

Nash House

Old Oak Lane, London NW10 6DH

Supplementary Addendum

20 August 2010

in response to GLA comments on the 14th of July

Refer to the Design Statement 11th May 2010



Project Name: Nash house
Client Name: BNB Developments
Job No: 8270
File: 8270 Supplementary Addendum August 2010
Refer to Design Statement March 2010

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INTRODUCTION

The following document provides a response to the Design and Access comments raised by the GLA in their Stage 1 report dated 14th July 2010. The bracketed numbers correlate to the Stage 1 report paragraph numbers.



Aerial View of the Site



Existing Site Photo

1.0 URBAN DESIGN

1.1 Building Form and Height

(34) The building is intended to present a presence on Old Oak Lane particularly when viewed on the approach towards the canal from the East. Incubator units are on the lowest with communal space / meeting rooms exploiting views and access to the canal. This will enhance the potential of the canal as an amenity space and regenerate this unattractive and unneighbourly parcel of land.

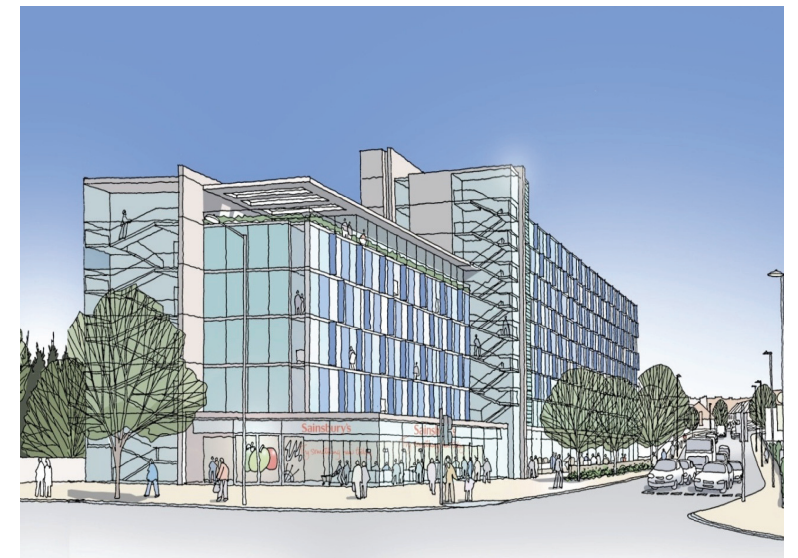
(36+37) Further to the presentation of the design in sketch format, this document includes three key CGI's to give a clearer indication of the scheme's quality, massing and material finish. The GLA's Stage 1 Report paragraph indicates a more accurate understanding of the impacts of the building on the surrounding areas, in particular the impact on residential units on Old Oak Lane. In our opinion the proposed building significantly improves the visual+ environmental amenity of the surrounding area. View one demonstrates the proposed building, when compared with the existing building, would not have a detrimental impact upon the residential units on Old Oak Lane. This is discussed further in the next section.

1.0 URBAN DESIGN

1.1 Building Form and Height



a)



b)

View 01
(from Atlas Road looking North towards Nash House)

a) Montage visual

b) Artist Impression

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1.0 URBAN DESIGN

1.1 Building Form and Height



a)



b)

View 02
(from Oak Lane looking South towards Nash House)

a) Montage visual

b) Artist Impression

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1.0 URBAN DESIGN

1.1 Building Form and Height



a)

View 03 (Grand Union Canal looking East)

a) Montage visual

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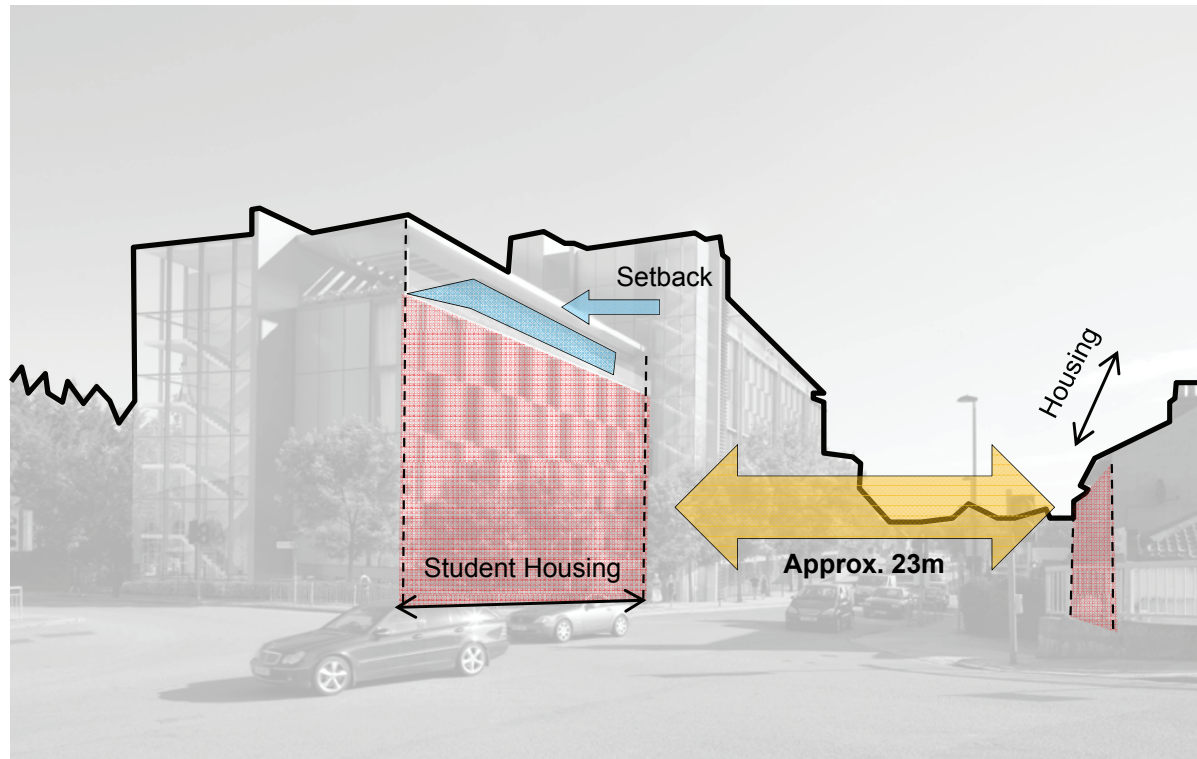
1.0 URBAN DESIGN

1.1 Building Form and Height

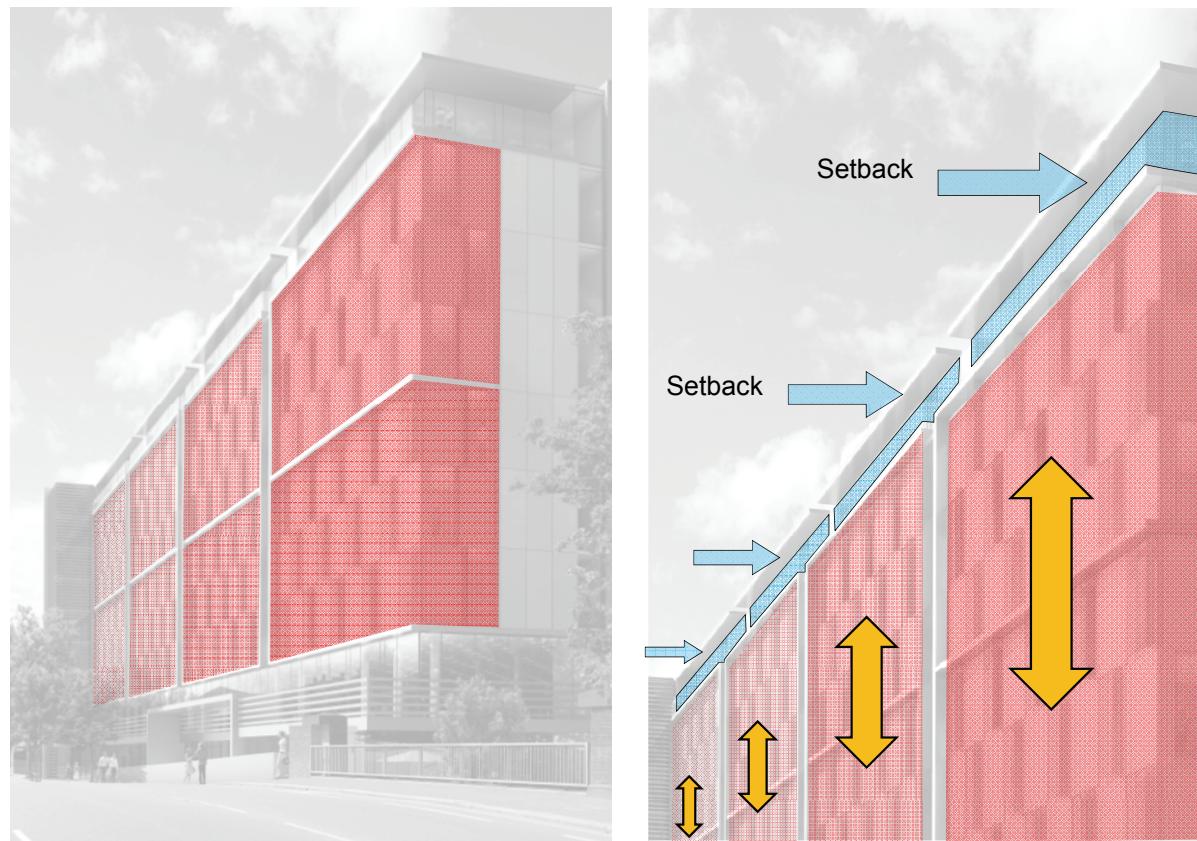
(37) As suggested by GLA further images have been supplied to provide additional detail and demonstrate the relationship of the building to the residential properties adjacent. Is acceptable, and in our opinion will be enhanced by this proposal. The façade has also been segmented to the taller section of the scheme to address the GLA advice regarding the elevation. It should also be noted that the taller section of the proposed building sits immediately adjacent parking.

Diagrams 01. and 03. highlight the setbacks on the top storey of both the 8 and 5 storey blocks. This setback will reduce the proposed scale of the building, and by breaking up the roofline to give a less prominent skyline in silhouette.

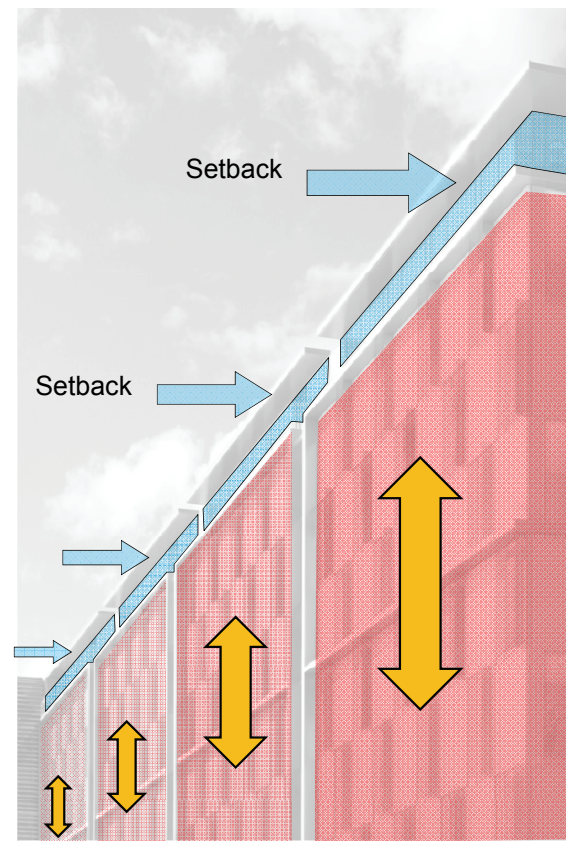
In response to the GLA's comments on the mass and scale of the 8 storey building, we have introduced a stronger horizontal and vertical design detail which breaks up the perceived length of the façade (Diagram 02).



01.



02.



03.

Diagrams (Street Frontage Study)

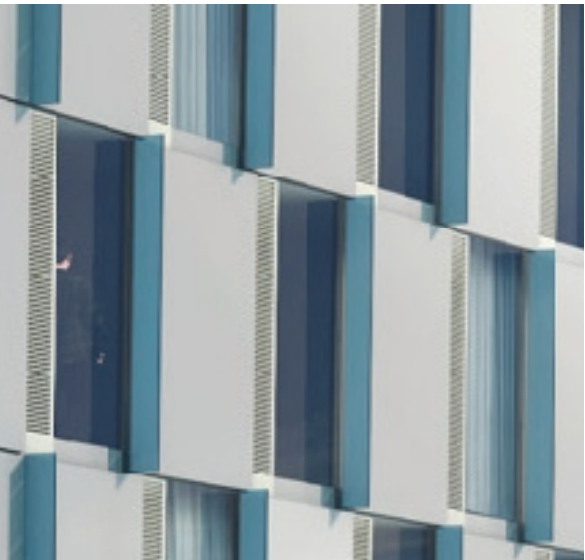
- 01. View from Atlas Road
- 02. View from Old Oak Lane
- 03. Façade Strategy

1.0 URBAN DESIGN

1.1 Building Form and Height



01.



02.



03.



04.

Facade Details

- 01. Façade detail
- 02. Façade close-up
- 03. Aluminium Panels detail
- 04. Glass Fins detail

This section demonstrates the composition of high quality materials that we envisage will form part of the detailed scheme. The images show indicative arrangement of glazing, aluminium panels and glass fins

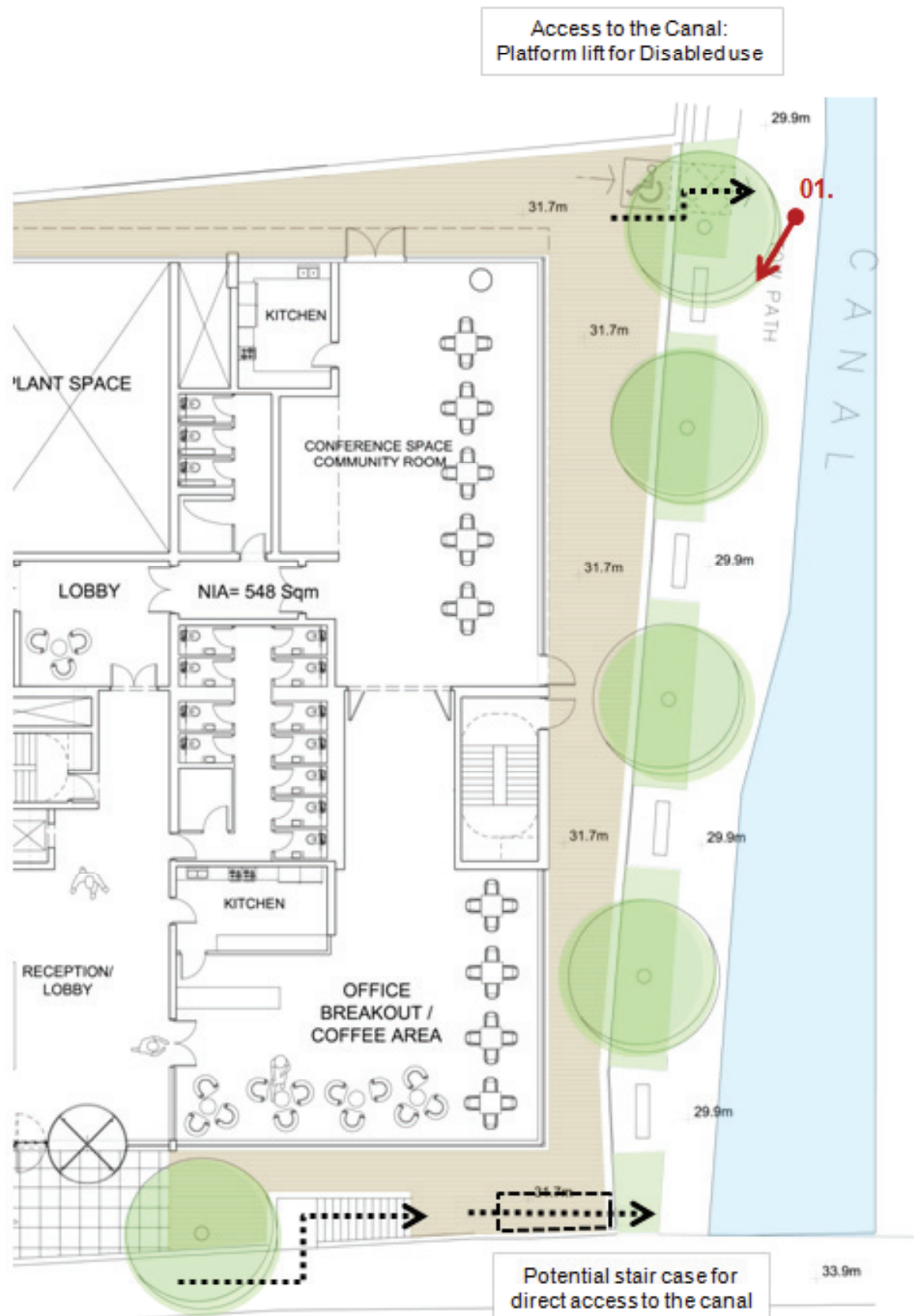
1.0 URBAN DESIGN

1.2 Building Arrangement - Relationship with the canal

(38) Whilst it is acknowledged in the GLA response that the building can have only so much impact on the streetscape, the uses as proposed at street level together with the prominence of the retail / office and community facilities at this key junction are a obvious improvement. It is the Client's aspiration (as discussed and well received at public consultation) that this scheme acts as a catalyst for the regeneration of the local area.

(39) Canal side development: - A CGI(view 03) has been prepared to demonstrate how we envisage the future design detail will significantly enhance the canal side, and the relationship of the building with this space. A terraced area will be provided to the benefit of the breakout area and conference/community room which can spill out into this space. Ramped access to the canal is currently available to the adjacent pavement. The scheme will deliver enhanced access from the site to the canal side. This will be achieved though the addition of a staircase and disabled lift. The CGI (View 3) and amended ground floor plan demonstrate how the landscaping arrangement, including planting and seating will enhance the quality and viability of this space.

(40) Interaction with British Waterways has been explored over a significant period. A meeting held with the Chairman of British Waterways confirmed his support for the scheme including improving access to the low path. The use of the Canal as a heat sink was discussed and will be explored in detail at the reserved matters stage.



View 03

1.0 URBAN DESIGN

1.3 Student Accommodation

(41) The surrounding uses to the site have been considered and the student rooms will have a high degree of sound insulation. The extent of the opening element of the façade will be restricted in order to control both noise ingress and student behaviour. The scheme has been designed to provide students with an acceptable quality of living accommodation, whilst not prejudicing the continued use of the SIL land to the North of the site for industrial uses.

(42) The specific size of the rooms is a result of the intention to provide high quality interior space, and as noted no rooms will have a single aspect facing north. The rooms will each have an inward openable louver which will enable sufficient cooling to the space, controllable by the inhabitant as necessary.

(43) Improvements to the canal side have been indicated in the CGI, and shown on the revised landscape / ground floor plan. The management of this space will be outlined within a Landscape management strategy which can be submitted for approval to the Council at the reserved matters stage. The usage by the local community and the lighting and security are intended to form part of the enhancements planned.

1.0 URBAN DESIGN

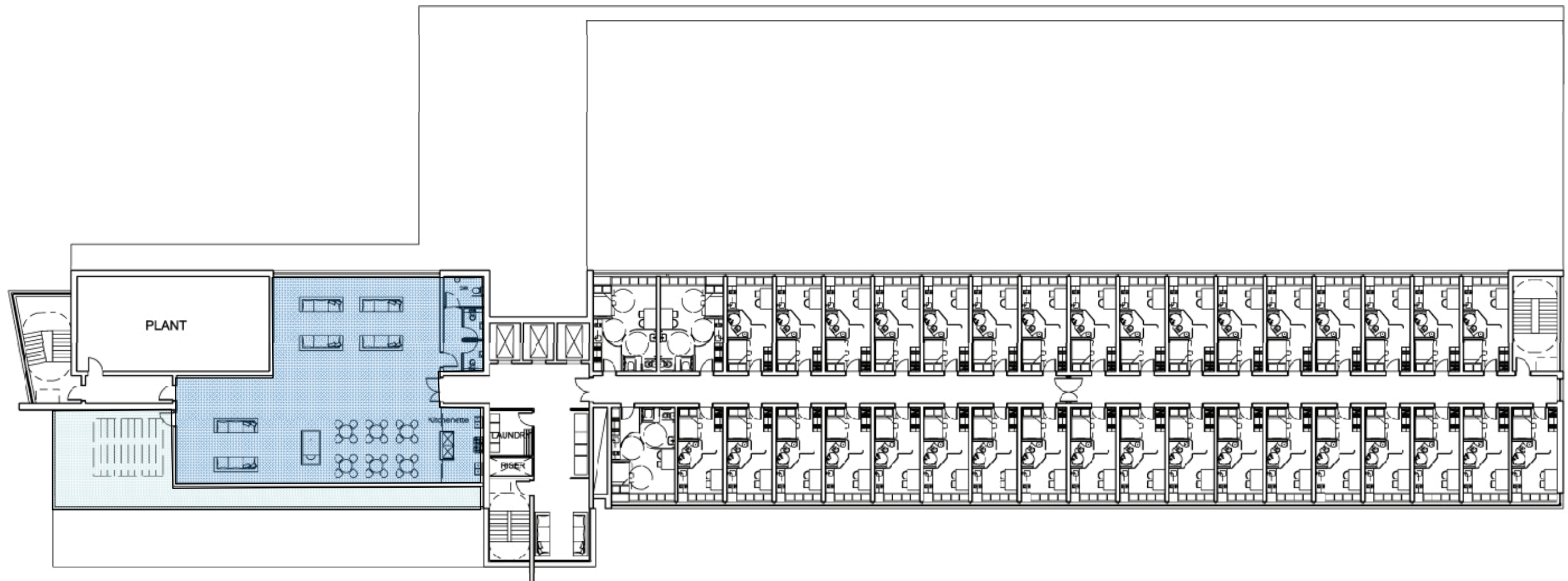
1.3 Building Arrangement

(44) An additional 86sq.m of internal amenity space within the building has been indicated on the revised drawings. This together with the amenity space already included in the scheme amounts to a total of 220sq.m of internal amenity place. The roof terrace (97sq.m), the external works and improved landscaping will provide the inhabitants of this development with a significant amenity and onsite facilities.

Amenity Space on the 5th Floor

Terrace

Lounge area
(with Kitchenette and WCs)



5th Floor Plan

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2.0 ACCESS

(45) Noted that full accessibility and facilities for disabled students are a necessity for a modern student facility. This is fully embraced by this development. All current regulations / requirements will be addressed during the progression of this scheme.

(46) Wheelchair accessible units currently make up 10% of the rooms as per the updated drawings.

(47) See above.

(48) Three lifts are provided for the core serving student accommodation, this is in excess of that necessary to avoid issues created if one or two fail.

(49) The allocation of parking spaces has changed following a discussion with TFL. The parking area now provides 5 disabled spaces. 3 for student accommodation, 1 for retail and 2 shared between the offices and the community facility. Five charging points for electrical vehicles are also provided.

(50) We agree a Management Access Plan can be secured by an appropriate condition.

