

20-24 RUSSELL SQUARE

DISCHARGE OF CONDITION 4
APPLICATION REF.: 2021/2019/P

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131123



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1 - SUMMARY OF APPLICATION

This study has been prepared for the discharge of Condition 4 of Planning Application ,

Application ref:

2021/2019/P

Address :

21-24 Russell Square

London

WC1B 5EA

Proposal:

External alterations including demolition and replacement of existing single storey rear mews building to No.23, excavation of extended basement level and associated landscaping works.

Condition 4

Before the relevant part of the work is begun, manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (including 1m x 1m panel to be provided on site), shall be submitted to and approved in writing by the local planning authority:

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

The study includes the proposal for the external materials following an investigation of the materials on the existing and surrounding buildings and provides options studies and 3D visualisation for the main elements , focussing on the approach view from the university precinct.

2 - CURRENT SCHEME



VIEW APPROACHING FROM SOAS PRECINCT TO THE WEST



VIEW FROM THORNTON STREET TO NORTH-WEST

3 -PROPOSED FINISHES

The intention of this document is to provide an account of materials that have been selected and viewed in context of the building types on the site and surroundings

From the brick buildings of the Georgian era and more modern architecture of the education buildings to the Institute of Education (IOE) Building adjacent to the site which stands apart from the period architecture there are differing materials with many brick types and colour .

A range of materials have been reviewed and we believe the most appropriate to compliment new and existing buildings for the proposed extension in materiality and palette are as outlined below.

As the condition states it is proposed that sample panels of the brick (1m x 1m panel) to include an accurate reflection of mortar and bonding type will be prepared and made available for approval on site by the planners. In the Option studies that follow we believe that Option 4 is the most appropriate design

Large format samples of the other proposed materials will be available to review against the main sample panel



VIEW OF THE SELECTED BRICK IN CONTEXT

The material and colour palette proposed include:

BRICK

To external face of masonry cavity wall

Modern stock as per sample

Colour: Buff / Yellow - Mixture of light yellow, white and brown bricks

METAL ZINC CLADDING

To parapet on North and West elevation

Colour: Anthracite grey RAL 7016

MESH CLADDING TO STAIRCASE

To external stair on North East corner of the building

Colour: Perforated aluminium 9mm dia RAL 9007

CURTAIN WALLING, WINDOWS, DOORS

To external facade throughout

Colour: Aluminium PPC Anthracite Grey RAL7 016

RAILINGS

To rooftop external curriculum space PPC steel rails

Colour: Pitch Black matte finish

3 - PROPOSED FINISHES

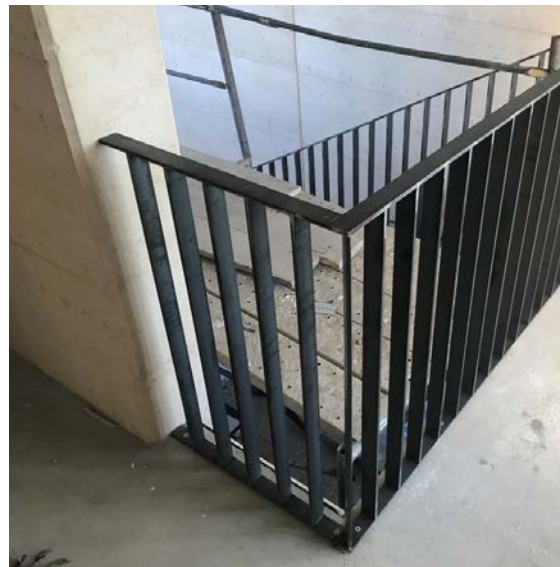
BRICK: Modern stock brick buff yellow to match sample



METAL ZINC CLADDING Zinc flatlock panels Anthracite grey RAL 7016



Metal Coated Aluminium Railings
Dark Bronze RAL 8019



Perforated Metal Cladding
Dark Bronze RAL 8019



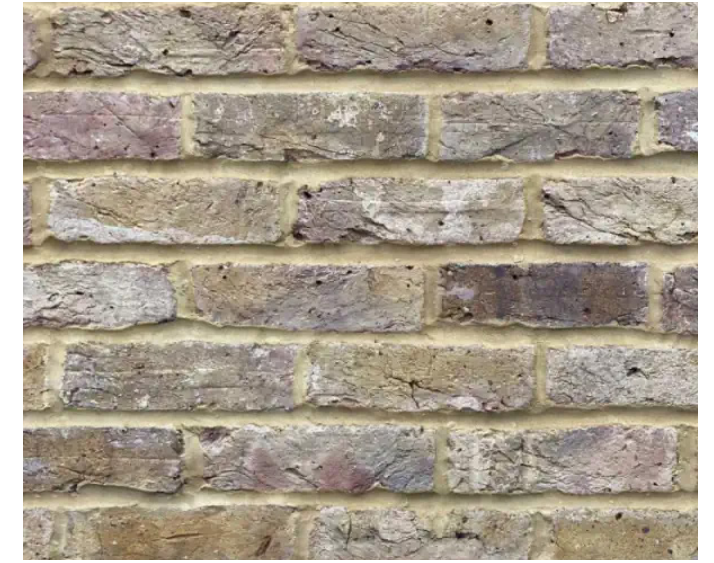
Curtain wall and windows RAL
Dark Bronze RAL 8019



4 - OPTION STUDIES

4 - BRICK FOR NEW BUILDING OPTION 1: RECLAIMED LONDON STOCK BRICK

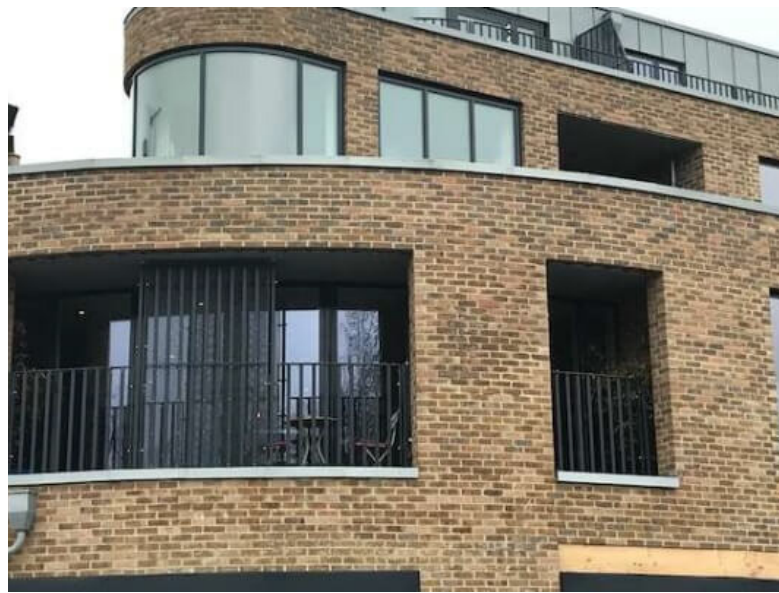
Colour: A mixture of reds, yellows, and purples



VIEW APPROACHING ALONG UNIVERSITY PRECINCT FROM NORTH

OPTION 2: PALE YELLOW BRICK

PRECEDENT RESEARCH



Colour: A mixture of cream, grey, and bright brown



VIEW APPROACHING ALONG UNIVERSITY PRECINCT FROM NORTH

OPTION 3: PALE GREY BRICK

PRECEDENT RESEARCH



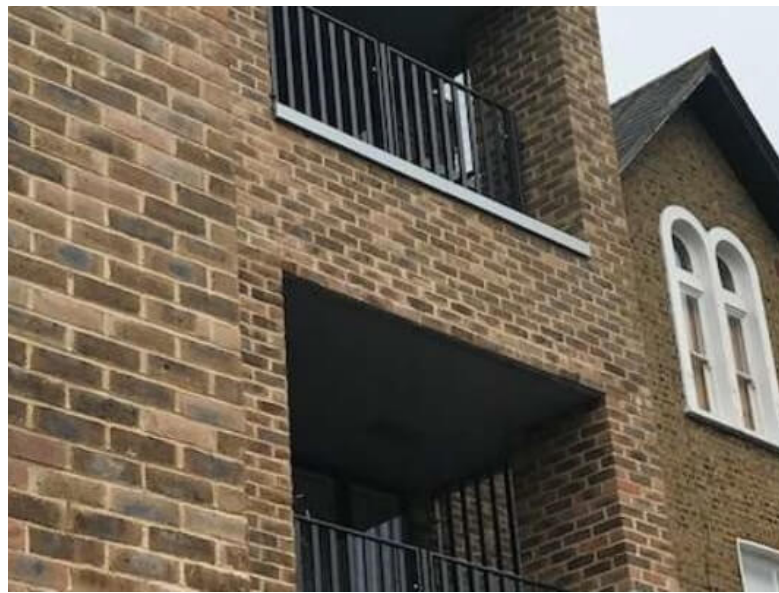
Colour: White / Grey



VIEW APPROACHING ALONG UNIVERSITY PRECINCT FROM NORTH

OPTION 4: YELLOW BRICK

PRECEDENT RESEARCH



Colour: Buff / Yellow - Mixture of light yellow, white and brown bricks



VIEW APPROACHING ALONG UNIVERSITY PRECINCT FROM NORTH

OPTION 5: DARK-GREY BRICK

PRECEDENT RESEARCH



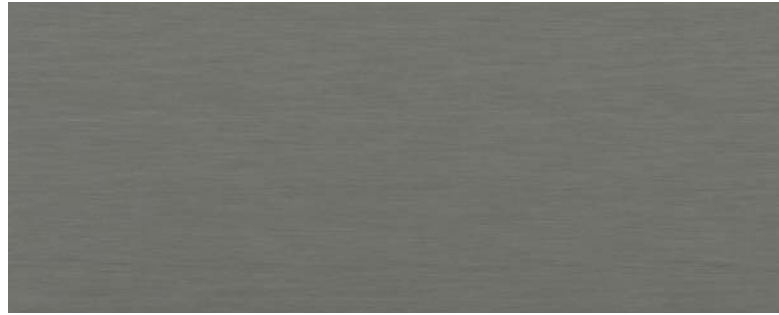
Colour: Pale Buff / Light Brown



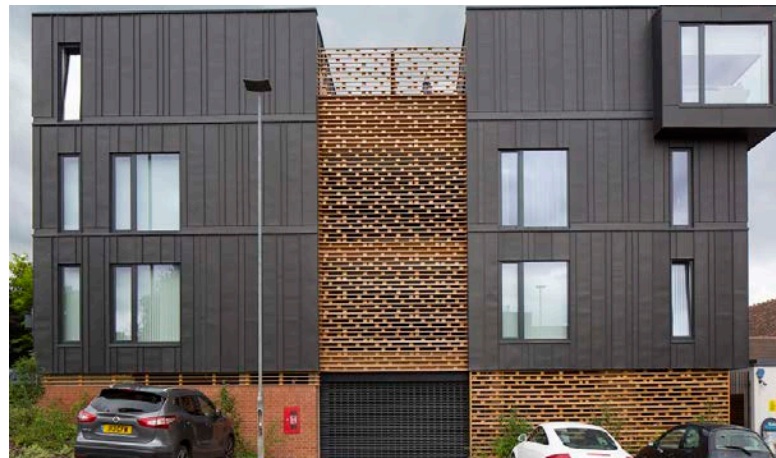
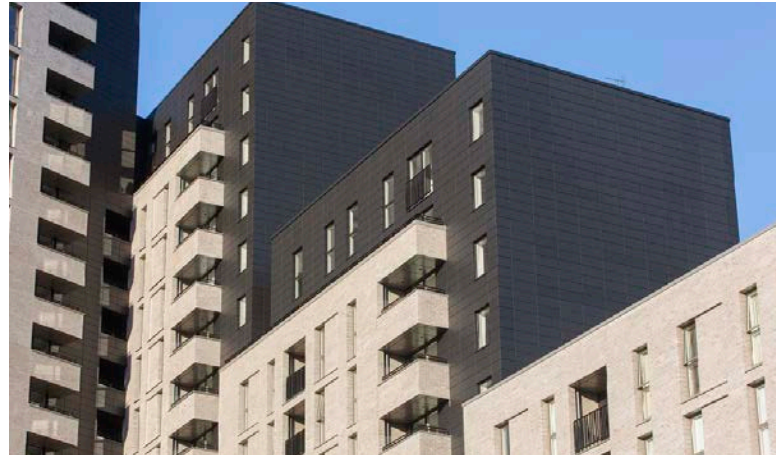
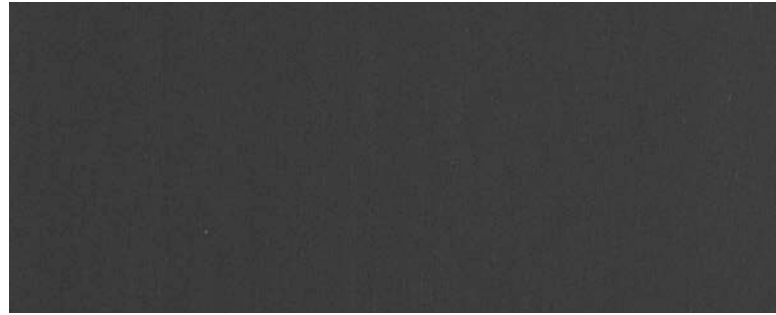
VIEW APPROACHING ALONG UNIVERSITY PRECINCT FROM NORTH

5 - ZINC CLADDING

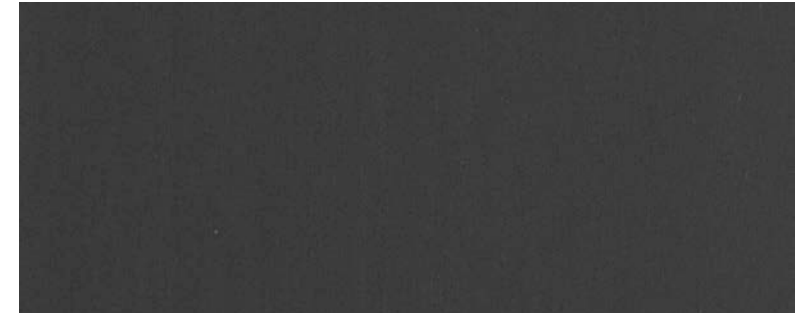
Quartz-Zinc



Anthra-Zinc



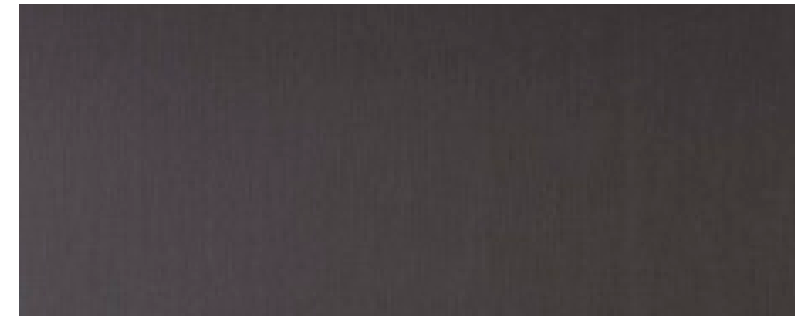
Grey



Brown

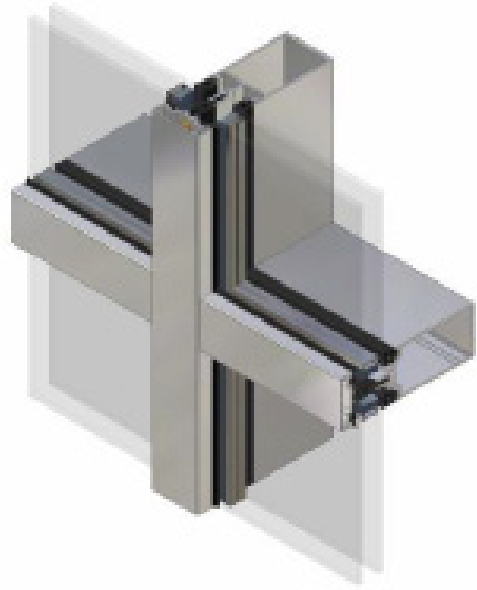


Storm Grey

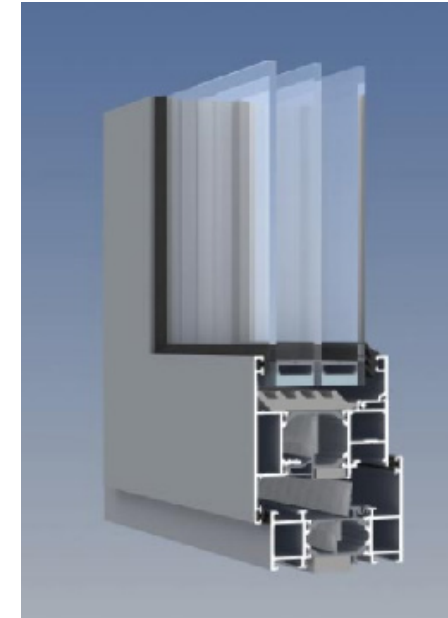


6 - CURTAIN WALLING AND WINDOW FRAMING AND DOORS

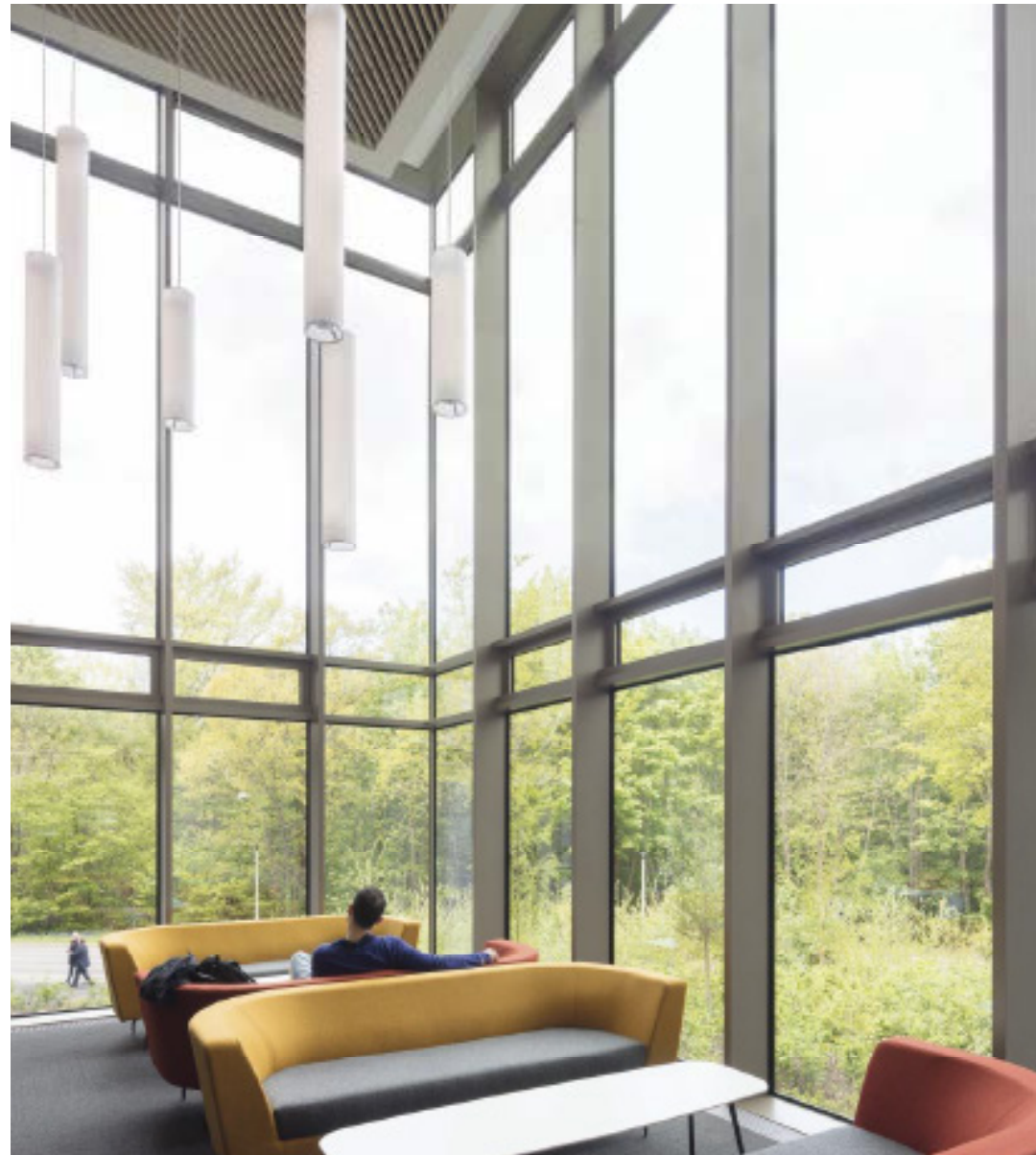
AA 100 50mm Curtain Wall System



AA 720 Standard Top Hung Casement Window

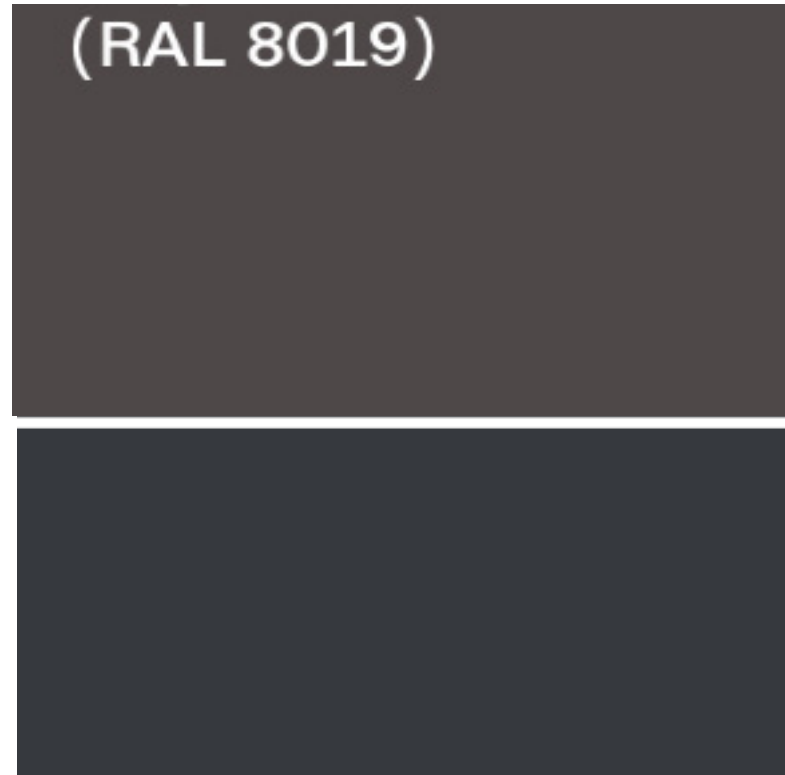


AA720 thermally broken aluminium manual swing doors

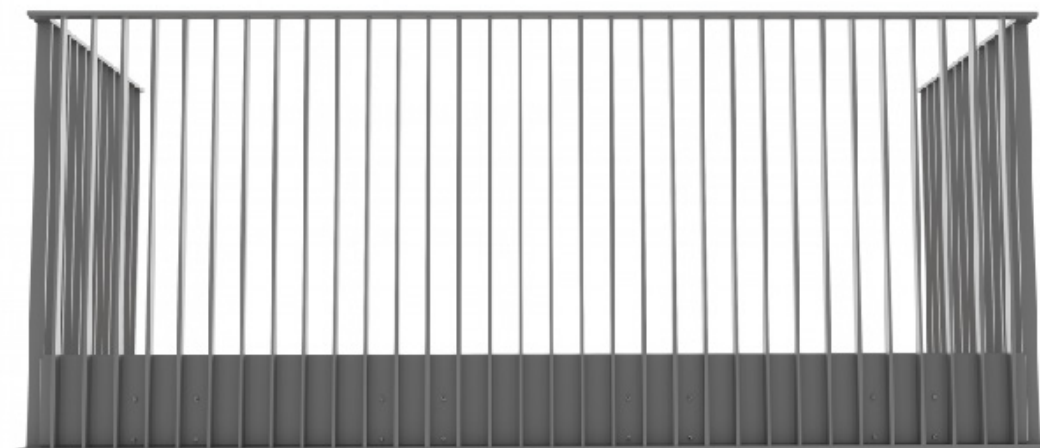
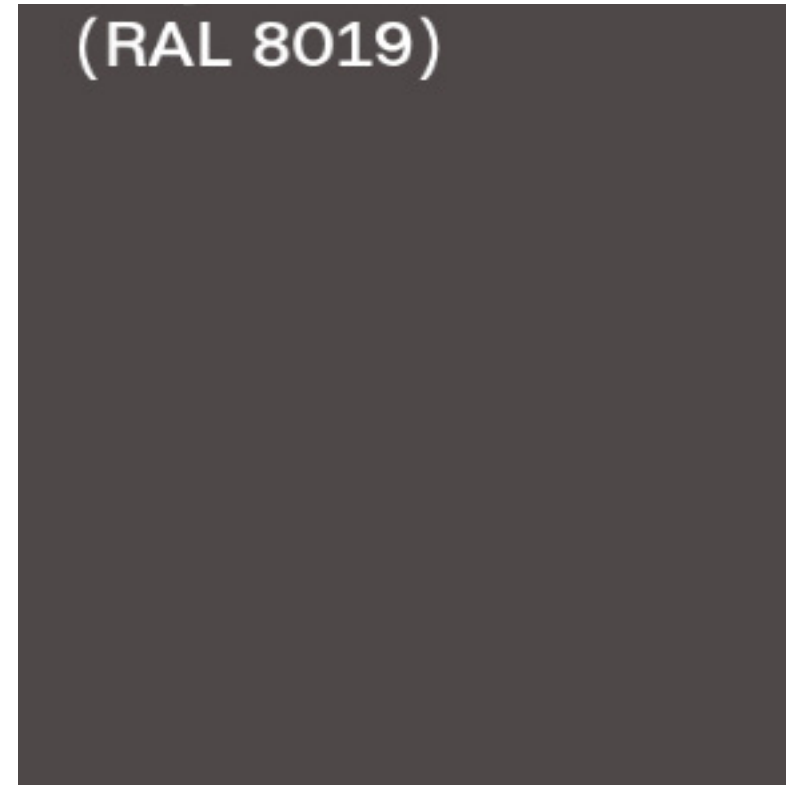


7 - RAILINGS

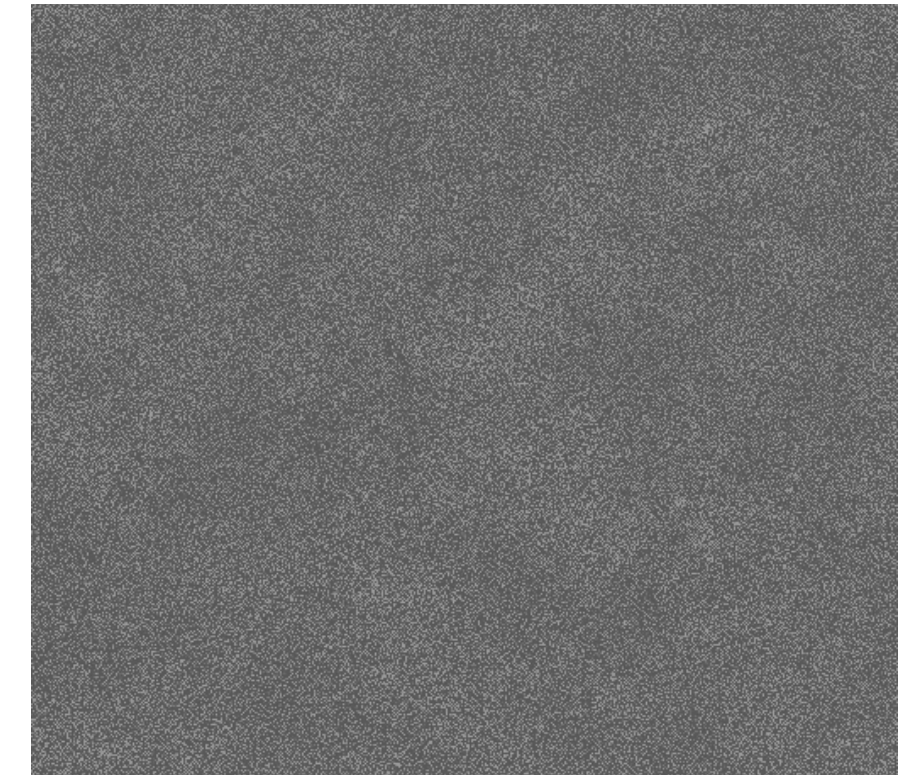
Aluminium Railings



Powder Coated Aluminium



Metal Coated Roughness Aluminium



8 - MESH CLADDING TO STAIRCASE

Playground View - Mesh Cladding to Staircase



Galvanised Perforated Metal Cladding

