THE POWERHOUSE

DESIGN AND ACCESS STATEMENT
ADDENDUM

APRIL 2015

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0.0
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1.0
INTRODUCTION

This document is an addendum to the Powerhouse Design & Access Statement submitted in February 2015 (Reference 59872/APP/2015/665).

The purpose of the addendum is to address a number of concerns raised by Hillingdon Local Planning Authority. In addition a small number of updates have been made to the design due to continued design development.



Right: Illustrative sketch showing the Powerhouse

2.0
Refuse Strategy



Given the low occupancy rate of the energy centre the waste produced by employees will be minimal. Therefore it is intended that they employees of the energy centre will use the waste store associated with the café.

Any waste associated with the maintenance of the machinery within the energy centre will be removed from site and disposed of by the energy centre operators.

Left: Ground Floor Plan

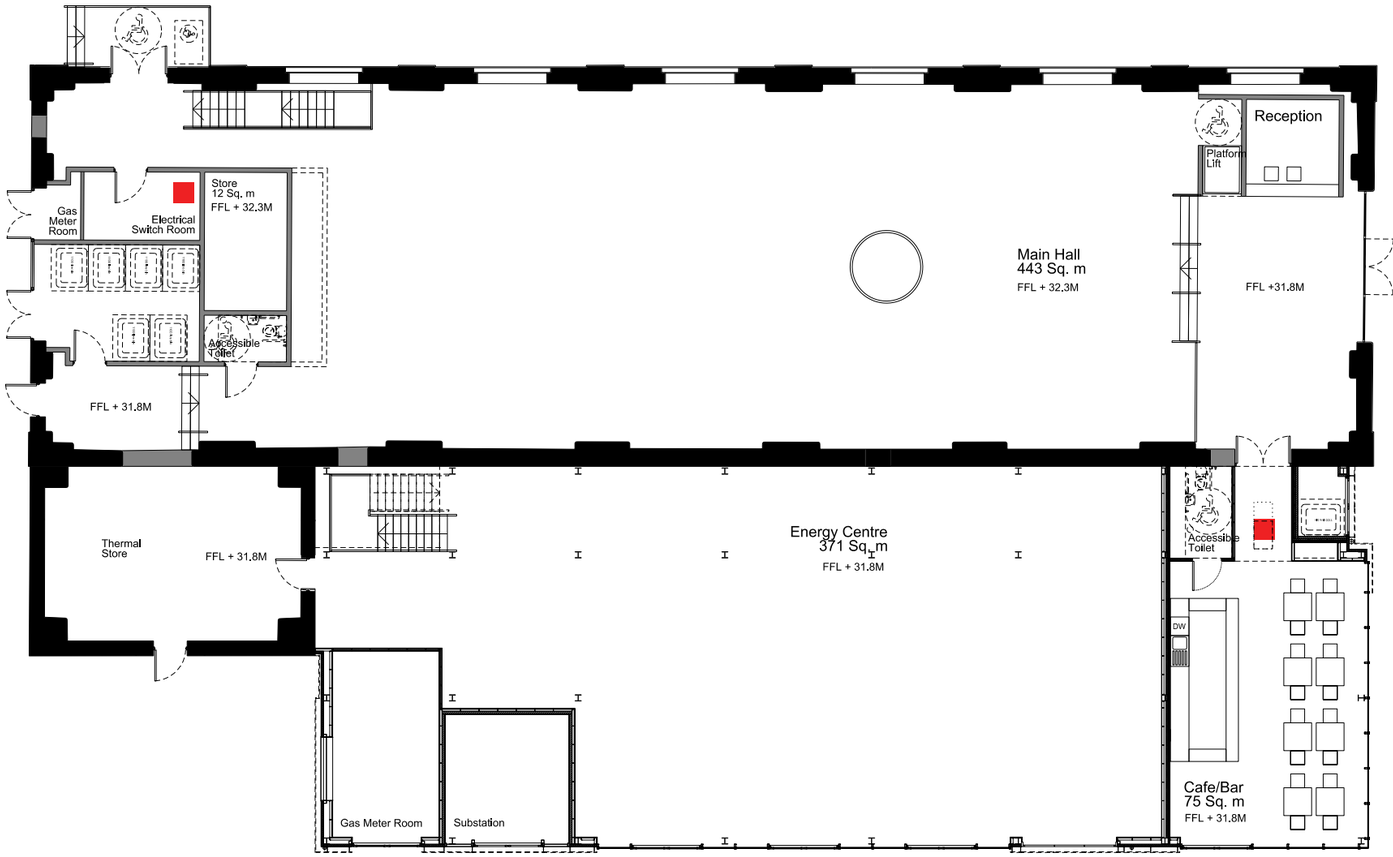
3.0
Plant Area Access

Given the limited space available for plant within the existing building, coupled with the desire to minimise the size of the plant enclosures it has not been possible to provide stair access to all plant areas.

The upper level plant areas within the main hall will be accessed using an access ladder.

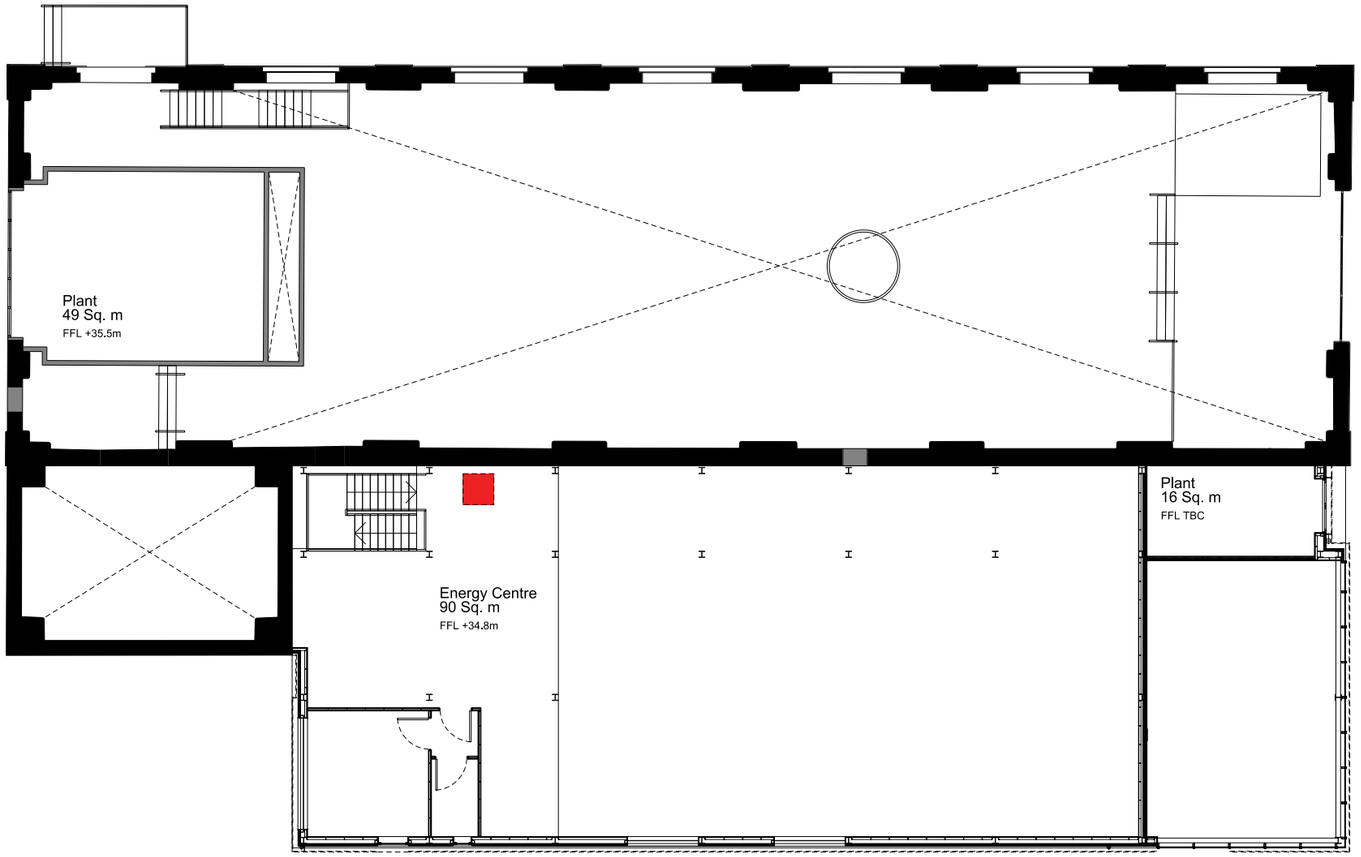
The small plant are above the cafe will also be access using an access ladder.

The plant located on the flat roof of the energy centre will be accessed using an access ladder from the first floor mezzanine.



Retractable Access Ladder

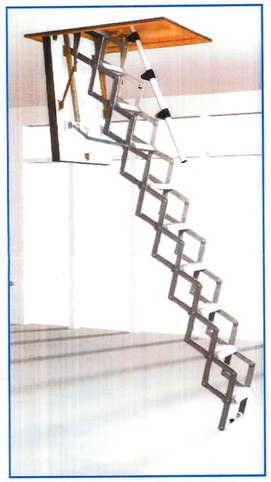
Right: Ground Floor Plan
Far Right: First Floor Plan

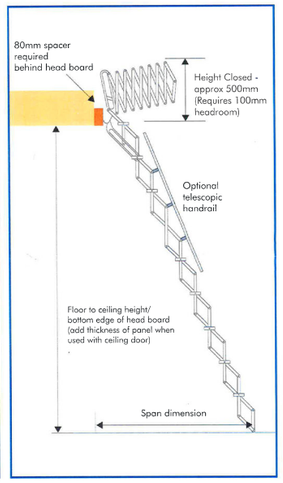


Access Ladder

Commercial Heavy Duty Roof/ Loft Access Ladder

ZEDFOLD





- Conforms to DIN 4570 with a load bearing capacity of 200kgs
- Manufactured from high strength die-cast aluminium alloy components.
- 350mm standard width with 300mm width option to order
- Antislip 140mm deep treads
- Counterbalanced for light weight operation
- Optional telescopic handrail(s) available
- Operating pole supplied
- Head board 600 x 200mm



cathedral DEVELOPMENT SECURITIES PLC

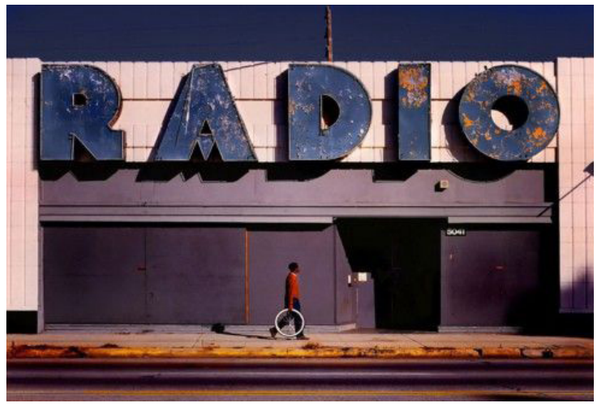
4.0
Signage

4.1
Signage As Submitted

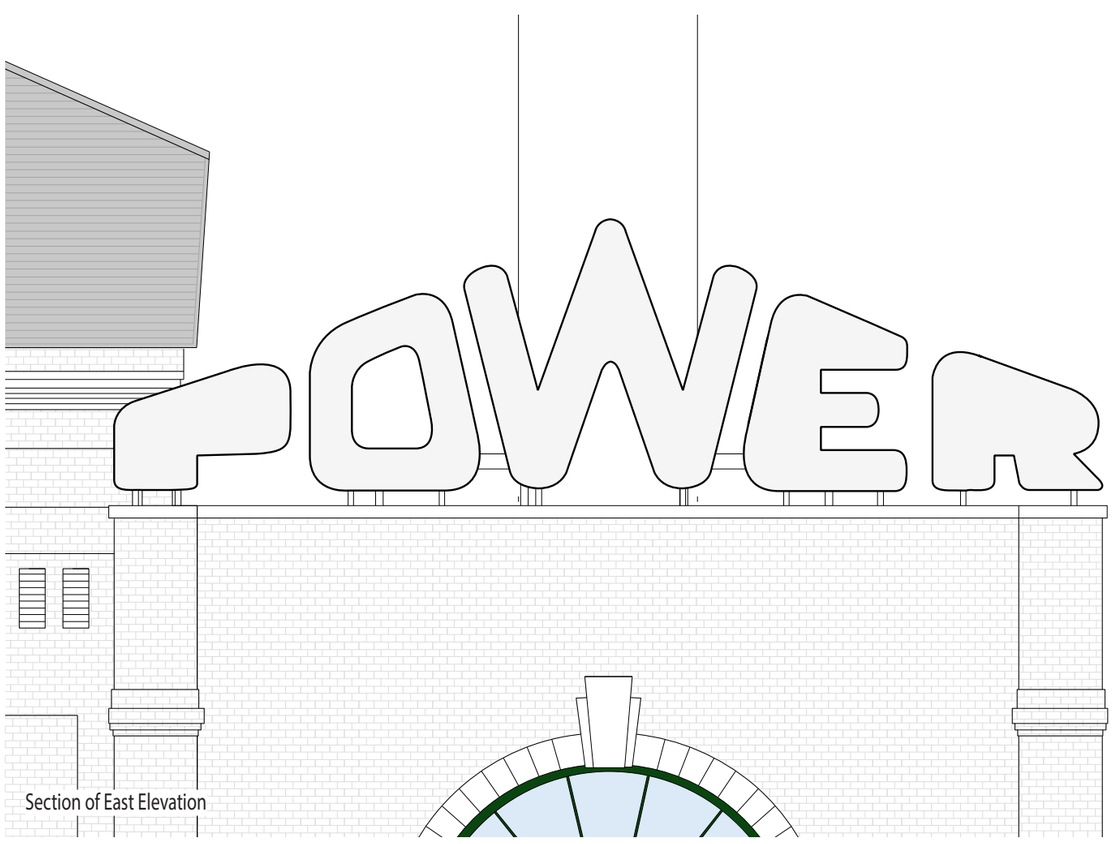
The Hillingdon Local Planning Authority expressed some concern that the style of the signage was not appropriate and a design more akin to an industrial setting would be more appropriate.

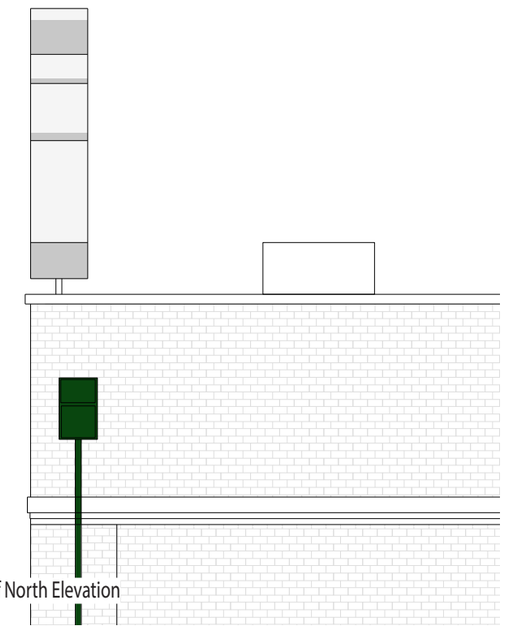




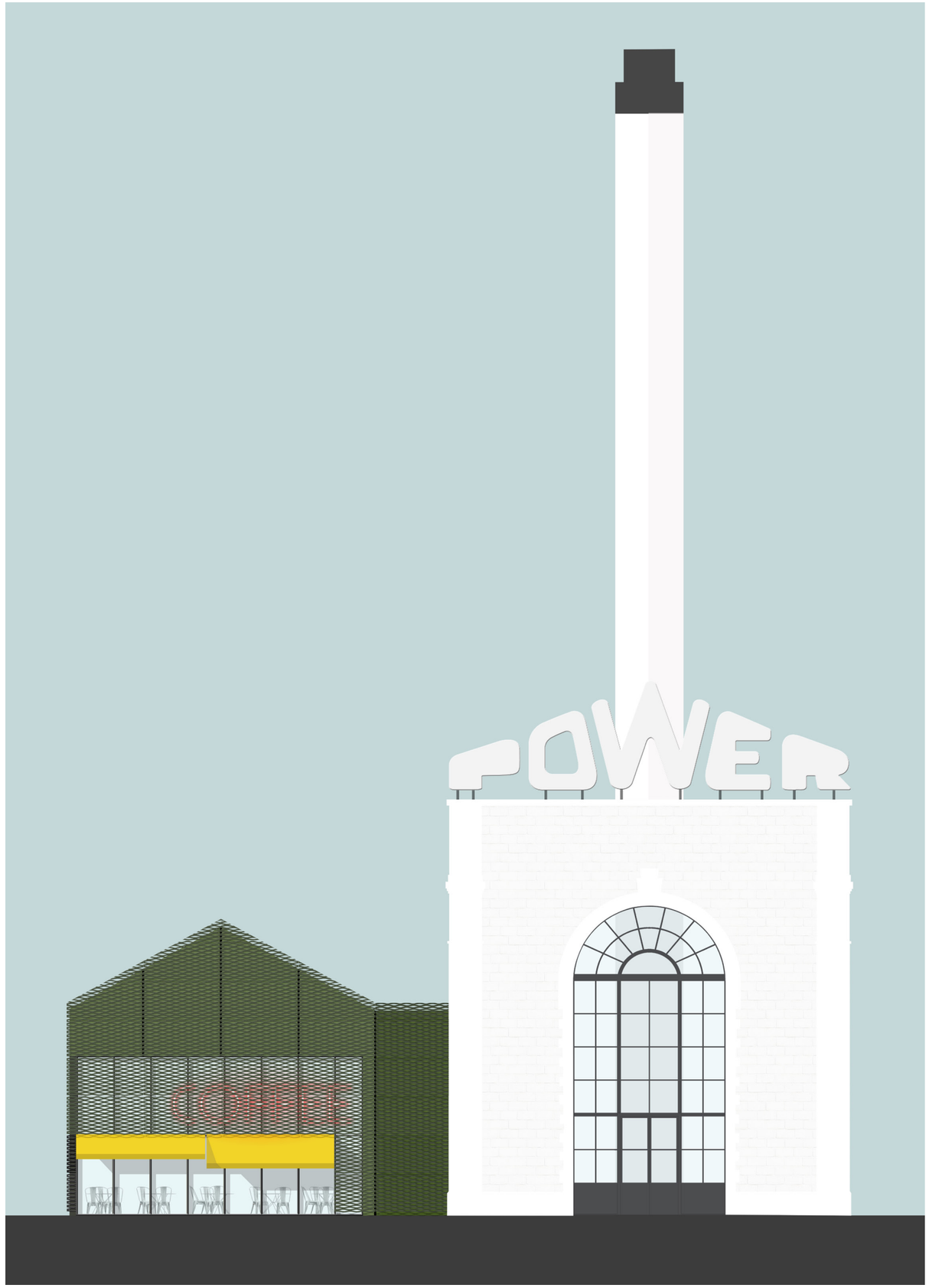


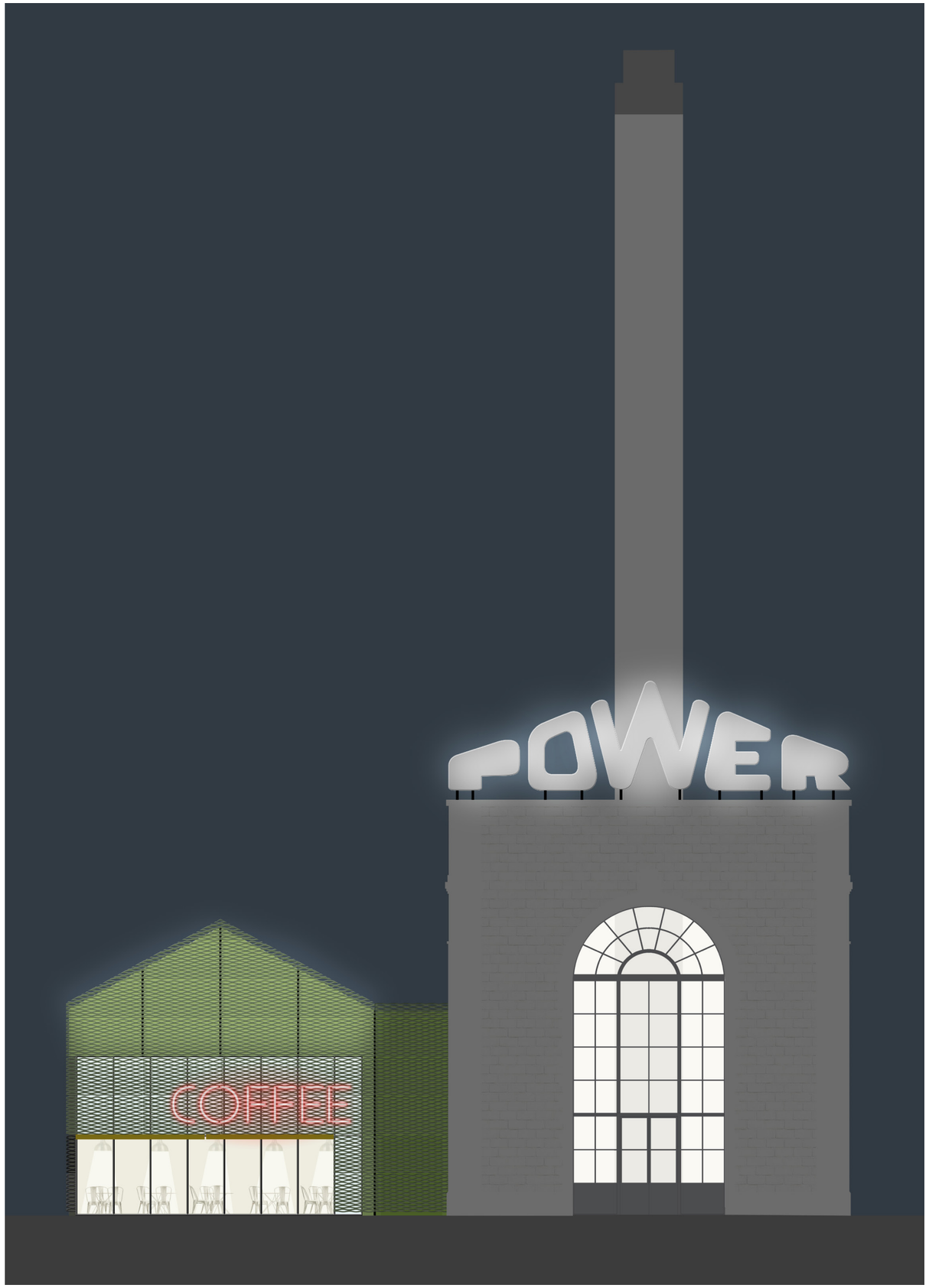






Right: Top - Examples of contemporary signage used as reference;
Bottom - Front and side elevations of lettering (Not to scale)
On the other page: Day and night elevation studies





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4.0
Signage



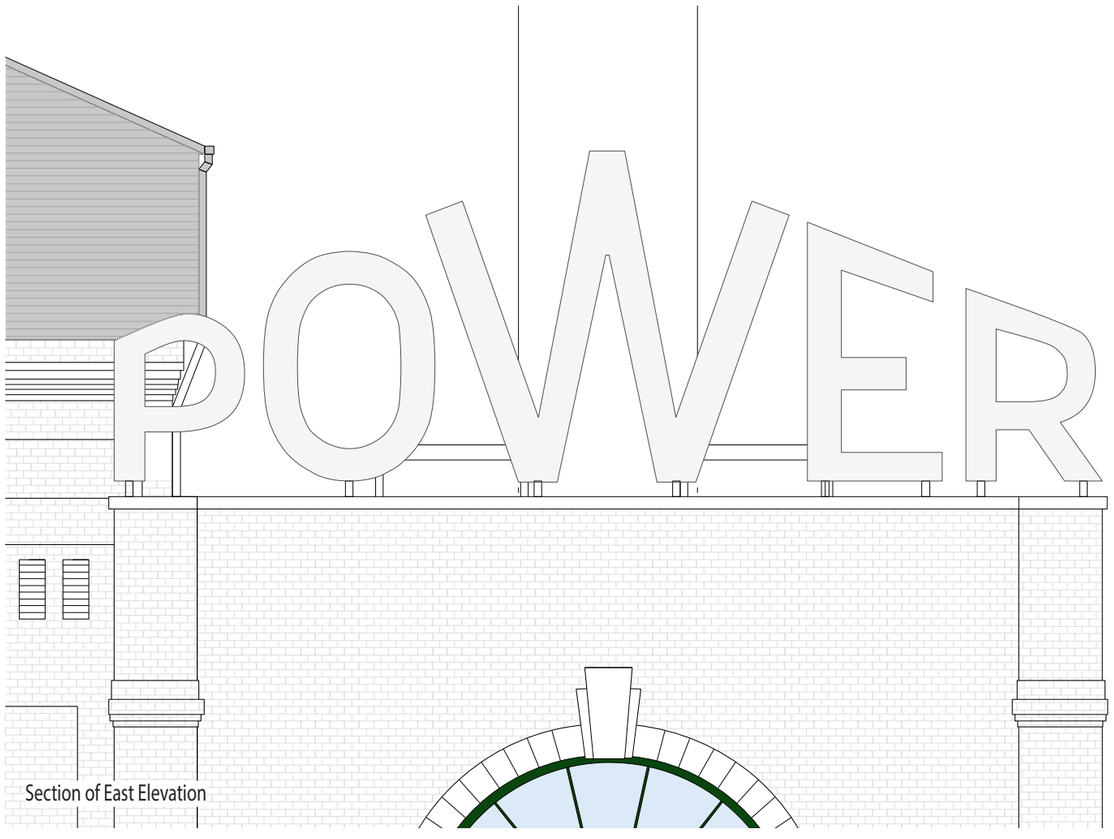


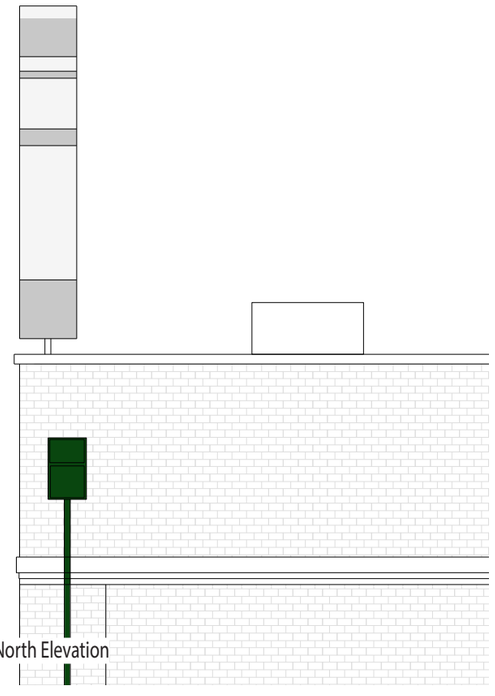


4.2
Revised Signage

The design of the signage was revised to achieve a less distorted font. This taller, and more elegant design is more in keeping with the signage that has been successfully utilised throughout the Old Vinyl Factory site as part of the re-branding of the site. It was felt that the re-designed font is contemporary yet still respectful of the historic signage of the EMI factory.

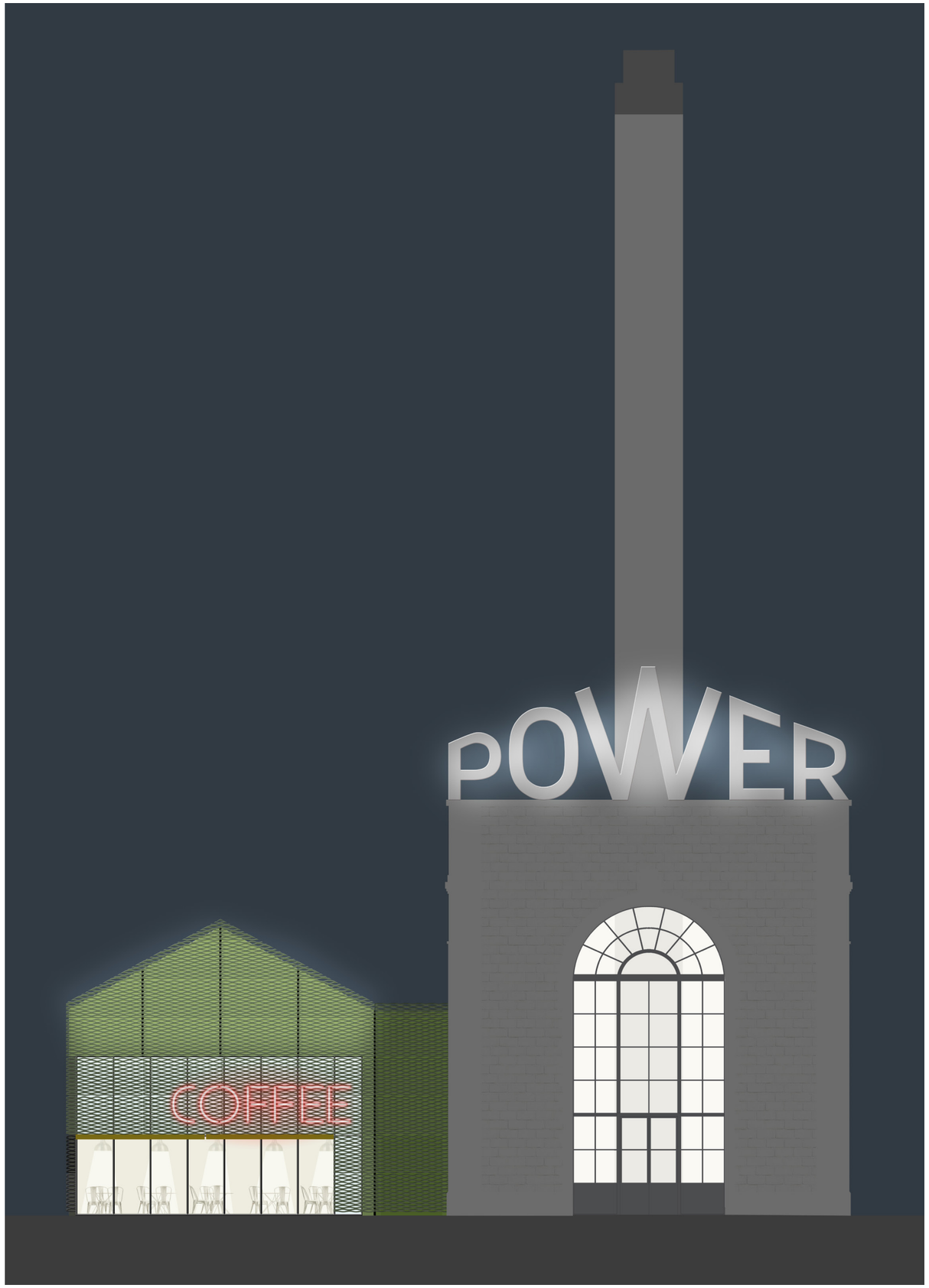






Right: Top - Examples of Old Vinyl Factory signage used as reference;
Bottom - Front and side elevations of lettering (Not to scale)
On the other page: Day and night elevation studies





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5.0
Colour Palette

5.1
Colour Palette

The Hillingdon Local Planning Authority asked for confirmation of the RAL numbers for the greens and white finishes proposed.

There are 2 greens used in addition to the anodised green mesh. The light green which will be used for the backing panel to the mesh is RAL 100 60 20. The dark green which will be used for backing panel on the east and west facade to create a separation between the existing building and the extension is RAL 6007. This dark green colour will also be used on the doors and windows.

The white which will be used on the existing brickwork is RAL 9010.

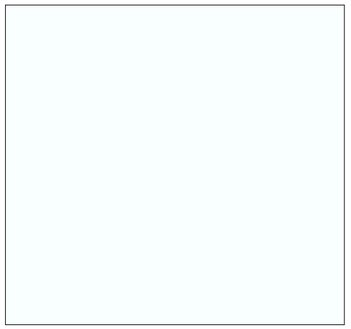
Please refer to the proposed elevations for further information on the location of each colour.



Cladding Panel
Light Green
RAL 100 60 20

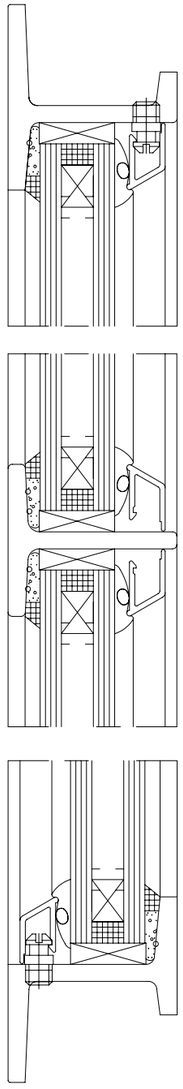


Cladding Panels & Windows
Dark Green
RAL 6007

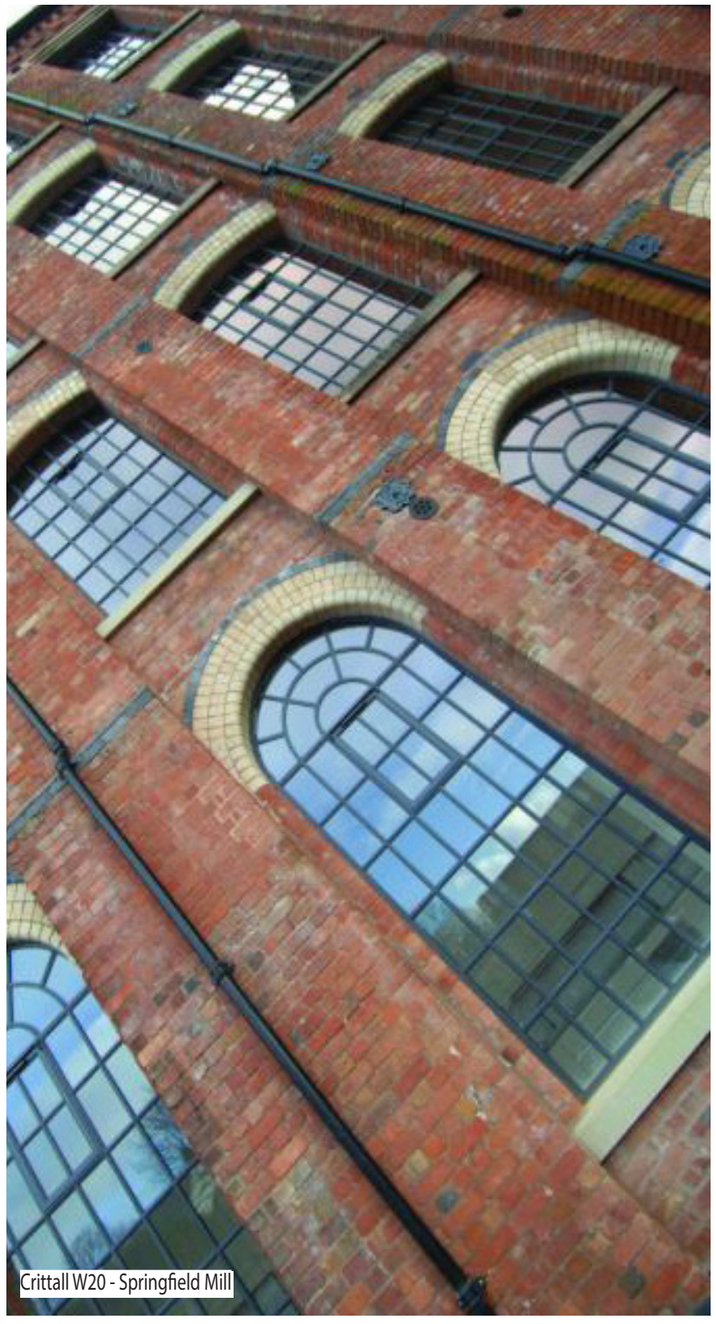


Brickwork
White
RAL 9010

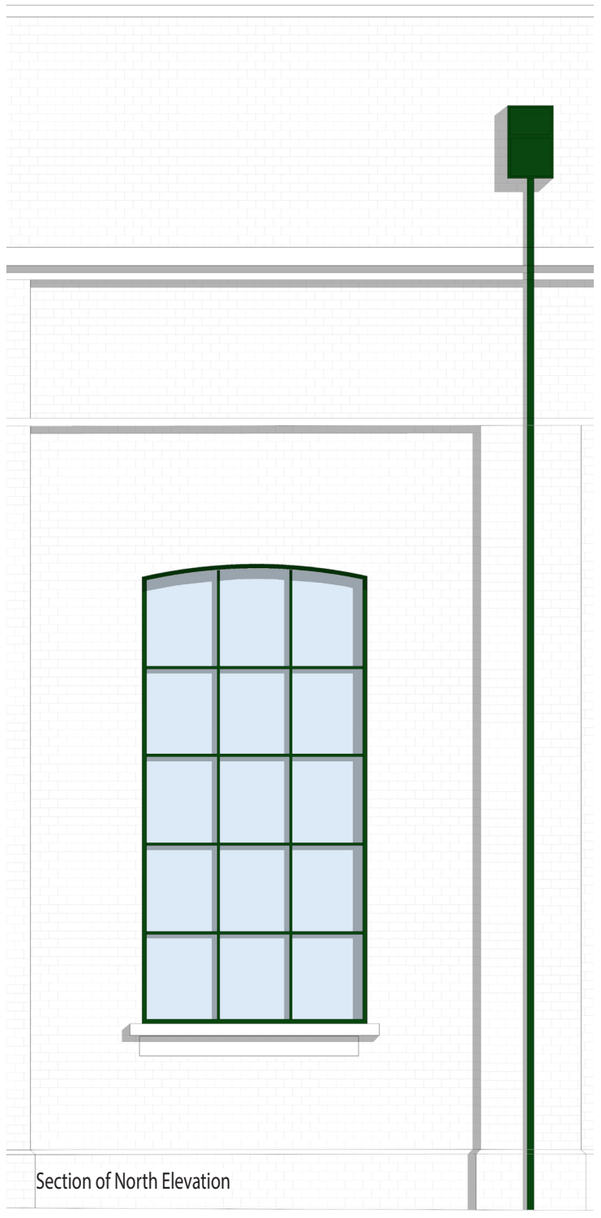
6.0
Steel Framed Windows



Crittall W20 - Typical Detail



Crittall W20 - Springfield Mill



Section of North Elevation

The Hillingdon Local Planning Authority asked for confirmation of the specification of the steel framed windows.

The steel frames windows specified in the existing building will be Crittall W20 Double Glazed Windows with a powder coated finish (RAL 6007).

7.0
Design Updates

As the detailed design of the Powerhouse has developed develop there have been a number of small updates to the design.

7.1
Louvres

Additional louvres have been added to the western elevation of the energy centre for the gas meter room.

The size and proportion of a number of louvres have been revised.

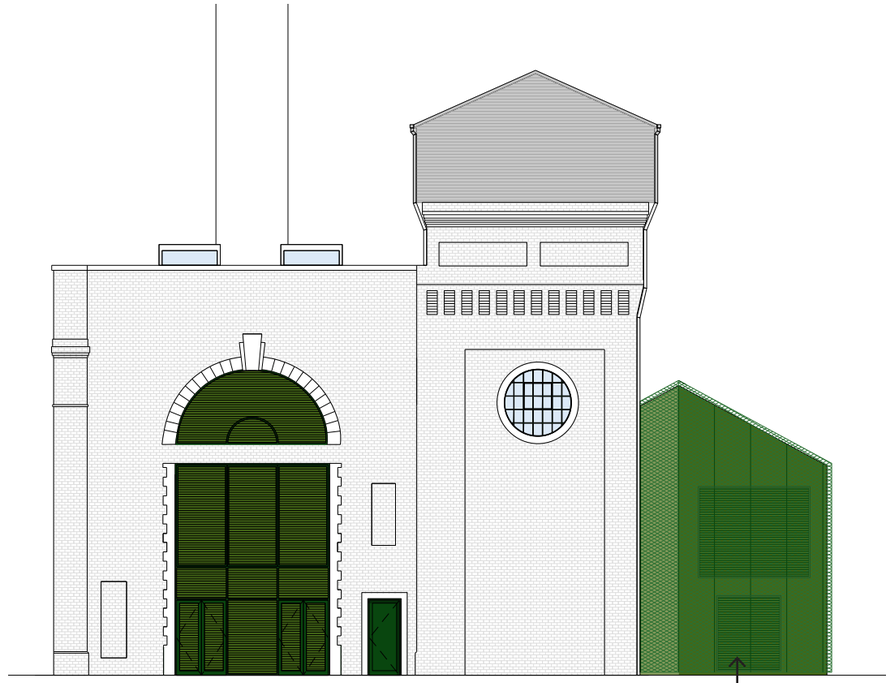
An additional louvre has been added to the south facade for the WC extract.

All of these louvres will be concealed behind the mesh cladding as per the original design.



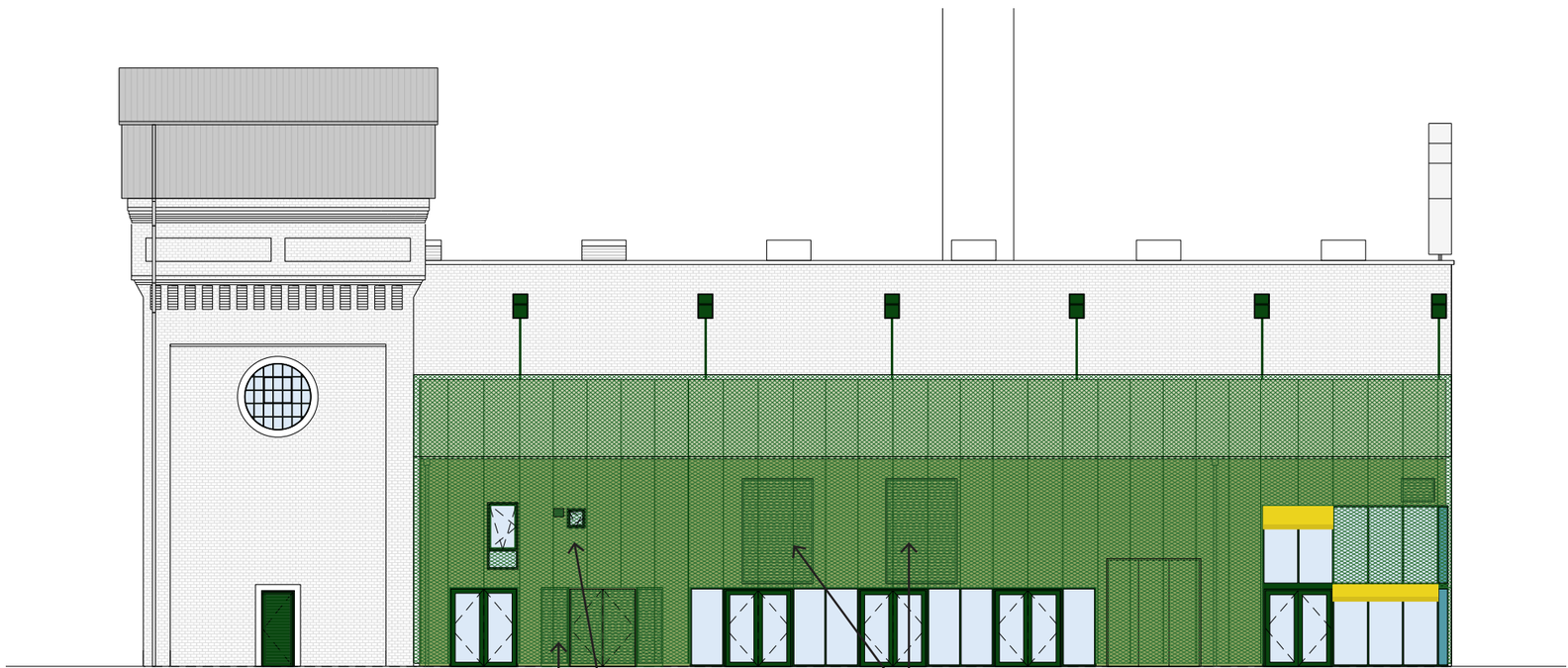
EAST ELEVATION

Proportion of demountable panels changed



WEST ELEVATION

Louvres for gas meter room added

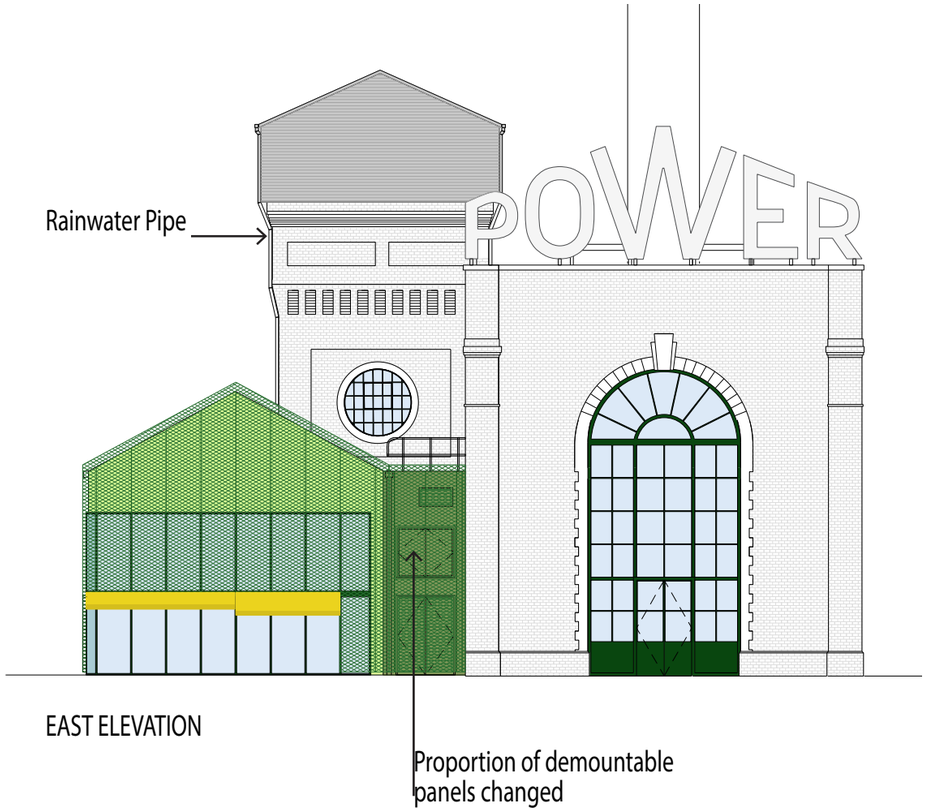


SOUTH ELEVATION

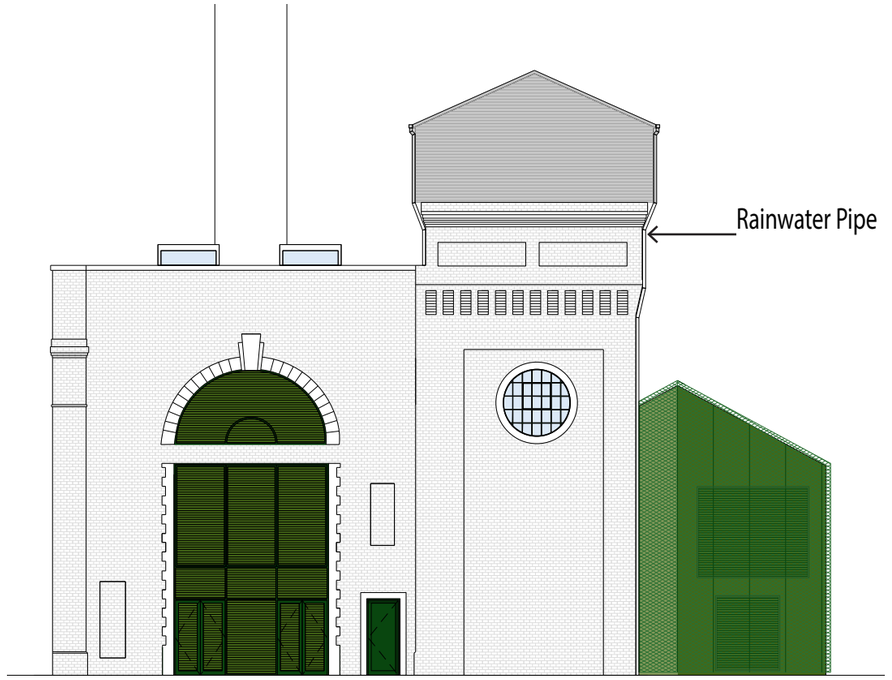
Louvred area to substation increased

Wall mounted extract fan for WC added

Louvres change of proportion



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

7.2
Rainwater Pipes

Rainwater pipes have been added to the water tower. The rainwater pipes will be coloured to match the colour of the water tank and supporting brick structure to minimise there impact on the appearance of the existing building.

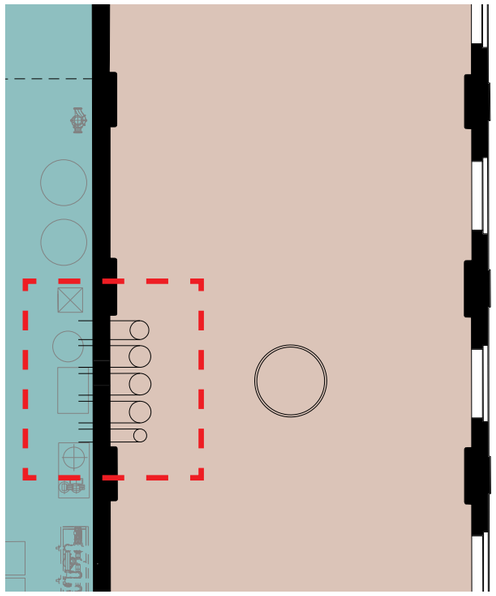
7.0
Design Updates

As a result of further technical design by the energy centre operators it has become apparent that the flue distribution strategy has to be revised.

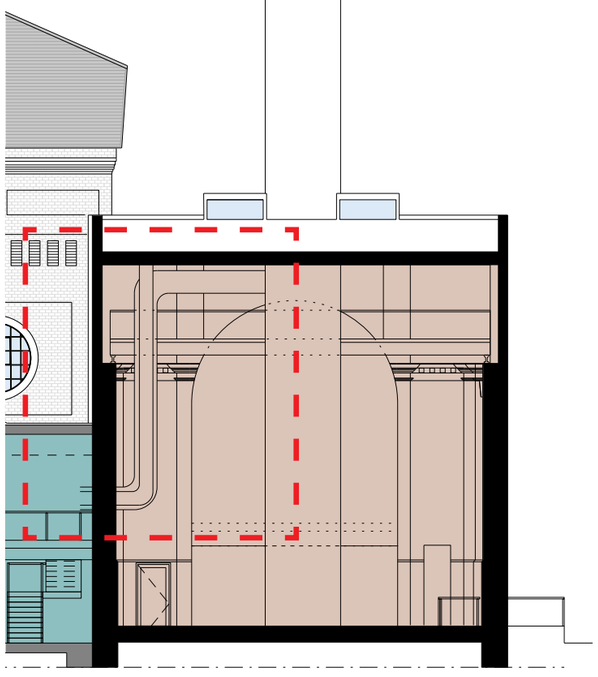
7.3
Flue Distribution As Submitted

It was proposed that the five required ducts would connect with the main hall at 4 m height, through one bay of the south party wall of the existing building. They would then travel up the wall, without compromising the existing cornice and pilars, and connect with the chimney at high level, above the cornice and within the space of the ceiling bay.

The drawings opposite illustrate the design intent.

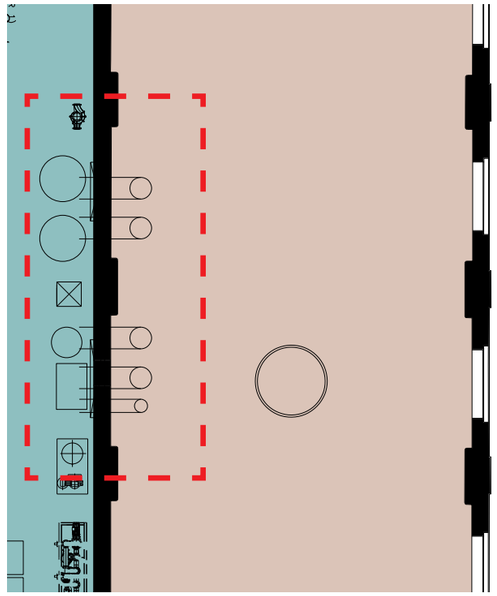


Ground Floor Plan

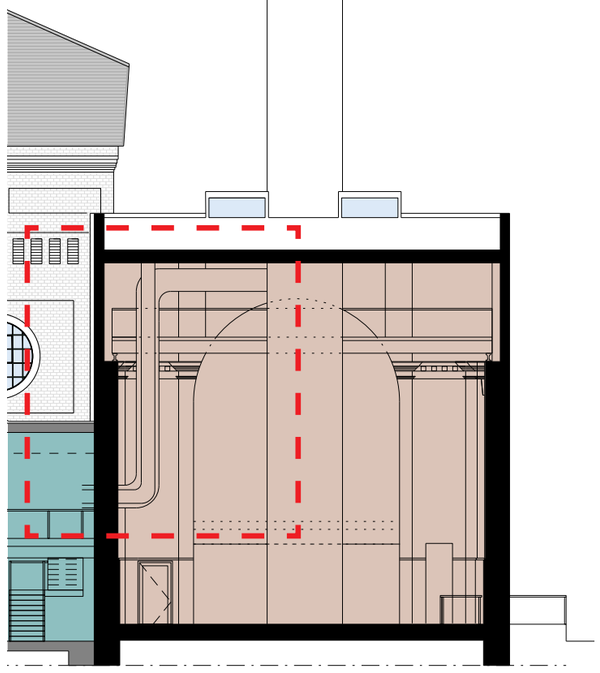


Cross Section





Ground Floor Plan



Cross Section



7.4
Flue Distribution Revised

It has become apparent that the five ducts cannot be contained within one bay. Therefore the design has been revised to allow the for three ducts in one bay and two ducts in the next bay. Aside from that change the ducts travel up the wall, without compromising the existing cornice and pilars, and connect with the chimney at high level, above the cornice and within the space of the ceiling bay as per the original design.

The drawings opposite illustrate the design intent.