

Uxbridge Town Centre West

St Andrew's Park, Uxbridge

Uxbridge Town Centre West
Design statement in support of Non-material Amendment Application
Fraser Brown MacKenna Architects © 2023

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1. Introduction

This Design Statement outlines a series of non-material changes to the elevations and materials for Blocks 1, 2 and 3 of the Town Centre West (TCW) phase of development at St. Andrew's Park, Uxbridge. The proposed changes have emerged through the RIBA Stage 4 technical design process and seek to ensure a more efficient build process without compromising the design and visual quality of the scheme.

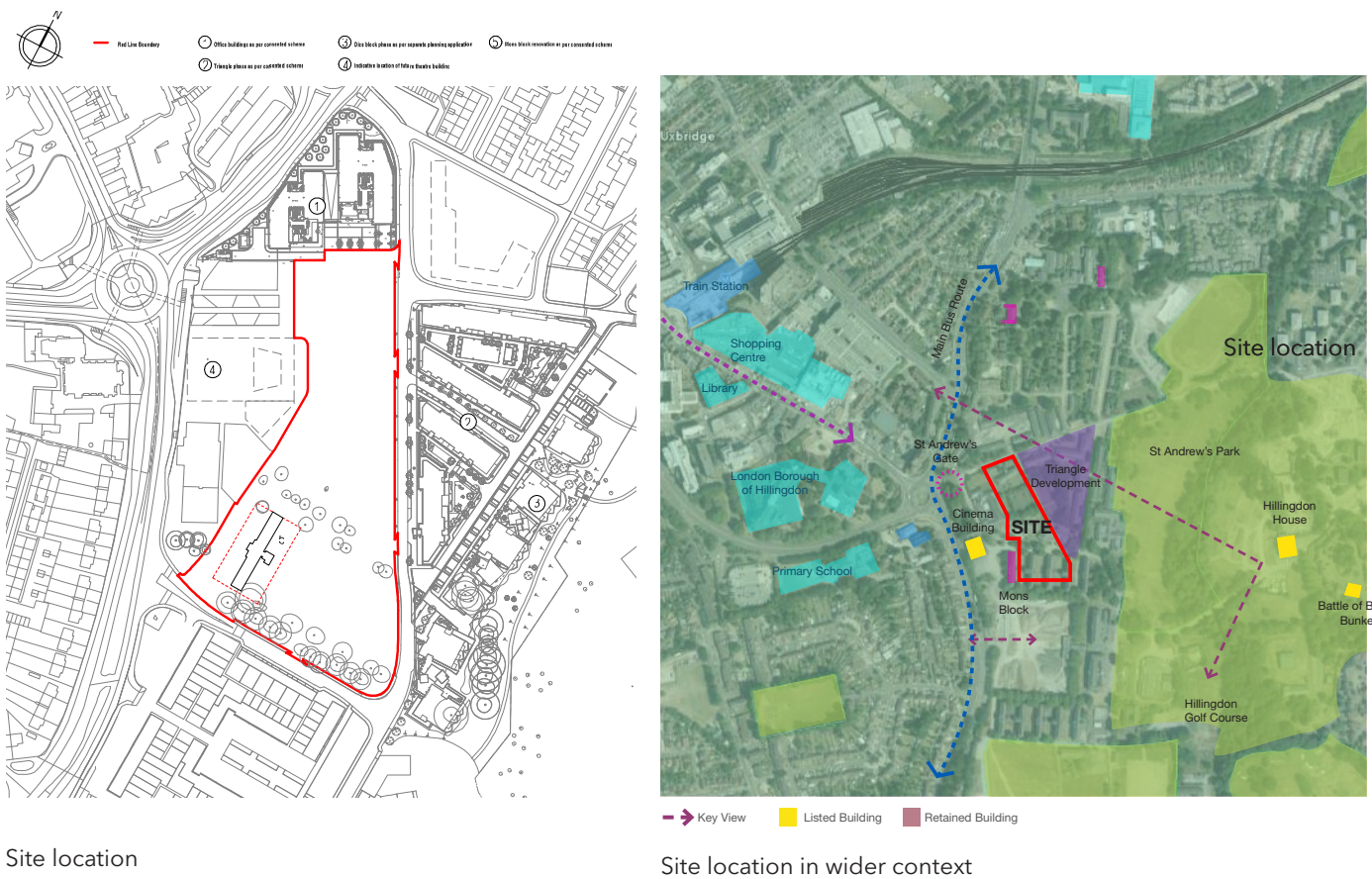
The overall architectural approach, language, and design intent remain consistent with the approved scheme. The proposed materials have been selected to ensure the blocks integrate sensitively with the site's existing and emerging context. The palette of materials ensures visual continuity and coherence across all blocks.

The proposed changes will not compromise the visual quality and appearance of the block. The following pages provide an overview of the proposed changes and set out a comparison between the approved scheme and the proposed scheme.

2. Site and Surroundings

Blocks 1, 2 and 3 of the TCW phase of development at St. Andrew’s Park are located to the west of Churchill Road. They are located on land on former RAF Uxbridge site within the London Borough of Hillingdon.

The proposed changes to Blocks 1, 2 and 3 respond to the site’s context which comprises blocks in buff / brown brick to the east and emerging and existing red brick blocks to the north, south and west. A grey tone brick is retained to ensure that the original design intent, which sought to provide a sense of variety and create a transition between the red brick and the buff brick is achieved. The use of grey brick acts as an intermediary tone to mediate between the red and buff brick context and the revised tone and material palette continue to serve the site’s transitional role effectively. The proposed material palette provides the visual balance as originally intended, supporting the scheme’s contextual responsiveness and architectural coherence.



View of Site in March 2022



View of Site in March 2022

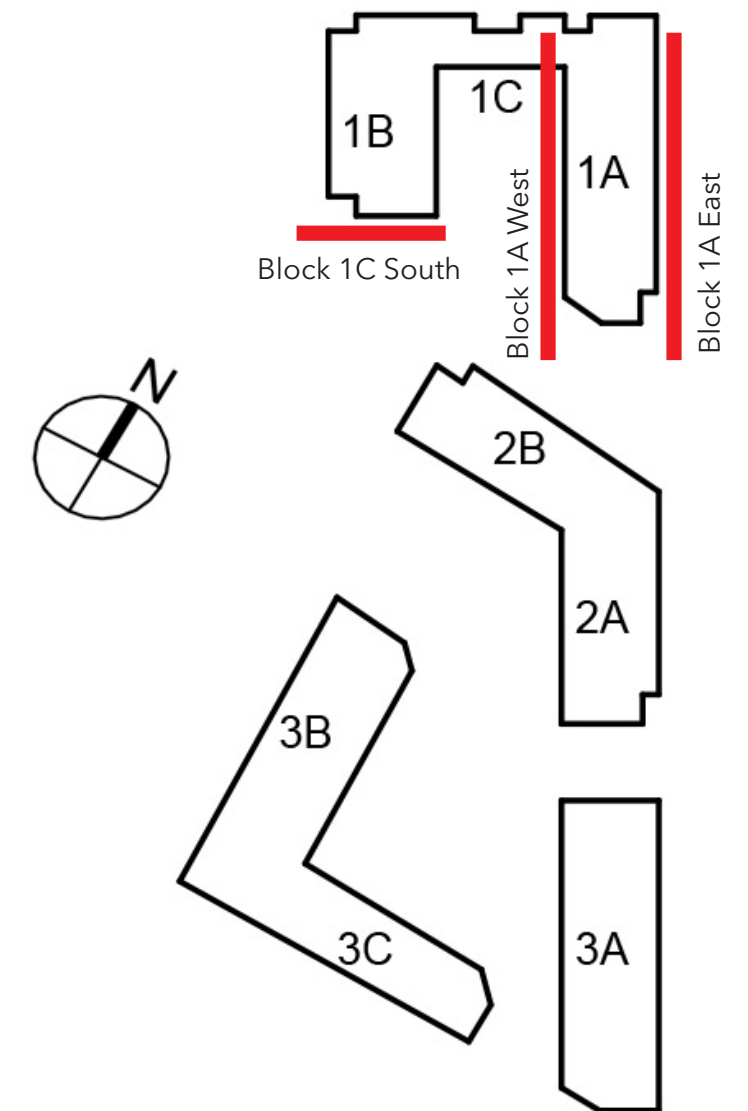


View of Site in May 2022

3. Proposed Amendments

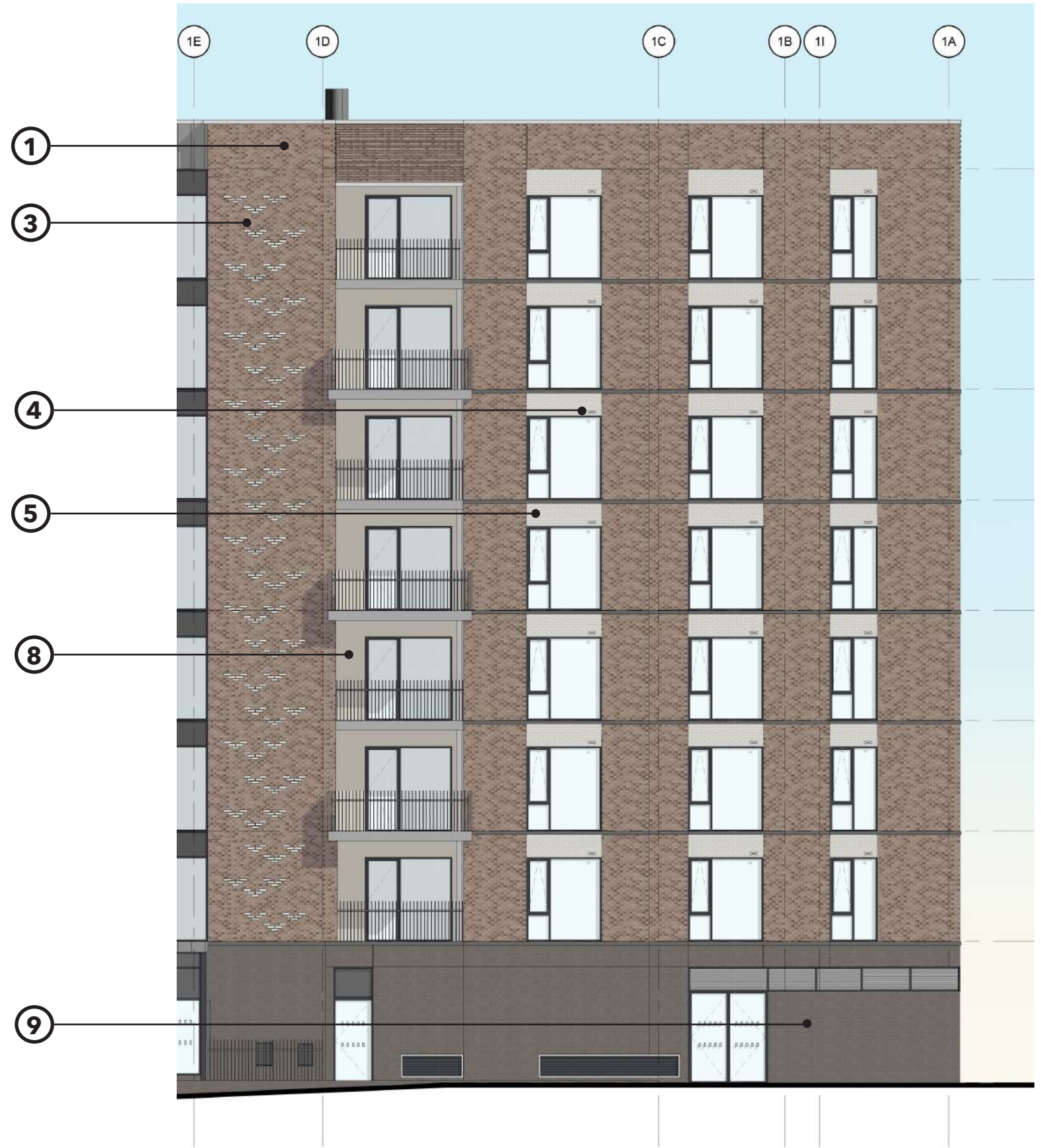
3.1 External Envelope Changes

- 1** - Normandy Grey brick swapped to Leicester Weathered Grey brick
- 2** - White speckled brickwork replaced with Leicester Weathered Grey
- 3** - Amendments to chevron brick pattern details
- 4** - Louvre unit to window omitted and replaced with White air bricks
- 5** - Spandrel unit to window replaced with White brick
- 6** - Curved curtain wall glass sections replaced with faceted
- 7** - One mortar colour used throughout
- 8** - White Brick replaced with render to the inset balconies on street-facing Elevations
- 9** - Glazed fixed panels on the Energy Centre replaced with Dark Grey brick to meet the requirements of the District Heat Network Operator





Block 1A - East Elevation
 CONSENTED



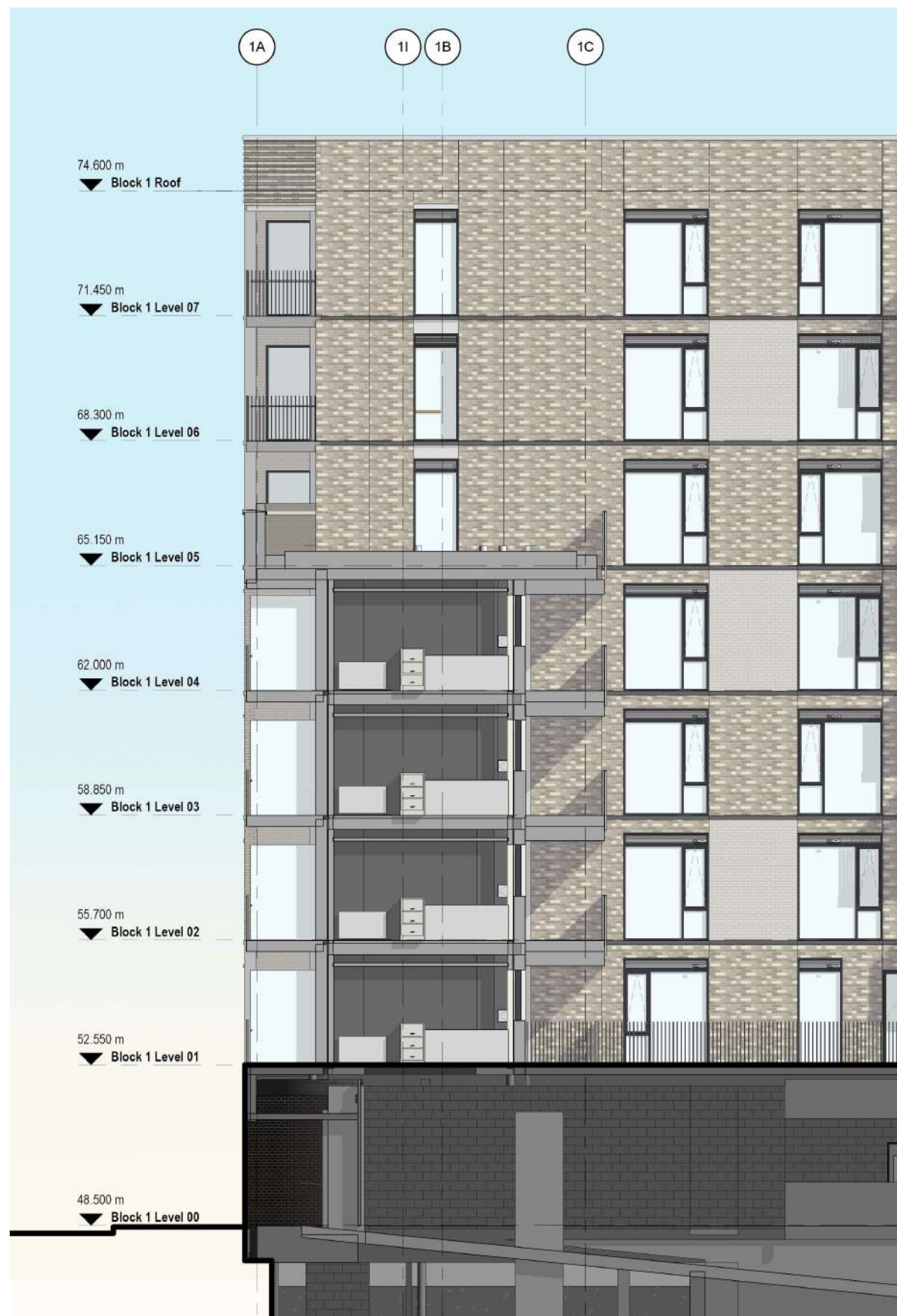
Block 1A - East Elevation
 PROPOSED - External Envelope Changes



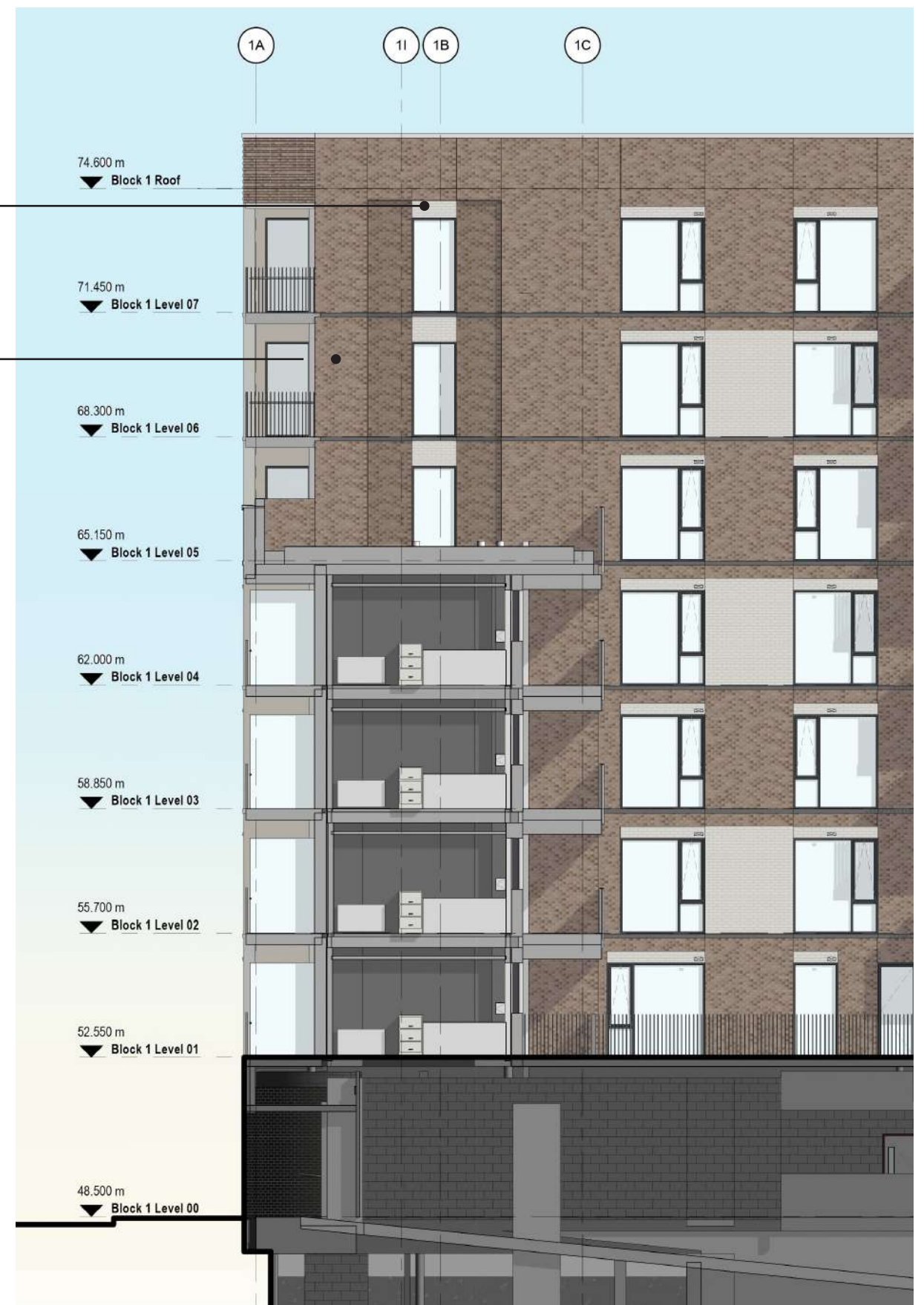
Block 1B - South Elevation
CONSENTED



Block 1B - South Elevation
PROPOSED - External Envelope Changes



Block 1A - West Elevation
 CONSENTED

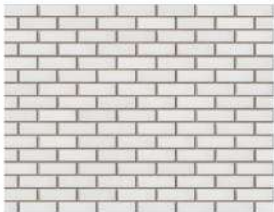


Block 1A - West Elevation
 PROPOSED - External Envelope Changes

3.2 Change to brick Chevron pattern detail

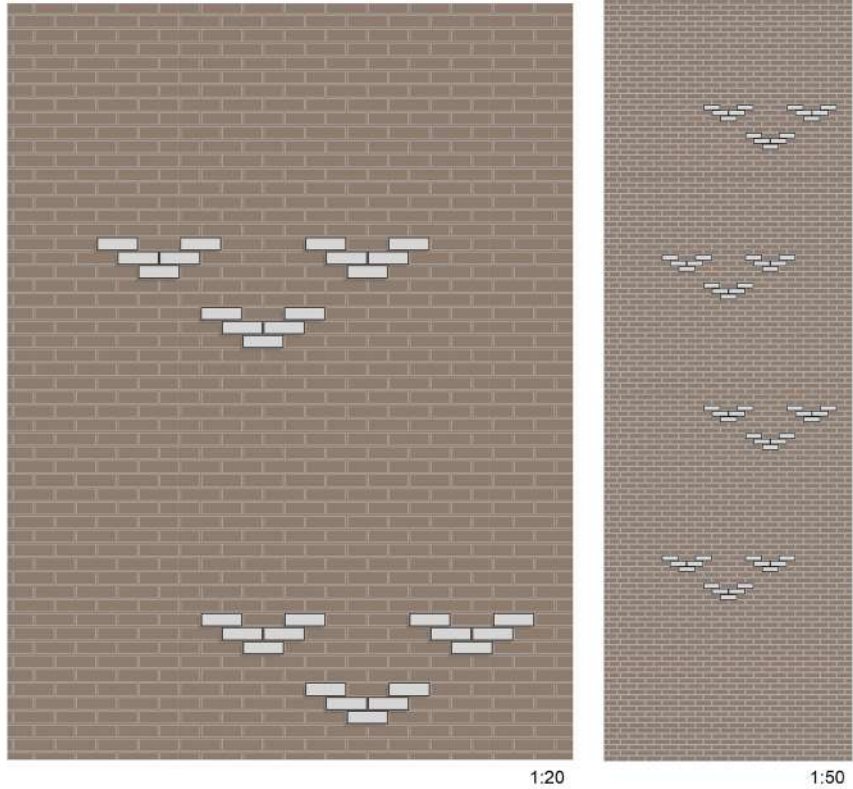


British RAF Regiment Rank - Sergeant
The RAF chevron has inspired the brick detailing on the elevations.

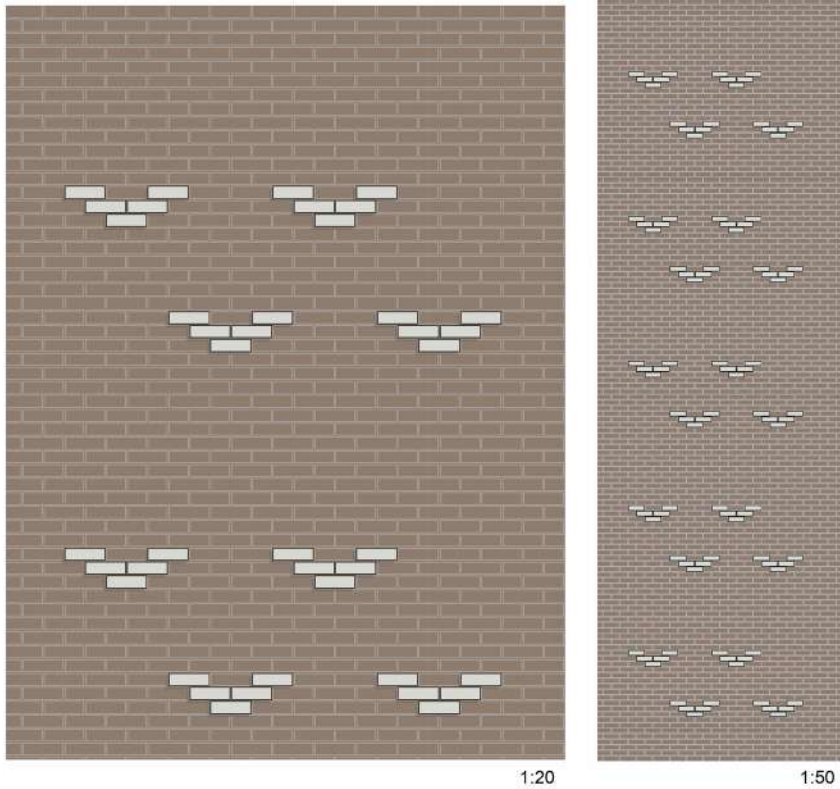


The main elevation brick is Leicester Weathered Grey and the chevron detail is White Engobe brick

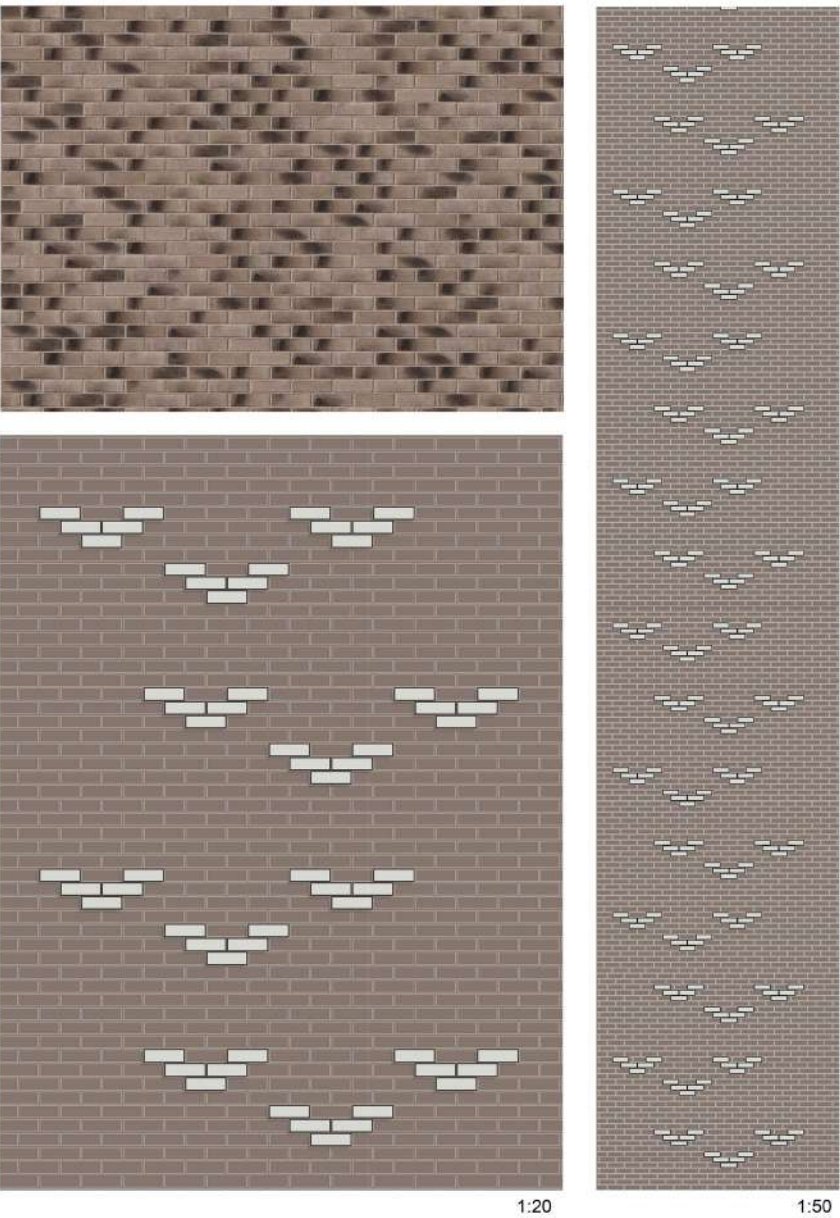
Brick tone sample: Leicester Weathered Grey



BLOCK 3



BLOCK 2



BLOCK 1

4. Comparison of Approved Scheme and Proposed Changes



Consented Block 1A East Elevation



Proposed Block 1A East Elevation



Consented Block 1A West Elevation



Proposed Block 1A West Elevation



Consented Block 1B West Elevation



Proposed Block 1B West Elevation



Consented Block 1B East Elevation



Proposed Block 1B East Elevation



Consented Block 1C North Elevation



Proposed Block 1C North Elevation



Consented Block 1C South Elevation



Proposed Block 1C South Elevation



Consented Block 1 Section AA



Proposed Block 1 Section AA



Consented Block 2A East Elevation



Proposed Block 2A East Elevation



Consented Block 2A North East Elevation



Proposed Block 2A North East Elevation



Consented Block 2A West Elevation



Proposed Block Block 2A West Elevation



Consented Block 2A South Elevation



Proposed Block 2A South Elevation



Consented Block 2 Section AA



Proposed Block 2 Section AA



Consented Block 3A East Elevation



Proposed Block 3A East Elevation



Consented Block 3A North Elevation



Proposed Block 3A North Elevation



Consented Block 3A West Elevation



Proposed Block 3A West Elevation



Consented Block 3B West Elevation



Consented Block 3B West Elevation



Consented Block 3C South Elevation



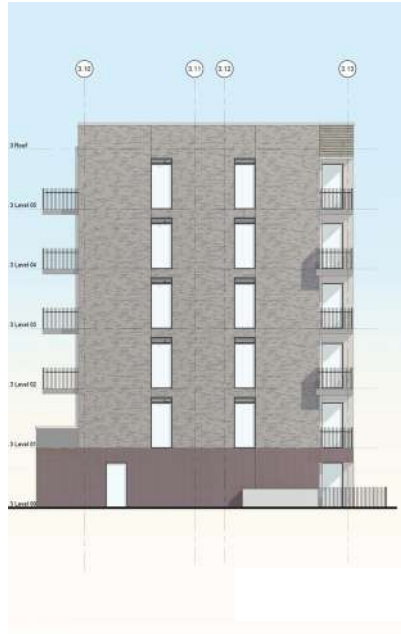
Proposed Block 3C South Elevation



Consented Block 3B East Elevation



Proposed Block 3B East Elevation



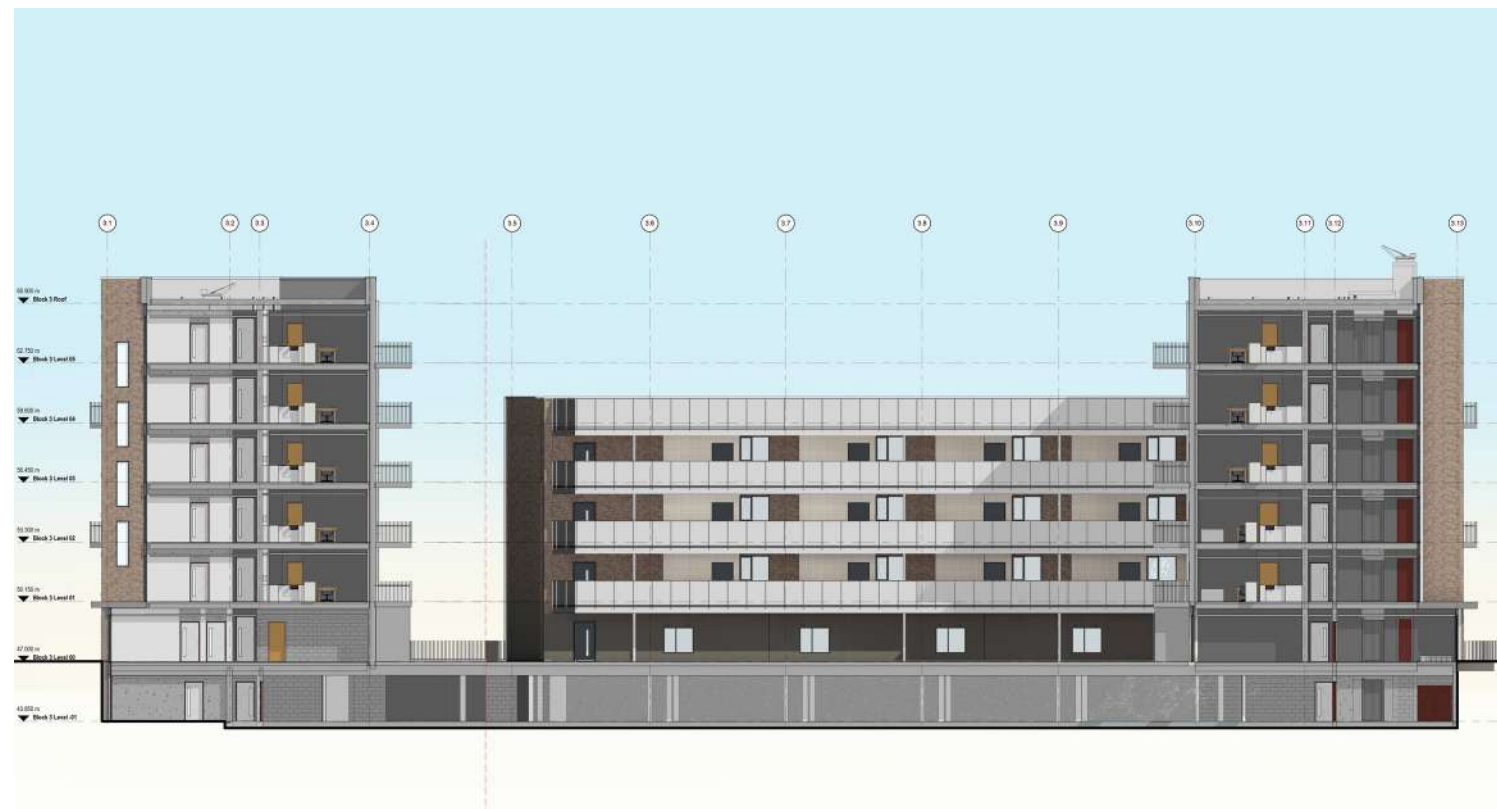
Consented Block 3B North Elevation



Proposed Block 3B North Elevation



Consented Block 3 Section AA



Proposed Block 3 Section AA

5. Design Statement Conclusion

This Design Statement provides an overview of the proposed changes to the Town Centre West phase of development at St. Andrew’s Park, Uxbridge. The changes respect the approved design and offer a technically robust solution which assists with the deliverability of the scheme whilst maintaining a high standard of architectural quality and visual appearance.



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