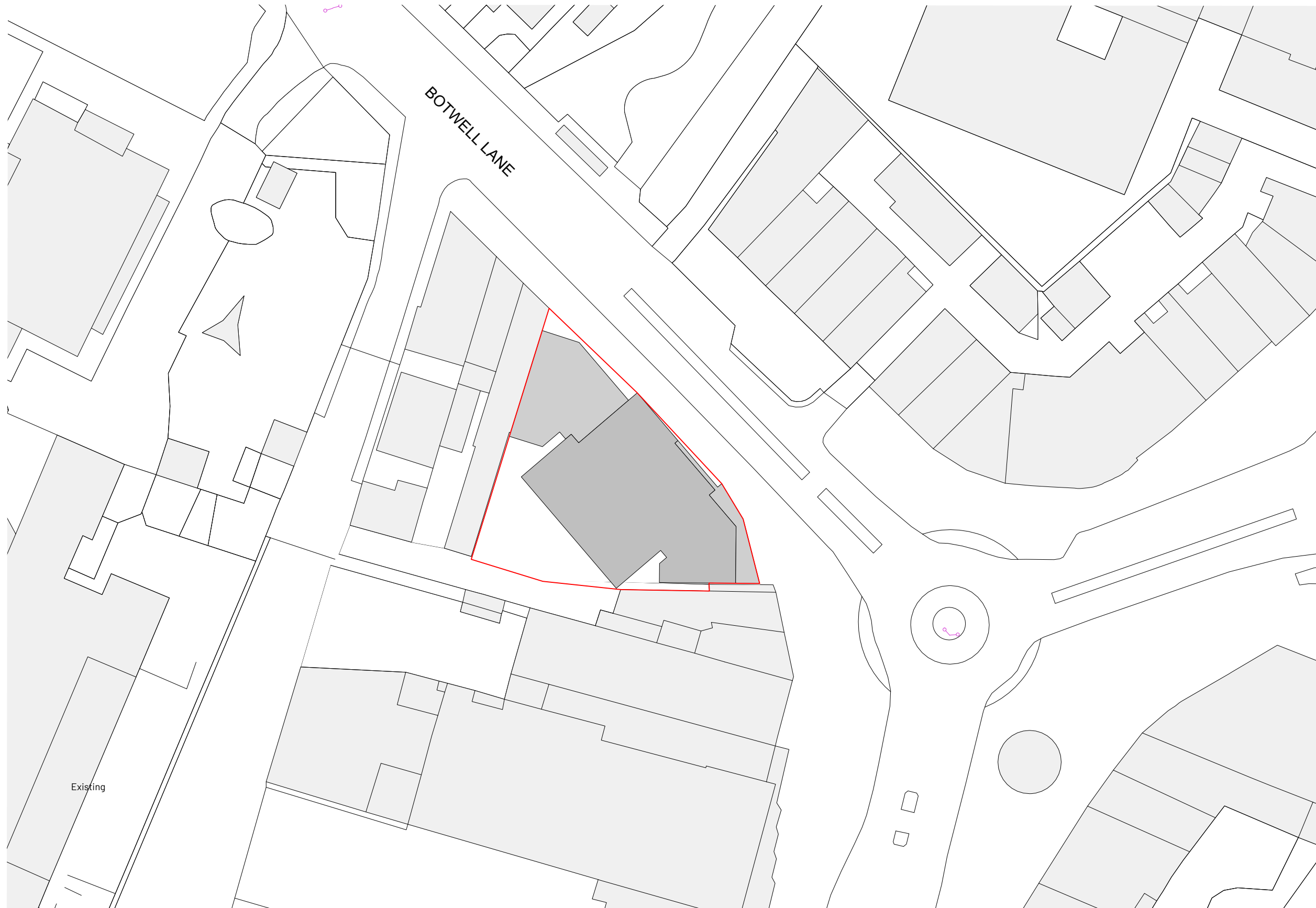
Project
Boleyn Court
5-19 Botwell Lane, Hayes,
UB3 2AB

Drawing
Site location Plan

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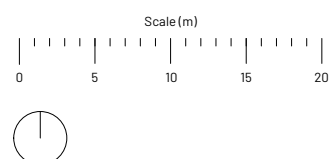
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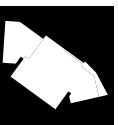
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UB3 2AB

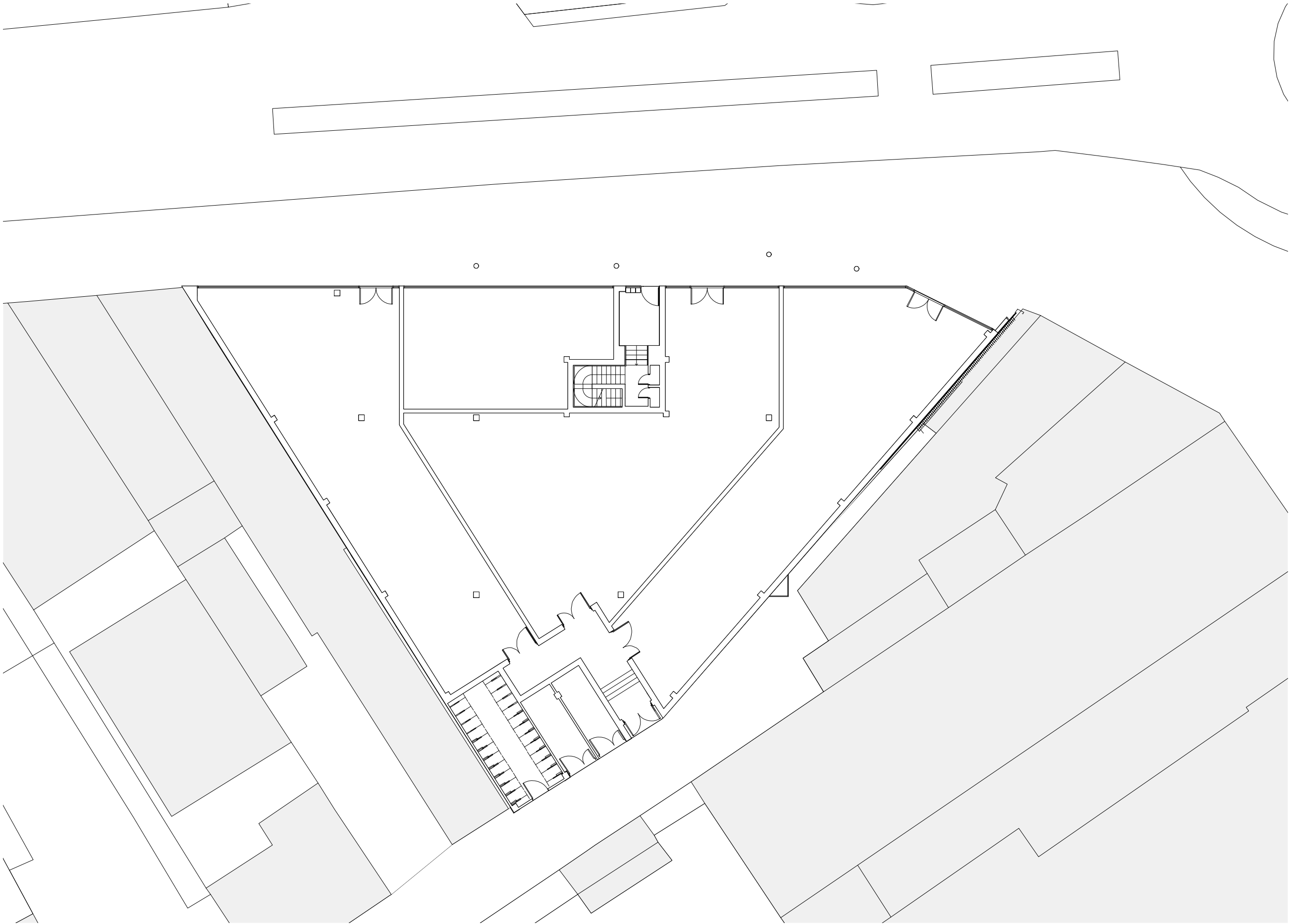
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Site Block Plan

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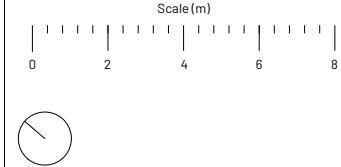
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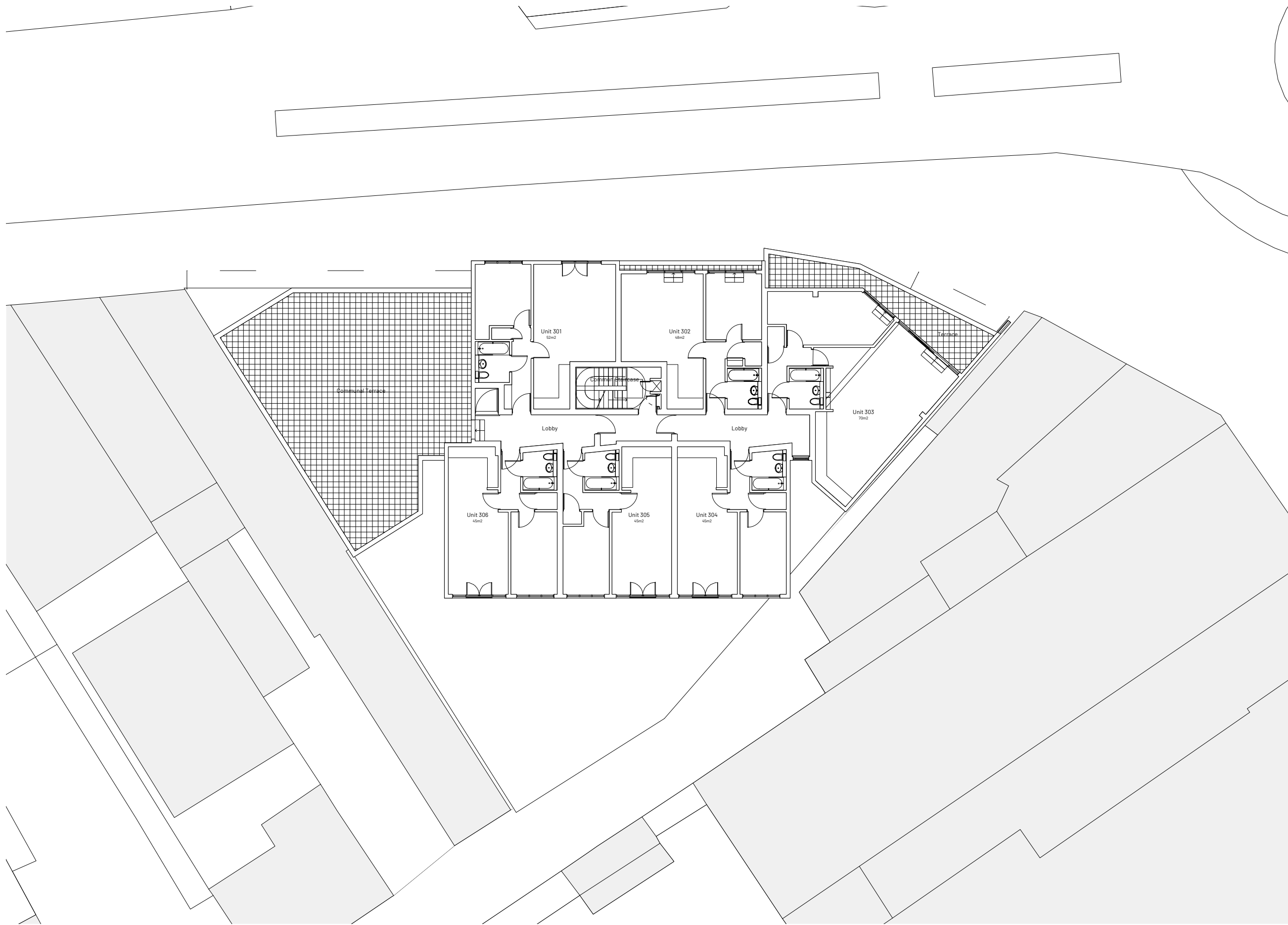
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Drawing
Existing
Ground Floor Plan

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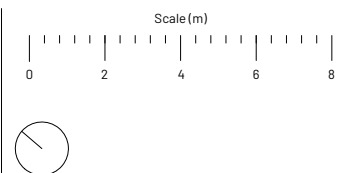
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Project

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Drawing

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Third Floor Plan

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Front Elevation

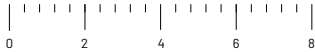


Side (South) Elevation

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Scale (m)



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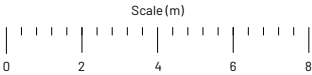
Rear Elevation



Side (North West) Elevation

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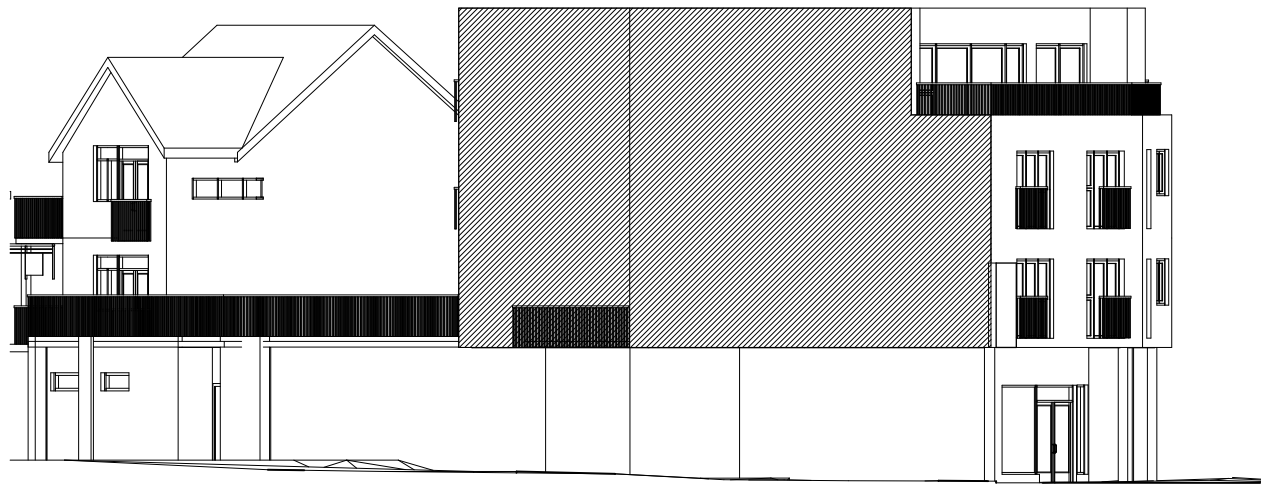
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Elevations

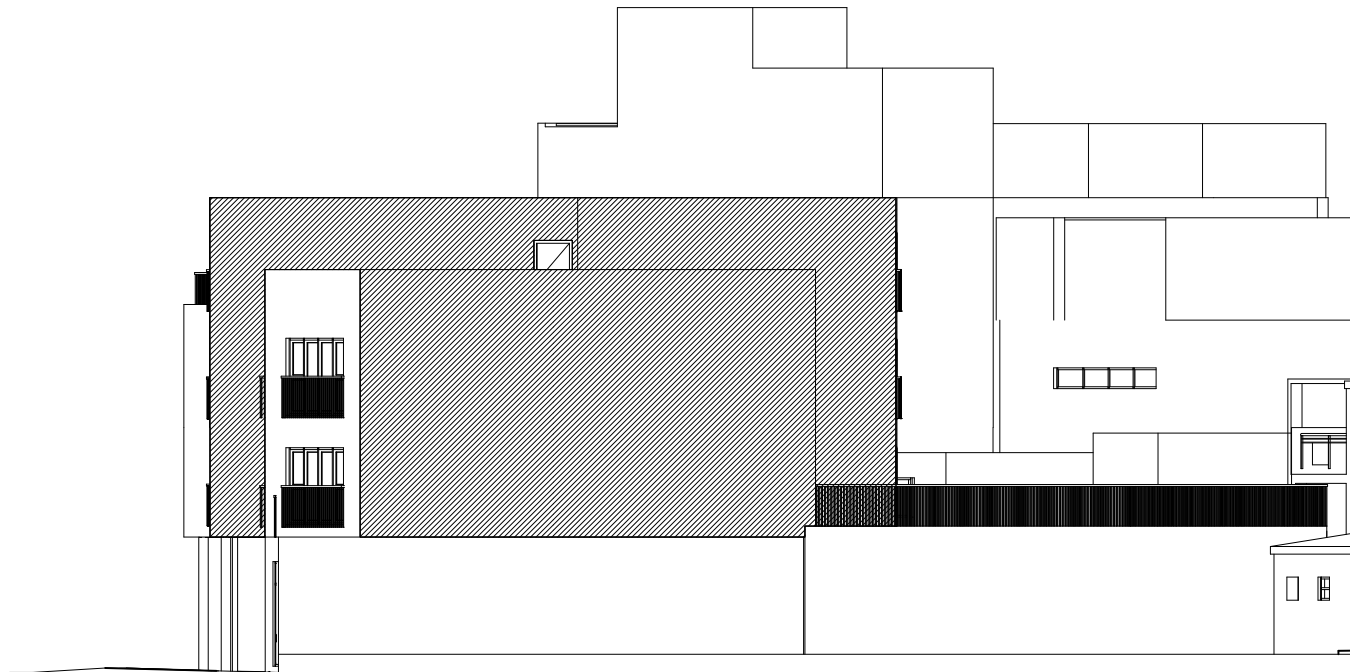
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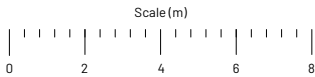


Side (South East) Elevation



Side (North West) Elevation

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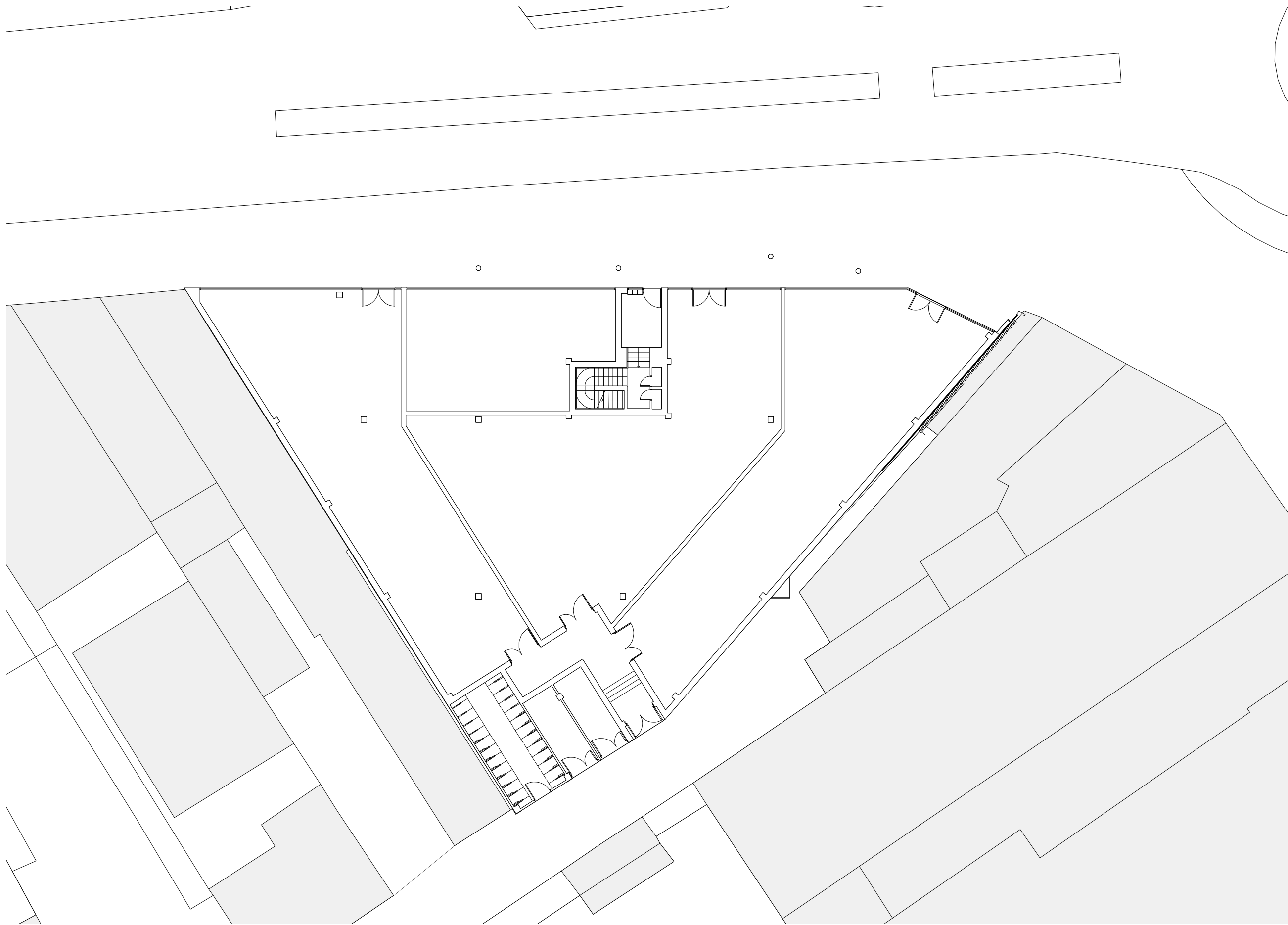
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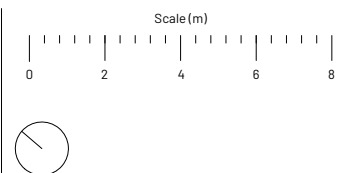
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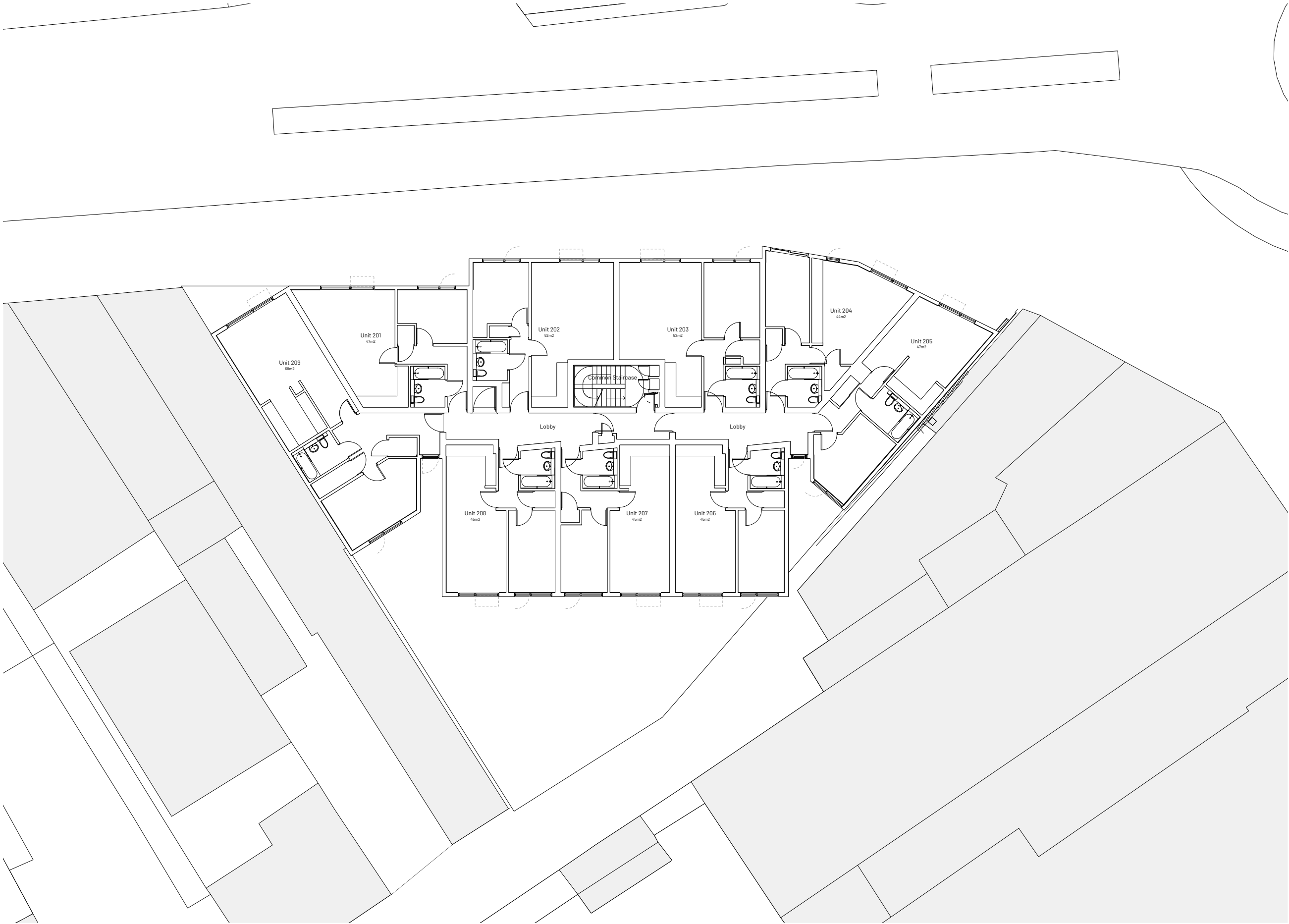
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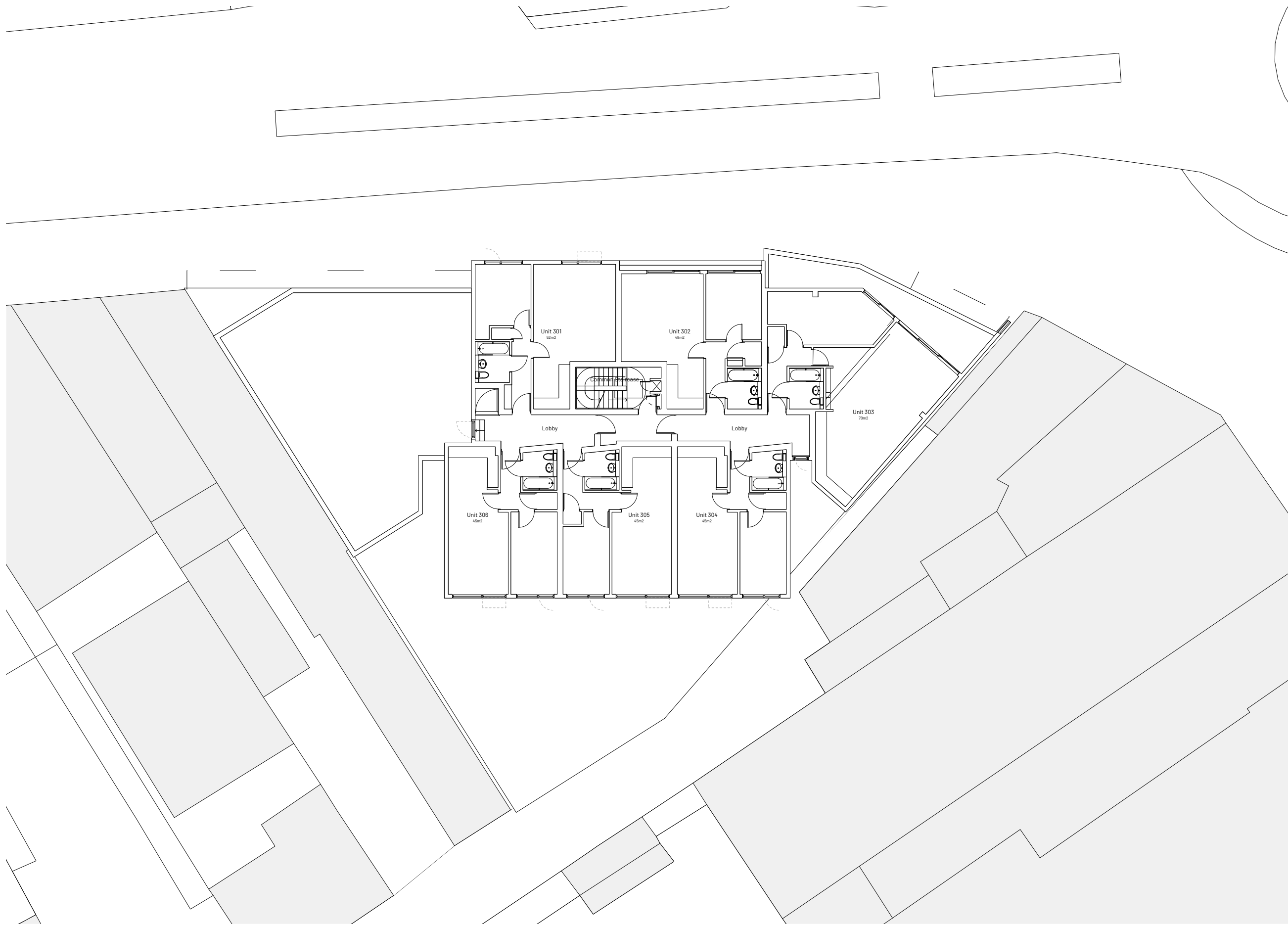
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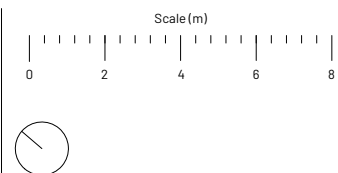






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Third Floor Plan

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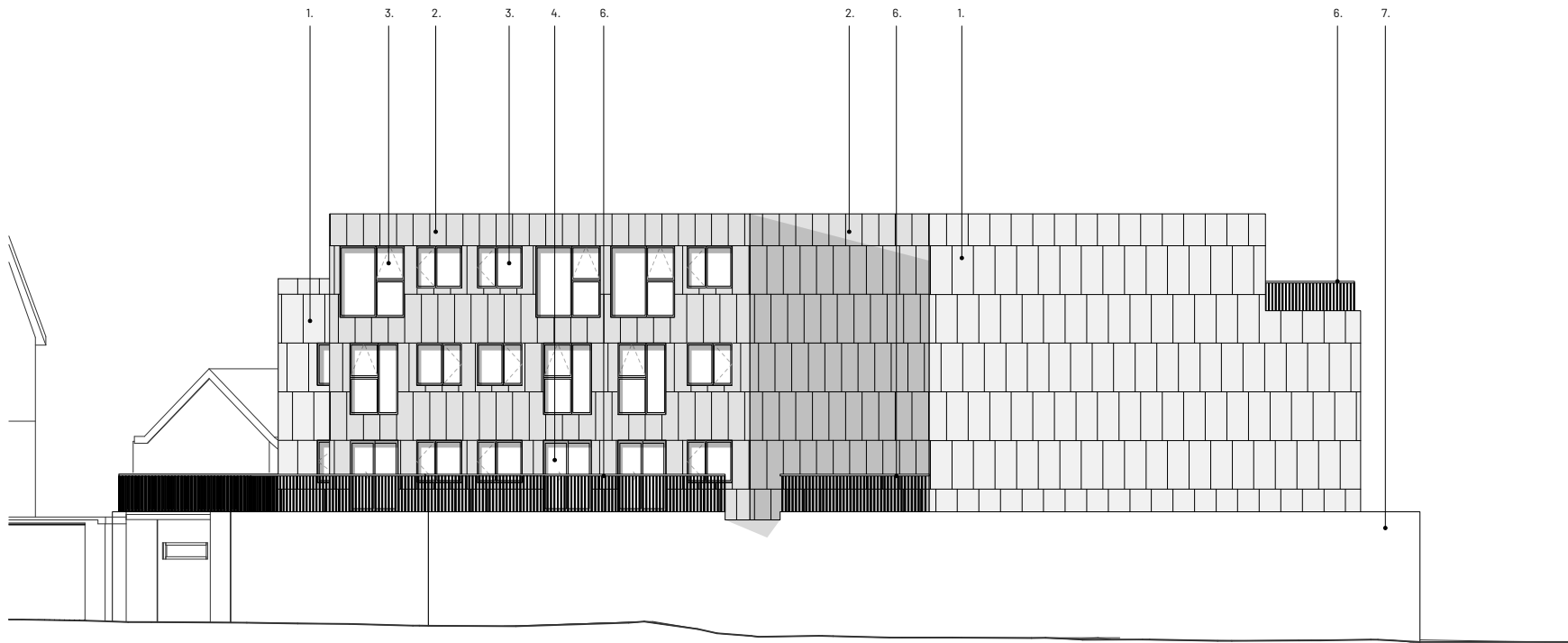
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Front Elevation



Side (South) Elevation

Material Key

1. Smooth red fibre cement panels
2. Textured red fibre cement panels
3. New composite timber/aluminium windows and reveals PPC RAL 3012
4. New composite timber/aluminium sliding doors to terraces PPC RAL 3012
5. New composite timber/aluminium glazed door to communal terraces PPC RAL 3012
6. Existing balustrades retained and repainted RAL 3012
7. Existing shop-fronts and -backs retained
8. Existing signage zone retained

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Scale (m)



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Project

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Drawing

Proposed
Elevations

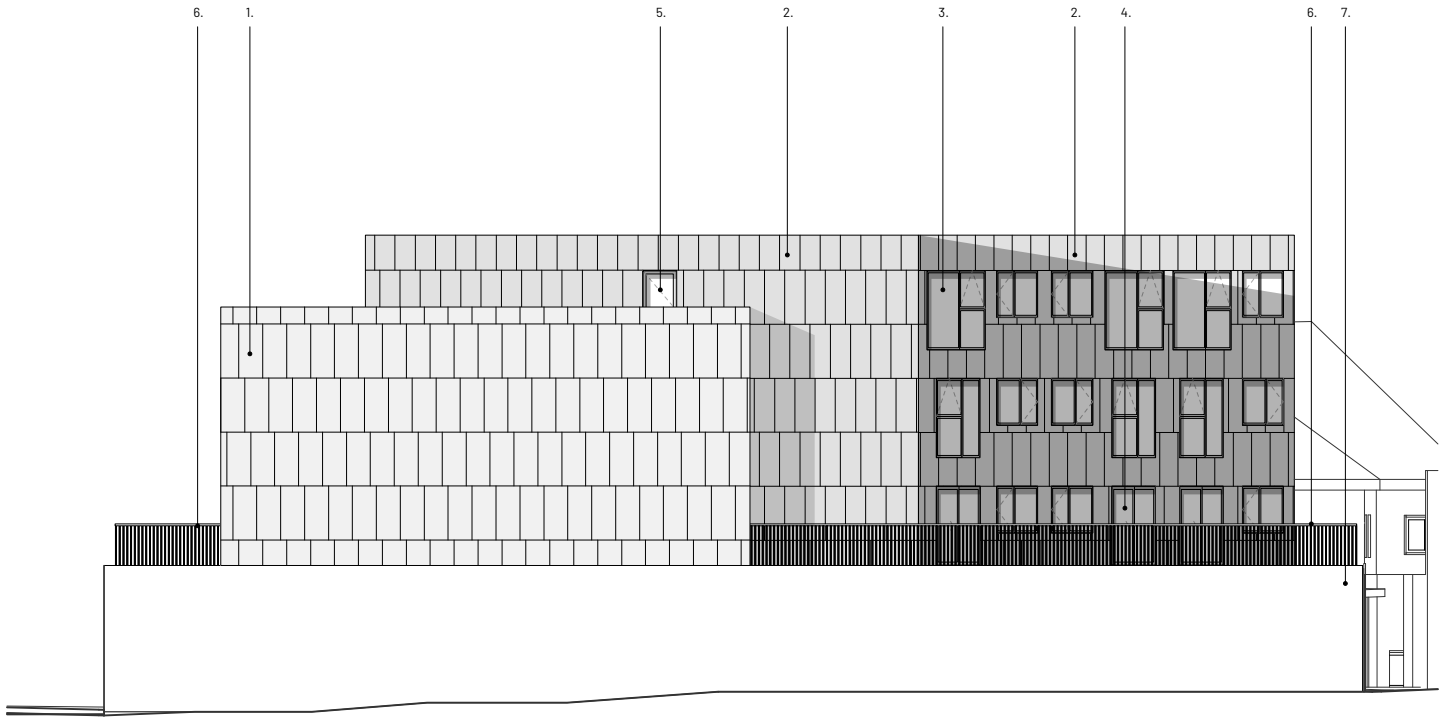
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Rear Elevation

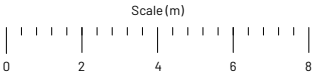


Side (North West) Elevation

Material Key

1. Smooth red fibre cement panels
2. Textured red fibre cement panels
3. New composite timber/aluminium windows and reveals PPC RAL 3012
4. New composite timber/aluminium sliding doors to terraces PPC RAL 3012
5. New composite timber/aluminium glazed door to communal terraces PPC RAL 3012
6. Existing balustrades retained and repainted RAL 3012
7. Existing shop-fronts and -backs retained
8. Existing signage zone retained

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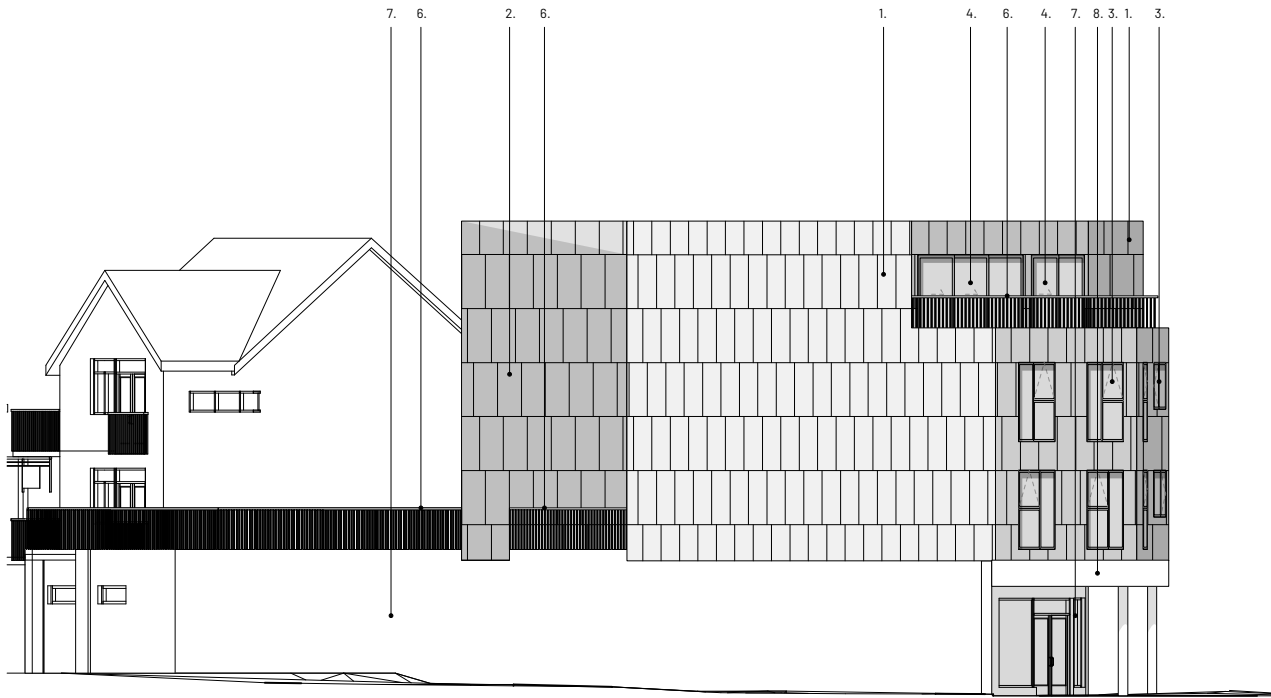
Project
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Drawing
Proposed
Elevations

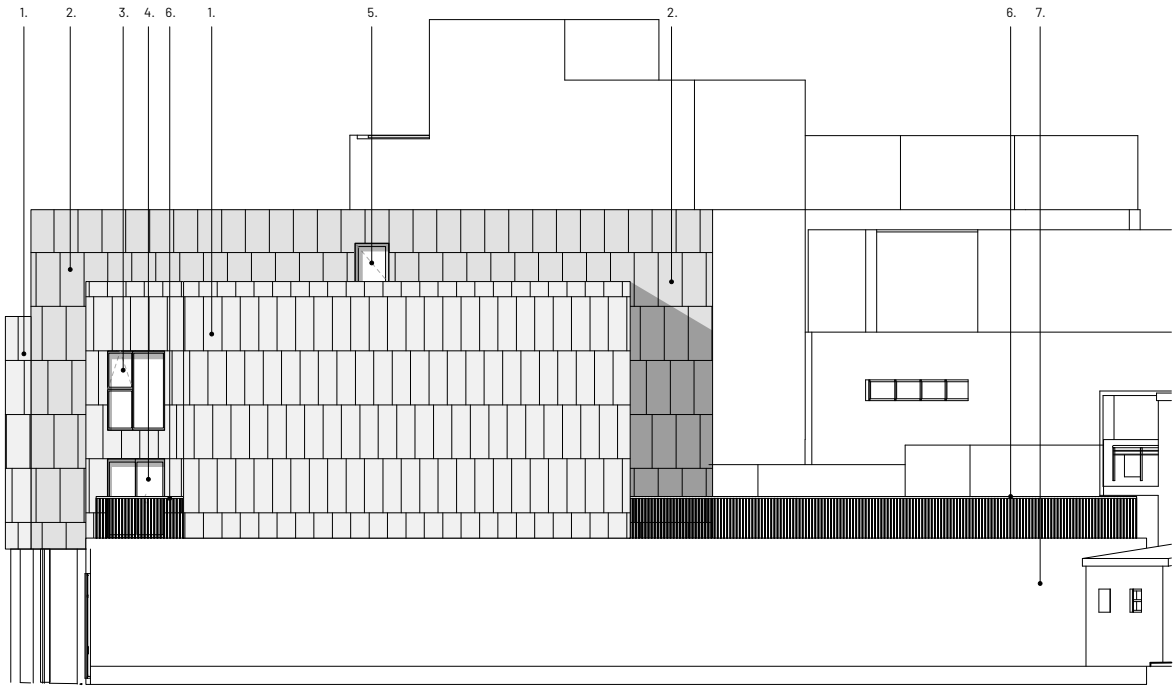
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Side (South East) Elevation

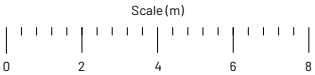


Side (North West) Elevation

Material Key

- 1. Smooth red fibre cement panels
- 2. Textured red fibre cement panels
- 3. New composite timber/aluminium windows and reveals PPC RAL 3012
- 4. New composite timber/aluminium sliding doors to terraces PPC RAL 3012
- 5. New composite timber/aluminium glazed door to communal terraces PPC RAL 3012
- 6. Existing balustrades retained and repainted RAL 3012
- 7. Existing shop-fronts and -backs retained
- 8. Existing signage zone retained

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Elevations

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