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all dimensions to be checked on site and architect notified of any discrepancies prior to commencement.  
**do not scale.**

notes:

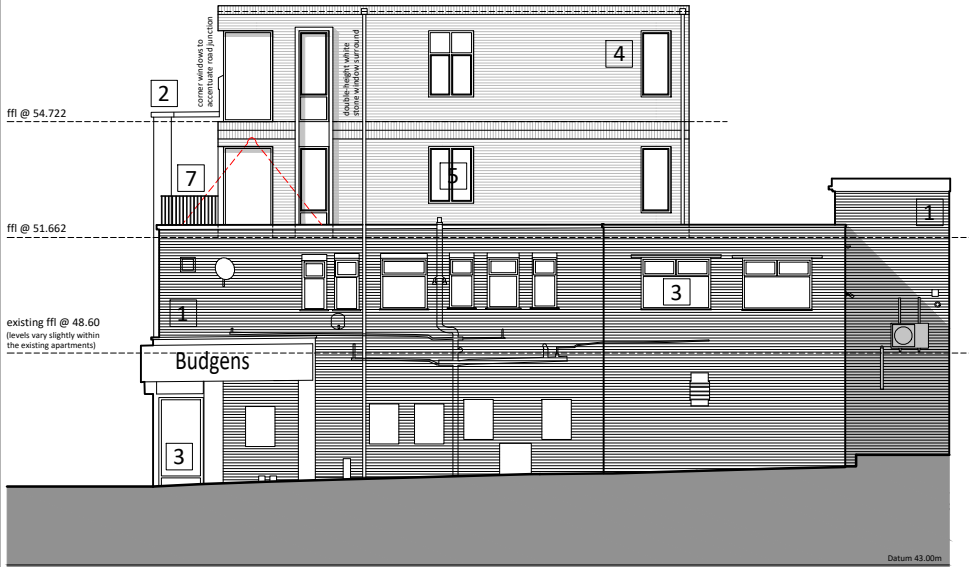
Drawing based on survey and lease info provided by others

024681012

scale 1:200metres



elevation 1 | front (victoria road streetscene)



elevation 2 | side (linden avenue)

- 1

Existing facing brickwork laid in flemish bond (colour: brown/dark red); soldier coursing applied to window heads
- 2

Existing stone features (incl. flat roof coping)
- 3

Existing aluminium polyester powder coated framed windows and doors (colour: white) with matching cills and infill panels; colour variations to some of the retail units along the main elevation
- 4

New facing brickwork laid in flemish bond (colour: brown/dark red to match existing); soldier coursing applied to parapet walls and to accentuate floor divisions
- 5

Aluminium polyester powder coated framed windows, doors and rooflights with solar glass where required (colour: TBC); opening lights subject to detailed design; associated window surrounds designed in corten to match relevant facade details
- 6

2-3mm thick corten steel cladding (naturally weathered, brushed and wiped clean); crystal clear one-part air cured coating for corten and bare carbon steel (Bromoco CT-7571-T Corten Sealer or similar approved) to be applied to all exposed panels to ensure colour/texture protection and maintenance free application

All panels to allow for faced-fixed fixing detail; external shadow gap joints to vary between 5-15mm to accentuate specific panels (of varying sizes), which are to be laid in random manner to ensure vibrancy
- 7

Metal balustrade to all balconies and decking (corten finish to match other detailing)

Square aluminium rainwater downpipes and hoppers (colour TBC); hidden rainwater gutters and downpipes where applicable

A 09.06.2023 | Layouts and elevations updated to incorporate design team's comments - as per feedback received via emails on 2nd Jun 23 (FF)

rev:    date:    comment(s):    name:    check:

IDP

ARCHITECTS.

URBAN DESIGNERS.

PLANNERS.

PROJECT MANAGERS.

LANDSCAPE ARCHITECTS.

WE ARE IDP.

status:

PLANNING

3

client:

Urbanhold Ltd

job:

25-49 Victoria Road, Ruislip Manor

title:

elevations | front & side (linden avenue)

drawn:

ff

date:

May 23

checked:

ff

scale @ a3:

1:200

job no:

C4163

drg no:

020A

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