
Status Park, UB3 5EY

Design Statement

Planning Application

February 2023

Planning proposals for

MBH Heathrow Ltd

Produced by

Osel architecture



Location

Status Park is located on the south-eastern edge of Harlington, in the London Borough of Hillingdon and immediately north of Heathrow Airport.

The area is characterised by a large number of hotels, office, commercial and warehouse buildings, as would be expected from this well-connected transport hub within the vicinity of an international airport.

There are a small number of residential buildings to the north towards Hayes.

The development site is accessed from Nobel Drive- just off the A4 (Bath Road).

Train (Heathrow Express) and underground (Piccadilly Line) access is located at the nearby airport terminals, providing access in/out of. Local buses provide frequent and easy access to these terminals from the site.



- 01 Site
- 02 Ibis London Heathrow
- 03 Holiday Inn Heathrow
- 04 Sheraton Skyline London Heathrow
- 05 Heathrow Airport
- 06 Miller & Carter (Restaurant)
- 07 A1
- 08 Saffron Green Primary School
- 09 Ripon Park

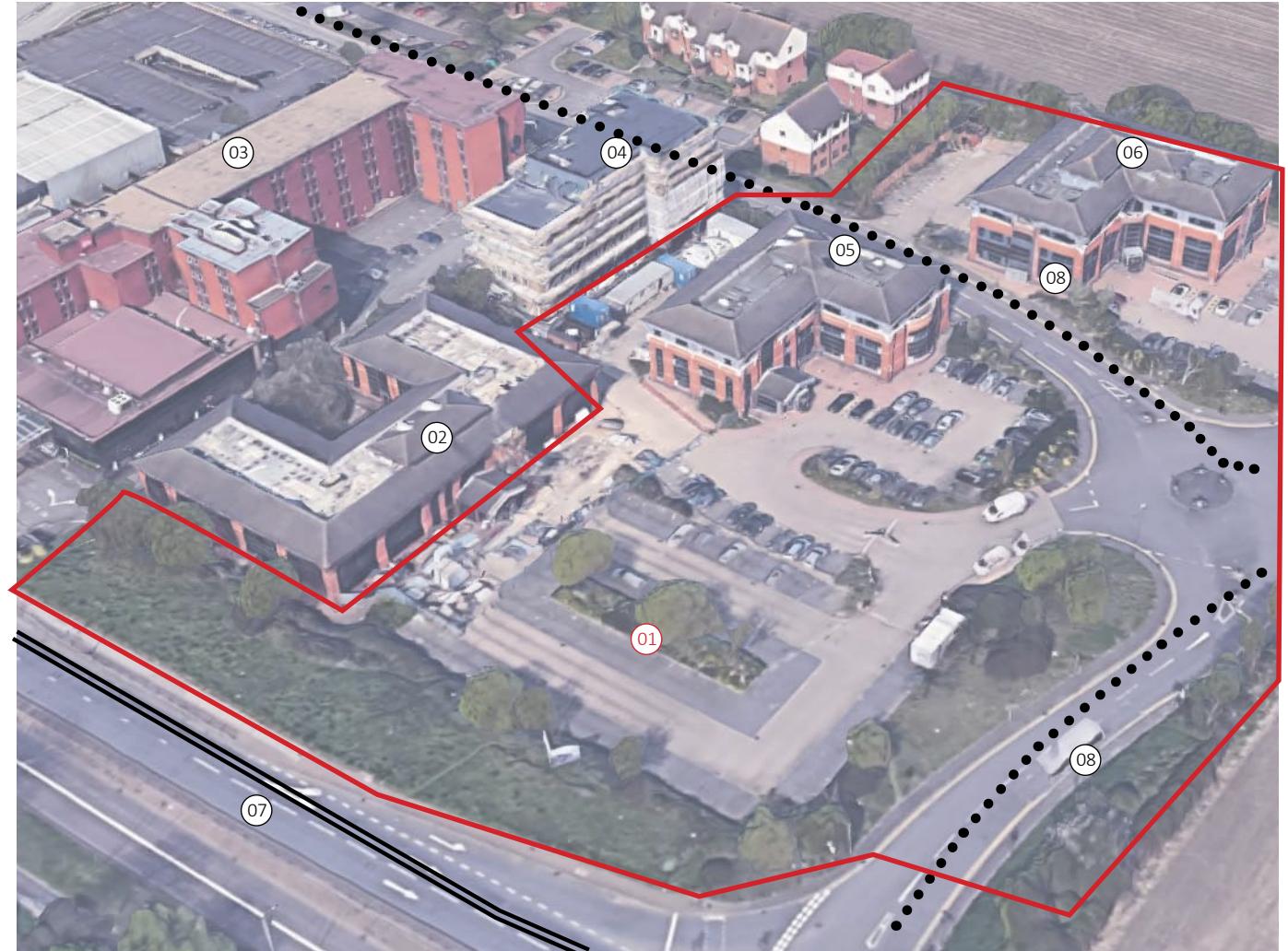
Site

The existing site is currently a car park, serving Status Park Building 2.

The A4 (Bath Road) runs directly south of the site.

Nobel Drive, providing access to the site is to the east.

Buildings to the west are mostly commercial, office or hotel use.



Site Photos - Local Context

Photo A: View of the Ibis Hotel from Bath Road.

Photo B: View of the site looking south.

Photo C: View of the site and entrance from Nobel Drive.

Photo D: View of the site from Novel Drive.

Photo E: Princess House viewed from Nobel Drive.



Photo A



Photo B



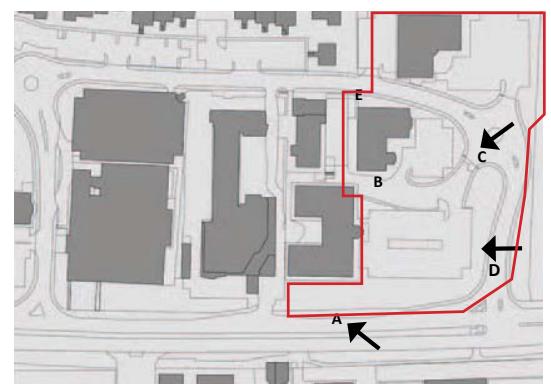
Photo C



Photo D



Photo E



Consented Scheme

The site has a historic consent to develop a 140 room, 6 storey hotel, application reference: 74423/APP/2018/4437.

The scale and massing of this consent is used as the initial design approach towards a high quality residential development.



Pre-application Scheme

Pre-application proposals for a 7 storey scheme with grey brick and extensive winter gardens were discussed with the council on 9th September 2022. The following summarises these discussions:

1. Principle of development

- Acceptable

2. Design/Scale/Massing

- 7 storeys would be a tall building, which would inappropriate. Consideration should be to set the top floor back further.
- A large amount of the land is given to car parking, query whether this optimises the use of the site.
- Pleased to see building line along Bath Road respected.
- Stronger frontage/ entrance to Bath Road is welcomed
- Entrances to both sides are fully supported
- Warmer brick tones is welcomed.
- Excessive Winter Gardens give an office block appearance.
- Building should have more of a residential appearance

3. Unit mix

-Proportion of 1 bed units (60%) is high. 2 beds (30%) are reasonable, 3 beds (10%) is low.

4. Quality of Accommodation

- Dual aspect provision should be maximised.
- Communal amenity space suggested to omit some of the car-parking

5. Car Parking

- Needs to be reviewed in terms of layout and provision (over-provision) with scope



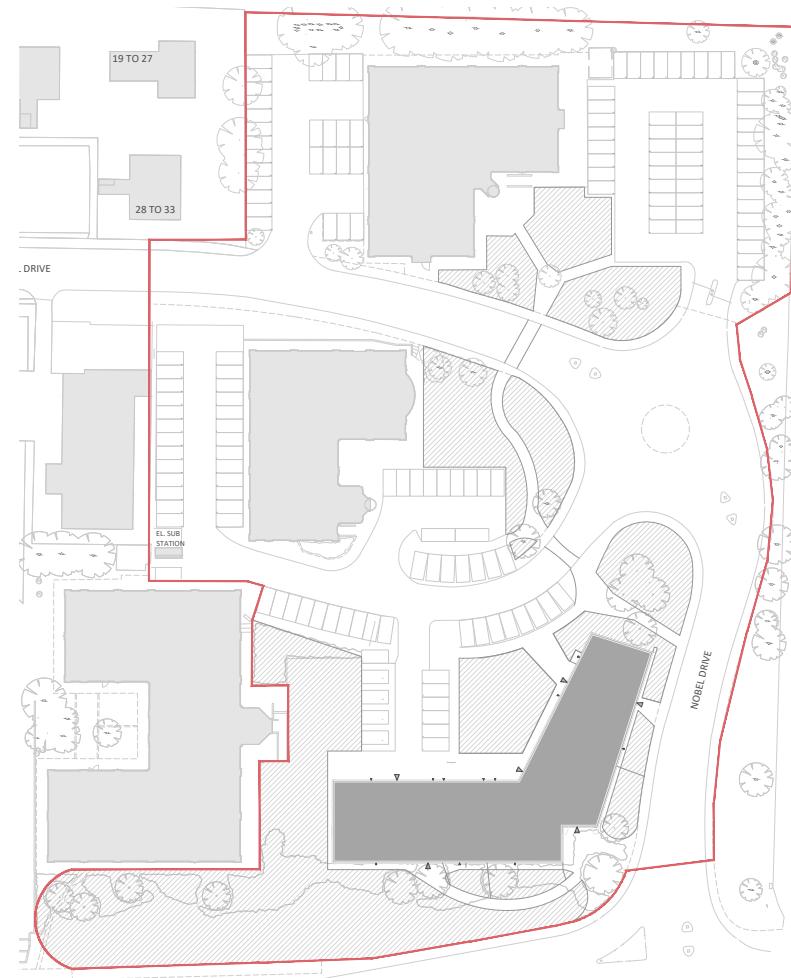
Pre-application scheme showing elevation to Bath Road. Concerns were raised with the colour of brick, excessive cladding, winter gardens and lack of prominent entrance. A greater level of amenity space was also sought and the proposals needed to show the development in context.

Site Layout (Comparative analysis)



Pre-application

Concerns were raised about the over-provision of car parking, lack of communal amenity (which could replace car parking) and whether the site was optimised.



Planning

Car-parking has been reduced with a greater emphasis on communal 'green' areas (shaded). This provides a greater use of land across the extent of the site.

Site Layout - Amenity / Greening

Landscape proposals are submitted in tandem with this application.

The proposals show a clear enhancement of 'green spaces' which provide break-out amenity, areas of refuge and shade, a softened visual barrier and have benefits of reducing noise and overlooking.

The introduction of this 'greening' is a significant, sustainable improvement on the existing car-park site and does much to enhance the qualities of the Green Belt which resides opposite the site.



Proposals - Ground Floor

The floor plan is split across 3 main blocks.

Block A provides an entrance from Bath Road and to the rear car-park areas. There is internal and external access to Bin and Cycle stores.

Blocks B and C are connected at Ground Floor and provide two entrances from Bath Road/ Nobel Drive and two entrances from the rear car park areas. There is also internal and external access to Bin and Cycle stores.

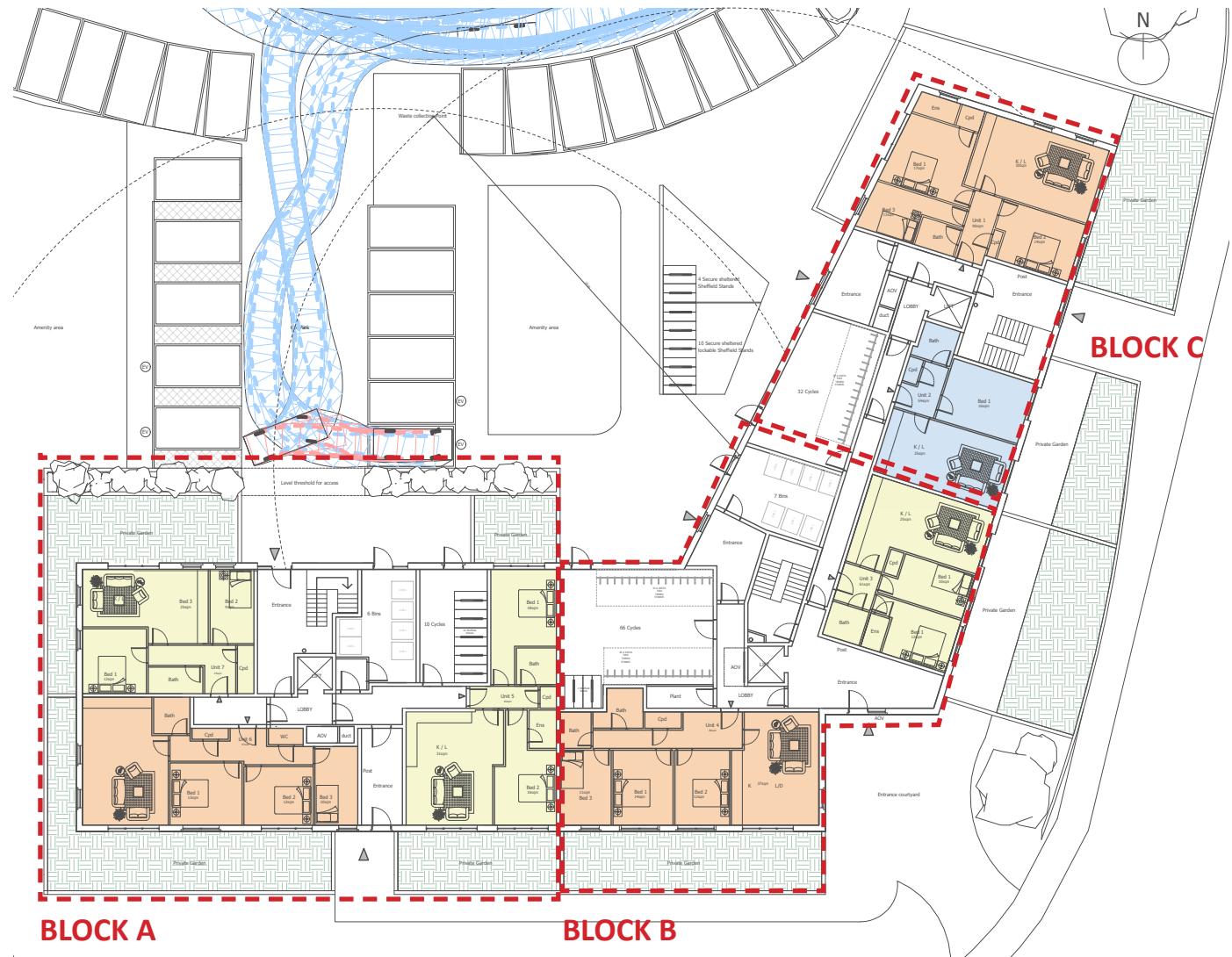
The accommodation for the Ground Floor is:

- 1x 1 bed
- 3x 2 bed
- 3x 3 bed

5 of the 7 units are dual aspect or better.

All units have access to a private Garden.

Drawing Legend	
	1B Unit
	2B Unit
	3B Unit



Proposals: 1st-5th Floor

The floorplan repeats across 1st-5th floor, providing consistency in design.

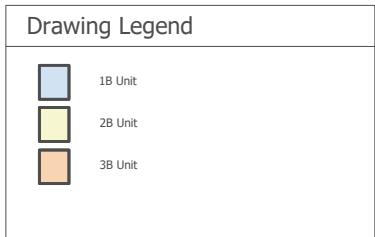
The accommodation for each floor is:

- 5x 1 bed
- 4x 2 bed
- 3x 3 bed

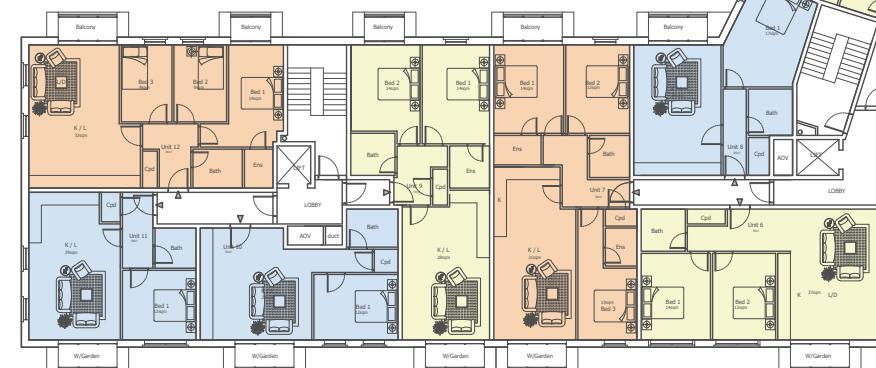
9 of the 12 units are dual aspect or better.

All units have access to either private Winter Gardens - for the South facing rooms which are more susceptible to noise infringement from Heathrow Airport, or Balconies - to the North facing plots at the rear of the site.

All units meet or exceed minimum space standards.



12 units
5no 1bed
4no 2 bed
3no 3 bed



01 Typical Floor

Scale 1:200



South Elevation

The scheme is reduced in height following pre-application advise from 7 to 6 stories. This is in line with the historic hotel consent and the general massing of buildings across the locality-noting that this site occupies a corner.

Brick is used as the main material - as advised following pre-application advise.

The ground floor has 6 entrances across the site aswell as private Gardens, providing an active frontage. A metal clad is used to provide further delineation and promote an active frontage.

Windows and openings align up through the building to define strong verticality.

To the South elevation, Winter Gardens provide amenity space while mitigating noise pollution.

A strong treeline provides a natural acoustic buffer.



01 Proposed South Elevation Visual
Scale 1:200

SCALE 1:200 0m 5m 10m 15m 20m
SCALE 1:1 0m 10mm 20mm 40mm 60mm 80mm 100mm

PLANNING

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PROJECT: STATUS PARK

CLIENT: BMR PROPERTY

DRAWING: PROPOSED ELEVATIONS SOUTH ELEVATION

DRAWING NO: E21-038/PRE001 REV: -

SCALE: 1:200(BA3) DRAWN: RC DATE: 12.01.23

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North Elevation

The North elevation continues the same rhythm of openings which continue up through the building (as per the Southern elevation).

To the North side, units have integrated balconies which overlook the rest of the site, away from the airport.

Secondary entrances and external access to Bin and Cycle Stores are provided.



02 Proposed North Elevation Visual
Scale

SCALE 1:200 0m 5m 10m 15m 20m
SCALE 1:1 0m 10mm 20mm 40mm 60mm 80mm 100mm

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PROJECT: STATUS PARK

CLIENT: BMR PROPERTY

DRAWING: PROPOSED ELEVATIONS
NORTH ELEVATION

DRAWING No.: E21-038/PRE002

REV: -

SCALE: 1:200/A3 DRAWN: RC DATE: 12.01.23

CHECKED: CO: (Signature) (Name) 14-154-Bethany Gardens (London) EC1V 4QZ

REV: -

DATE: 12.01.23

E-mail: admin@oselarch.co.uk Web: www.oselarchitecture.co.uk

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Materials

Brickwork

Light buff brickwork, yellow, multi stock

w215mm x d102.5mm x h65mm Flemish Bond



Metal Clad

Vertical Standing seam, matte, RAL 7016



Glazing

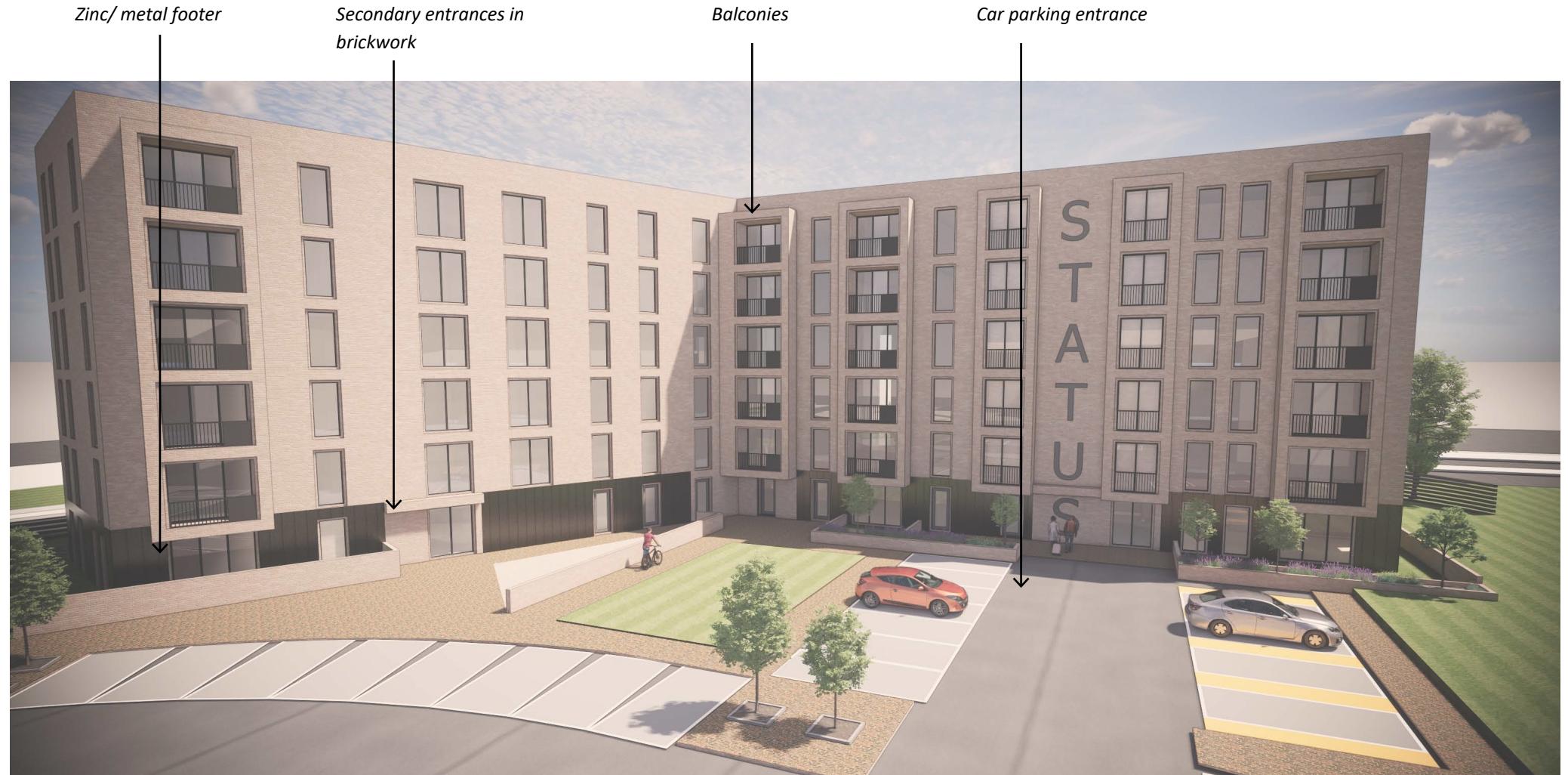
Aluminium sliding windows, double glazed with clear glass, with trickle vents, RAL 7016



Visuals: South



Visuals: South



Visuals: West



Massing in Context



Conclusions

In total, the development provides 67 new units, with the following mix:

- 26no 1 Bed (38%)
- 23no 2 Bed (34%)
- 18no 3 Bed (27%)

All units meet or exceed minimum space standards and every unit has access to private amenity, with Gardens provided to the Ground Floor units.

50 (75%) of the 67 units are dual aspect or better.

108 internal, secure cycle spaces are provided.

The scheme introduces a sustainable form of energy, with 134 Photovoltaics proposed on the Roof and 4no EV spaces are provided.

The proposals have considered pre-application advice to bring forward a high quality residential use, which is consistent with the massing of the hotel consent and is suitable for the locality.