

SQUIRE & PARTNERS

13 Fitzroy Street

Non-Material Amendment

For DWS

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1.0 Introduction

1.1 Purpose of this document

This NMA brochure explains the non-material design amendment to planning permission granted on 10th July 2020 (Application ref: 2019/2198/P as amended by NMA (ref. 2021/0056/P) and MMA application (ref. 2022/2087/P).

The report outlines the non-material design changes that have been incorporated as a result of detailed design development for the south facade of 13 Fitzroy Street.

The proposal involves removing the existing "bug", along with any correlated combustible materials, and replacing it with a similar "bug". Minor adjustments to the Block A roof cladding and access are also proposed.

The proposals do not alter the scale of the consented scheme or its footprint as the main focus is the facade improvement of the "bug". In the context of the development, the proposed changes are not considered to result in a material impact to the consented scheme. It is therefore considered that the proposed amendments can be approved as a non-material amendment.

To clearly demonstrate the design changes in question this report will set out the proposed non-material amendments next to the consented proposal to illustrate the changes clearly.

This document should also be read in conjunction with the following supporting documents:

- The planning consent dated 10th July 2020 (ref: 2019/2198/P) as amended by NMA (ref. 2021/0056/P) and MMA application (ref. 2022/2087/P).



Fig. 1.1 - Consented coloured elevation

Design Development 2.0

2.1 "Bug" replacement

At the pre-application meeting, LBC had no objections to the removal of the combustible insulation to the inside of the "bug".

Through the detailed design stage, the design team have looked at options of how to remove any combustible materials from the existing facade of the "bug". Following a series of reviews, the conclusion was that both the external Glass Reinforced Plastic (GRP) skin and the internal insulation was combustible. Therefore, full replacement was the only option to improve the safety and efficiency of the facade. The adjacent images (fig. 2.1 and 2.2) show the current conditions of the "bug".

The changes are considered minor and only contributing towards the improvement of the external envelope without compromising the external look and feel.

The alterations are as follows :

- · Removal of the GRP skin and replacement with an aluminium cladding.
- · Removal of the combustible insulation and replacement with a non-combustible insulation.
- Removal of the "bug" skylights to optimise the facade performances.

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The current building regulations (BS 9999:2017) require that in a building with a storey 18m or more above ground level, any insulation product used in the external wall construction should be of limited combustibility.

The option of encapsulating the existing "bug" has been reviewed but this would not remove the associated risk as there would still be combustible insulation in the façade. Additionally, encapsulating the material would lead to a reduced and less efficient floorplate due to a thicker build-up.

2.3 Cladding consultant considerations

> The main reason for the proposed "bug" replacement is the combustibility of the existing façade.

The removal of the combustible core (insulation) of the GRP is not feasible as it would reduce the structural integrity of the envelope and considering the skins of the "bug" are also combustible (GRP), the replacement of the "bug" was the only option.

2.4 "Bug" proposal

It is proposed to replace the existing "bug" with a similar new "bug" made of black aluminium panels and non-combustible insulation.

The MMA application (ref. 2022/2087/P) approves a black finish, and it was identified that the colour change will be achieved through painting existing materials on the unit.

However, further detailed design evolution informed by fire and cladding consultants advice has identified that like for like repair and repainting is not suitable. In order to keep the mass and shape of the existing bug, it is proposed to replace the existing panels with smaller aluminum panels on the external envelope. These will continue to align with the surrounding architecture, in particular with the facade language of the opposite building on Howland Street (Figure 2.3).

The aluminium, as cladding material, has been chosen as it has similar weight to the existing envelope and therefore no additional strengthening of the primary structure is required.

The aspiration is to re-use as much of the existing supporting structure as possible. Given the similar loads imposed by the proposed and the comparable mass of the new "bug", we are proposing to re-use the existing bracketry and re-connect the new "bug" to the existing stainless steel façade ventilation ductwork.

To meet the new "bug" facade performance requirements and achieve the correct envelope build-up, the existing skylights have been removed. Despite this, the architectural language of the "bug" will be retained and light loss onto the floorplates will be minimal.







Fig. 2.3 - Sainsbury Wellcome Centre facade



Fig. 2.2 - Existing internal photo of the combustible material to the "bug"

2.0 Design Development

2.5 South Elevation

Through the design development, the project team have looked to optimise the building, proposing the following minor alterations to improve functionality.

The alterations are as follows:

- The introduction of a ramp to the access route of the Block A terrace to maintain access to the existing plant rooms below the ganrty through existing doors. The amendments would not have any impact to the Block A terrace.
- 2. Following the update of the roof build-up, the lift overun has been increased by 150mm to allow for a compliant parapet.
- To align with the project sustainability ambitions, we have reduced the extent of cladding replacement to the core 1 facade (Howland St. side) approved under the MMA application (ref. 2022/2087/P). The proposed cladding has been limited just to the lift extension.

The adjacent image highlight the change to the South elevation.



Fig. 2.4 - Consented South Elevation



Fig. 2.4 - Proposed South Elevation

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Fig. 2.5 - Consented South Elevation



Fig. 2.6 - Proposed South Elevation



3.0 Consented / Proposed Elevations and views