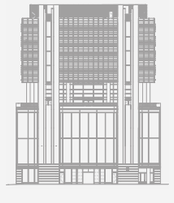
Belgrove House

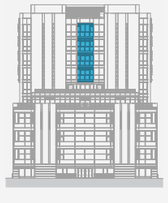
4.6 L06 - 09 Balconies

The south balconies at upper levels between the two cores are formed by a cantilevered laminated glass balustrade.

The handrail will match the lower level glazed balustrades in solid oak with a T shaped natural anodized aluminium cover cap visually tying the balustrade to the adjacent unitised glazing system.



North elevation



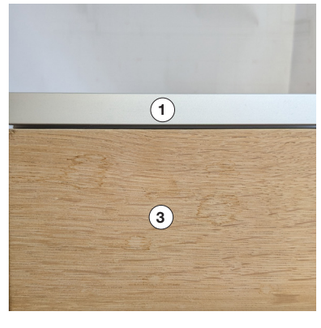
South elevation

East elevation

Scope

1. Aluminium box section extrusion, natural anodised finish E6 / EV1
2. Laminated single glazing with concealed clamp fixings
3. Solid oak handrail
4. Planter provided separately

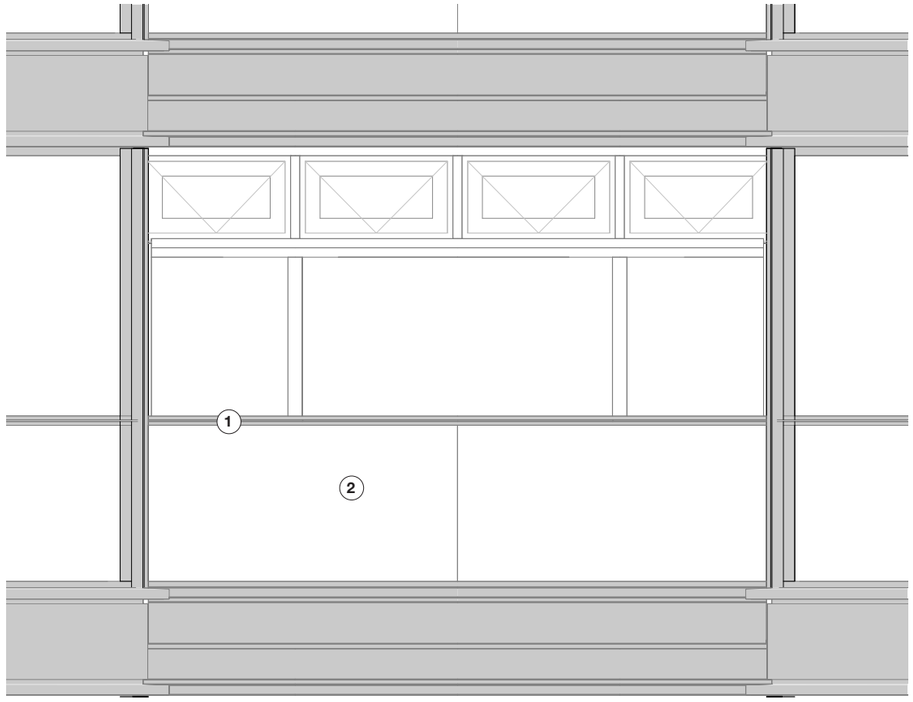
Materials Overview



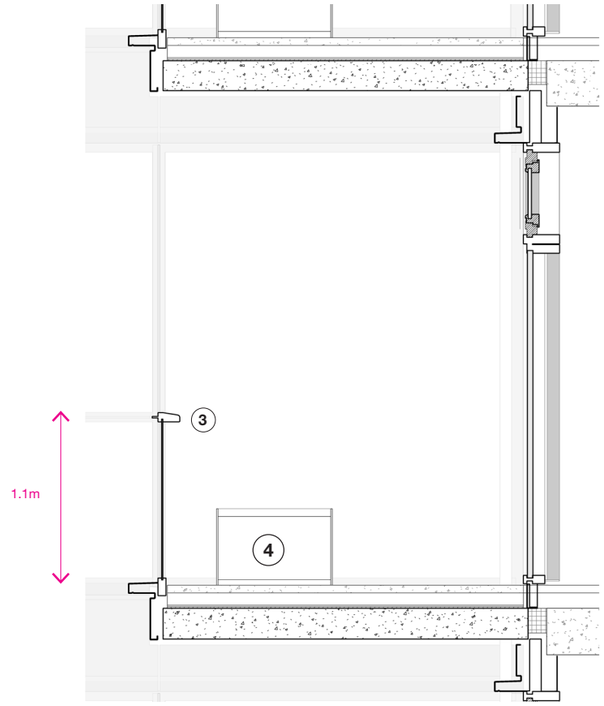
Belgrove House

4.6 L06 - 09 Balconies

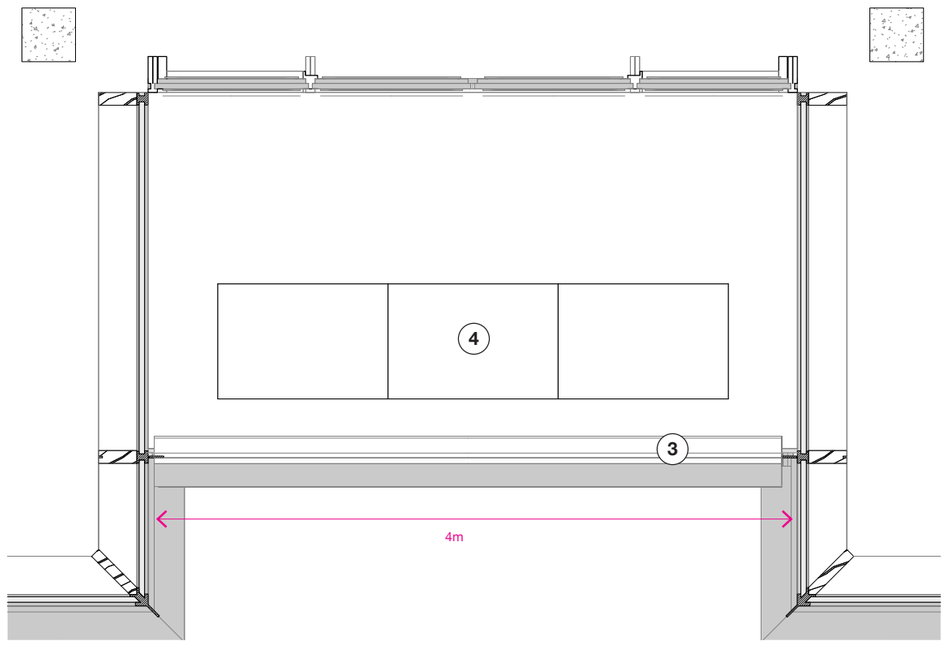
1. Aluminium box section extrusion, natural anodised finish E6 / EV1
2. Laminated single glazing with concealed clamp fixings
3. Solid oak handrail
4. Planter provided separately



Elevation 1:20 @ A1



Section 1:20 @ A1



Plan 1:20 @ A1

Belgrove House

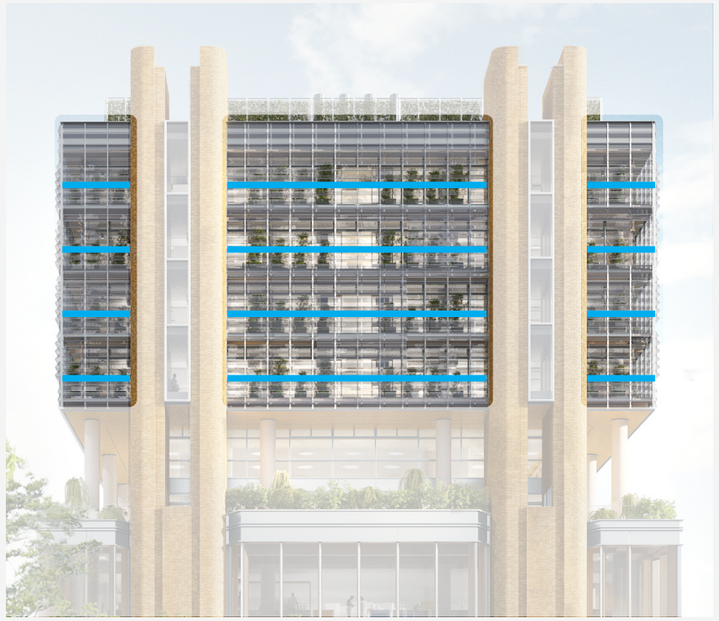
4.7 L06 - 09 Cavity Balustrade

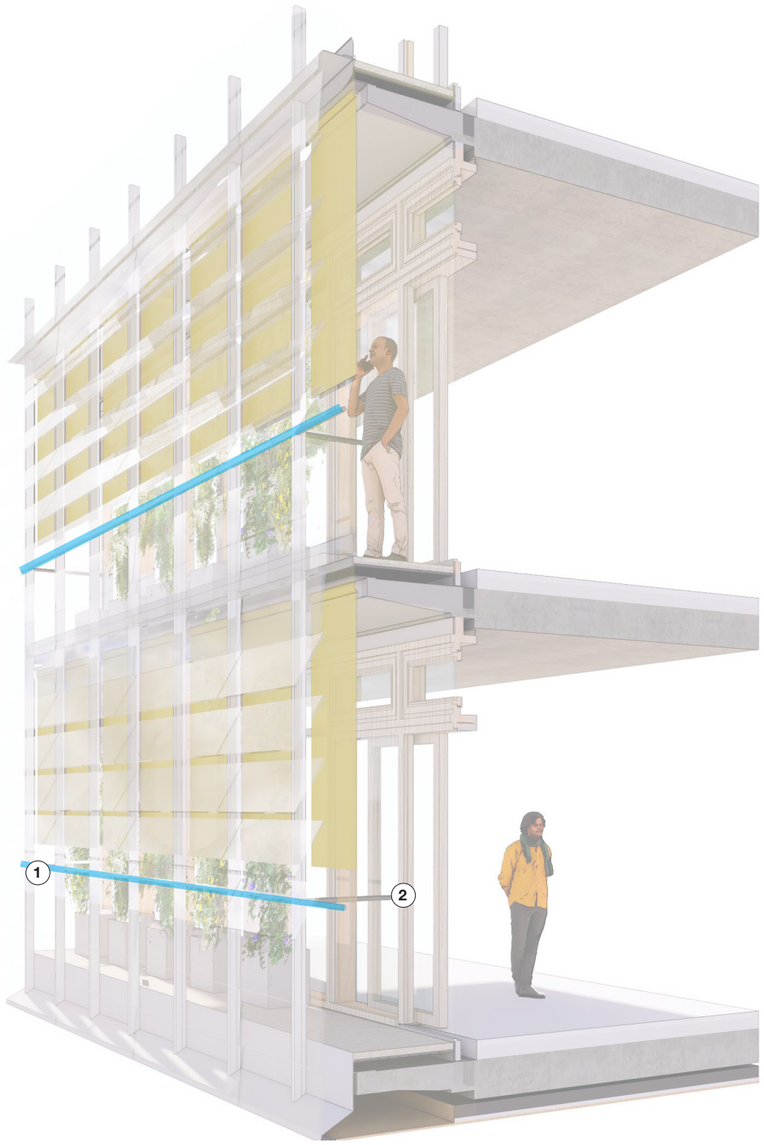
The cavity space of the office façade will mostly accommodate moveable planters but is accessible at the double sliding doors for building occupants to step out and take in the views.

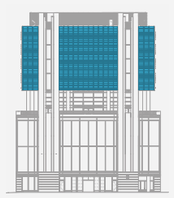
Protection is given by a stainless steel handrail fixed between the aluminium mullions of the external skin of the façade.

The laminated glass louvres of this façade are fixed in place below the handrail at 1.1m. the louvres above handrail, while visually identical will be controlled by the BMS system to regulate the cavity environment.

Refer to **1.6 Double Skin Facade EWS-01** for more detailed information on this facade type

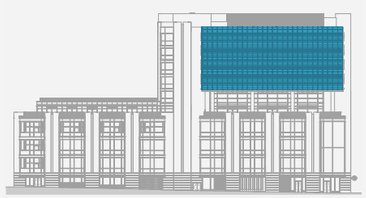






North elevation

South elevation



East elevation

Scope

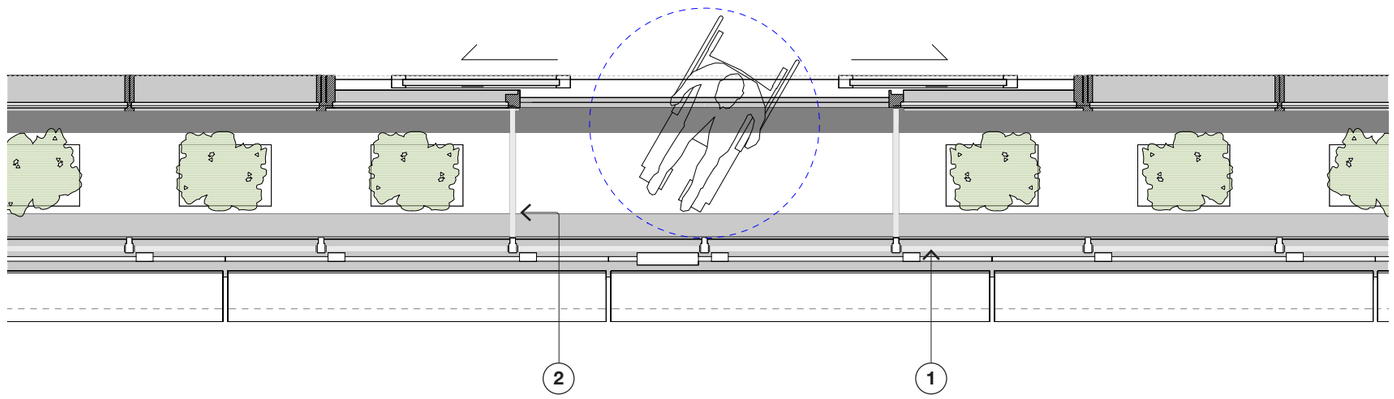
1. Stainless steel handrail
2. Removable handrails restricting tenant access

Materials Overview

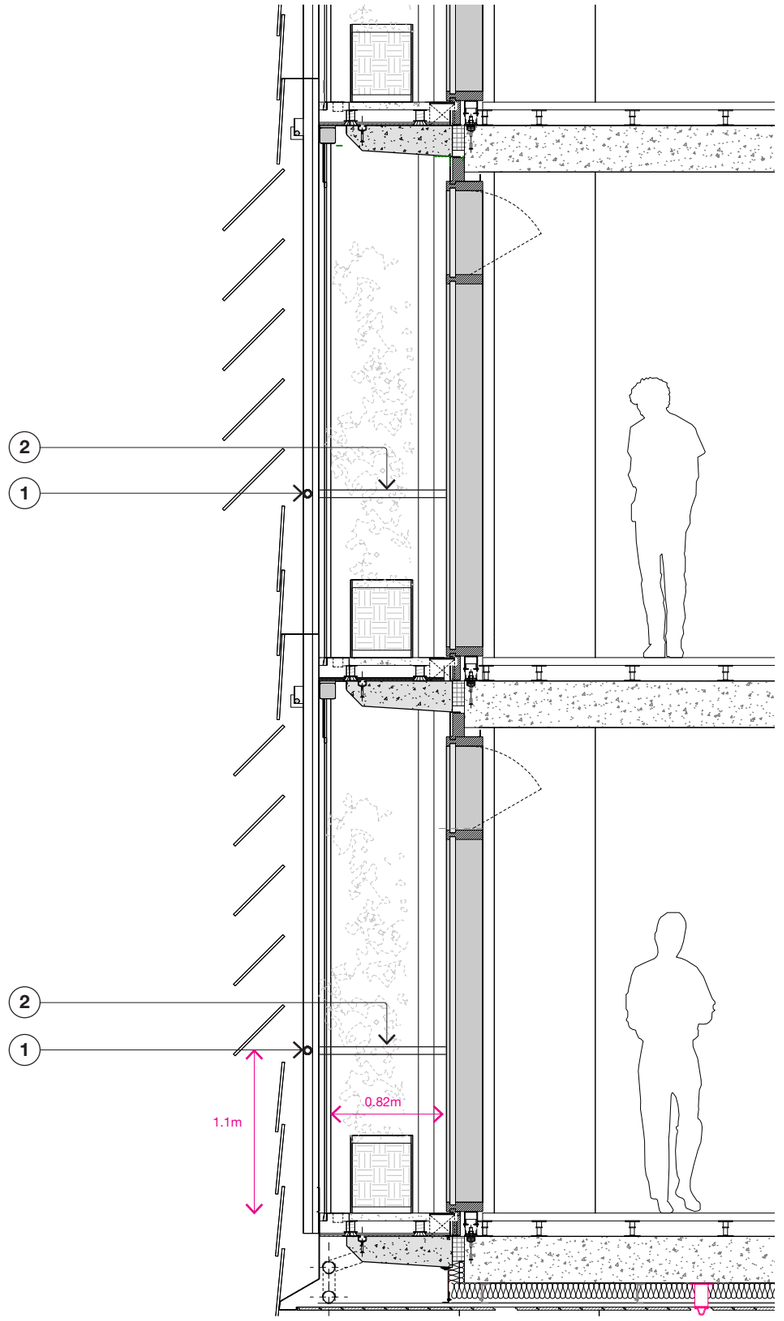
Belgrove House

4.7 L06 - 09 Cavity Balustrade

1. Stainless steel handrail
2. Removable handrails restricting tenant access



Plan 1:20 @ A1



Section 1:20 @ A1

5.0 Columns to Upper Level

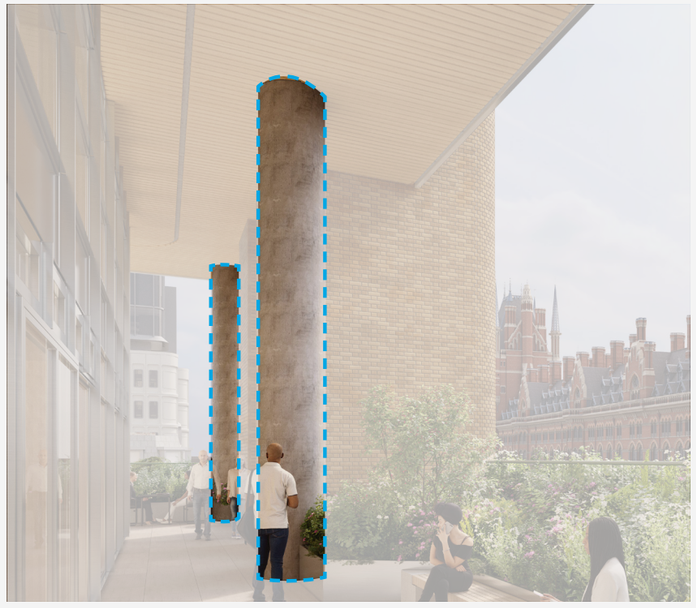
Belgrove House

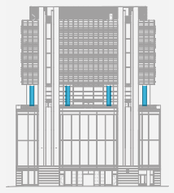
5.1 Columns to Upper level Detail and Finish

The columns on the north terrace are exposed as-struck concrete running from finished floor level to the underside of the timber soffit above.

Thermal analysis has shown that due to the surrounding insulation at roof and soffit level, including a small area of underfloor insulation at the column heads at level 06 thermal bridging is minimised, and there is no risk of condensation.

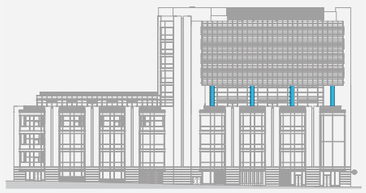
The off form concrete's natural texture will remain exposed and complement the silver tones of the natural anodized aluminium capping to the setback double height façade.





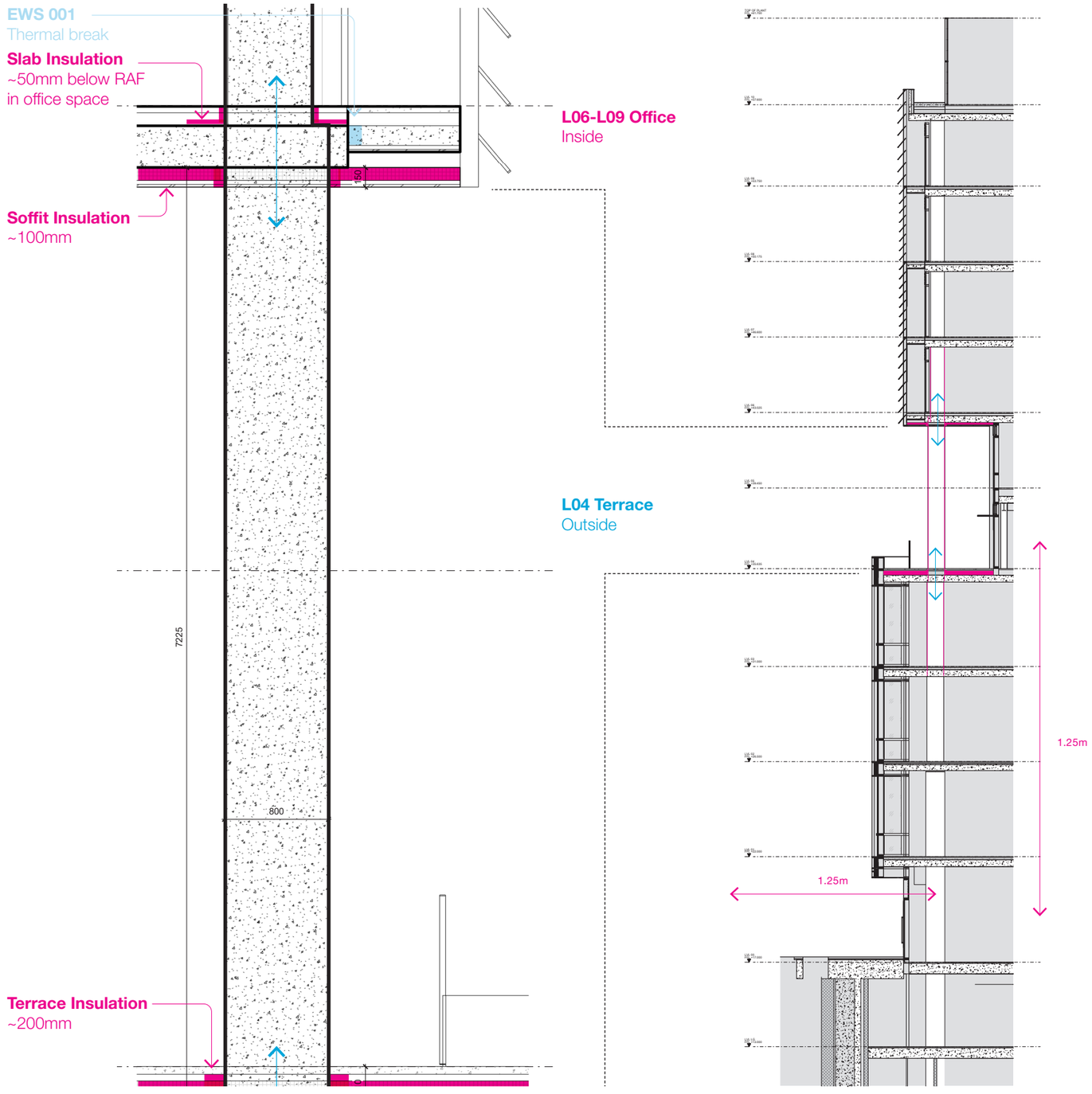
North elevation

South elevation



East elevation

Scope



Materials Overview

6.0 Selection of Facing Materials

6.0 Selection of Facing Materials

1. Spandrel Panels throughout
2. Timber Soffits
3. Typical Glass
4. Special Glass
5. Extruded Aluminium cover capping
6. Solid Oak cover capping
7. Precast Brickwork
8. RC Columns (ref to section 5)

KEY

Euston Road North Elevation

Belgrove House

6.1 Facing Materials Spandrel Panels Throughout

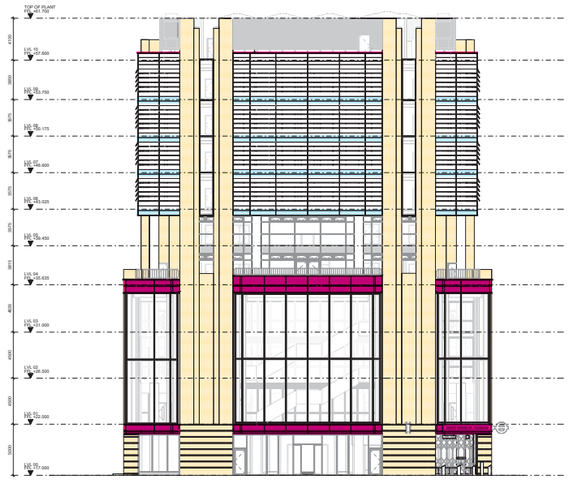
Spandrel panels will be folded stainless steel with a bespoke surface finish designed to avoid staining.

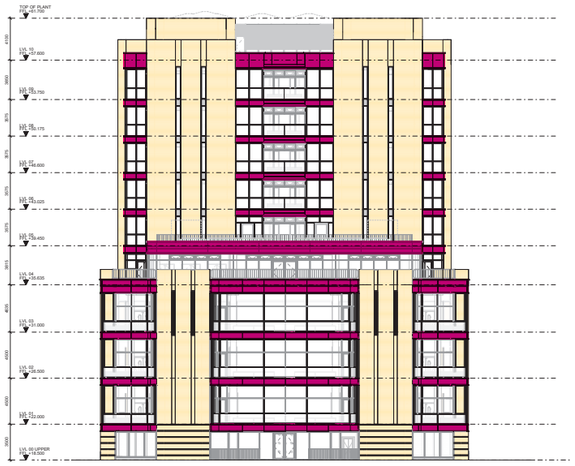
This finish is brushed before the sheet is folded and has striations not greater than 0.5µm which in concert with appropriate cleaning and maintenance will prevent microscopic particles of contaminant degrading the surface over time.

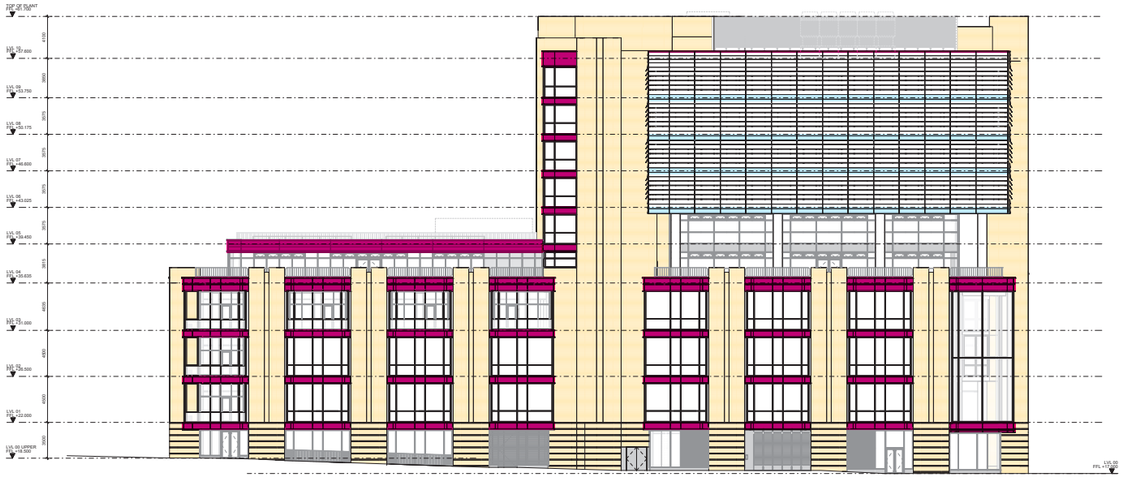
This finish can only be applied to flat sheet and so is used across all folded metal spandrels and copings throughout the scheme. For flashings and soffits a natural anodized aluminium (E6 EV1) finish will be used instead to match the finish of the mullion capping and kickplates. The two finishes are complementary and similar in colour.

Stainless Steel Spandrel on VMU

Scope







Scope of change from annodized aluminium to stainless steel

Assumed Scope of existing folded stainless steel elements

Belgrove House

6.2 **Facing Materials** Timber Soffits

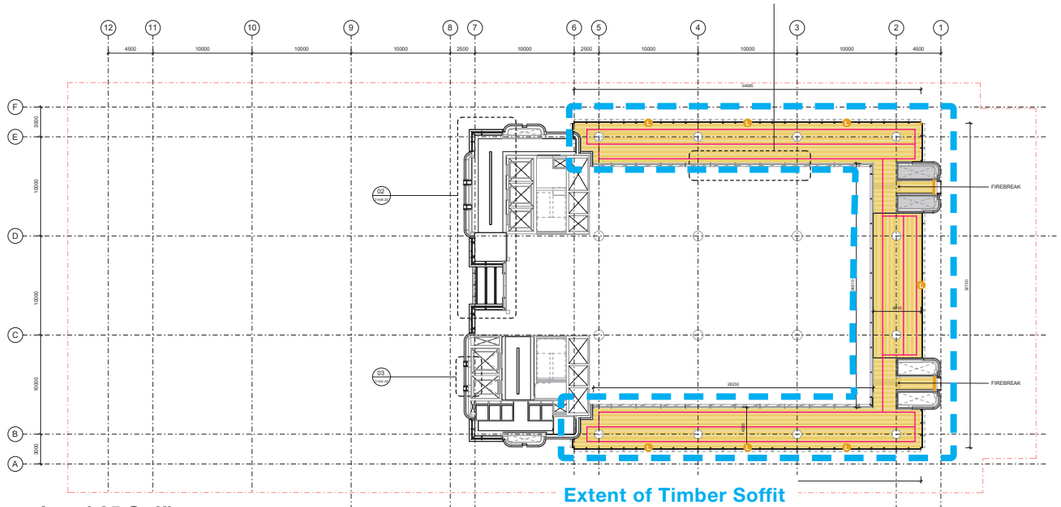
Two types of timber soffit, mounted with the same hidden detailing were tested on the VMU. A solid oak section and a plywood section with a laminate of oak on the underside. The testing demonstrated that the plywood section with laminate was preferable.

The solid timber section absorbed more moisture over time, and caused splotchiness on with the finish as well as presenting a greater risk of tannins excreting from the timber section over time and staining either the façade or the buff paving of the terraces and public landscaping.

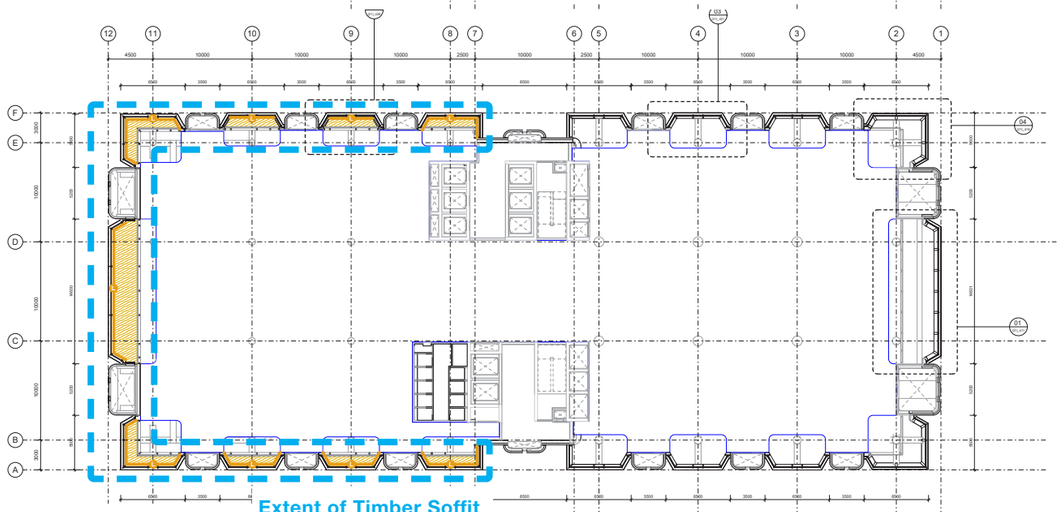
We expect the ply to remain more dimensionally stable and true over time than the hardwood sections too. The ply soffit is backed by a black breather paper and protected from above through the façade detailing. The timber is pressure treated for compliance with BS EN 13501-1, meeting the requirments of Class B-s3 d2 for fire performance.

The fire retardant pressure treatment is suitable for use outside on the building and does not require reapplication within the design life of the timbers themselves. No additional surface treatment is applied to the timbers.

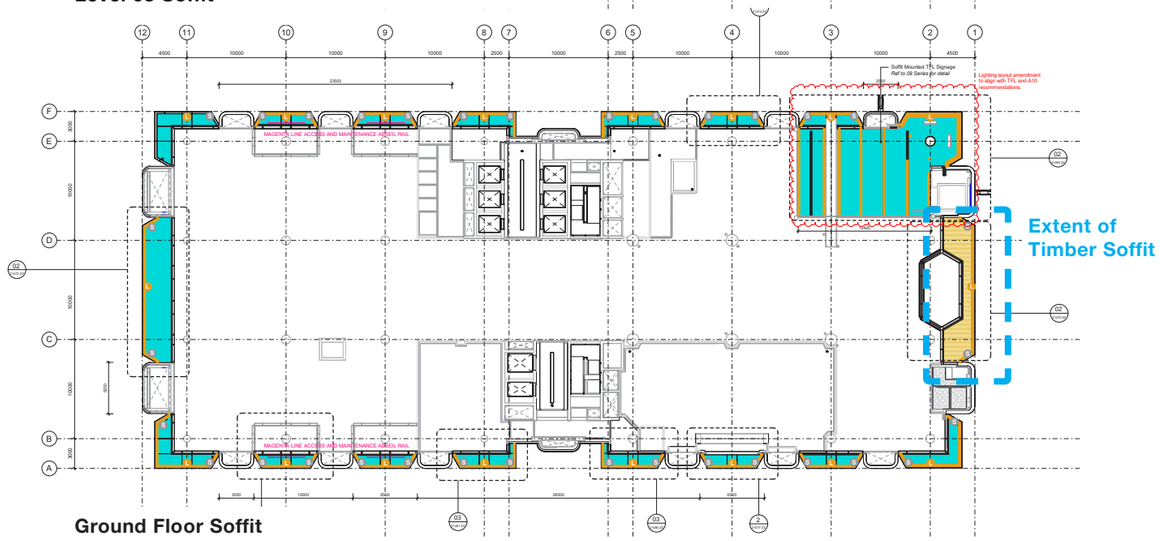
Timber Soffit Interface to Level 5 Facade



Level 05 Soffit



Level 03 Soffit



Ground Floor Soffit

Scope