Height and Massing: Street Views

View Study

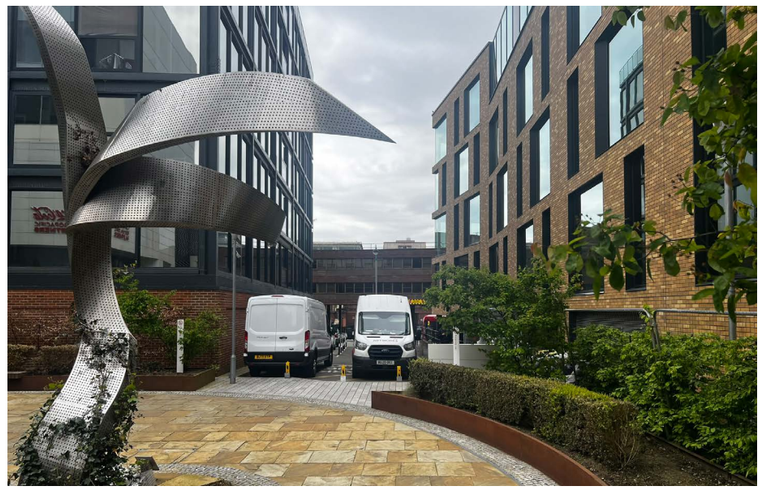
10 Proposed view from Windsor Street

11 Proposed view from High Street

12 Proposed view from Friend's Walk

10 Existing view from Windsor Street

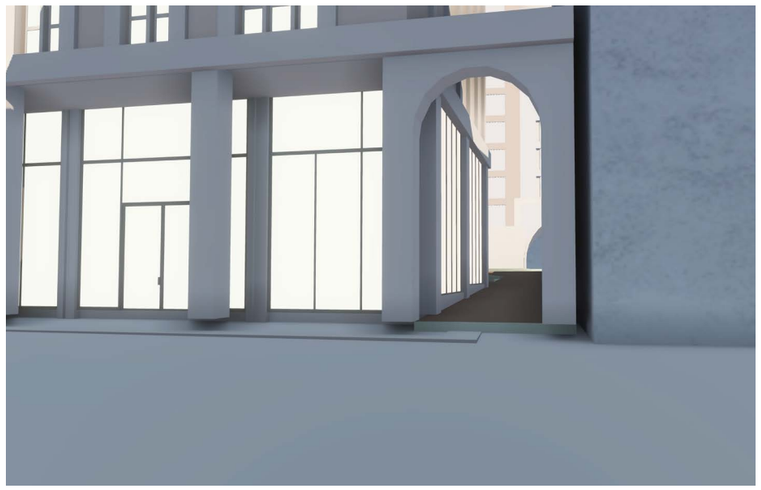
11 Existing view from High Street



12 Existing view from Friend's Walk

Height and Massing: Street Views

View Study



13 Proposed view from High Street to Cock's Yard

14 Proposed view from High Street

13 Existing view from High Street to Cock's Yard

14 Existing view from High Street

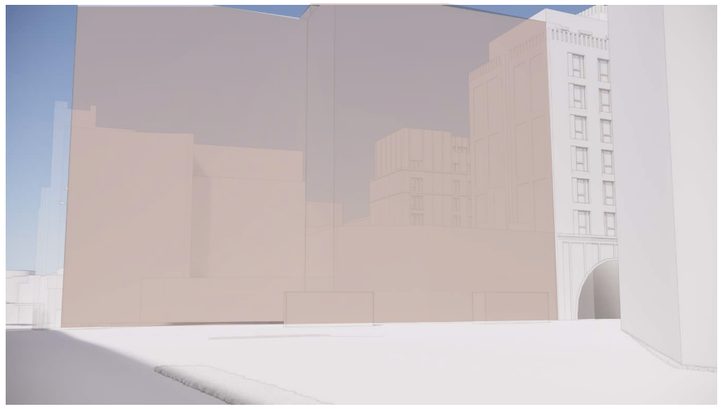
Comparison with Adjacent Potential Development

View Study: Comparison with potential development to southern site

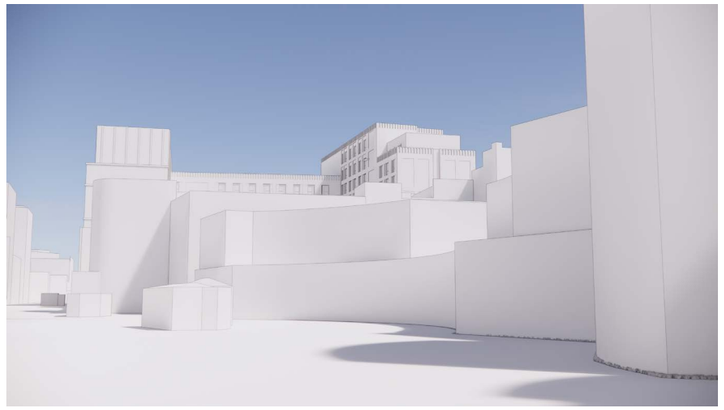
The site allocation in the Hillingdon Local Plan: Part 2 in Policy SA 26 notes that the site should provide scope for the redevelopment of the southern site.

The images on this page shows the comparative impact on views when considering the potential redevelopment of the southern site, at a scale previously presented to the council. In line with similar recent developments nearby we have shown the potential adjacent buildings to be at circa.8 storeys high.

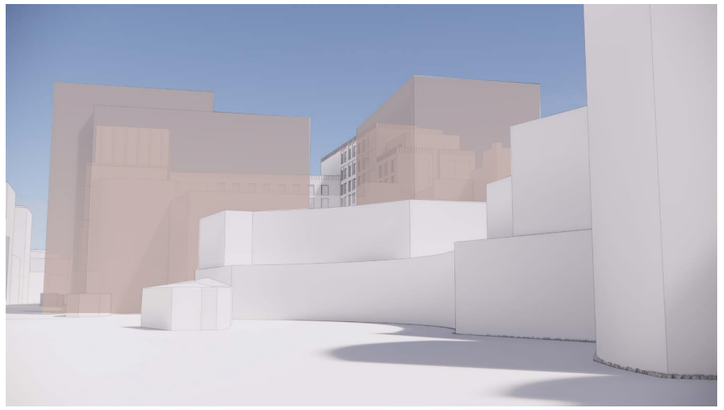
View from Bakers Road bus depot



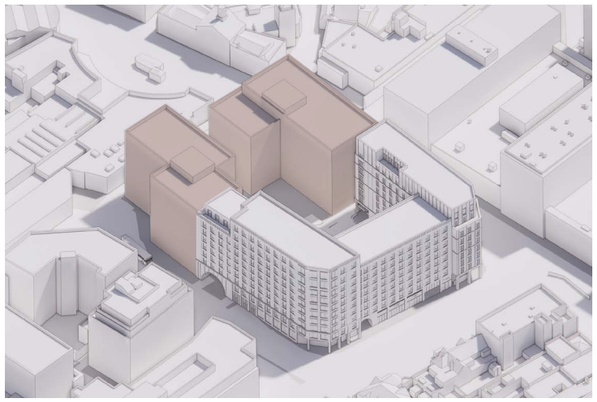
View from Bakers Road bus depot (with southern massing)



View from Uxbridge Station



View from Bakers Road bus depot (with southern massing)



Axo overview with potential development to the southern site

View from Windsor Street

View from Windsor Street (with southern massing)

Shadow Studies

Comparison of Existing and Proposed building shadows

Shadow studies were conducted to visualise the effect of the proposal on neighbouring properties.

Comparison of the existing building and proposal is shown on the following pages, at 9am, noon and 3pm during the spring/autumn equinox, and summer solstice.

MARCH 21 - SPRING EQUINOX

Existing Building

Proposed Building

JUNE 21 - SUMMER SOLSTICE

Existing Building

Proposed Building

09:00

12:00

15:00

08

Materiality and Elevational Character

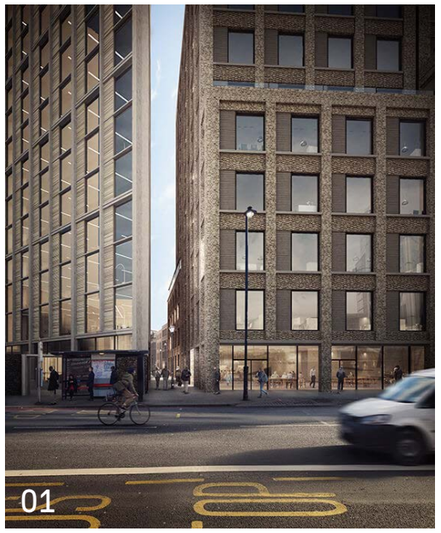
Elevational Precedents

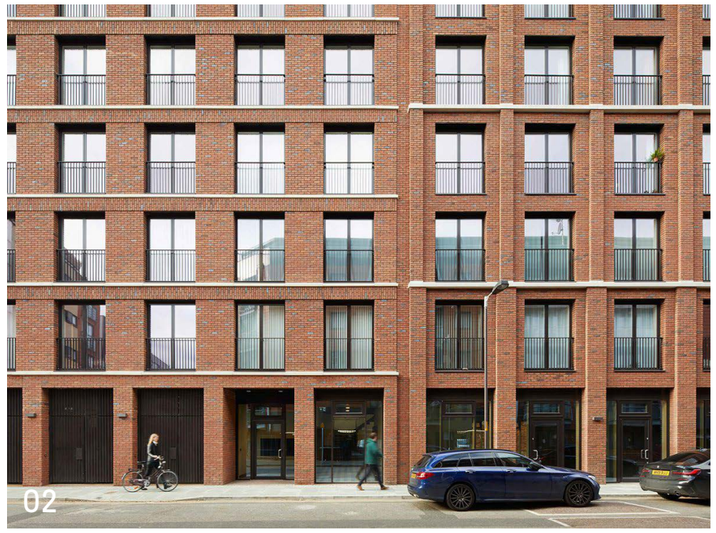
Precedent Study

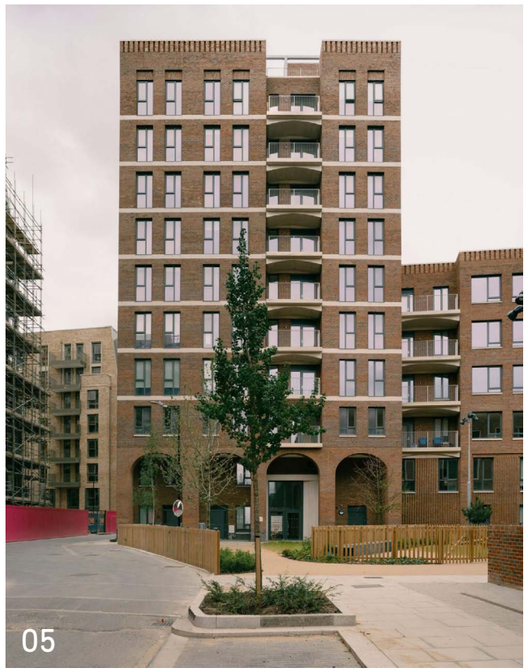
The nature of the room modules for both co-living and hotel uses predetermines a repetitive facade grid. As a result, the hierarchy and differentiation of the facade elements play a critical role in providing a different character to each block.

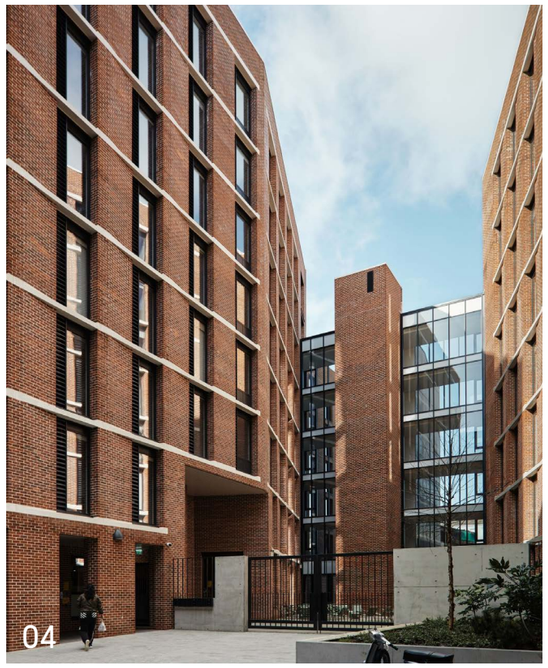
The emerging facade devices that help to achieve this include:

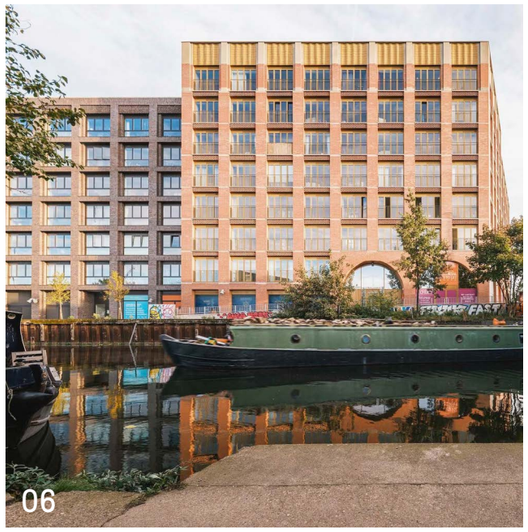
- Brick Piers
- Horizontal contrasting banding
- Varying storey grouping
- Textured brick detailing









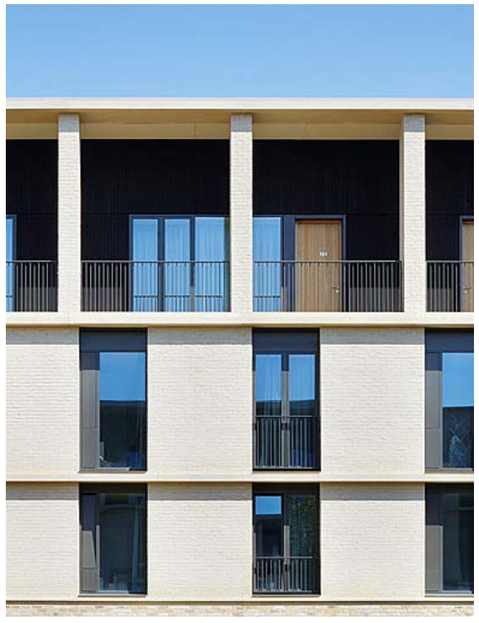


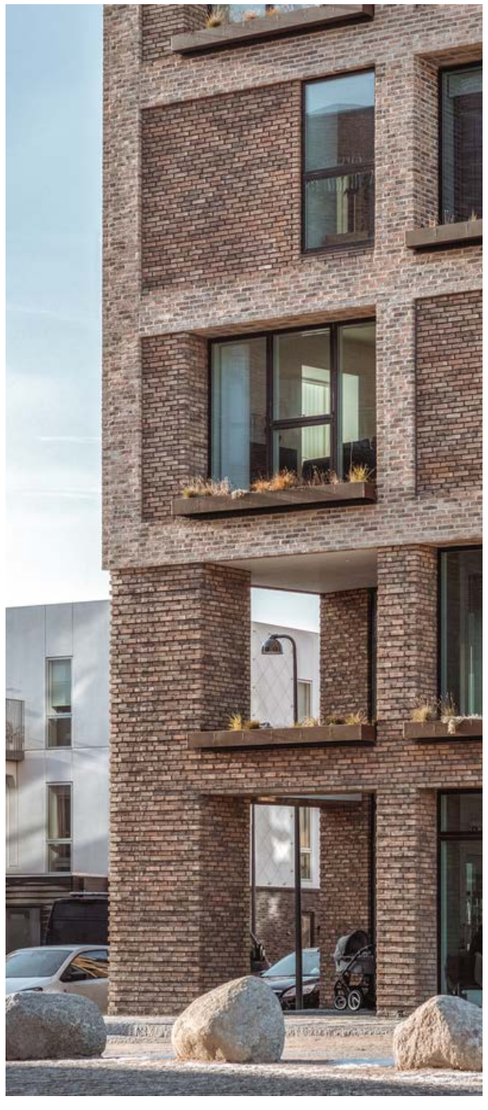
1. Blossom Street, Shoreditch
2. Varcoe Road, Southwark
3. Penarth Street, Southwark
4. Lee Point Student Accommodation, Cork
5. Aylesbury Estate, Southwark
6. Neptune Wharf, Fish Island

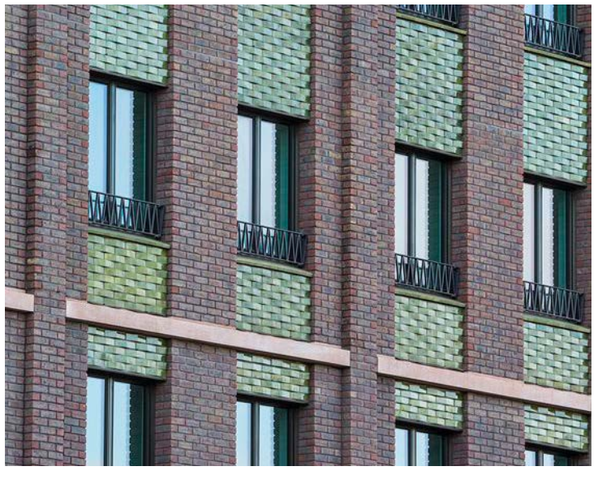
Elevational Precedents

Details

The aspiration regarding the detailing of the project is to provide a contemporary expression yet still relating the context. The images on this page show a sample of ideas relating to facade treatment, distinguishing different zones within a building and window arrangement.







Local Precedents: Fabric Buildings

Context Materiality and Details

The architectural approach has been informed by a thorough analysis of the existing character of Uxbridge High Street. The proposal looks to enhance the High Street and provide continuity through active frontages around the block.

The buildings along the High Street present typically neoclassical façades, with detailing provided through contrasting brickwork/ colour and relief of protruding banding and window surrounds. The ground floor is typically expressed in a different material and/ or colour, and grounded with piers in the case of shop frontages. On this page are a sample of buildings that show the architectural details of the area, which include

1. Horizontal emphasis
2. Fenestration detailing
3. Prominent base
4. Brickwork and texture combination

Although they have varying architectural detail, these buildings work together to create the urban character of the High Street.

Key Plan

Fabric Buildings

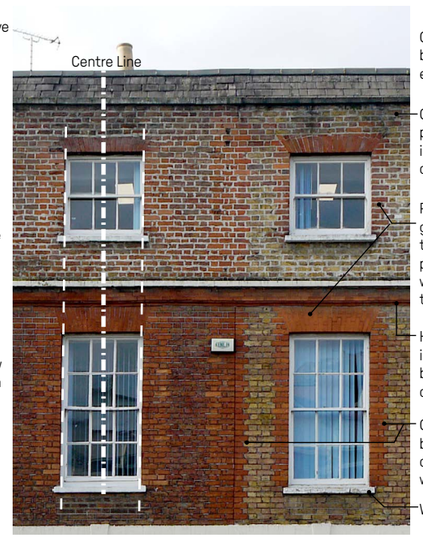
01. 26-27 High Street

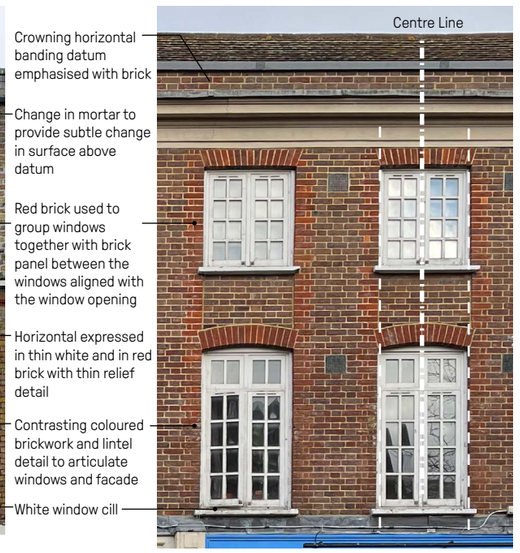
02. 64 High Street

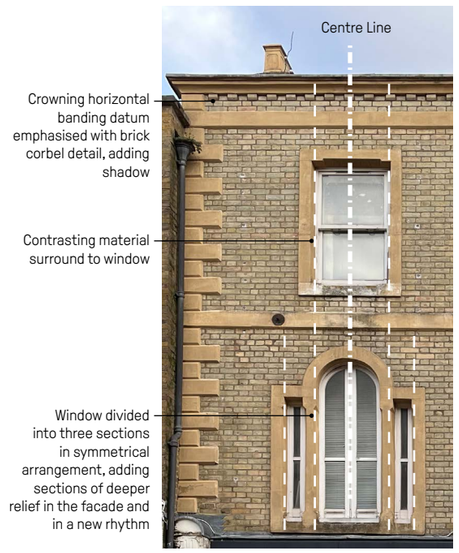
03. 185 High Street

04. 183 High Street

Window Details







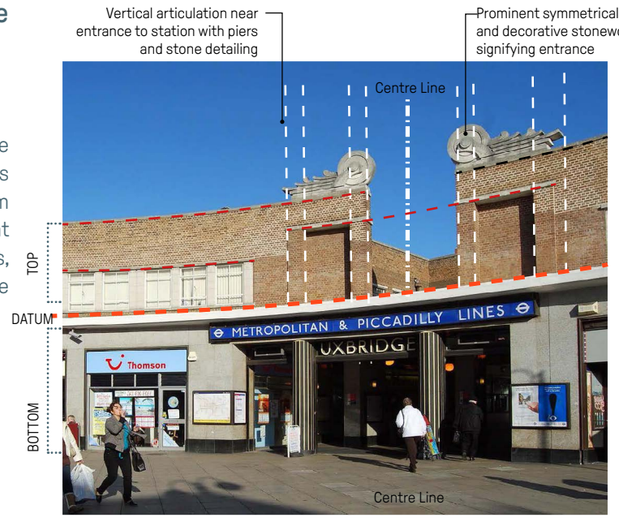
Local Precedents: Landmark Buildings

Immediate Landmarks

The proposal has the potential to be a new landmark building, marking the beginning of the pedestrian High Street. This section examines the architectural details of landmarks within close proximity to the proposal.

The landmark buildings near the site embrace the larger nature of their program - a station and a market hall. In both instances the architectural detail is paired back, using the regular rhythm of windows themselves as the primary pattern-making element across the facade. A change is presented at the central entrances, where the windows increase, decorative stonework/brickwork are introduced.

Detail: Landmark Buildings



Reinforced horizontal alignment repeats across facade

Thin horizontal banding cap

Relief in facade to add interest near entrance

Monolithic brick surface

Change in materiality

Contrasting columns, signalling entrance into station

Prominent symmetrical facade

Window spacing equidistant to column spacing - regular repetition

Long colonnade, adding shaded public realm, historically used to house market stalls

01. Uxbridge Station

Thin horizontal capping

Thin horizontal banding on window head and cill, matching capping

Thicker dividing panels between windows

Strong rhythm of windows

Large format material for base, with protruding capping element

02. Market Hall

White cornice detail to articulate pediment

Brickwork details around arched windows

Windows previously aligned, and were enlarged at a later date (balustrade infilled)

Historic balustrade detail under window panel

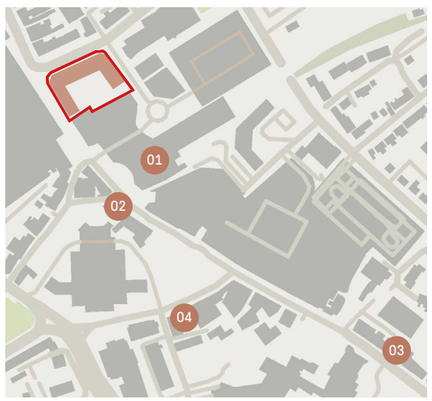
Monolithic brickwork covering surface of facade

Windows positioned centrally between columns below.

Protruding cornice extends to increase sheltered area

White doric colonnade, with additional square columns to mark corners and entrance

Public space at ground floor chamfered to increase public realm



Key Plan

Street Elevation Principles

Key Concepts and Areas of Articulation

Following our analysis of local precedents, the elevational strategy is to have a unifying architectural language across the scheme.

The co-living blocks will be take on a similar treatment referencing the ambient buildings of the urban fabric. The hotel block will have a bolder presence along the High Street. Together, they offer a contemporary response to the character of the area.

01

Building Mass - Tripartite Expression

The building mass is divided into three sections - base, middle and top - in keeping with the surrounding buildings in the urban fabric. The base steps up at the Bakers Road block after to address the change in topography

02

Horizontal banding

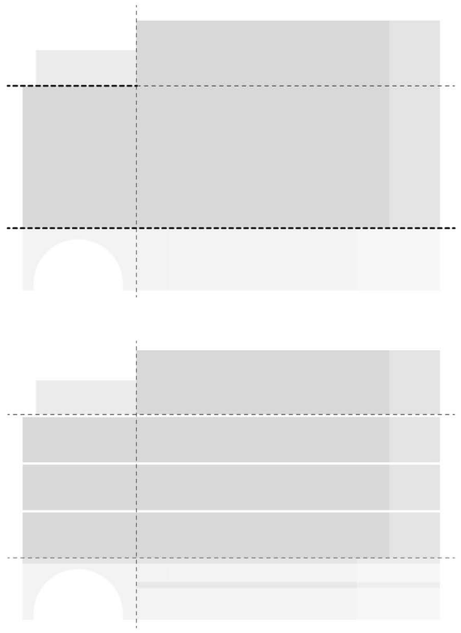
Horizontal elements are introduced to reduce the perceived height of the building form. This takes the form of light coloured banding, picking up the material at the base.

03

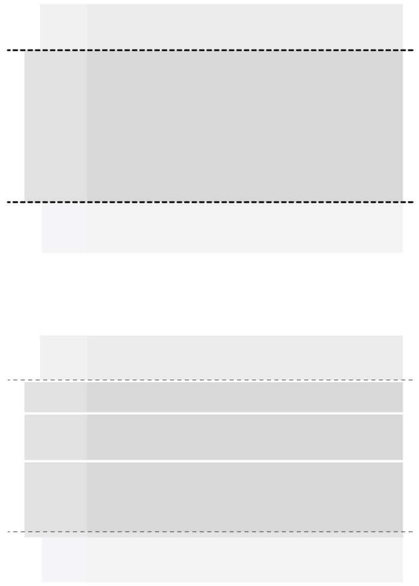
Vertical elements

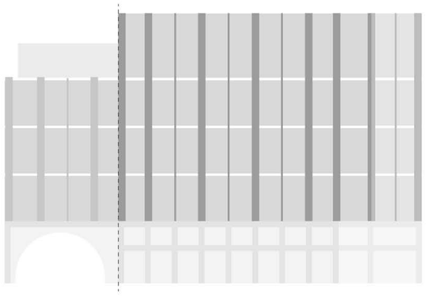
Along the base, piers are introduced which wrap around the entire block, anchoring the scheme as one. The secondary vertical elements are then extruded through the datum to create vertical subdivision . This is emphasised greater along the dominant High Street block being in the same material and plane, while along Belmont and Bakers Road the vertical element are in the same material as the block's brick texture, breaking up the horizontal banding

Co-Living Elevational Principles



Hotel Elevational Principles





Street Elevation Principles

Key Concepts and Areas of Articulation

04

Further detail

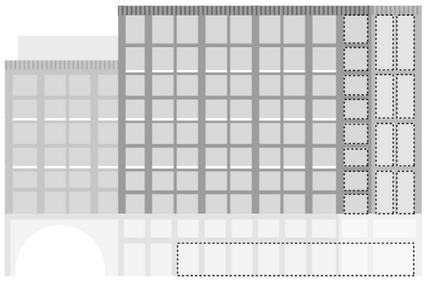
With an established vertical and horizontal hierarchy, further detail is added with horizontal and vertical elements in the co-living and hotel facades respectively. The Co-living entrance corner is further defined by vertically coupling sets of windows. Corners are articulated differently to add visual interest.

05

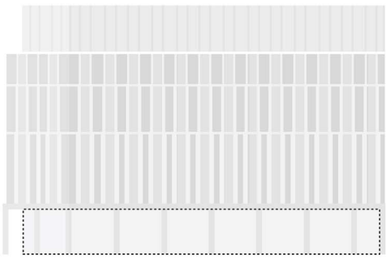
Fenestration

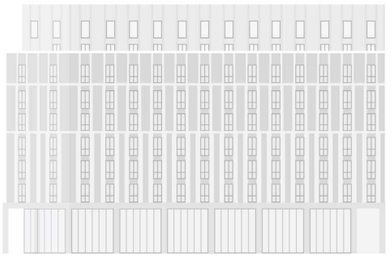
Windows are added to the facade in a regular arrangement to add to the pattern-making across the facade. Across the co-living blocks the windows are paired around the dominant vertical piers. Curtain walls are defined at ground level and signify active frontage.

Co-Living Elevational Principles



Hotel Elevational Principles





Proposed Materiality

Overview

The approach to materiality is to use the tonal variation seen in the existing context and apply it to the three blocks, as they each address their specific street contexts.

Each block has a primary material palette. The Bakers and Belmont blocks employ a primarily brick texture, connecting to the co-living program. As the nature of the High Street block is different due to its more public presence and the hotel program, a change in material in the form of composite cladding panels with textural variation.

The base unifies the three blocks, treated in a separate material palette with white brick and light toned composite cladding panels. The white texture of the datum is continued in the horizontal white banding above at a slimmer proportion.

The mortar for the main texture of the building is to match the tone of the brick to enforce the expression as a solid mass. A lighter mortar is used within the recesses to create variation across the facade. Window frames and operable panels are powder coated in a similar tone to complement the surrounding brick.

Bakers Road Elevation

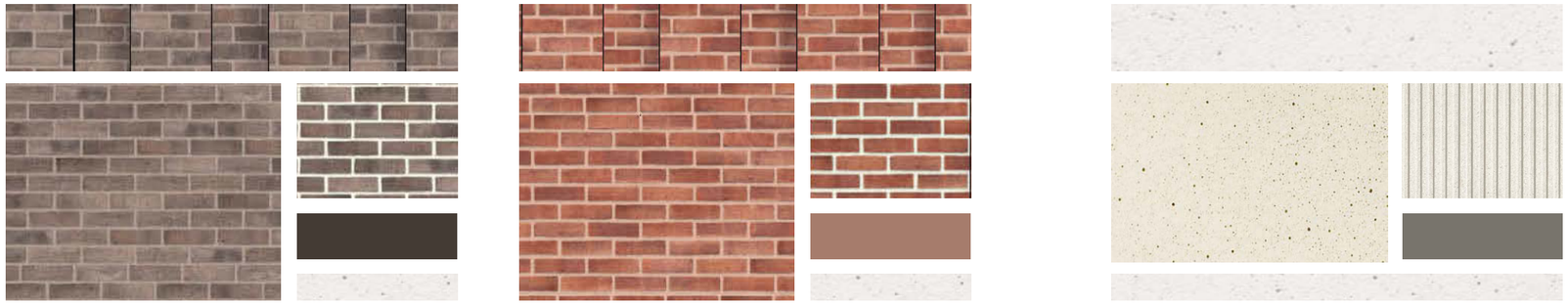
Belmont Road Elevation

High Street Elevation

CO-LIVING

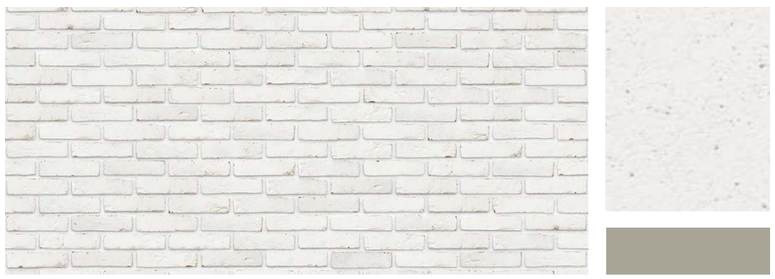
HOTEL

Material Palette



DATUM

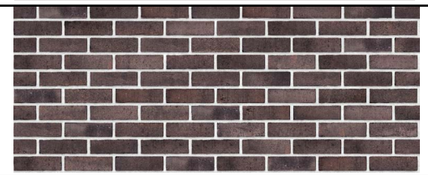
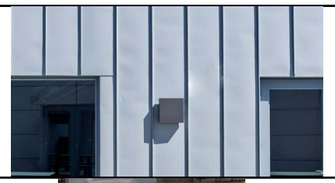
Base Material Palette



Material Schedule

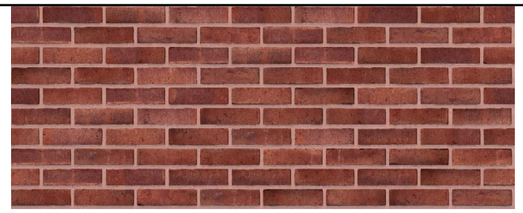
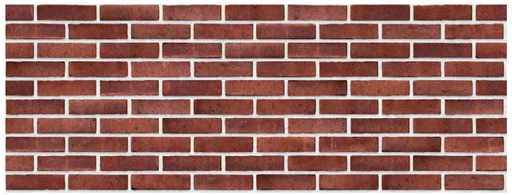
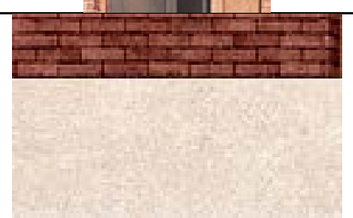
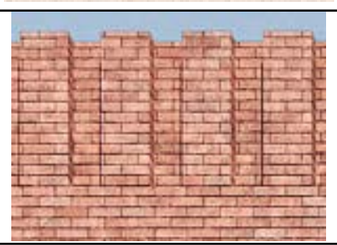
The material schedule adjacent outlines the materials to be utilized in our proposed design, as an overview of the approaches to each block. Each selection is thoughtfully curated to harmonize with the local architectural context.

BAKERS ROAD BLOCK

Part of building	Key Number	Material	Indicative sample image
PRIMARY MATERIAL	1	Brown brick, stretcher bond, matching mortar	
SECONDARY MATERIAL	2	Brown brick, stretcher bond, light mortar	
TERTIARY MATERIAL		n/a	
PRIMARY SETBACK MATERIAL	15	Zinc standing-seam cladding panel - grey	
WINDOW FRAME/PANEL/METAL DETAIL	10	Powder-coated metal - dark brown	
BANDING MATERIAL	6	Composite cladding panel - white	
CROWN DETAIL	1	Brown brick, stretcher bond, matching mortar	

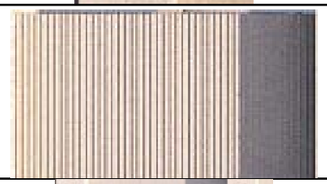
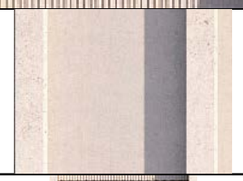
Material Schedule

BELMONT ROAD BLOCK

Part of building	Key Number	Material	Indicative sample image
PRIMARY MATERIAL	3	Red-tone brick, stretcher bond, matching mortar	
SECONDARY MATERIAL	4	Red-tone brick, stretcher bond, light mortar	
TERTIARY MATERIAL		n/a	
PRIMARY SETBACK MATERIAL		n/a	
WINDOW FRAME/PANEL/METAL DETAIL	11	Powder-coated metal - red-tone	
BANDING MATERIAL	6	Composite cladding panel - white	
CROWN DETAIL	3	Red-tone brick, stretcher bond, matching mortar	

Material Schedule

HIGH ST BLOCK

Part of building	Key Number	Material	Indicative sample image
PRIMARY MATERIAL	7	Composite cladding panel - beige tone	
SECONDARY MATERIAL	6	Composite cladding panel - white	
TERTIARY MATERIAL	8	Composite cladding panel - textured beige tone	
PRIMARY SETBACK MATERIAL	9	Composite Cladding Panel - white	
WINDOW FRAME/PANEL/METAL DETAIL	13	Powder-coated metal - grey	
BANDING MATERIAL	6	Composite cladding panel - white	
CROWN DETAIL	9	To match cladding below