

03.04.24 NMA Design Statement - File Note

Project Name	247 Tottenham Court Road
Project Number	2204
Date	03.04.2024
Reference	TCR-PDP-ZZ-ZZ-RP-A-03-701 - Planning Condition 03 (Approved) TCR-PDP-ZZ-ZZ-RP-A-03-705 - NMA Application TCR-PDP-ZZ-ZZ-DR-A-03102 - Morwell Street East Elevation TCR-PDP-ZZ-ZZ-DR-A-03500 - Recessed Balconies Level 03 - Morwell Street East Elevation TCR-PDP-ZZ-ZZ-DR-A-03501 - Recessed Balconies Level 01-02 - Morwell Street East Elevation

Proposed changes:

- Omission of the metal balustrade on roof level at Morwell Street elevation.
- Inset balconies on levels 01-03 at Morwell Street elevation.

Background:

The 'approved' information is outlined in the planning condition 3 report (TCR-PDP-ZZ-ZZ-RP-A-03-701), which was granted and approved in October 2023. The NMA application seeks further approval for the proposed changes mentioned above.

Reason for change:

The planning drawings did not explicitly include the notation of a metal ceiling within the inset balconies. The design intent was to avoid visual impact on the elevation and reduce the vertical face of the metal soffit towards the main line of the façade. During the detailed design stage, a number of options were considered. An option where the soffit steps down to cover the required depth of thermal insulation, back from the principal facade line, and coordinated with a brick pier within the depth of inset balconies was the preferred approach.

The original design depicted the balustrade aligned with the façade line, intending to fix it to precast elements. However, this approach posed technical challenges, potentially causing breakage of the brick cladding due to fixings. Consequently, the balustrade needed to be affixed to a structural upstand set back from the façade line. Moreover, the initial design introduced a non-compliant step from the finished floor level to the coping panel. Stepping the balustrade back further allowed for fixing directly to the structural upstand, enhancing robustness and eliminating the need for additional fixings into the reveals. This revised arrangement also rectified the non-compliance of the step, ensuring regulatory compliance.

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TCR-PDP-ZZ-ZZ-RP-A-03-705 - NMA Application

TCR-PDP-ZZ-ZZ-DR-A-03102 - Morwell Street East Elevation

TCR-PDP-ZZ-ZZ-DR-A-03500 - Recessed Balconies Level 03 - Morwell Street East Elevation

TCR-PDP-ZZ-ZZ-DR-A-03501 - Recessed Balconies Level 01-02 - Morwell Street East Elevation

The omission of the metal balustrade on the roof level at the Morwell Street elevation in favour of planters and raised seat backs providing guarding to the roof terrace cannot be seen from the street elevation as they are obscured by the approved parapet height.