PDP | LDN

Prepared on behalf of

Kier Group PLC

2204_247TottenhamCourtRd

SHARED ACCESS ENTRANCE UPDATE

TCR-PDP-ZZ-ZZ-RP-A-03-706 | 30.09.2024

Summary of Updates

A summary of the proposed change to the Morwell Street elevation following further detailed design development and coordination is listed below.

The desired corner details at the shared entrance cannot be achieved using a back-painted glass panel. The original and approved details show an approximately 200mm corner without any mullions. Due to the glass panel ratio requirement of 1/10, this would require a minimum width of over 300mm. Corner glass panels also present significant challenges in terms of breakage risk and water penetration. Furthermore, repositioning the mullions to suit the requirements for the glass panels would deviate from the design intent, with the additional introduction of a transom.

Based on the constraints above, it is required that the approved back painted glass be changed to a metal sandwich panel similar to those already approved as shown on the residential entrance.

Table of Contents

Planning Condition 3 Approved Drawing: Morwell Street East Elevation

APPROVED

1:200 @ A3

MATERIALS
1. GLAZED TERRACOTTA CLADDING
2. PPC METAL PROFILED ROOF PLANT ENCLOSURE
3. GREY BASALT STONE CLADDING
4. GREY PPC ALUMINIUM WINDOWS
5. BLACK PPC ALUMINIUM SHOPFRONT WINDOWS
6. PPC STEEL BALUSTRAD
7. GREY / BUFF NARROW GAUGE BRICKWORK
8. DARK GREY PPC METAL LOUVRED SCREEN
9. DARK GREY PPC METAL CANOPY
10. GREY PPC METAL BALUSTRADE
11. PPC METAL COPING
12. BACK PAINTED GLASS
13. DARK GREY PPC METAL SANDWICH PANEL
14. DRAK GREY METAL OVER PANEL AND PANEL DOOR
15. PPC METAL CLADDING PANELS TO RECESS TO PARTY WALL JUNCTION

‘Proposed Drawing’ Morwell Street East Elevation - for consideration

PROPOSED

The desired corner details cannot be achieved using a back-painted glass panel. The original and approved details show an approximately 200mm corner without any mullions. Due to the glass panel ratio requirement of 1/10, this would require a minimum width of over 300mm. Corner glass panels also present significant challenges in terms of breakage risk and water penetration.

Furthermore, repositioning the mullions to suit the requirements for the glass panels would deviate from the design intent, with the additional introduction of a transom.

Please refer to details for more information.

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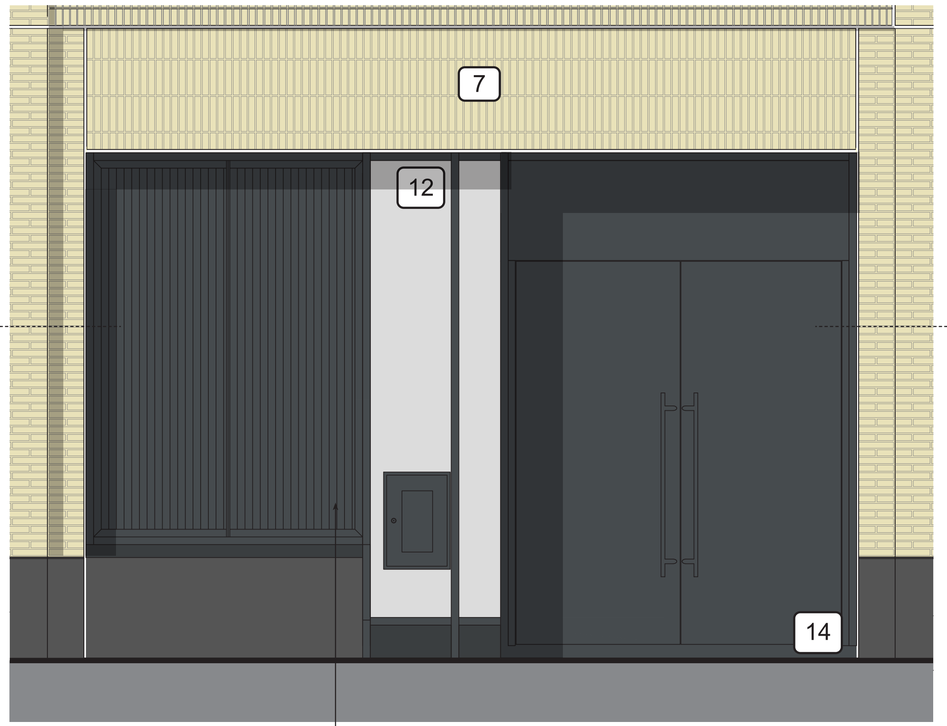
Planning Condition 3 Approved Drawing for 2023/1155/P: Morwell Street East Elevation

6

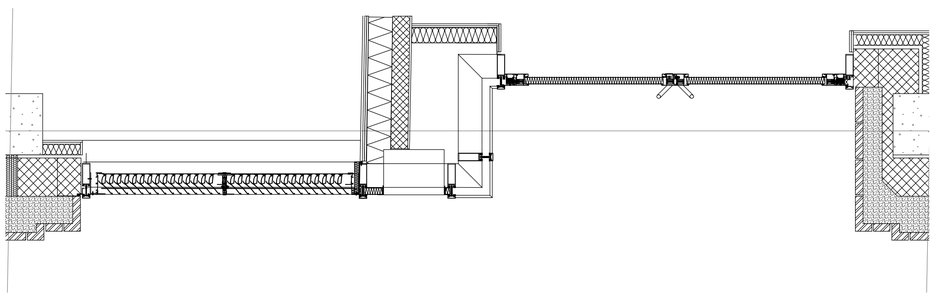
APPROVED



Elevation

Aluminium Louvre Profile

RAL 7021



Plan

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GROUND FLOOR LOUVRE
SCREEN & SHARED ENTRANCE

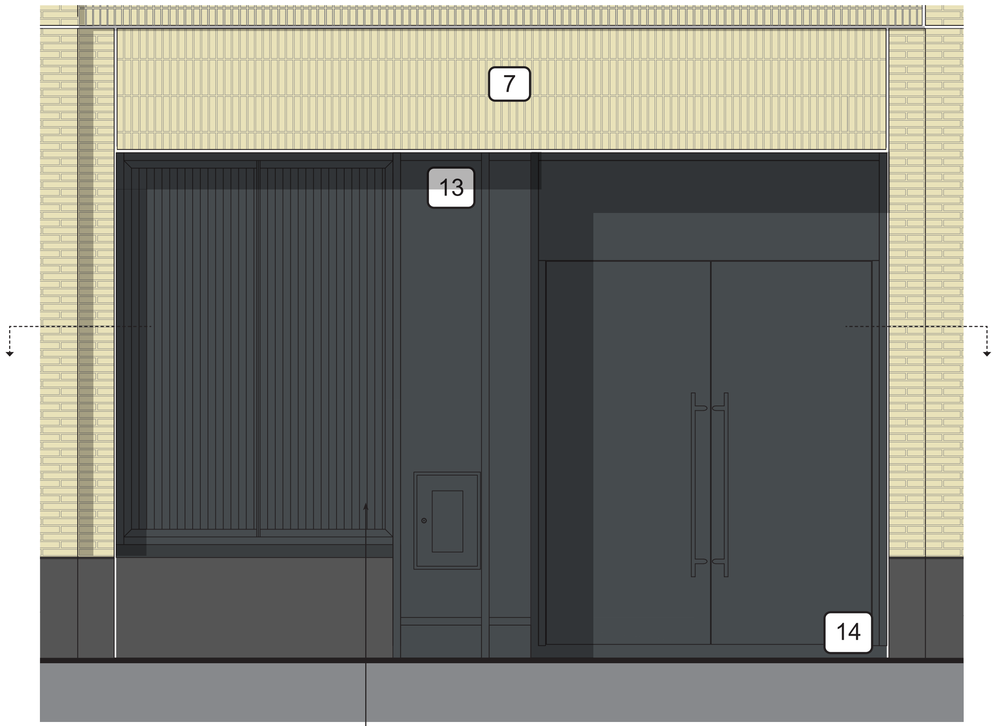
1:20 @ A1

Location - Ground Level

0 0.5 1 1.5 M

‘Proposed Drawing’ Morwell Street East Elevation - for consideration for NMA

PROPOSED



Elevation

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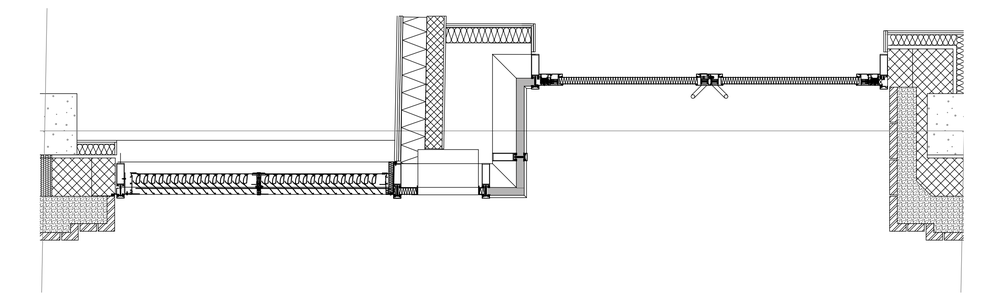

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SCREEN & SHARED ENTRANCE

1:20 @ A1

Location - Ground Level

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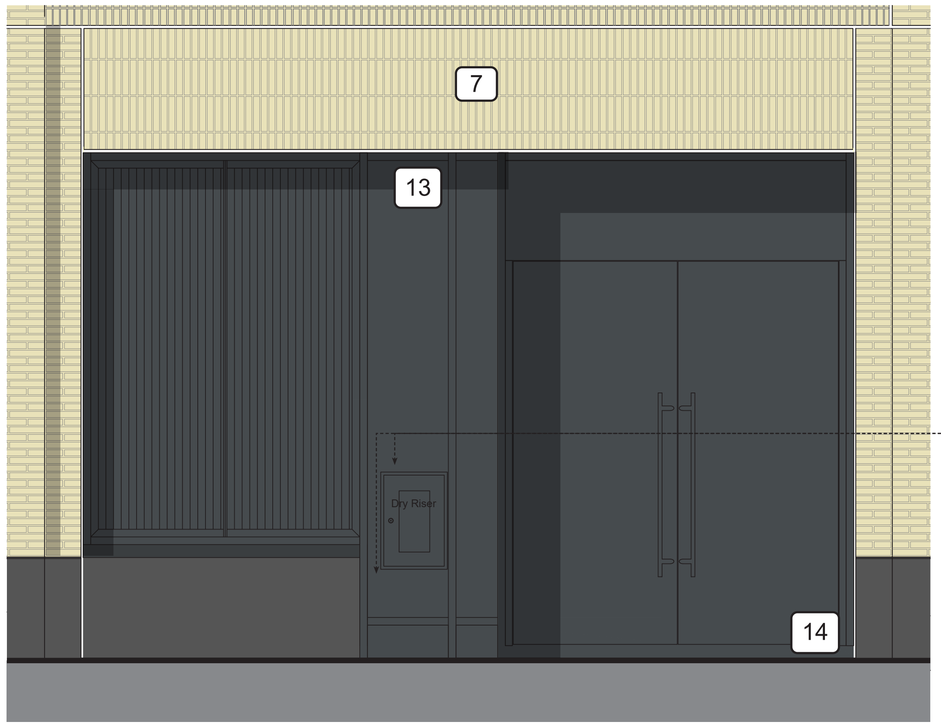
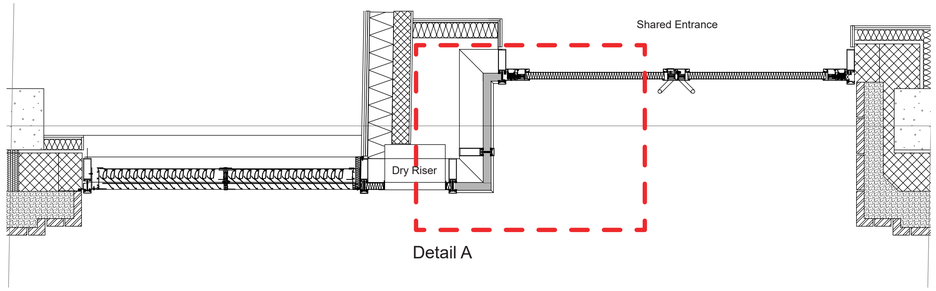
PROPOSED



Elevation



Detail A

Plan

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GROUND FLOOR LOUVRE SCREEN & SHARED ENTRANCE

1:20 @ A1

Plan / Elevation

Location - Ground Level

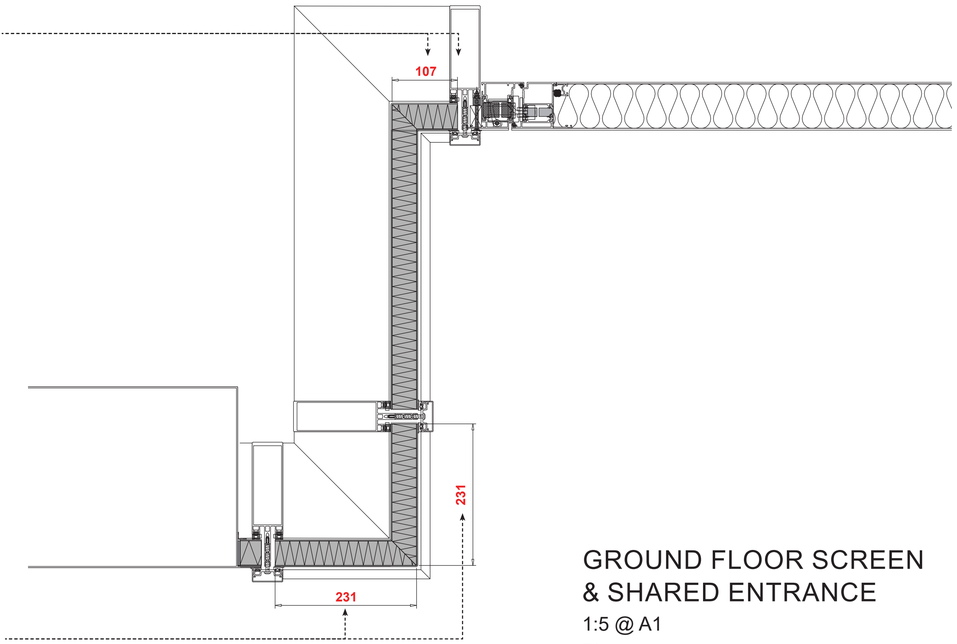
0 0.5 1 1.5 M

The position of the door frames and mullions only allows for 107mm for the corner panel. For a glass panel of this height, it should have a minimum width of 303mm. Due to this constraint, it is not possible to use a back-painted glass panel. Furthermore, there is no allowance to reset the mullions, as this would impact the clear opening of the escape door.

If the mullions were to be adjusted to accommodate the minimum glass panel width required, there would not be adequate space to fit the dry riser inlet. An additional transoms would need to be introduced to install the dry riser inlet, as the glass panel alone cannot accommodate a large opening.

The desired corner details cannot be achieved using a back-painted glass panel. The original and approved details show an approximately 200mm corner without any mullions. For a glass panel with a height of approximately 3m, the width would need to be at least 303mm to maintain the necessary ratio.

Corner glass panels also present significant challenges in terms of breakage risk and water penetration.



Detail A

GROUND FLOOR SCREEN & SHARED ENTRANCE

1:5 @ A1

Plan