

RUISLIP / HA4 6JB

THE BARN

DESIGN & ACCESS STATEMENT

DATE: SEPT 2024

REV: -

DESIGN & ACCESS STATEMENT

This Design and Access Statement accompanies a Full Planning & Listed Building Consent application made by Chase New Homes to the London Borough of Hillingdon for the development of the former Barn Hotel located off West End Road, Hillingdon, Ruislip, HA4 6JB.

This document should be read in conjunction with the submitted drawings as prepared by CMYK (Planning and Design) Limited, together with other documents produced by other members of the design team.

DESIGN TEAM:



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PART 1: Introduction



1.1 Site Planning History

The site has been subject to a recent refusal of planning permission (7969/APP/2023/1474) in September 2023 for:

‘Redevelopment of the site including the partial demolition of the existing Grade II Listed Building and conversion to 2 new residential units, demolition of surrounding buildings and erection of 2 new residential blocks with associated amenity space, landscaping and parking.’

The application was refused for 11 reasons, these are summarised adjacent.

The Applicant did not see merit in appealing the refusal and instead has invested significant time and resources into a fundamental redesign of the scheme, which looks to prioritise the setting of the listed buildings and address design and quality of development concerns from the refusal.

CMYK were appointed after the previous refusal to take a fresh approach and engage fully with the local authority via a detailed Pre Planning Application.

1. The development would be over development of the site, detrimental to the setting of the Grade II listed buildings. A lack of detail of the treatment of the historic fabric of the listed buildings was provided to enable the benefits of the scheme to be weighed against any potential harms.

2. The proposal would be visually dominant, and over development of the site at odds with the distinctive suburban character of the surrounding area, harming the visual amenity and character of the area.

3. The unit mix fails to provide sufficient family sized units to reflect housing need in the Borough.

4. Cycle parking design does not conform to the London Cycling Design Standards.

5. Insufficient information on overheating and any mitigation required.

6. Insufficient information on levels of daylight and sunlight amenity.

7. Suitable SuDs was not shown to be incorporated.

8. Inadequate information on potential harm to bat roosts.

9. Failure to provide adequate provision of disabled units.

10. Failure to provide adequate levels of amenity space for future occupants.

11. Absence of completed S106 Agreement.

1.2 LPA Engagement

Following the refusal of the previous scheme covered in the previous section our key focus has been to engage with the Local Planning Authority (LPA) in the form of a Pre-Planning application and discussions. The feedback received has informed the Vision for the scheme with the fundamental principle to design a scheme that provides public benefits that outweigh any potential harm to the significance and setting of the Listed Buildings

The Pre-Application feedback can be subdivided into the four headings and is addressed in detail at various stages throughout this document:

- ➔ Key Design Principles
- ➔ Layout, Public & Private Realm, Links & Landscaping
- ➔ Height, Scale & Massing
- ➔ Appearance & Design

The outcome of the LPA feedback has informed a development of 72no. Residential dwellings, including the two listed buildings known as The Farm House & The Leaning Barn with Oak Room and public open space.

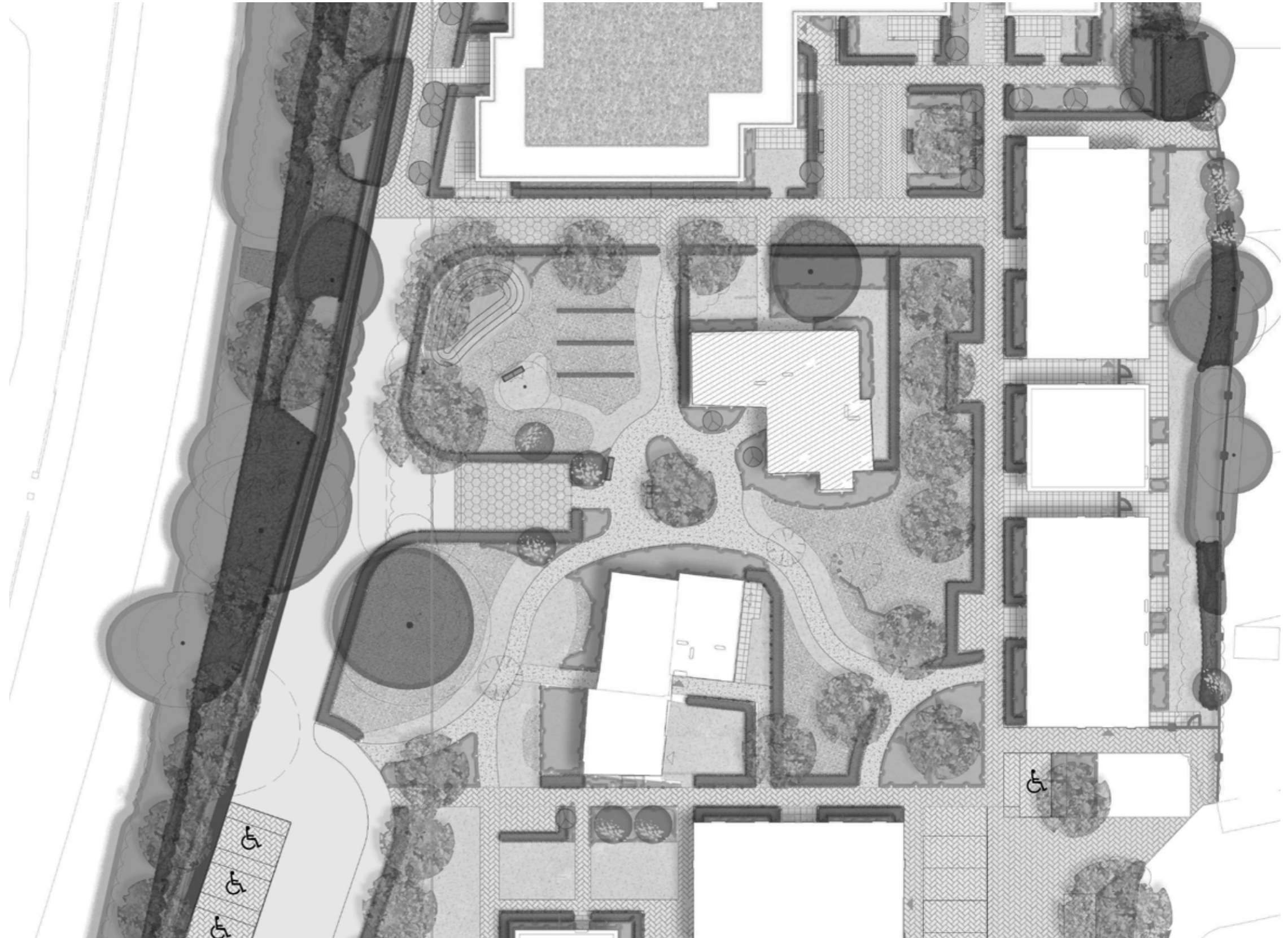


Figure 1.1: Listed Buildings within the Heritage Square



2.1 Location

The site is located 200m South of Ruislip High Street and Ruislip underground station which itself is located centrally within the Parish of Ruislip.

Ruislip together with 20 other Parish's go to form the London Borough of Hillingdon.

The London Borough of Hillingdon is the most Westerly London Borough approximately 15 miles for Central London.

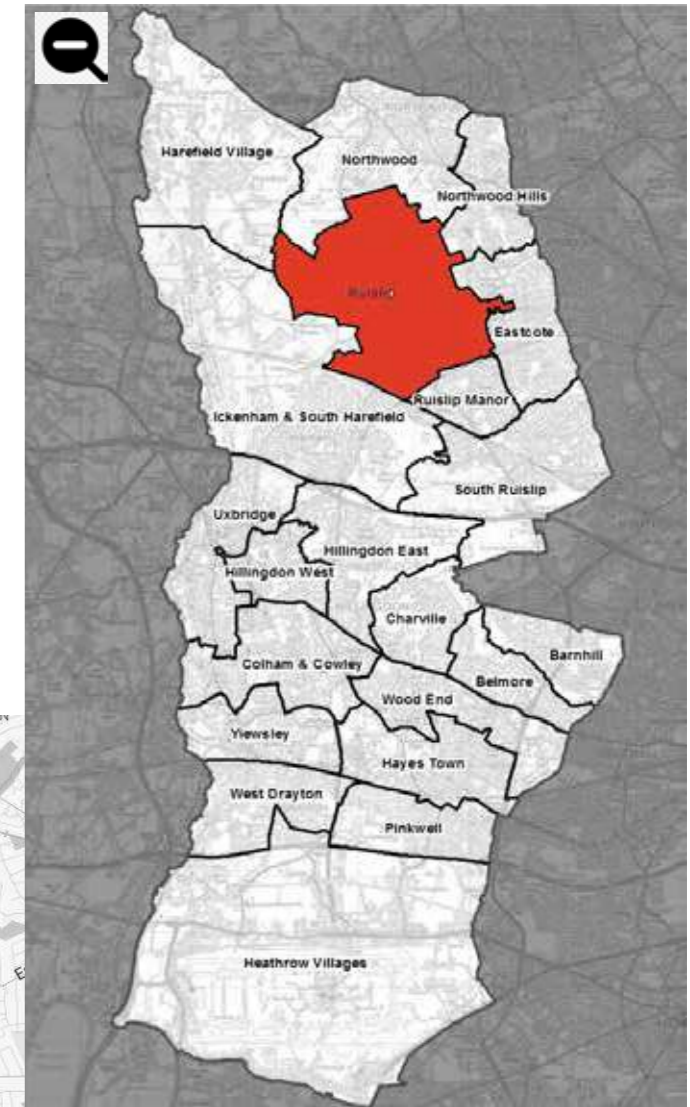


Figure 2.1: London Borough of Hillingdon Map



Figure 2.2: Ruislip Map

PART 2: Context















2.2 Facilities

The sites strategic location provides excellent access to a wide variety of facilities.

- 1 Town Centre Boundary
- 2 Bank
- 3 High Street
- 4 Supermarket
- 5 Ruislip train station
- 6 Ruislip Manor train station
- 7 Shenley Park
- 8 Ruislip Social Club
- 9 Grosvenor Vale football grounds
- 10 Masters Court retirement living
- 11 Scared Heart Catholic Primary School
- 12 Ruislip Rugby / Football Club
- 13 White House Nursery
- 14 West Ruislip station (18min walk)

Facilities ...within 5 min walk

	x 1		x 1
	x 1		x 100+
	x 1		x 1
	x 1		x 2
	x 1		x 1

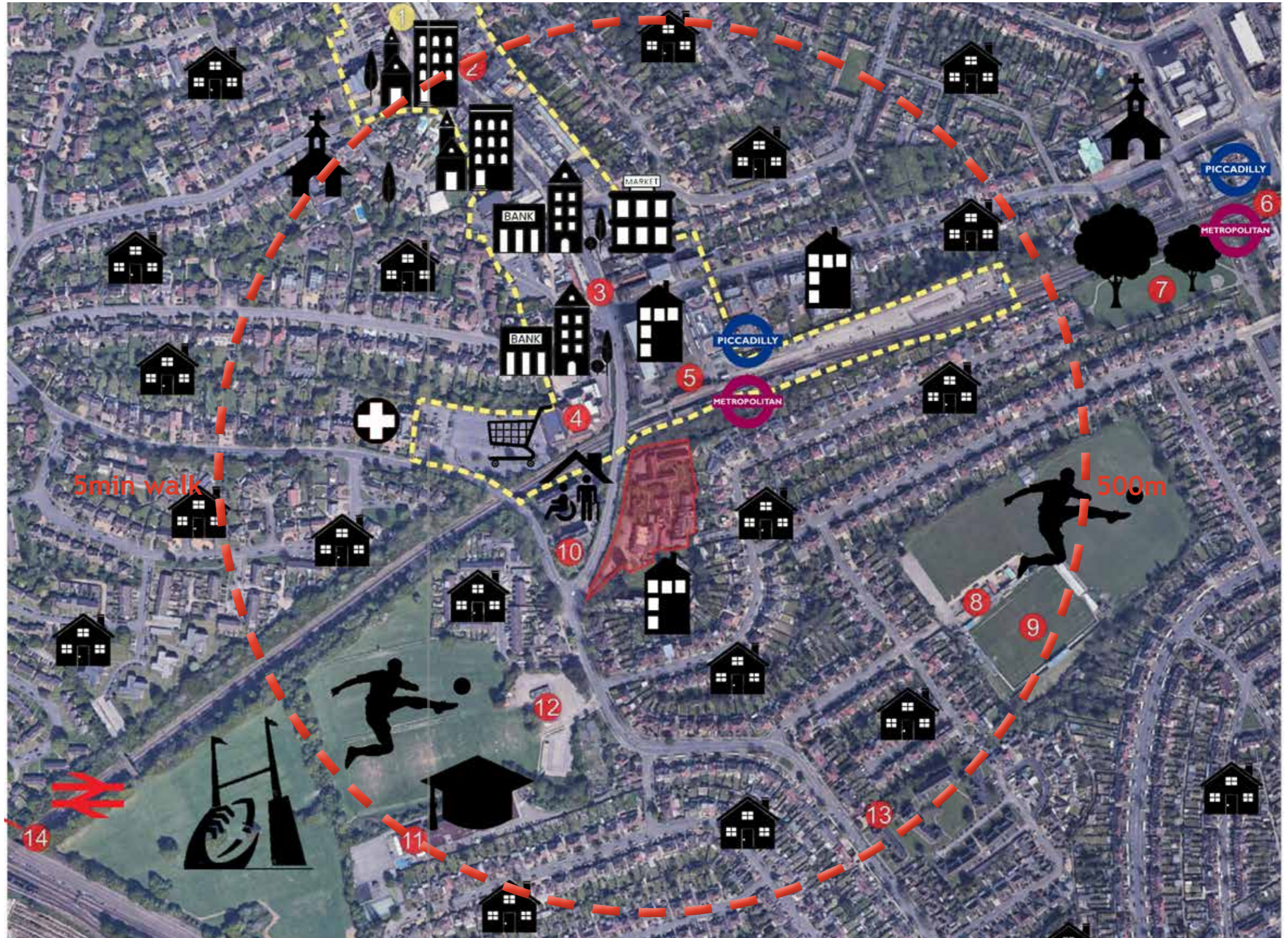


Figure 2.3: Aerial View Showing Local Services & Facilities

PART 2: Context



2.3 Transport Links

The site has a PTAL rating of 4 with a maximum parking requirement of 0.5 - 0.75 space per dwelling.

Roads	
	B466
	A4180
	A40
	Motorway (M40/M25)

Rail	
	Mainline Railway
	Central Line
	Metropolitan Line
	Piccadilly Line

Distance to Nearest...	
	Bus - 7no Routes 0.1 miles / 3 mins walk
	Rail - South Ruislip Chiltern Railways 1.8 miles / 34 mins walk
	Tube - Central Line 0.8 miles / 16 mins walk
	Tube - Piccadilly / Metropolitan 0.1 miles / 3 mins walk
	Motorway - M40 3.5 miles / 12 mins drive
	Motorway - M25 5 miles / 14 mins drive
	Airport - Heathrow 8.5 miles / 30 mins drive

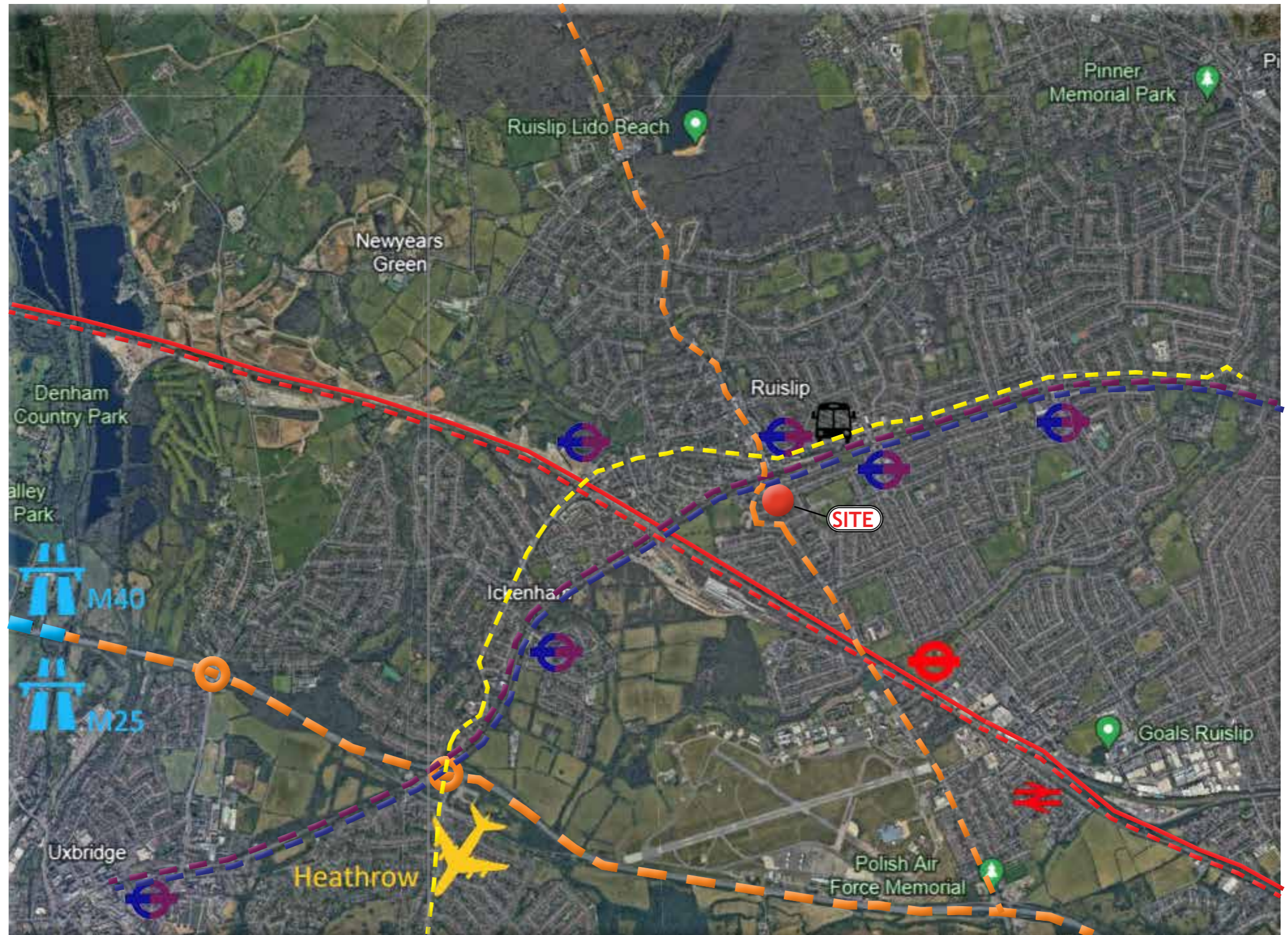


Figure 2.4: Aerial View Showing Local Transport Links



2.4 Site Context

BUILDINGS:

- Building 1 - Block A
- Building 2 - Block B
- Building 3 - The Farm House
- Building 4 - Leaning Barn & Oak Room
- Building 5 - The Lodge

Historic England note that the Farmhouse is seventeenth-century in origin. The Leaning Barn/Oak Room may have late sixteenth century origins at the earliest. Whilst both buildings may contain fabric from these dates, they are both much altered.

BOUNDARIES:

- Western Boundary - A40 and the landscaped highways retaining banking
- Northern Boundary - Piccadilly & Metropolitan tube lines separated with a pedestrian footpath.
- Eastern Boundary - Rear gardens and 1.8m close boarded fencing of the houses to Eversley Crescent
- Southern Boundary - Private amenity and 1.8m high close boarded fencing of Garden Close flats

TOPOGRAPHY:

- The site has a gentle fall of approximately 1m from the North East to the South West. This equates to a 1 in 170 Site fall.
- The Western boundary is banked up to the A40 rising from the site entrance up the railway bridge up to 5.5m above the site level.

LANDSCAPING:

- The site has a number of Category B & C trees predominately to the periphery of the site and around the Southern entrance.



Figure 2.5: Photo A



Figure 2.6: Photo B



Figure 2.7: Photo C

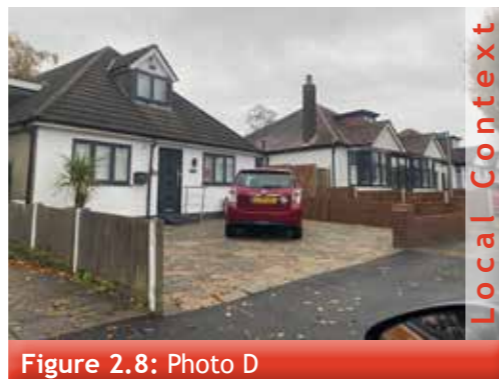


Figure 2.8: Photo D

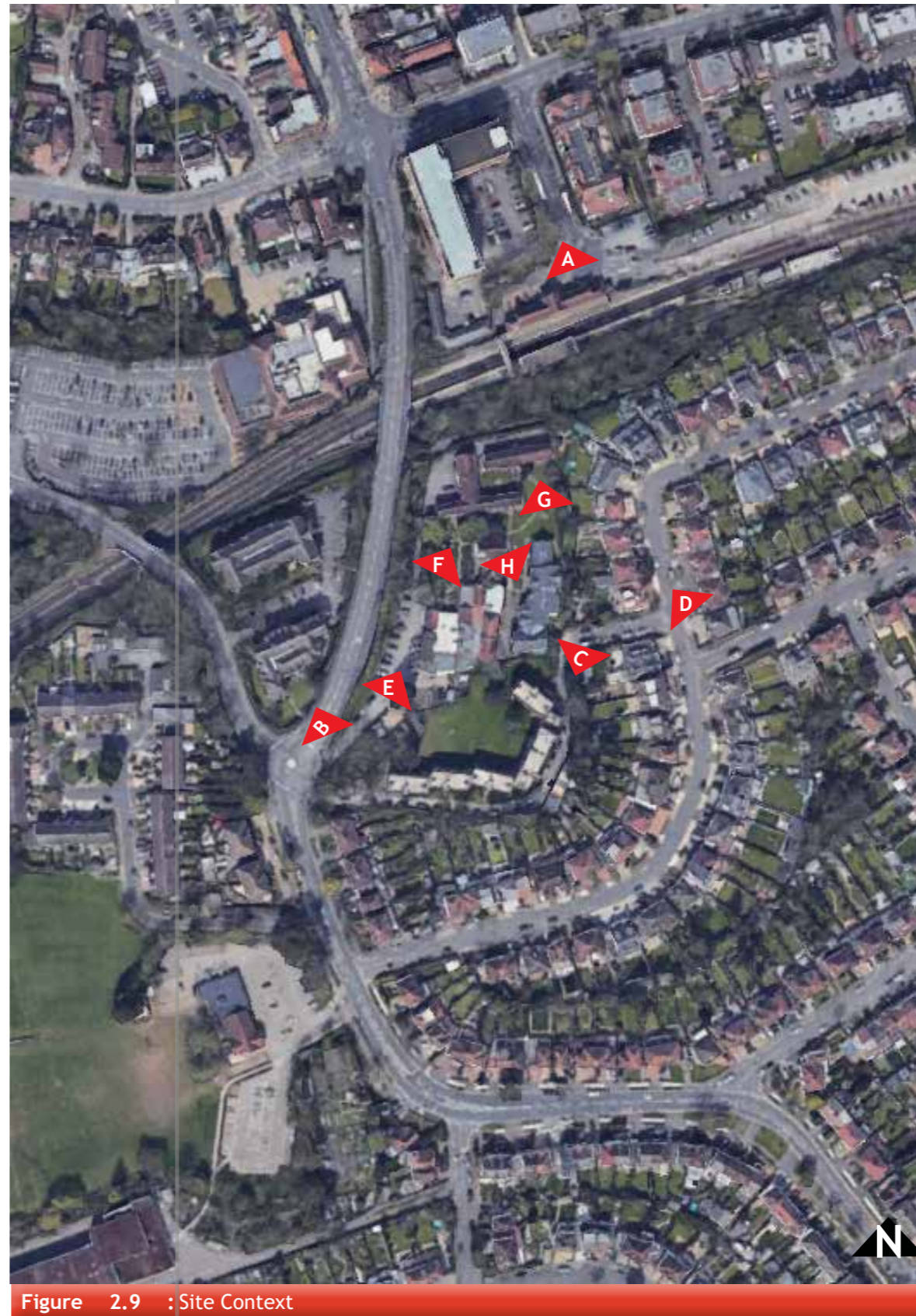


Figure 2.9 : Site Context



Figure 2.10: Photo E



Figure 2.11: Photo F



Figure 2.12: Photo G



Figure 2.13: Photo H



2.5 Local Character

Properties within the local area display a wide range of traditional and contemporary building materials, which are important in establishing character.

The variety of building styles and ages contribute to the character of the area. An analysis of the area identifies features, materials and details of note include the following:

- Predominantly red facing brick and render: Full height and half height render in light colours i.e. white, cream, etc.
- Frequent use of brick detailing, i.e. window heads, sills, string courses etc.
- A mix of window styles, typically with white or dark grey finished frames.
- Red plain roof tiles, pantiles and concrete interlocking tiles. Occasional use of slates or grey tiles.
- Varying roof pitches and styles including gables, hips flat and dormers. Occasional chimneys.
- Vertical tile hanging including decorative tiles.
- Occasional bay windows.
- A mix of porch roofs including flat, gable & lean to. Occasional recessed porch.



Figure 2.14: Local Character Study



Figure 2.15: View 1



Figure 2.16: View 2



Figure 2.17: View 3



Figure 2.18: View 4



Figure 2.19: View 5



Figure 2.20: View 6



Figure 2.21: View 7



3.1 Opportunities & Constraints

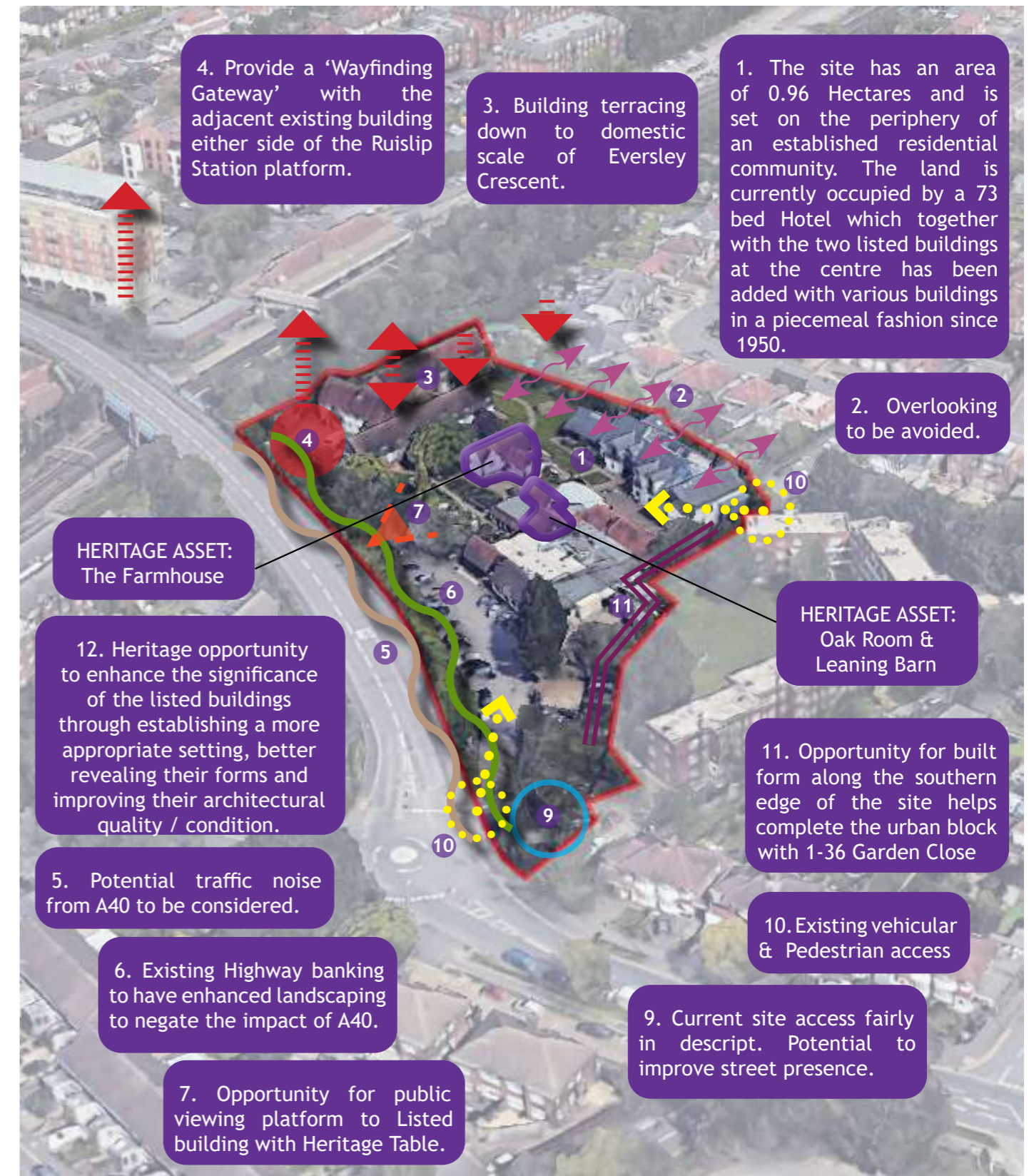


Figure 3.1: Opportunities & Constraints

PART 3: Design Response





3.2 Design Evolution up to Pre Application

By taking into account the topography, existing landscape features and surrounding context, and analysing the opportunities and constraints of the land an embryonic design for the scheme can begin to develop.

The design response seeks to achieve the following;

- A number of vistas will allow full appreciation of the Listed Buildings and can be reinforced by way of footpaths, allowing pedestrian access around the land / buildings.
- Creation of generous open spaces that will provide varied uses from more natural areas to formal play spaces. These will continue to establish a nett biodiversity gain.
- A sensible and sensitive use of height to the periphery, a development of quality, can be achieved, together with an enhanced setting for these important Listed Buildings.
- Create an outward facing development that will promote security.
- Our proposals seek to learn from the lessons of Sherleys & Masters Court sited on the other side of West End Road which do not ‘foster’ a dynamic and engaging streetscape that encourages walkability, wayfinding and a positive reciprocal relationship between the inside and outside space.

Early concept sketches were produced that sought to address these findings whilst showing simple land use, form and movement routes for the scheme. These were then worked up in more detail so that numbers, densities and block structures can be factored in.



Figure 3.2: Feasibility Site Plan



Figure 3.3: View A - South West Overview



Figure 3.4: View B - South East Overview



Figure 3.5: View C - Station Overview



Figure 3.6: View D - Entrance Street View



3.3 Pre Application Submission

Throughout the design process the applicant has engaged with the local Authority using the 'Pre-Application' process. A submission was made to Hillingdon Borough Council on the 31st January 2024. Material submitted included:

- Pre Application Statement by Barker Parry
- Schedule of Accommodation
- Site Plan @ 1/500
- Floor Plans @ 1/100 for all buildings
- 3D Visualisation (Figures 3.10 - 3.15)
- Design Evolution Document

Pre Application feedback was requested for the following items:

- The overall design and layout approach proposed including massing & heights.
- Heritage benefits of creating a landscaped public setting around the heritage assets and converting into flats.
- Principle of gate house units at entrance.
- The private amenity space provision for each dwelling balanced against high-quality communal areas and the acceptability of the proposed play space.
- The approach to using London Plan parking standards to reduce hard standing/parking areas and increase soft landscaped areas.



Figure 3.8 (above): Entrance
Figure 3.9 (left): SW Overview



Figure 3.10 (above): W Overview
Figure 3.11 (right): NE Overview



Figure 3.12 (below): Heritage Square
Figure 3.13 (left): SE Overview

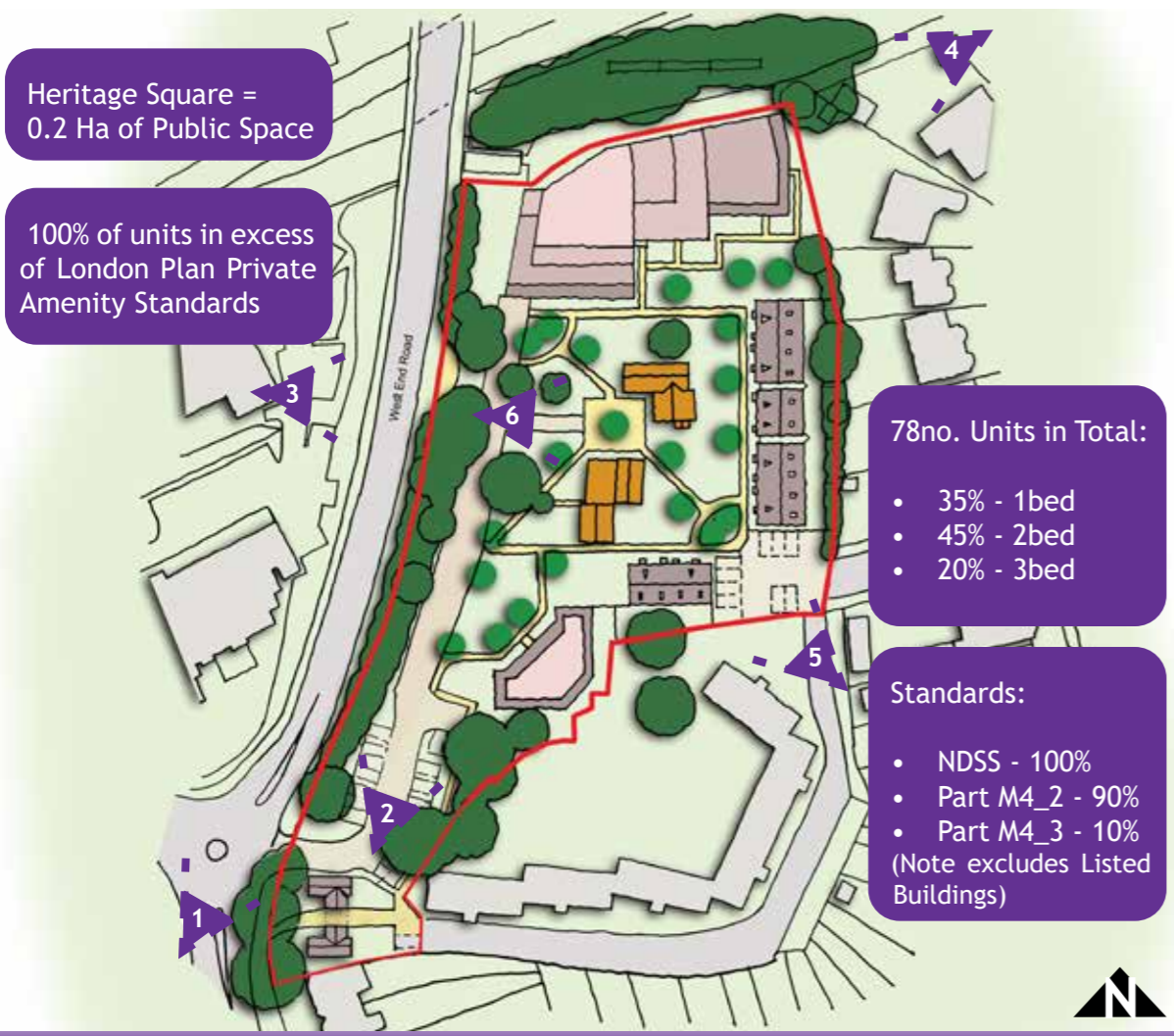


Figure 3.7: Pre Planning Application Site Plan & Accommodation

PART 3: Design Response



3.4 Pre Application Feedback

A Pre-Application Meeting was held on the 28th March 2024 followed up with a detailed report issued 11th July 2024.

The report acknowledged the following emerging principles as a positive:

- ➔ Providing separation and public realm open space around the listed buildings on the site, allowing them to breathe visually and alleviating some of the previous detrimental effects of feeling overbearing and dominated.
- ➔ Introduction dwellings along the Eastern boundary which contributes to urban repair, activation and establishing a back-to-back relationship.
- ➔ Introduction of built form along the southern edge of the site helps complete the urban block with 1-36 Garden Close. This broadly contributes to a better-defined street line, activation and fosters a back-to-back relationship with the adjoining outdoor communal recreation ground.
- ➔ The principle of a built form along the Northern edge of the site holds some promise. This block has the opportunity to serve as a gateway into the site and wider residential neighbourhood to the south-east. Moreover, it could provide essential activation and a public facing aspect at the north-west edge of the site and along the northern alleyway. It is essential that any built form in this location is of exemplary appearance, architectural and landscaping quality and that it allows sufficient public space around it.

The report also acknowledged the following design related items as requiring further attention:

- ➔ Reduction in building heights with all building across the site between 2 & 4 Stories.
- ➔ Reduce the impact to Eversley Crescent. The proposed massing and architectural form of the northern railway block results in an appearance, which is bulky, overly complex and inelegant. This is supplement by a large number of single aspect north facing dwellings. Furthermore, the ground floor is dominated by blank ancillary uses, resulting in a form of development which is considered incongruous, poor quality, overbearing and detracting.
- ➔ Establishing a pedestrian link from Garden Close to the southeast through the site to the Northwest steps leading to Ruislip Hight street & Railway Station. It is strongly encouraged to consider pulling back the block from the western edge to facilitate a more generous public realm at the north-western corner of the site, enunciating the approach from a toward the town centre.
- ➔ The layout remains heavily dominated by car parking, particularly evident at the entry points. In design terms this compromises the quality of the approach, public realm and activation in the proposed scheme, raising concerns about potential over-development on the site.
- ➔ The scheme presents as a disjointed assembly of what looks like four disparate clashing architectural styles & characters. Failing to relate well to the existing buildings on the site, the adjacent residential block to the south and adjoining neighbourhood to the southeast.
- ➔ Unifying, reconciling character that relates to the sites farmstead heritage with a rural / rustic character



3.5 Pre Application Response

The below records how we have addressed the councils design related issues with the subsequent design evolution.

REFERENCE SUPPORTING STATEMENTS: • PLANNING STATEMENT

Reduction in Building Height (All buildings between 2 & 4 storeys)

The railway block stepped up in height from 3 storeys to the Eastern boundary up to 6 storeys to the Western boundary. The height to the NW corner was proposed to relate to the 8 storey Rye House adjacent on the opposite side of the railway line.

The pre app response noted that the council did not consider justification for a tall building on the site especially considering the sensitive relationship to listed building within the site.

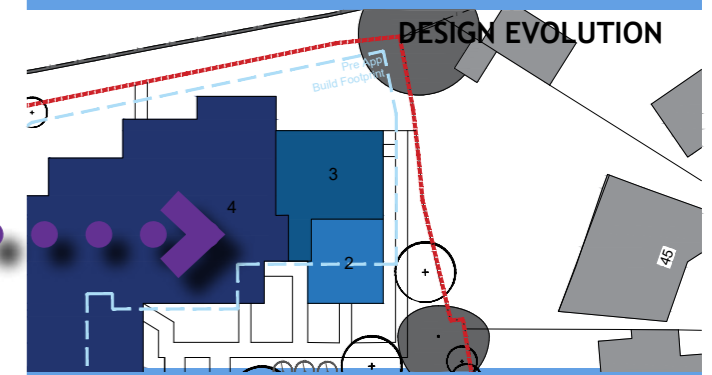
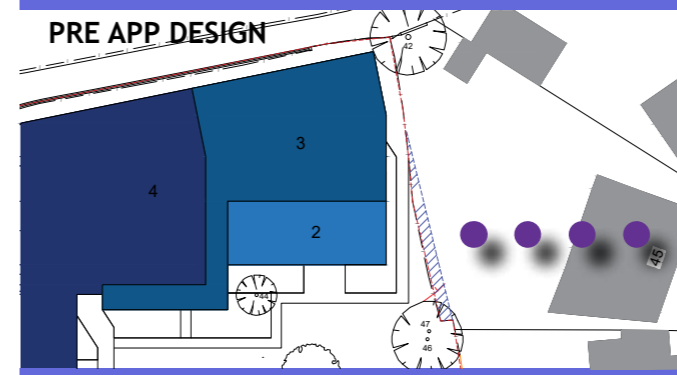
Building reduced to 4 storeys with the omission of the uppermost two floors.



Reduce Impact to Eversley Crescent

The Railway Block at Pre App composed of a Ground Floor plan with apartments facing South towards the Heritage Square and Parking, Ancillary and Plant behind to the North, East & West Elevations.

Omitting all parking from within the building footprint together with moving the building footprint further away from the Northern boundary has enable us to introduce more flats with active frontages (4 to 8 units) to the ground floor. In addition, the footprint has been cut back to the North East corner to reduce the impact on Eversley Crescent.



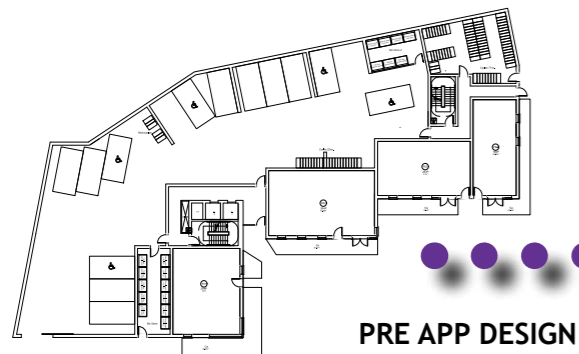
PART 3: Design Response



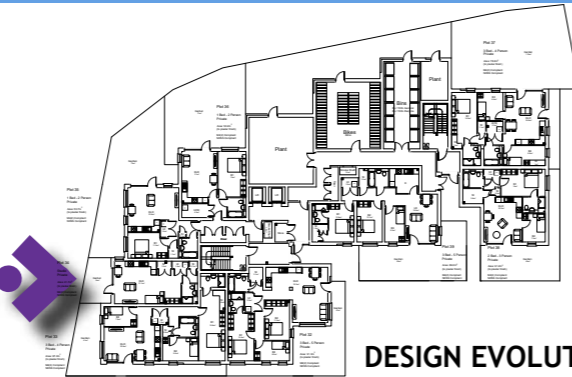
Reduce Impact to Eversley Crescent Continued

Ground Floor Plan at Pre App

Ground Floor Plan at Planning Submission



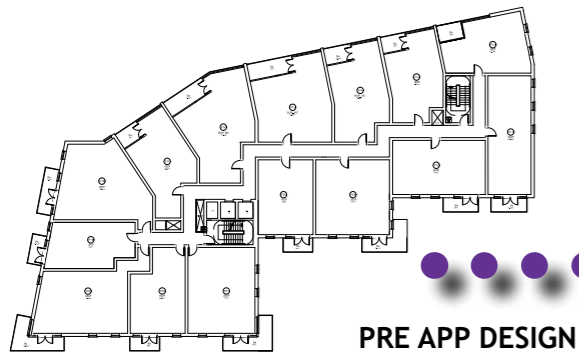
PRE APP DESIGN



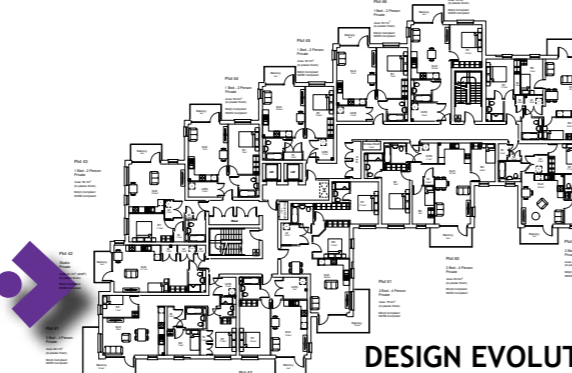
DESIGN EVOLUTION

Upper Floor Plan at Pre App with 5 no single aspect north facing flats

Upper Floor Plan at Planning Submission with no single aspect north facing flats



PRE APP DESIGN

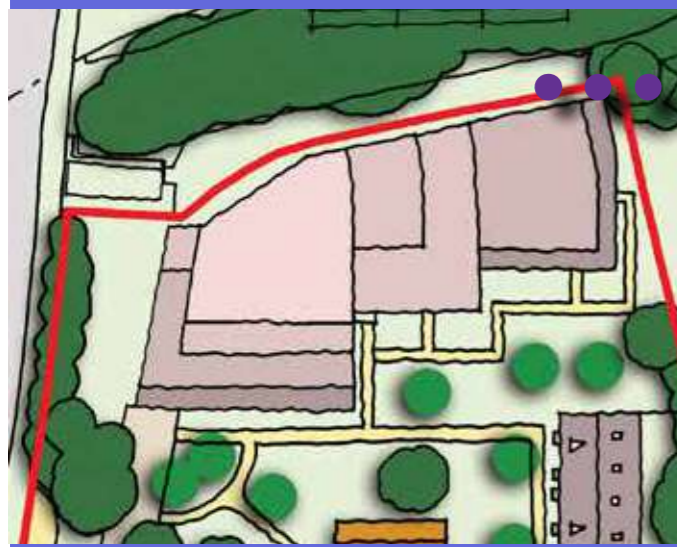


DESIGN EVOLUTION

Pedestrian Route Link Through Site

Pre App - No link

Planning Submission - Pedestrian Link



Address Disjointed Assembly of Clashing Architectural Styles / Characters

Contemporary approach to the Railway & Entry Blocks

Traditional approach to the Maisonettes & Gate Houses



PRE APP DESIGN

Contemporary approach throughout to all the proposed new buildings.

Consistent backdrop with the existing Listed Buildings taking centre stage.



DESIGN EVOLUTION

Unifying, Reconciling Character relating to Site's Heritage & Rural/Rustic Character

Pre App suggested project example: Accordia, Cambridge



Soft / Natural Boundary Treatment to Public Realm Metal Estate Railing with Hedging.



Projecting balconies with Laser cut balustrading to 'organic / tree' design.



PRE APP DESIGN

The Pre App design proposed a formal public realm design for the Heritage Square.



Organic / Natural Landscape design to echo sites Farmstead history.

DESIGN EVOLUTION



PART 4: Scheme Proposal



4.1 Key Elements

The underlying purpose for design quality and the quality of new development at all scales is to create well-designed and well-built places that benefit people and communities.

It may draw its inspiration from the site, its surroundings or a wider context. It may also introduce new approaches to contrast with, or complement, its context.

A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including:

- The layout;
- The form and scale of buildings;
- Their appearance;
- Landscape;
- Materials; and
- Their detailing.

It is important that the context of the location shapes ideas for new development, as the understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location.

If a development takes account of the specifics of the locality then this helps the community in being more likely to accept the new development, enhancing the sense of place and contributing to the cohesion of the area.

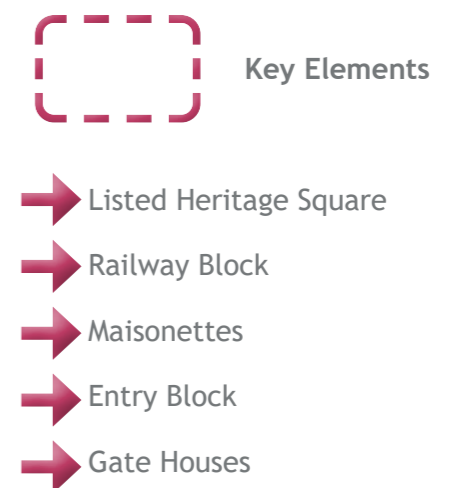
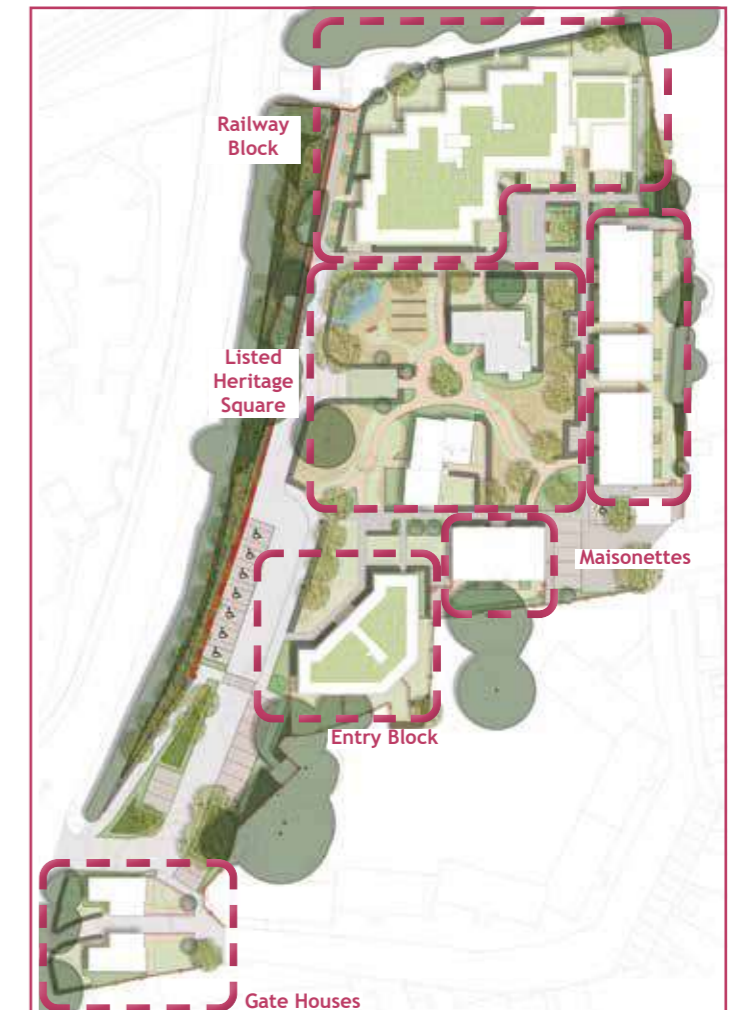


Figure 4.1: Scheme Proposal Key Elements

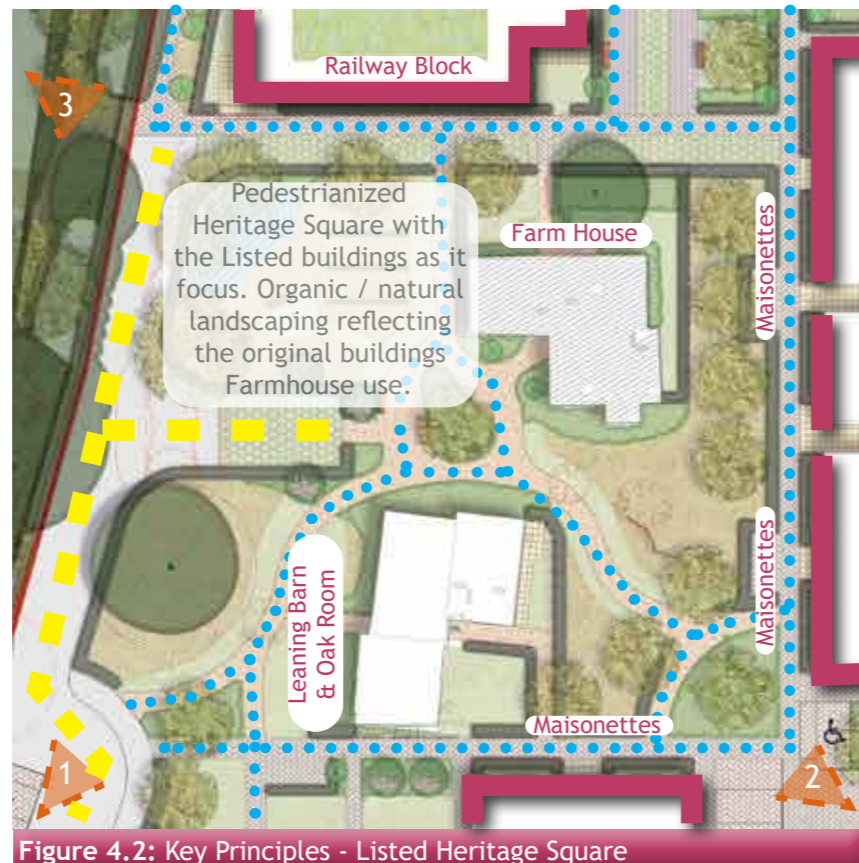


4.1.1 Listed Heritage Sq

Key

- Key building Frontage to Heritage Square
- Vehicular Access
- Pedestrian Access
- Public Right of Way
- Key Vistas

1. View from the main site access point into Heritage Square.
2. View from Garden Close access into Heritage Square.
3. View from West End Road

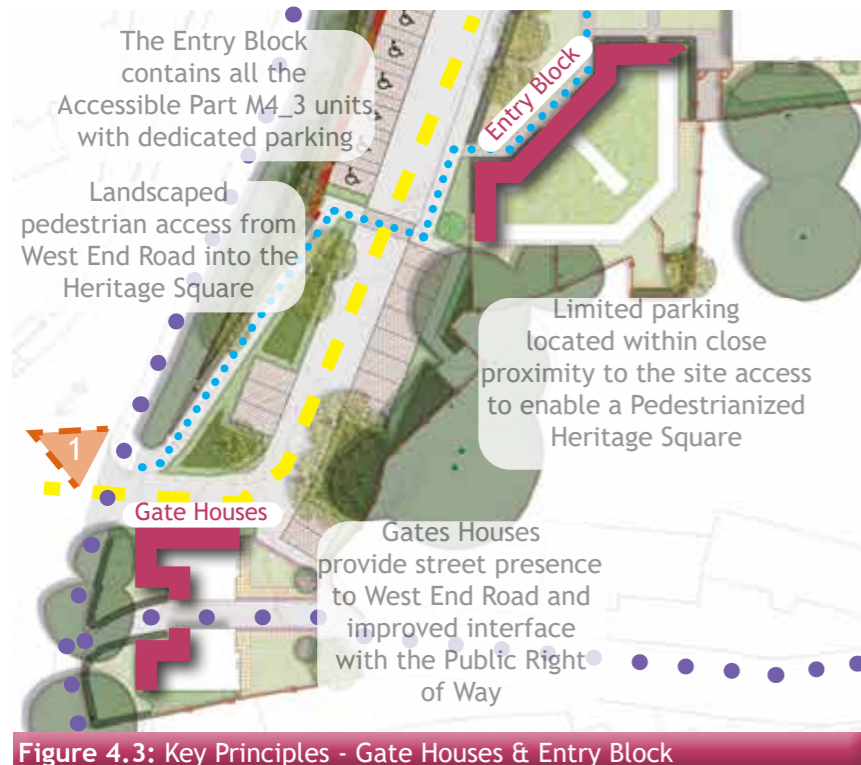
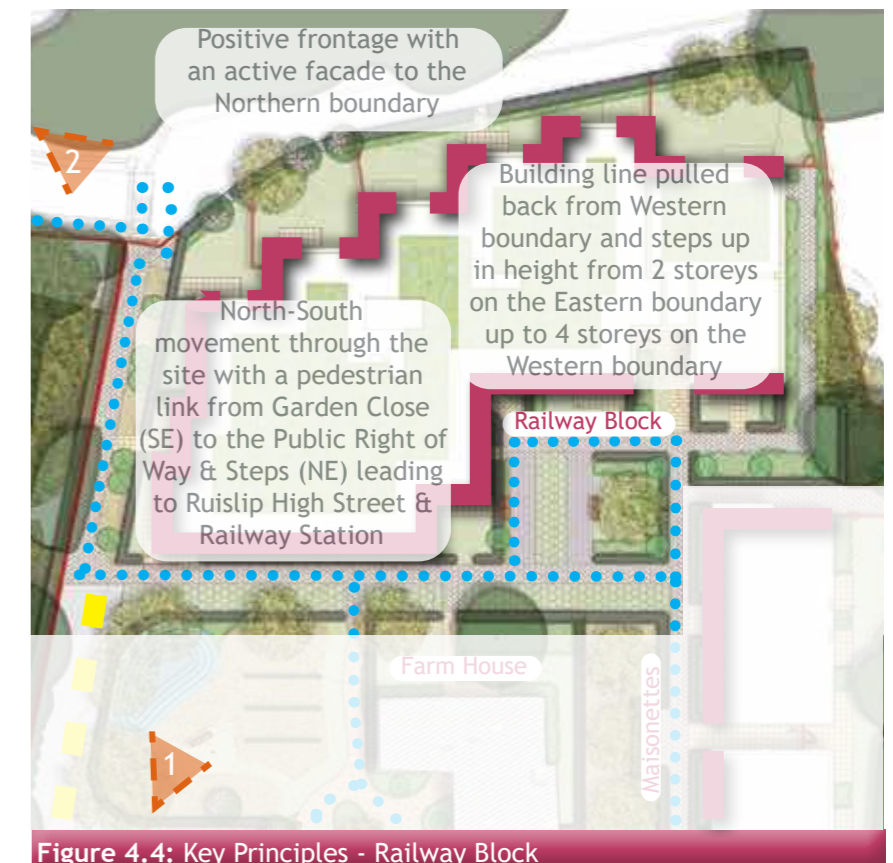


4.1.3 Railway Block

Key

- Key building Frontage to Heritage Square
- Vehicular Access
- Pedestrian Access
- Public Right of Way
- Key Vistas

1. View from Heritage Square with the Railway Block backdrop.
2. View from West End Road Railway Bridge

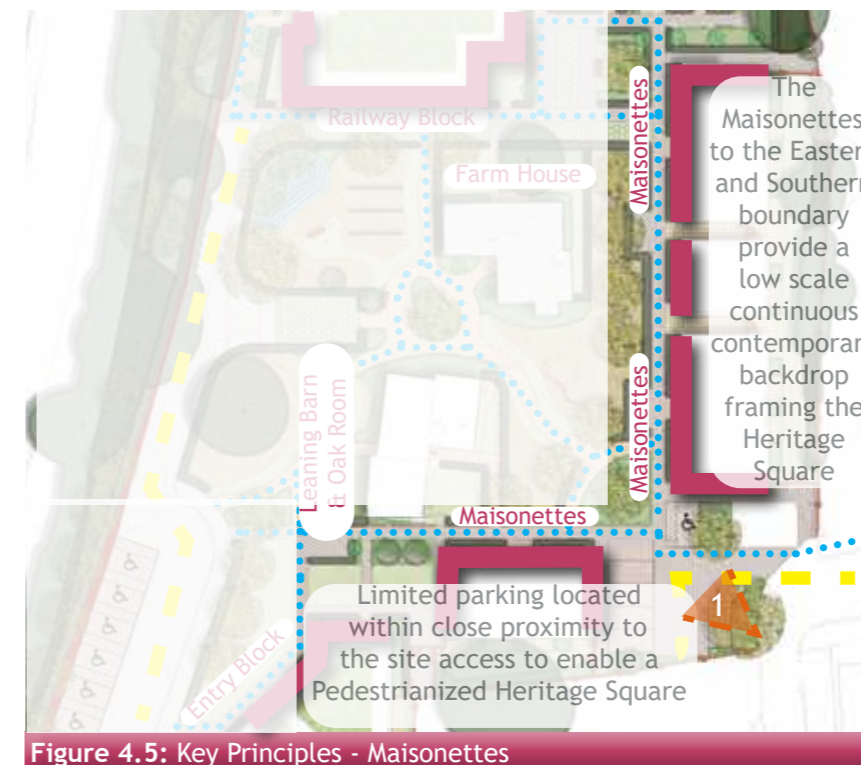


4.1.2 Gatehouses/Entry

Key

- Key building Frontage to Heritage Square
- Vehicular Access
- Pedestrian Access
- Public Right of Way
- Key Vistas

1. Main Site Entrance with Gate Houses behind tree canopies providing 'hint' of development within.



4.1.4 Maisonettes

Key

- Key building Frontage to Heritage Square
- Vehicular Access
- Pedestrian Access
- Public Right of Way
- Key Vistas

1. View from Garden Close access with Maisonettes framing view into Heritage Square.

PART 4: Scheme Proposal



4.2 Quantum, Density, Scale & Massing

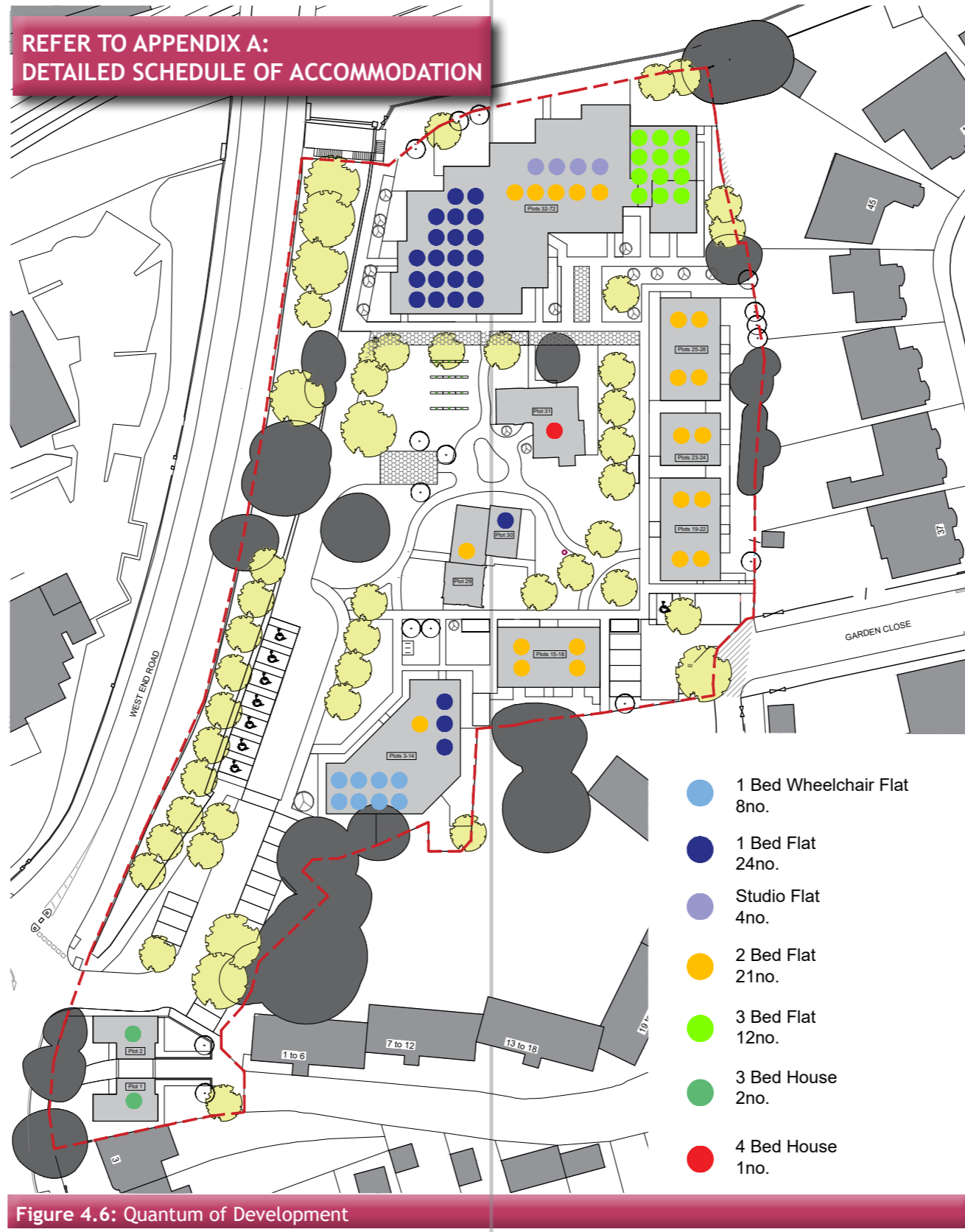
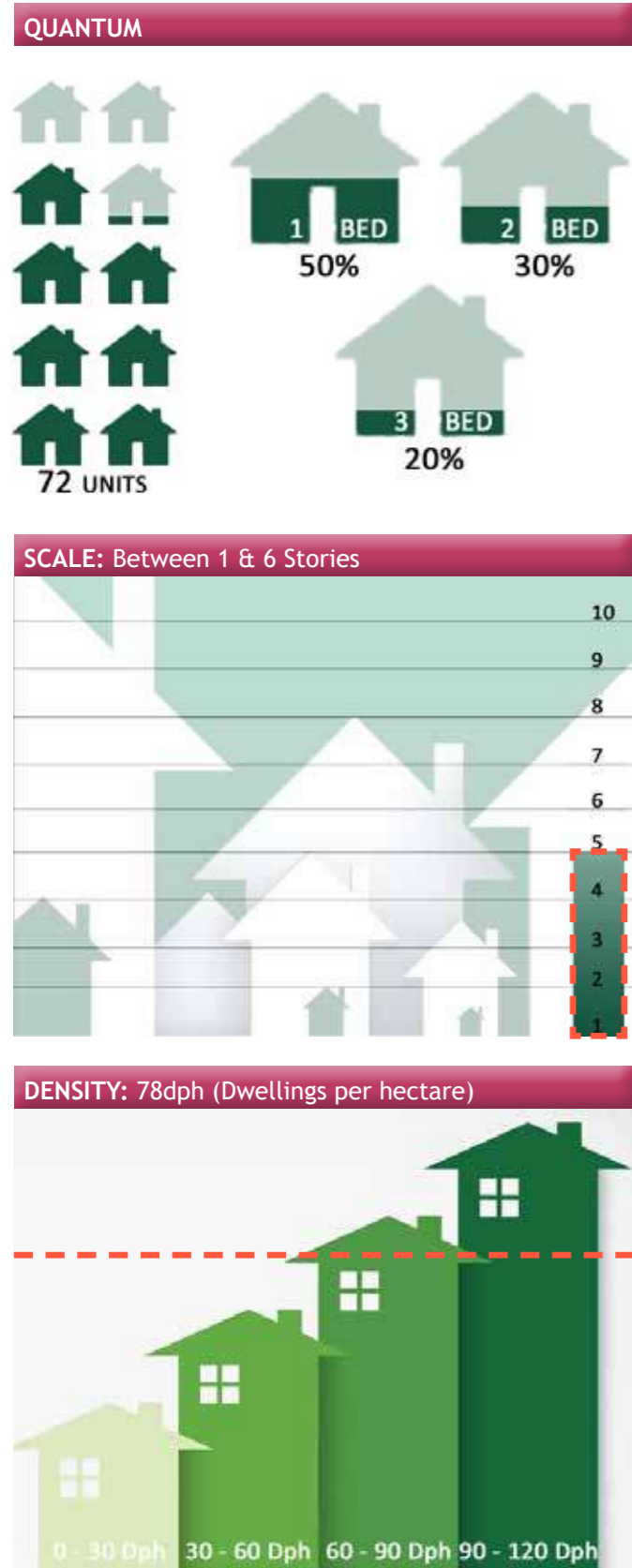


Figure 4.6: Quantum of Development



Figure 4.7: Scale, Massing & Interface Distances



Figure 4.8: Density



4.3 Building Design

In designing the scheme the proposal should be responsive to the site's context within the surrounding townscape and the setting of the Listed Buildings.

The context is varied in terms of age, size and architecture, therefore, it is considered important to establish an identity for the development site whilst also relating sympathetically to the existing vernacular architectural language of the area. The proposed contemporary design approach promotes a legible phasing amongst the Site's buildings. The expressed distinction between old and new architecture seeks to emphasize the age and significance of the listed buildings. This design approach alongside the considered arrangement of built form, being set back from the listed buildings, seeks to reinforce the prominent role of the listed building within the hierarchy

The scale and massing of the proposed will not only respond to an analysis of the area but is also designed such that the elevational massing reflects a human scale of architecture which, whilst impressive, does not alienate residents or passers-by.

The elevation treatment proposed for this development creates visual interest through the architectural detailing. The change in height to the buildings throughout the site also adds variety, ensuring that the environment created is not uniform.

Careful attention has been paid to the ratio between 'solid and void' and to the varying proportions to reflect that of existing buildings in the locality. The buildings are articulated both vertically and horizontally and the treatment of the roof-scape has been carefully considered. Due consideration has been given to create a cohesive feel to the development.

Design led from the outset with the focus on the creation of an enhanced setting around the Listed Buildings. A dedicated landscape setting is proposed around these buildings to enhance opportunities for public views and appreciation and provide a physical and visual separation from surrounding new built form.

The juxtaposition of the taller building next to low-rise heritage assets shall successfully create a high-quality environment when the setting is sympathetic. In this case, the proposals make the heritage assets the central focal points of the site with all other buildings on the peripheries of the site and a generous landscaped setting around. The closest buildings, the maisonettes, are limited to 2 storeys in height and the railway building starts at 2-storeys adjacent to the assets and gradually steps up to 4-storeys. At street scene level, the impression will be of modest massing around the assets.

Elevational themes have been established through the repetition of underlying elements to create harmony, order and rhythm.

A high-quality range of materials and finishes are specified with a cohesive palette of finishes and details established. External finishes (such as the roads and footpaths) will also be specified from a good quality selection which will include block pavers and setts. This consistency of detail and materials ensures an overall integrity to the scheme, promotes high quality design and responds to the best of the local vernacular.

The potential impact of the proposed development has been assessed within the accompanying Planning & Heritage Statements.



Figure 4.9: Maisonettes Fronting Heritage Square

A unified character across all building typologies with a clear design rationale

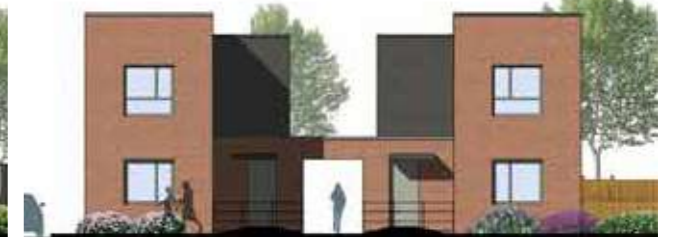


Figure 4.10: Gate Houses Signifying Entrance

A simplified design that is both elegant and relatable to the Heritage



Figure 4.11: Listed Oak Room & Leaning Barn

A subordinate backdrop to the Heritage Assets



Figure 4.12: Listed Farm House

A unified material palette that contrasts well with the Listed Buildings



Figure 4.13: Railway Block Facing Heritage Square



4.4 Materials & Details

Materials and detailing play an important role in establishing the character and identity of a scheme.

Buildings have been designed to reflect the characteristics of the local area. The intention is that the proposed scheme is a modern interpretation of the traditional vernacular.

The form, finishes and detailing of the proposed buildings will give the development an attractive appearance, appropriate to its location but with a distinct identity.

A simple palette of high-quality materials are proposed for the development to complement the render and timber panelling of the existing Listed Buildings. Summarized adjacent and expanded in detail on the following pages for the individual buildings as follows:

- ➔ Listed Buildings
- ➔ Railway Block
- ➔ Entry Block
- ➔ Maisonettes
- ➔ Entry Block

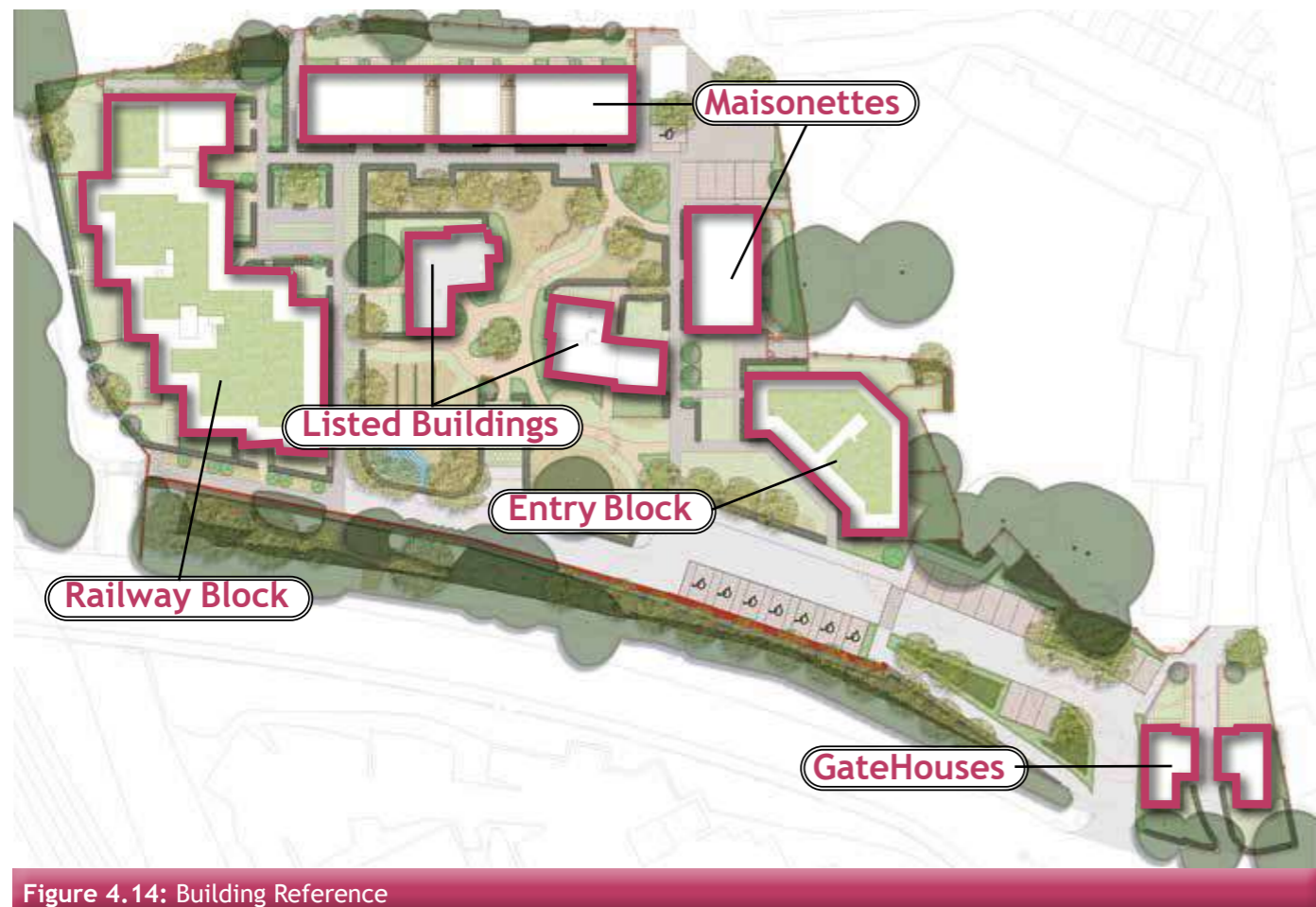


Figure 4.14: Building Reference

Walls:

Walls will predominantly consist of brickwork in soft red tones with a contrasting dark brick used at higher-levels. Occasional inset brick panels shall provide articulation. A considered palette to compliment the white render and black timber panelling of the listed buildings

ROOFS:

In contrast to the Listed Buildings pitched red tiled roofs all new roofs shall be parapet flat roofs with a Sedum or Ply Membrane finish. The new build roof adjoining the Listed Building Oak Room and Leaning Barn shall be dark grey metal standing seam

FENESTRATION:

Windows shall be contemporary in style with a sage green finish when sited within the red brickwork or dark grey finish when sited within dark brickwork.

Front doors shall be solid composite panelled finished in sage green for the Gate Houses & Maisonettes and fully glazed doors to the Apartments.

In general, the depth of the window reveals shall be a standard with deeper reveals proposed when windows abut recessed brick panels and turn building corners. This will provide a depth of shadow variation across the facade.

Projecting GRP surrounds are proposed to a number of focal windows within the dark brickwork of the Gate Houses & Maisonettes












BALCONIES:

Balconies serving the apartments shall be modern in design, made of metal with grey or sage green balustrading in the form of vertical rails or laser cut organic tree pattern when fronting the Heritage Square.

CANOPIES:

Canopies shall take the form of projecting solid flat roofed to the Gate Houses & Maisonettes. Apartments will have a recessed entrance with canopy set within.

Materials

Roof (Flat)	 Ply Membrane	 Green & Brown
	 Metal Grey	
Walls	 Dark Grey	 Timber/Glass Ribs
	 Red Multi	 Red
	 Grey	 Sage Green
Windows	 Metal Laser Cut	 Metal Rail
Balconies		





4.4.1 LISTED BUILDINGS

In accordance with the previous Listed Building Application the majority of works focus on repair and restoration. The development maintains the same principle as the approved scheme for the Farmhouse. The Leaning Barn / Oak room maintains the same external treatment as the approved, however, with the introduction of two units from a single unit; one in the Oak Room and one to the Leaning Barn and the new build

The only new build element to these Listed Buildings is that of the single storey extension joining the Oak Room with the Leaning Barn. As Fig 4.17 this shall be formed in a ribbed timber frame with a combination of glazed and solid infill panels with a metal flat roof over.

The Listed Buildings taking centre stage will be set within the organic landscape setting of the Heritage Square. As Fig 4.18 the juxtaposition of the contemporary new build backdrop will frame the Heritage Square and go to form the focal point of the new public square.

REFERENCE SUPPORTING STATEMENTS:

- HERITAGE & TOWNSCAPE VISUAL IMPACT ASSESSMENT



Figure 4.15: The Oak Room & Leaning Barn Elevation

Materials	
Roof (Flat)	
Walls	Metal Grey Timber/Glass Ribs
Walls	
Windows	Grey
Balconies	

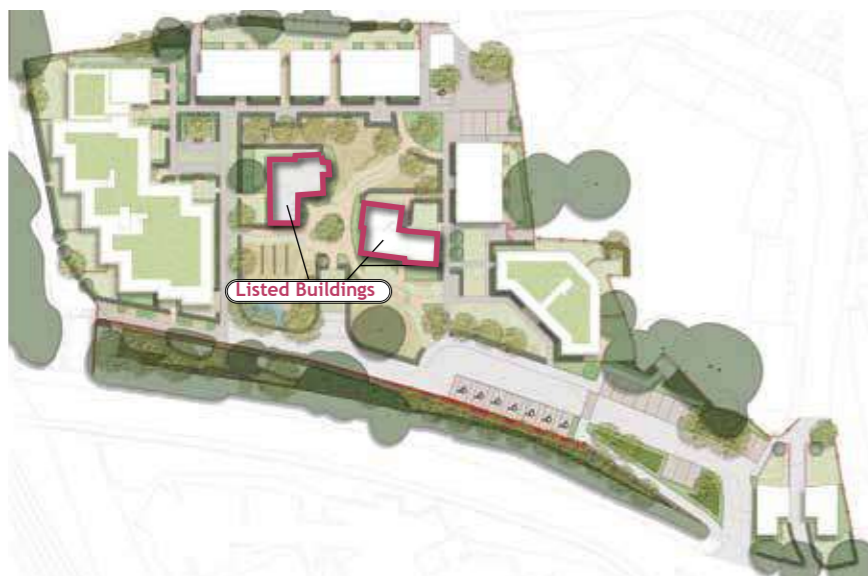


Figure 4.16: Listed Building Location



Figure 4.17: Ribbed Timber Frame / Glass



Figure 4.18: City Park West, Chelmsford



Figure 4.19: City Park West, Chelmsford



4.4.2 RAILWAY BLOCK

Careful consideration has been given to both the size of the buildings footprint and its height following the Pre App feedback. In summary the block is composed of three staggered blocks reducing in both footprint and height from 4 storeys at the Western road boundary to 2 storeys at the Eastern residential boundary. Furthermore, the buildings height of 2 storeys at the Eastern boundary relates directly to that of the adjacent maisonettes that run the length of this boundary. The central block will be finished in a red multi brick with the two blocks on either side finished in a complimentary red brick. As Fig 4.22 sited over the upper floor accommodation shall be finished in a contrasting dark brick.

Facade articulation as Fig 4.23 shall take the form of glazed corner windows providing dual aspect views to many units. In addition, clean, crisp and precision detailing as Fig 4.24 for the projecting balconies which are to be finished in a metal vertical balustrading to the railway line and road elevations or a laser cut organic tree pattern to the Heritage Square. This rural / rustic approach is continued to the enclosing of the private amenity to the ground floor units with estate railings with hedging behind.



Figure 4.20: Railway Front Elevation

Materials	
Roof (Flat)	 Ply Membrane  Green & Brown
Walls	 Dark Grey  Red Multi  Red
Windows	 Grey  Sage Green
Balconies	 Metal Rail  Metal Laser Cut

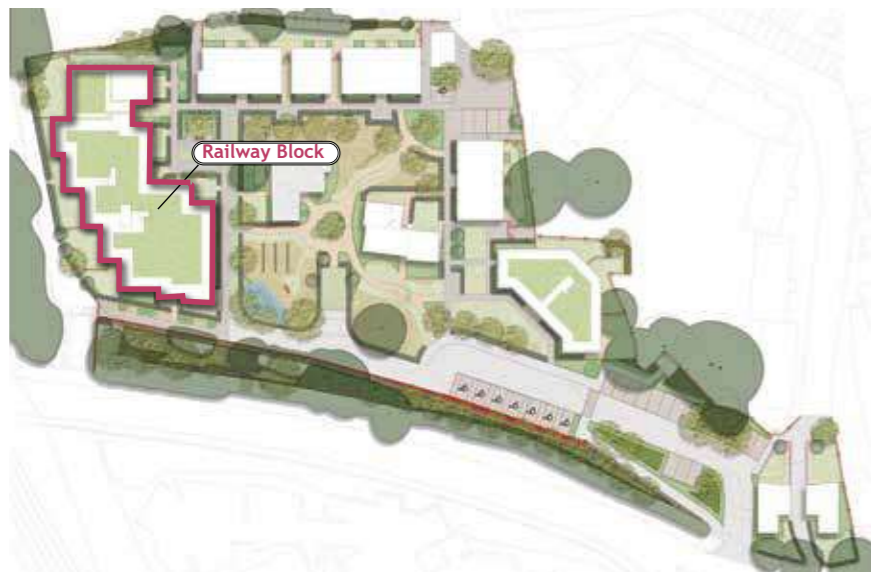


Figure 4.21 Railway Block Location



Figure 4.22: City Park West, Chelmsford



Figure 4.23: City Park West, Chelmsford



Figure 4.24: Cultural Quarter, Stratford



4.4.3 ENTRY BLOCK

The buildings form and scale is set to maximize views through into the Heritage Square from the main site entrance together with enclosing the boundary to the existing flats to the Southern boundary. The building is set at a consistent full 3 storeys of red brick to both align with the adjacent Garden Close flat blocks ranging between 3 & 4 storeys and the predominate height of the Railway Block to the North of the site.

3 storeys of red brick is typical throughout the development. This is reduced to 2 storeys with a combination dark brick for the Maisonettes & Gate Houses and increased to 4 storeys finished in dark brick for part of the Railway block adjacent to the Western boundary

As Figs 27, 28 & 29 the building is articulated with a brickwork base and a combination horizontal and vertical subdivision with the use of complimenting materials.



Figure 4.25: Entry Block Front Elevation. (Specific location referenced below left image)

Materials	
Roof (Flat)	Green & Brown
Walls	Dark Grey
	Red
Windows	Grey
	Sage Green
Balconies	Metal Rail
	Metal Laser Cut



Figure 4.26 Entry Block Location

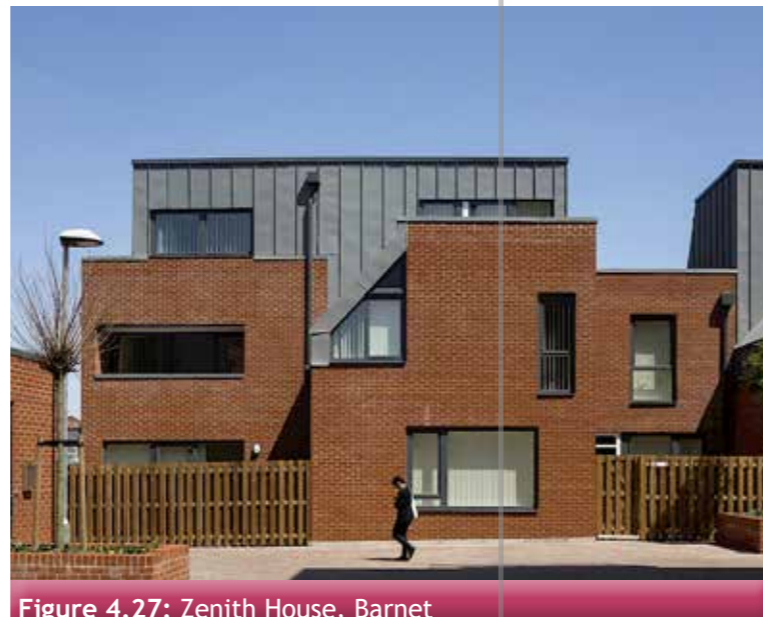


Figure 4.27: Zenith House, Barnet

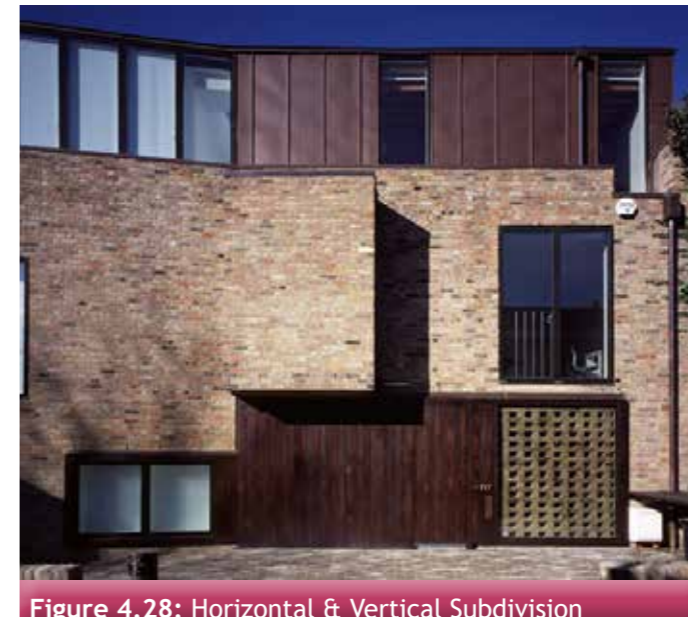


Figure 4.28: Horizontal & Vertical Subdivision

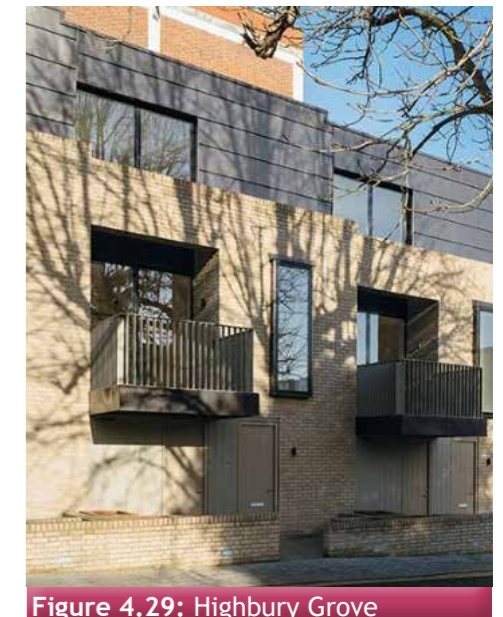


Figure 4.29: Highbury Grove