4.3.2 Health facility

The Health facility element of the scheme is designed for optimal flexibility and as such, the following plans indicate two possible internal layout options. Both options have the same footprint and internal area, maximising frontage on both sides to optimise natural light.

Proposed layout

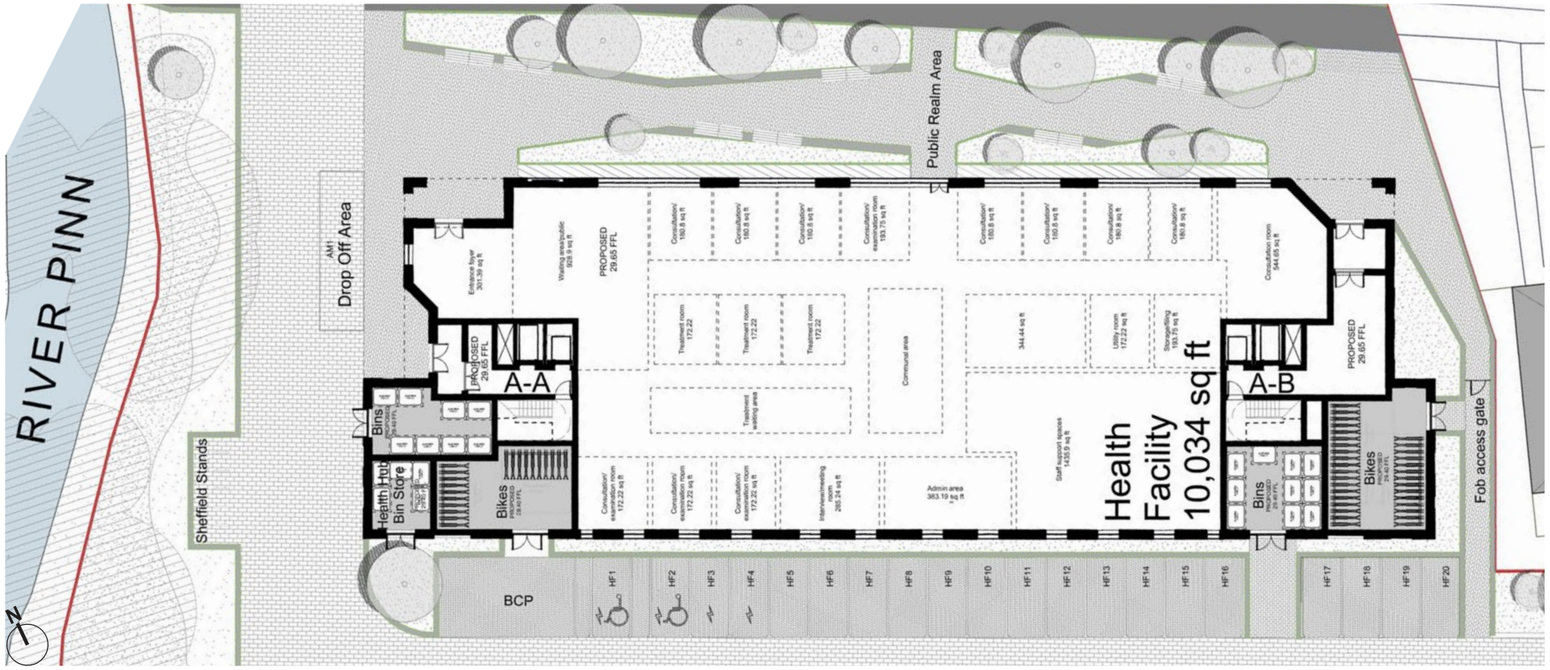
The layout of the Health facility has been designed deliberately flexible in order to accommodate a number of potential D1 occupiers.

With that said, indicative; consultation rooms, treatment rooms, staff amenity and more have been shown. These spaces have been designed in accordance with the 'Department for Health Building Notes' for a typical GP practice relative to the catchment area.

The layout has also been developed in accordance with the local CCG.



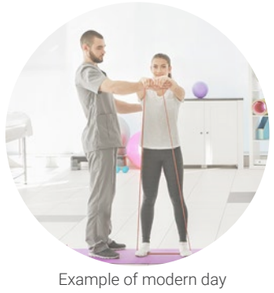
Example of modern day GP practice



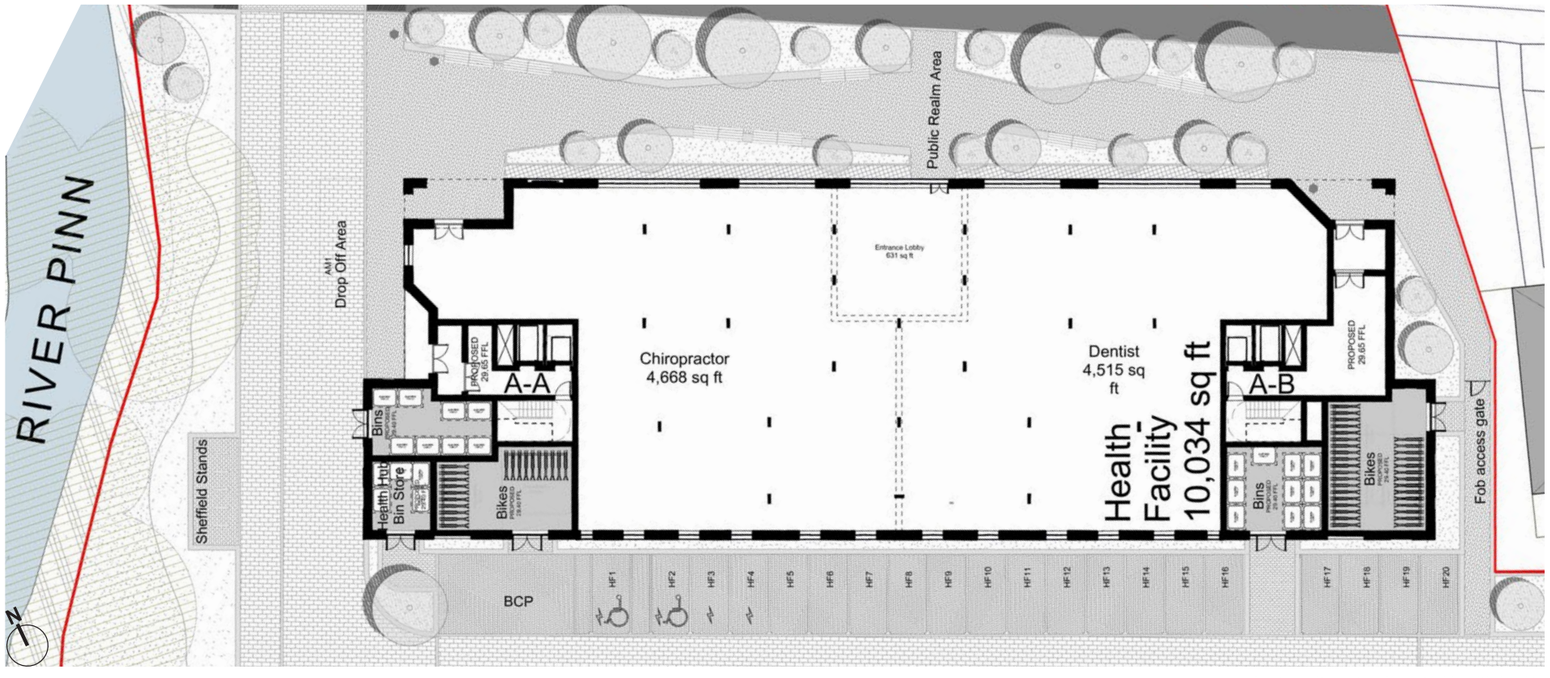
Indicative proposed layout of health facility

Alternative layout

The Health facility space also has the capacity to house both a small chiropractor and dentist as shown on the sketch adjacent.



Example of modern day chiropractor practice



Indicative alternative layout of health facility

4.4 Massing & form

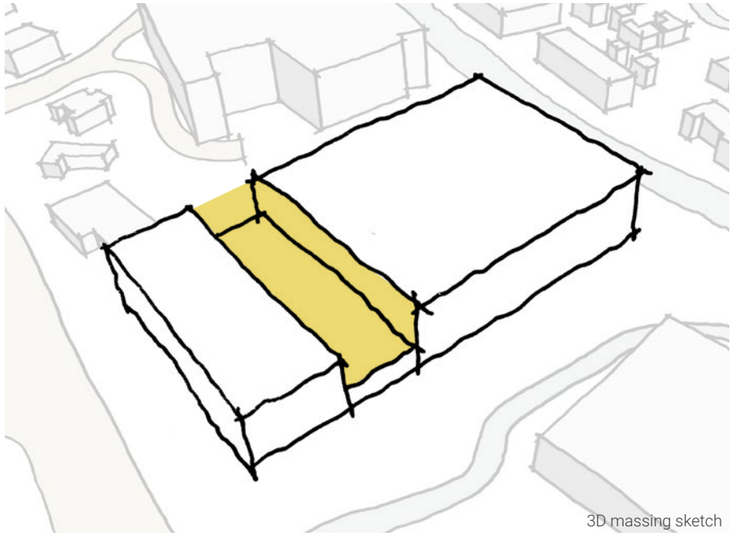
The massing has undergone a number of changes throughout the pre-application process with Hillingdon Council.

Following comments from the local authority, efforts have been made to reduce the overall height of the building fronting the High Street. This helps to vary the scale and massing of the development. The scheme started with a series of pitched roofs, symbolic of the wharf heritage of the Grand Union Canal and other recently approved developments nearby, but evolved towards flat roofs in attempt to bring the overall building height down. Another significant move has been splitting the larger single mass into two individual buildings, for reduced density of the scheme, improved spatial quality and increased frontage.

The frontage of the Health facility positioned in block A, sits proud of the residential building line above by setting back the frontage of the residential floors, offering it more visibility and street presence whilst creating terraces for the apartments above. The flat roofs and reduced storey height of block A create a less opposing frontage upon Yiewsley High Street.

Splitting the mass

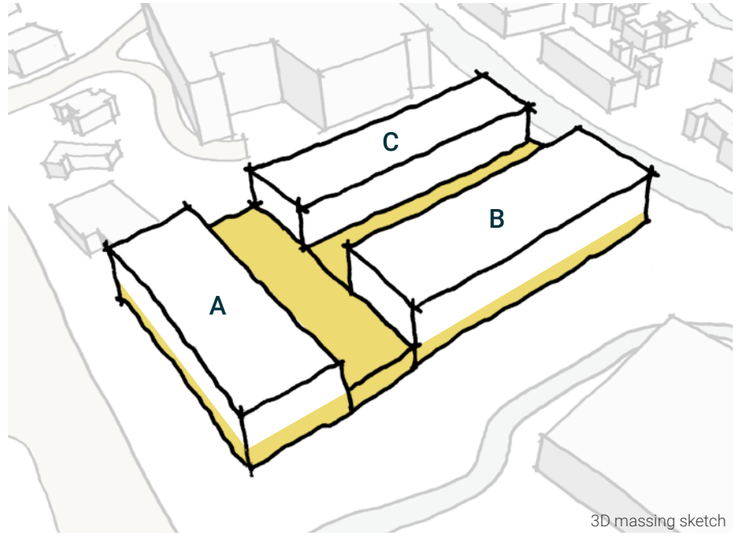
Splitting the large single mass to create two blocks, with the space running between the buildings to reduce the density, increase frontage and offer a visual and spatial break.



3D massing sketch

Base

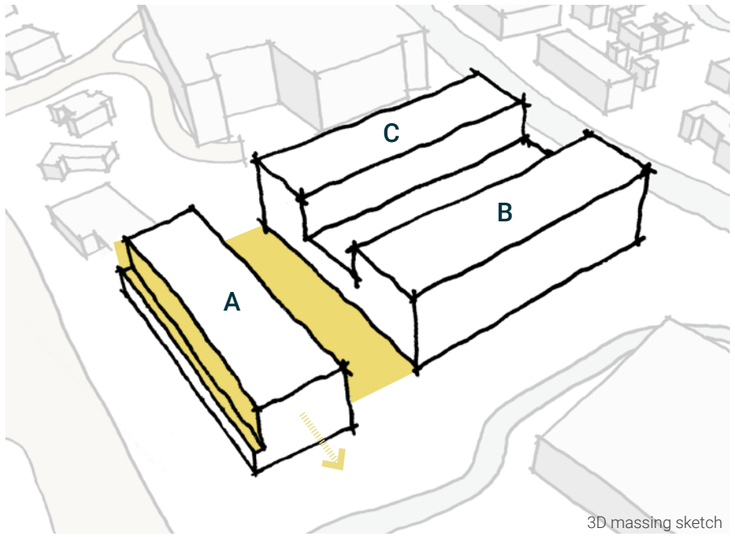
Dropping a central section of the larger block, creating a podium that grounds all blocks to create a coherent plinth around the lower levels, to give the impression of a coherent plinth connecting the separate blocks (now labelled A, B & C). Dividing the larger block into blocks B and C again optimises frontage.



3D massing sketch

Legible routes & uses

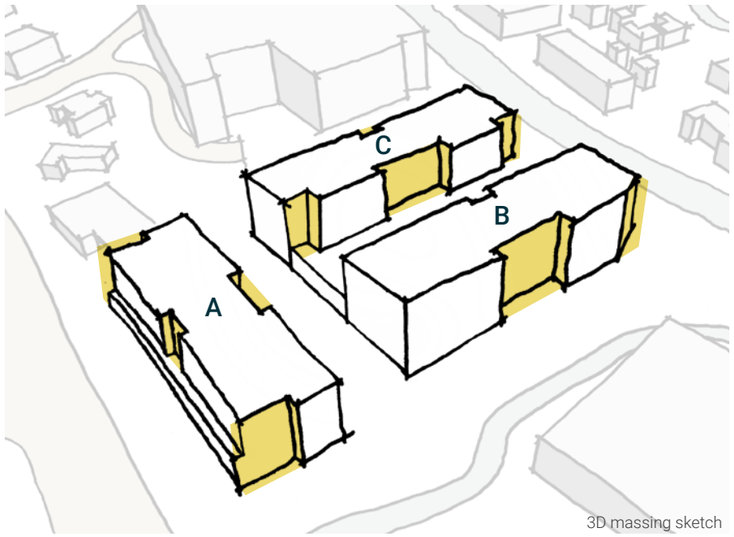
Breaking the large podium and repositioning it below blocks B and C, to create a route through the site and improve legibility throughout the scheme. Recessing upper residential floors of east facing façade of block A to respond to LBoH comments regarding noise and air quality, and additionally create a prominent frontage for the Health facility along the High Street. Block A is also shifted northwards to enhance prominence on the key corner.



3D massing sketch

Recessing & chamfering

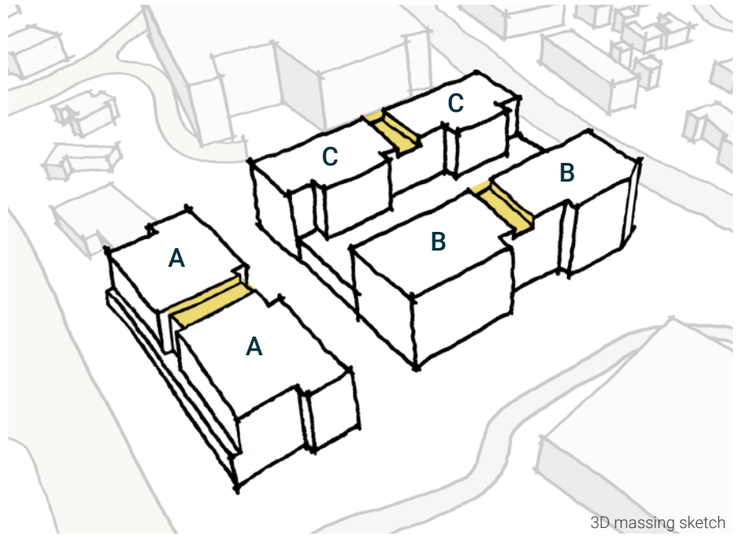
Recessing and chamfering elements of the façade, to articulate building form, reduce the perceived length of blocks and improve views from apartments, in particular by increasing the number of which are dual-aspect.



3D massing sketch

Mansion blocks

Introducing variations to the roof heights to create a mansion block appearance.



3D massing sketch

4.5 Opportunity for further developments

The following concept sketch indicates a potential future masterplan for a wider redevelopment towards the Tesco store, south of the application site.

This shows how our proposal still enables surrounding sites to be redeveloped independently in the future.



Concept sketch of potential future development

4.6 Materials

A palette of robust and high quality materials are proposed for the development, incorporating existing surrounding materials, tones and features of the local area to reflect and enhance the surrounding context.

Brick is selected as the primary material for its frequent appearance in the local area, moreover, to reflect the brick manufacturing history of Yiewsley.

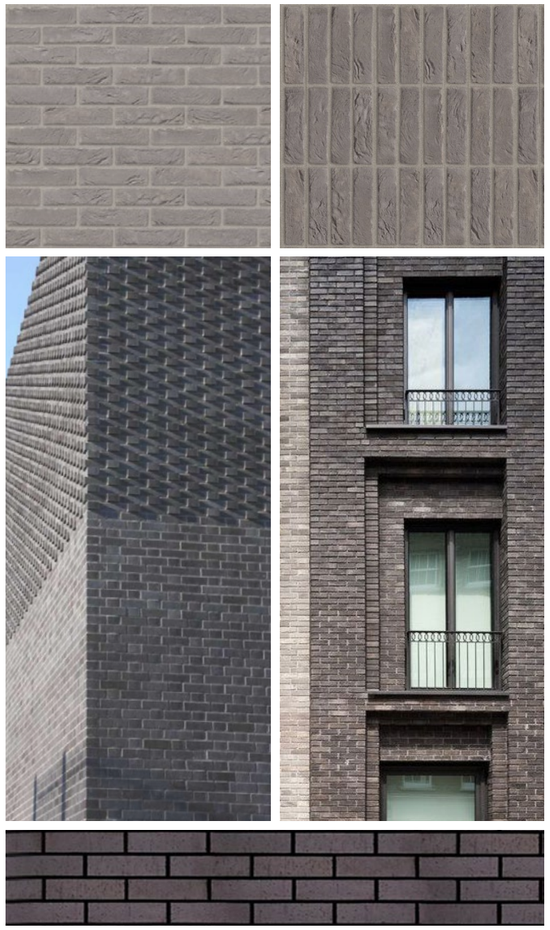
The surrounding context consists predominantly of lighter buff brick tones, with some precedents of darker brick tones. The precedents below show modern examples of street frontage designs, incorporating a variety of lighter and darker toned bricks.

Precedents demonstrate that a distinctive base to buildings provides a strong grounding element. A change in brick tone at the ground floor of building A would address the different use class at ground floor facing Yiewsley high street, where the Health facility element is incorporated. This would enhance its legibility, ensuring it is clearly recognisable from the street, but that it also provides a strong base to the residential element above.

Darker brick

The darker brick will form the grounding element of the buildings, wrapping around the ground floor of all buildings, encompassing the Health facility element and residential entrances. The darker brick will also be used on to the set back elements, central to the outward facing façades.

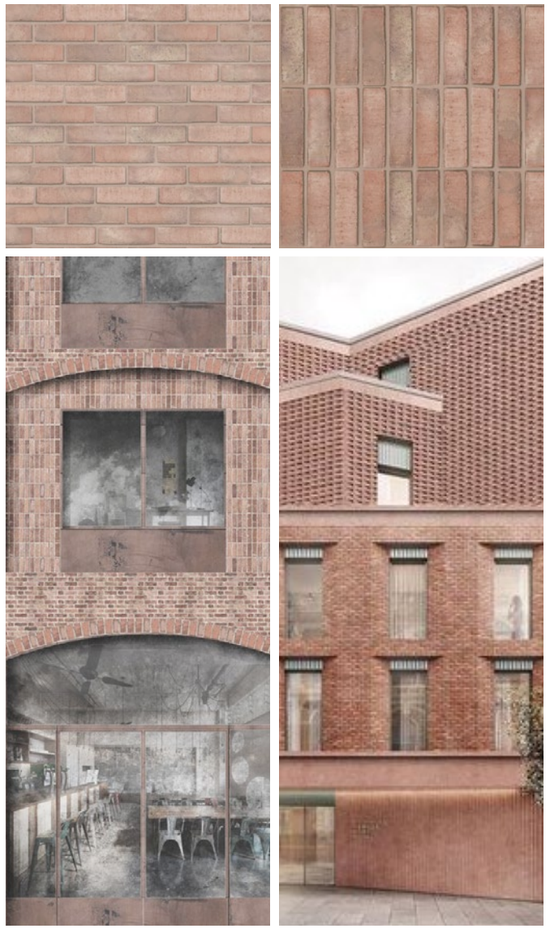
A dark engineering brick plinth will run around the perimeter of each building to form a coherent junction between the base of the buildings and the varying ground levels.



Precedents of darker bricks including engineering brick

Lighter brick

The lighter brick will apply to the upper floors of the buildings, lifted by the darker brick below. The lighter tone seeks to highlight darker recesses, and contrast with the dark metal in windows and balconies.

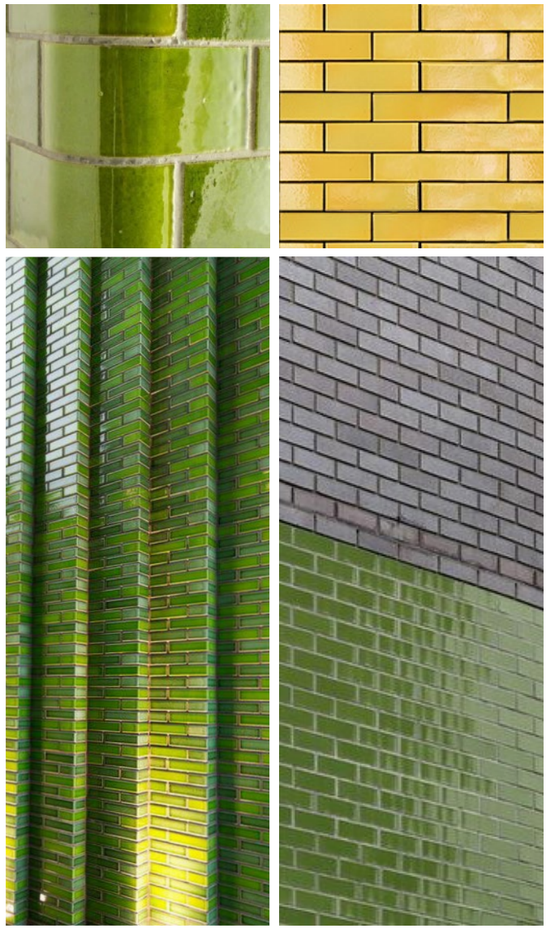


Precedents of lighter bricks

Glazed brick

Feature glazed bricks are applied selectively to highlight entrances, contrasting in colour and texture to the darker brick at ground floor.

The glazed brick colours are selected to reinforce key design strategies. ‘Celandine’ yellow bricks applied to residential entrances reflect the colour of the Celandine flower, inspiring the name of the Celandine ramblers route. Green bricks applied to the Health facility entrance, reinforce the message of health and well-being.



Precedents of glazed bricks, both Celandine yellow and green

Metal

The dark metal, consistent across all windows and balconies, is chosen to contrast with the lighter brick of upper floors and almost seamlessly blend into the darker brick of the lower grounding floors.



Precedents of dark metal windows and balconies

Visualisation of view looking east across the Grand Union Canal, towards the north-western corner of Building B

4.7 Appearance

4.7.1 Elevation component principles

A series of elevation rules are applied to the different conditions of each façade.

Window sizes

Relate to internal apartment layouts. Single windows are used for single bedrooms, double windows are used for double bedrooms and triple windows with a door opening to a balcony are used for living spaces.

Banding type above window

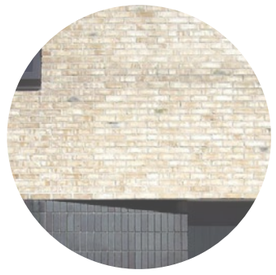
Different treatments are applied to façades depending on their public-facing condition and building level. Punched windows with no recesses are mostly applied to the courtyard fenestration, whereas a 900mm recessed soldier course will occur on the fourth floor east elevation of Building A, facing the A408 High Street Yiewsley.

Balcony types

Minimum sizes are applied to apartments which require more privacy. Corner balconies respond to horizontal steps in the building. The terraces respond to vertical recesses in Building A and its public-facing façade.



BL Invest Geel, Beneens Heynen Architecten
Precedent of flush soldier brickwork



Bateman's Row, Shoreditch, Theis + Khan Architects
Precedent of contrasting brick tones and courses



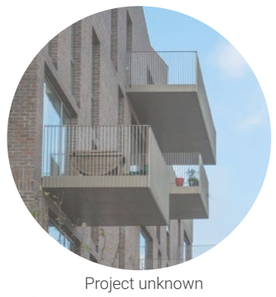
Lower Marsh hotel, Waterloo, Kyson
Precedent of recessed windows



Project unknown
Precedent of flush soldier brickwork



Grand Union
Allford Hall Monaghan Morris



Project unknown
Precedent of projecting balconies

4.7.2 Bay types



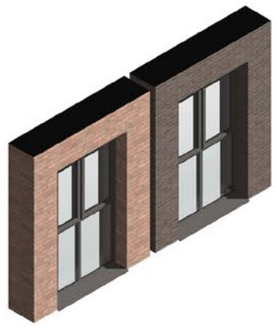
Single window



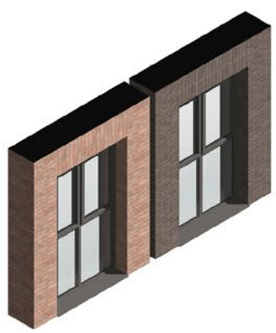
Double window



Triple windows with a door opening to a balcony



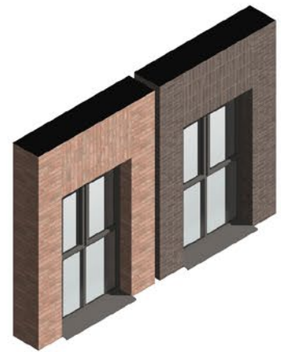
Punched window



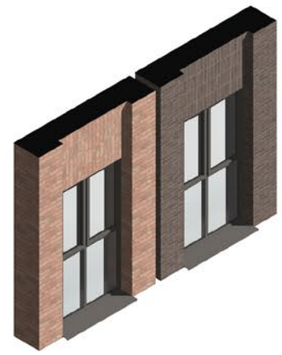
Flush 450mm soldier course



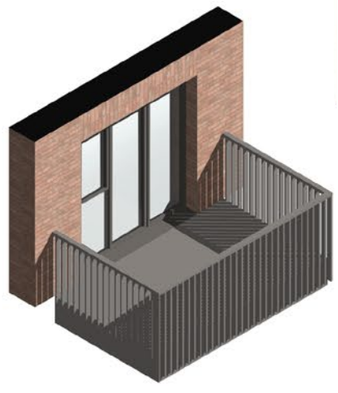
Recessed 450mm soldier course



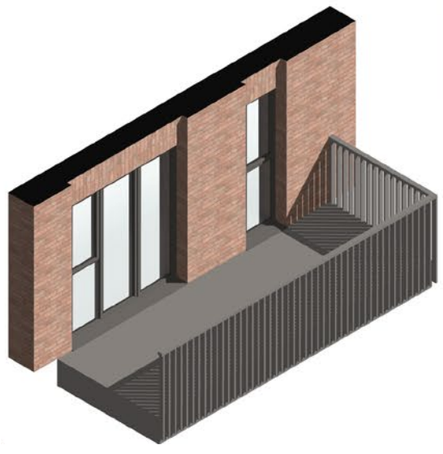
Flush 900mm soldier course



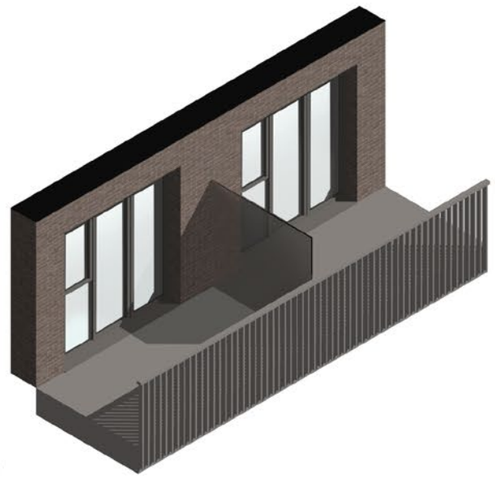
Recessed 900mm soldier course



Flush 450mm soldier course and projecting balcony



Recessed 450mm soldier course and corner balcony



Punched window and split balcony / terrace

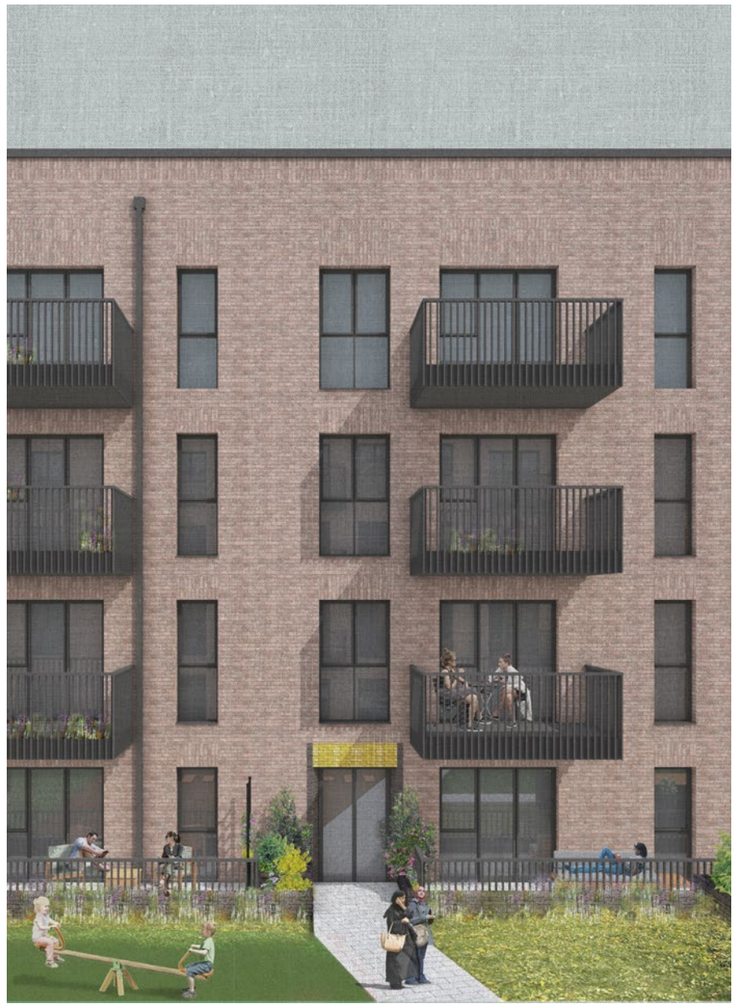
4.7.3 Hierarchy of façades

1 Health facility - Public frontage to A406 High Street Yiewsley





2 Podium - Private frontage to residents facing the podium landscaping





3 Chamfer - Residential entrance at Great Union Canal frontage





4.8 Architectural language and detailing

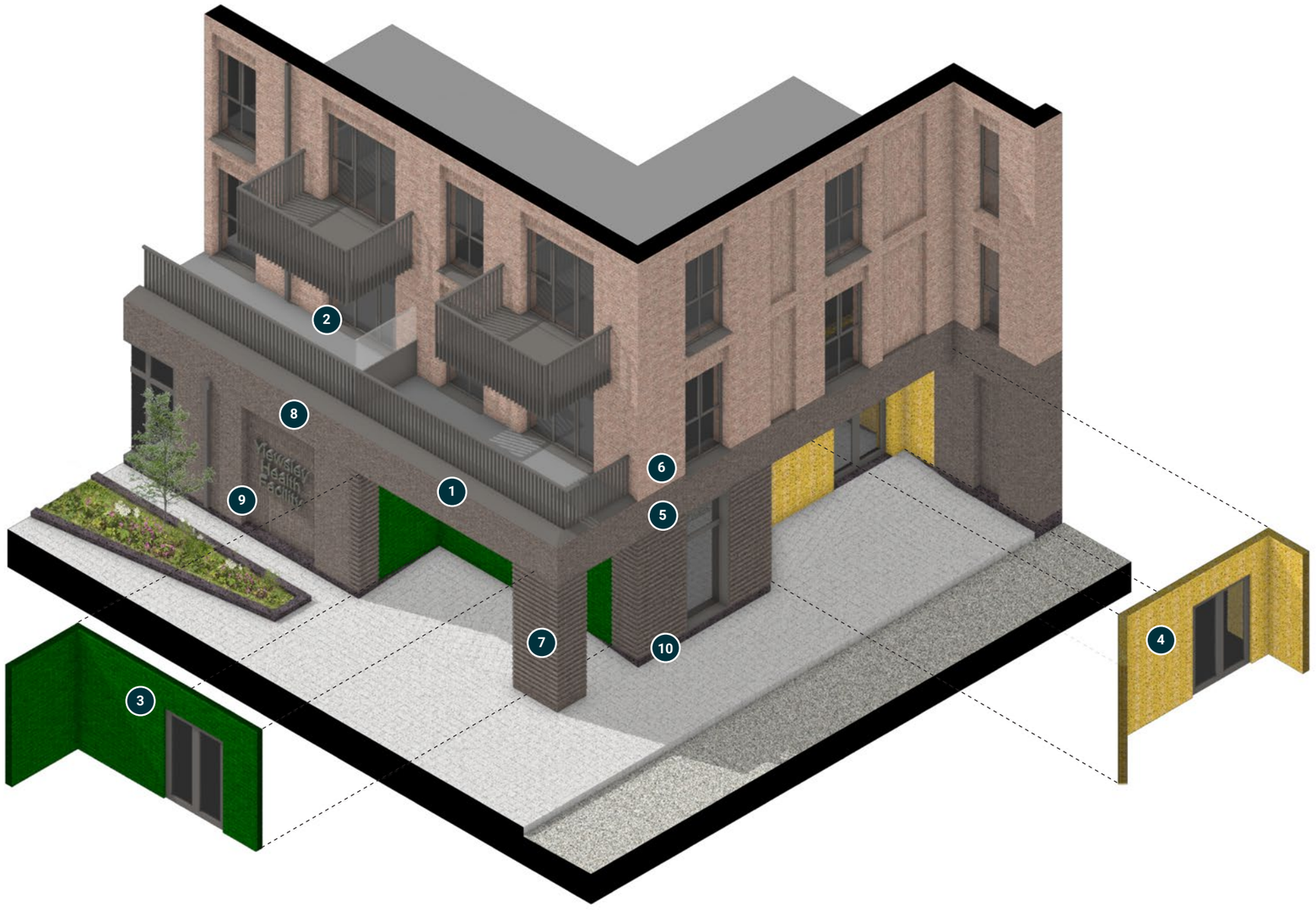
4.8.1 Health facility entrance

The Health facility entrance on the north facing corner of Building A subtly presents a distinctive architectural language, defined by enhanced textures and proportions of the darker brick element. These features include; a thick band of stretcher course brick separating ground and first floor, string course to emphasise heavy piers, recessed soldier course to bring definition and depth to the façade and a grounding base of dark engineering brick.

1. The Health facility element at ground floor sits proud of the upper residential floors which set back from Yiewsley High Street, offering the Health facility element greater street presence
2. Residential terraces at first floor run along protruding Health facility element at ground floor
3. Health facility entrance highlighted with green glazed brick
4. Residential entrance highlighted with Celandine yellow glazed brick
5. Darker brick applied to ground floor as a grounding element of building which defines the Health facility and residential entrances
6. Lighter brick applied to upper floors, creating a distinction between darker grounding element of building and residential above
7. String course to amplify wide piers, grounding the building
8. Thick band of stretcher course brick separating ground and first floor
9. Recessed soldier course to bring definition and depth to the façade
10. Engineering brick at base to create a coherent junction between the ground level and building above



Health facility entrance - Elevation bay



Health facility entrance - Isometric bay

