Piercy&Company

CAMDEN GOODS YARD

BUILDING A
PLANNING CONDITION 26 REPORT - REV A

0.1
INTRODUCTION & CONTENTS

INTRODUCTION
This report contains technical analysis and supporting information that sets out the post-planning developed facade design of Building A at Camden Goods Yard.

It includes the analysis of the facade developments and refinements that have taken place through technical design development, setting out the supporting information to accompany the technical design drawings required for the discharge of Planning Condition 26 for Building A.

1.0
POST PLANNING TECHNICAL DESIGN DEVELOPMENT

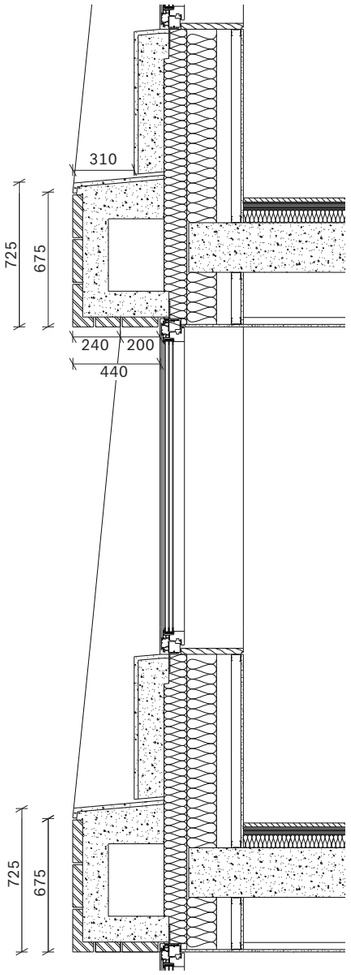
CONSENTED

PROPOSED

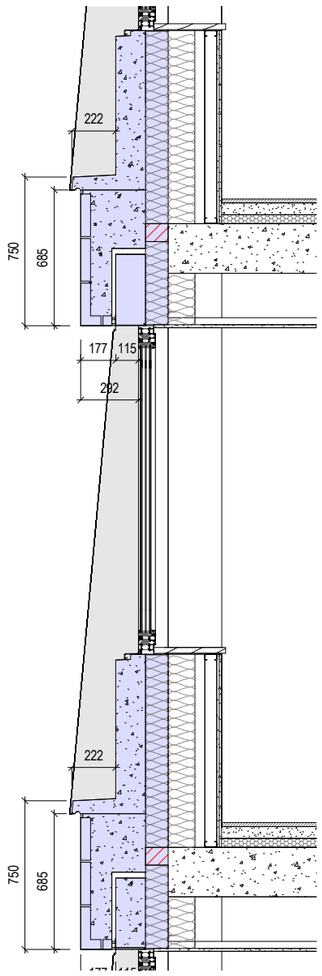
KEY UPDATES:

- Slimming of facade depth to reduce concrete volume
- Introduction of cill projections to reduce staining
- Improved integration of soffit vents at window heads
- Change to panel subdivision to improve buildability and robustness
- Introduction of micro-flutes to piers to add interest and conceal joints
- Other minor refinements as documented

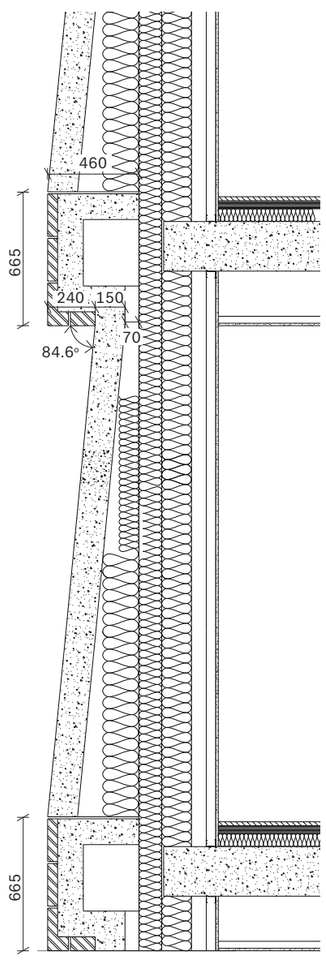
Note: All CGIs are indicative only and do not capture all design refinements associated with Condition 26. Please refer to the technical design drawings included with this application for a comprehensive set of the proposed technical details.



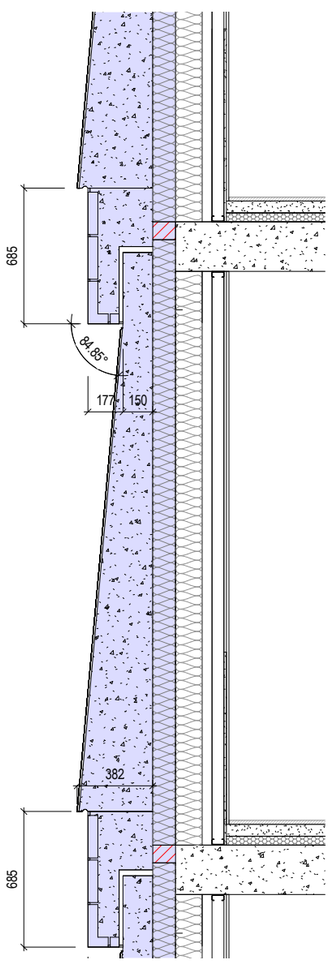
CONSENTED FACADE
WINDOW SECTION



PROPOSED FACADE
WINDOW SECTION



CONSENTED FACADE
PIER SECTION



PROPOSED FACADE
PIER SECTION

REDUCTION IN FACADE DEPTH

Reducing the panel depths will reduce the amount of concrete and reinforcement required to make the units. The proposal will reduce the amount of concrete by 135m3 and 337 tonnes, reducing lorry deliveries to site by between 15-20 loads.

This refinement will have the following advantages to all of the facade panels:

- Significant reduction in embodied carbon
- Improved deliverability and installation

To reduce the risk of staining whilst maximising the pier depths, it is proposed to introduce a projecting cill below the windows, with the bottom edge of the piers also aligning with these to create a continuous robust detail.

These revisions have been fully tested in 3D CAD visuals, which are included in the pages that follow. The impact on the overall facade appearance is very minimal and the monolithic appearance and sense of depth of the facade is maintained.

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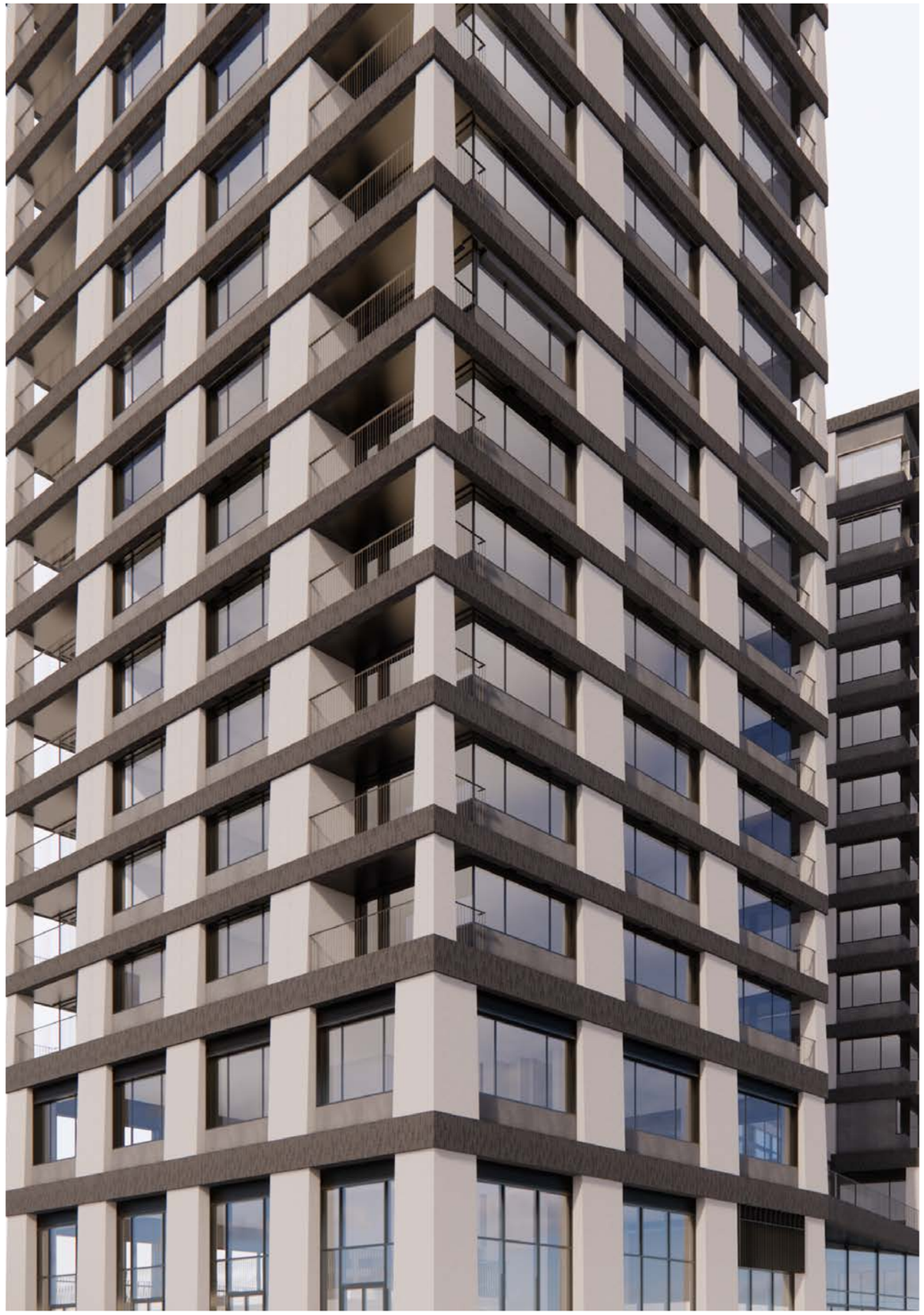

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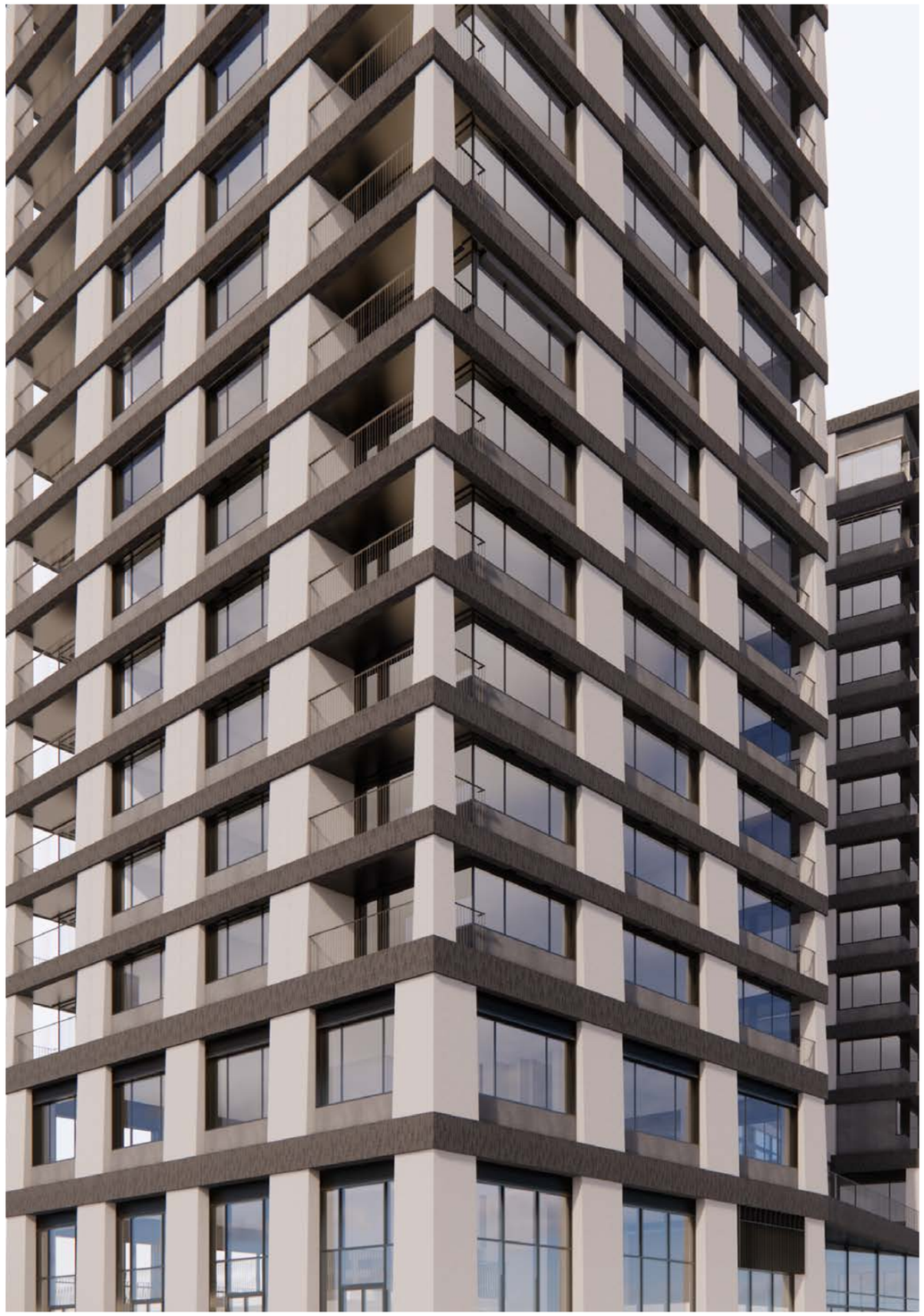
1.2
REDUCTION IN FACADE DEPTH



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PROPOSED FACADE

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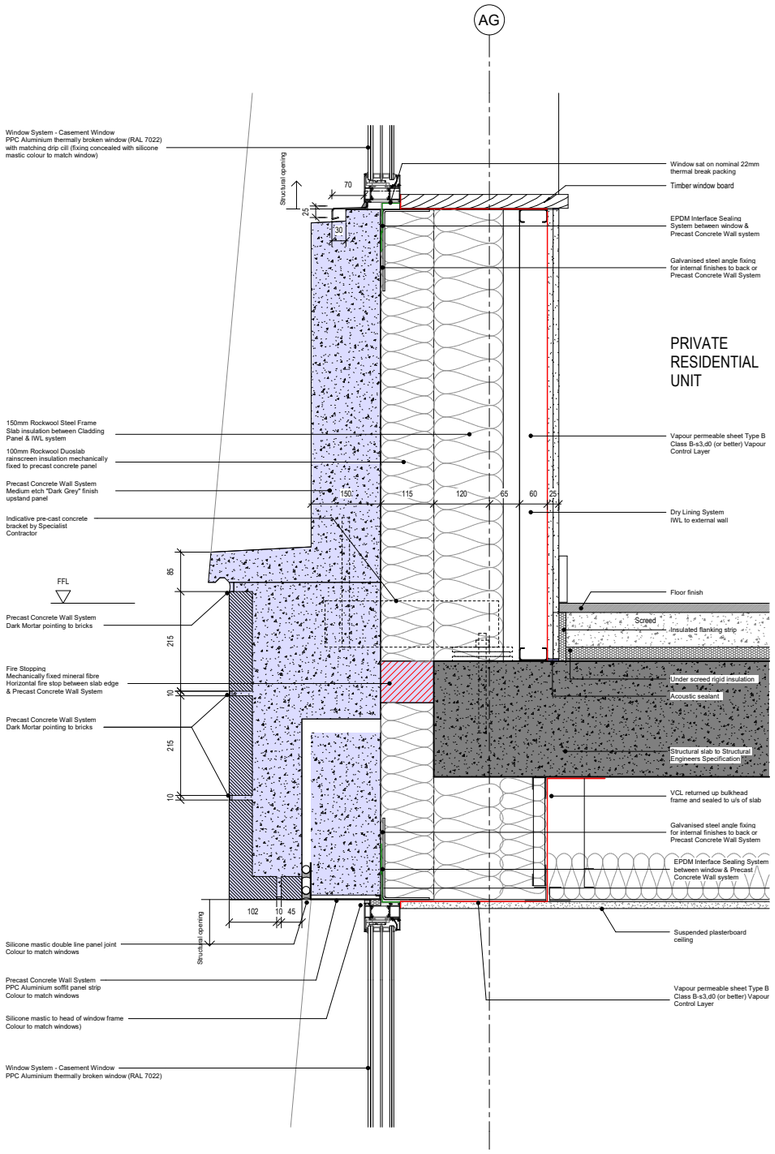
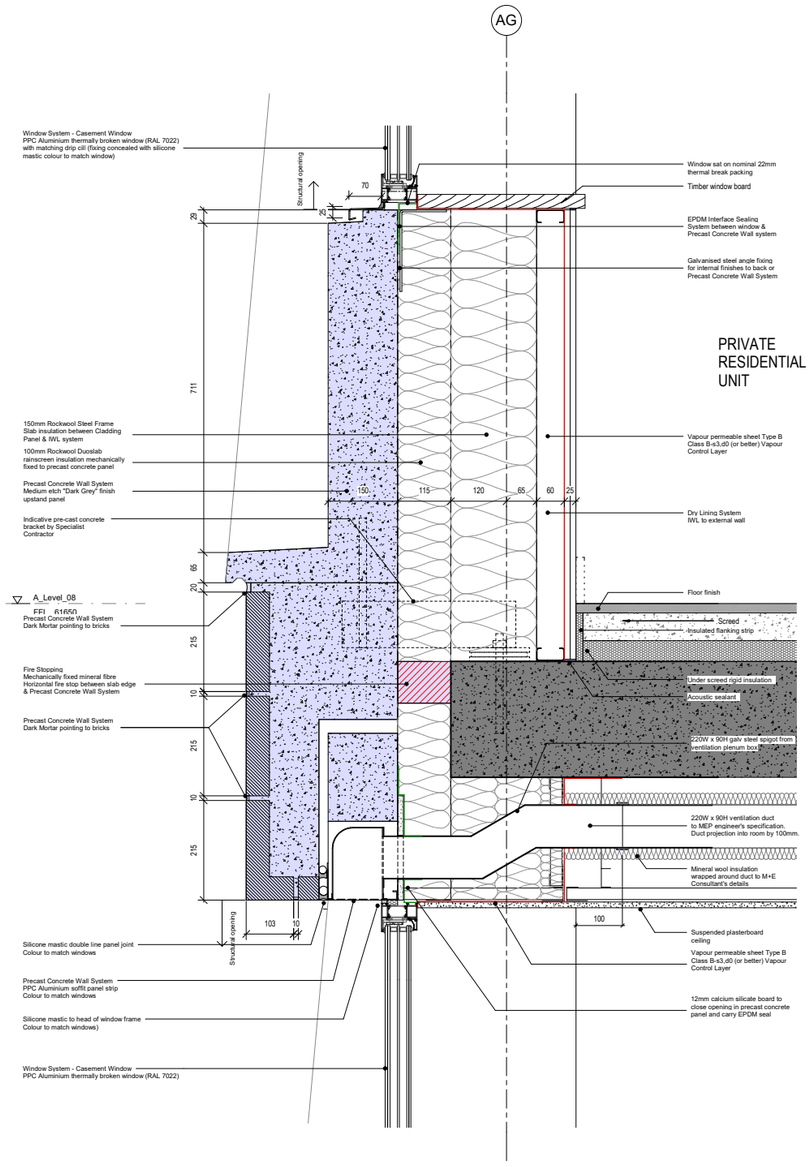


SECTION DETAIL THROUGH SOFFIT PANEL



SECTION DETAIL THROUGH DUCT & VENT

VENTILATION SOFFIT PANELS

To better integrate the required vents in the soffits at the window heads, it is proposed to contain the vents within a metal soffit panel that spans from pier to pier and sits within the depth of the head of the piers, thus retaining a c.160mm brick return to the soffits.

This metal soffit panel with integrated vents will match the finish of the window frames. We believe this will result in a neater and more discreet detail, where the vents read as being a part of the window system.

The dark grey finish of the soffit panels will also closely match the brick tone, so will retain the overall appearance of a deeply recessed window whilst providing a neater and more integrated solution.

CONSENTED FACADE

PROPOSED FACADE

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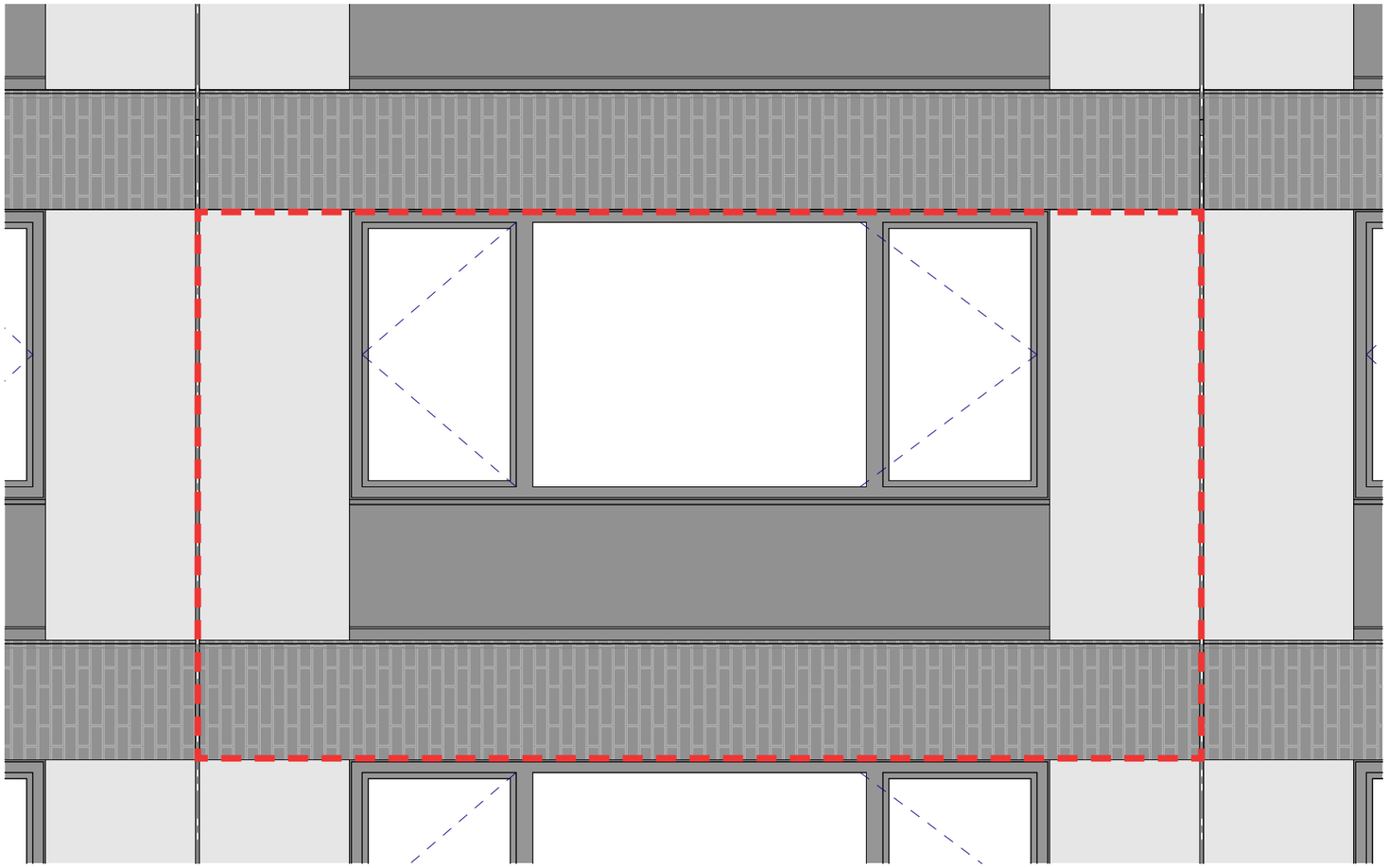


TYPICAL FACADE BAY

Typical precast doughnut panel

VERTICAL PIER JOINTS

The Design Team has worked closely with the facade contractor on the technical design of the Block A facade.

The contractor identified a number of concerns with the consented panel design which required thin, overlapping L-shaped panels to allow for construction joints to be located in the window reveals.

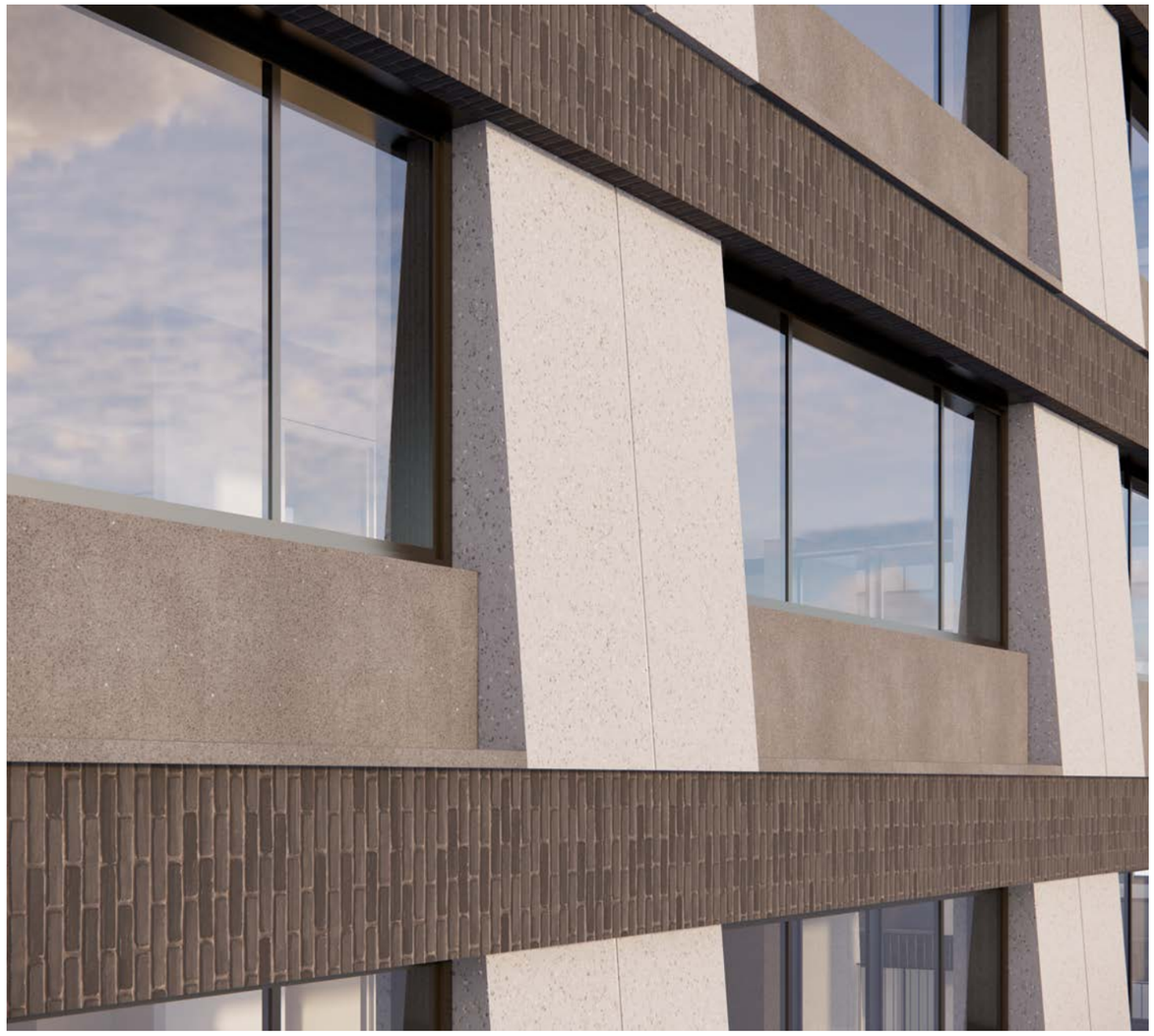
These panels would require significant amounts of reinforcement but would still be at risk of cracking. The contractor was reluctant to take on the design responsibility for such a design, especially given the cracks would appear in such a prominent locations (faces of piers).

In addition, the consented design relied on temporary steel propping during manufacture, delivery and installation. This was raised as part of the contractor's H&S review.

To address the issues raised above with manufacture, transport, lift on site and deliver structural integrity, critical to the long term robustness of the facade, it is proposed to split the panels from centre line to centre line of the vertical piers. This will create a more robust panel design, but will introduce a 20mm wide vertical joint on the centre line of each precast stone pier.

The joint between the panels will be a soft aggregate joint (to match the finish of the precast stone piers). This will ensure the joint is discreet.

PROPOSED FACADE



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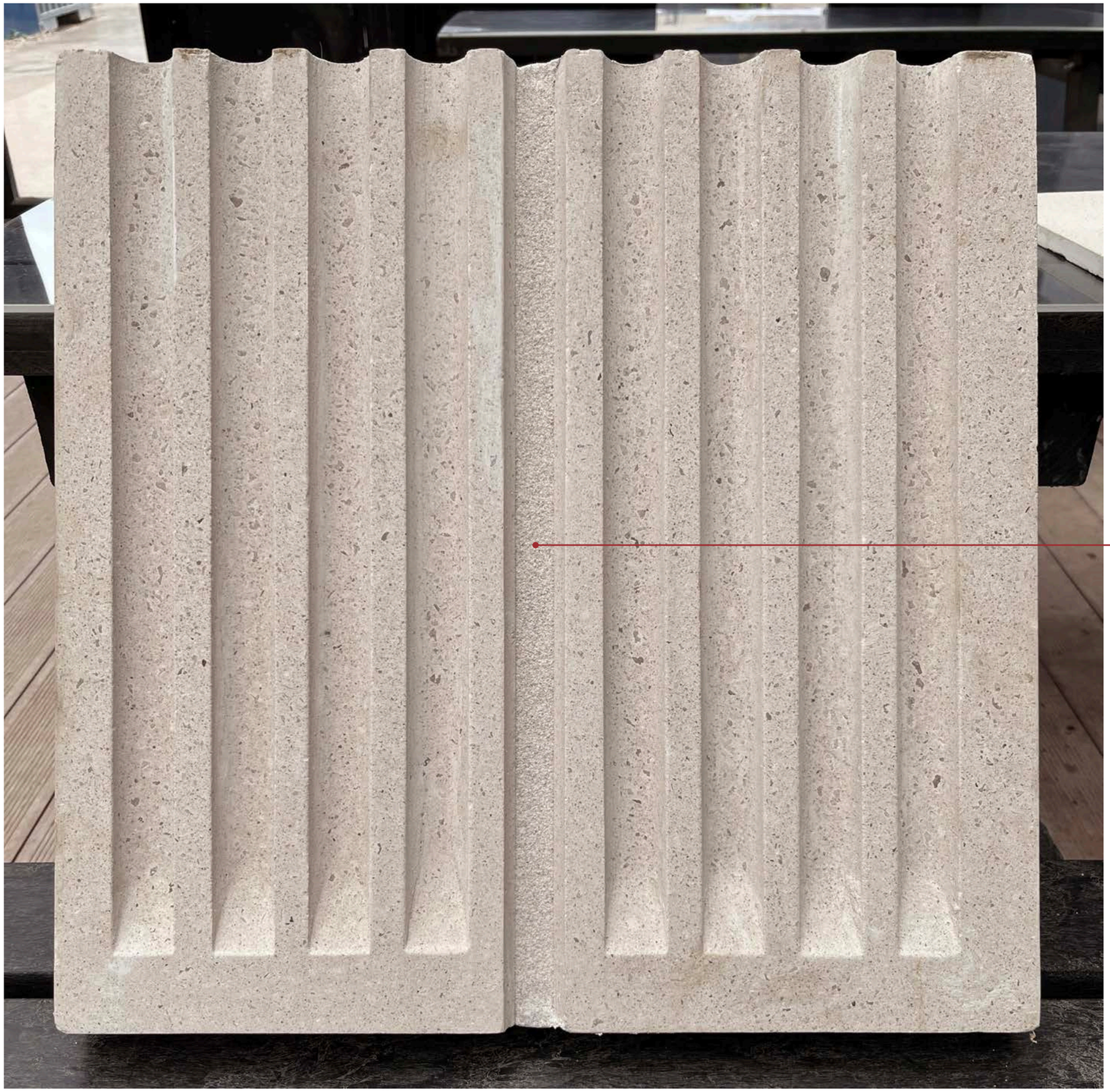


PROPOSED FLUTE PROFILE

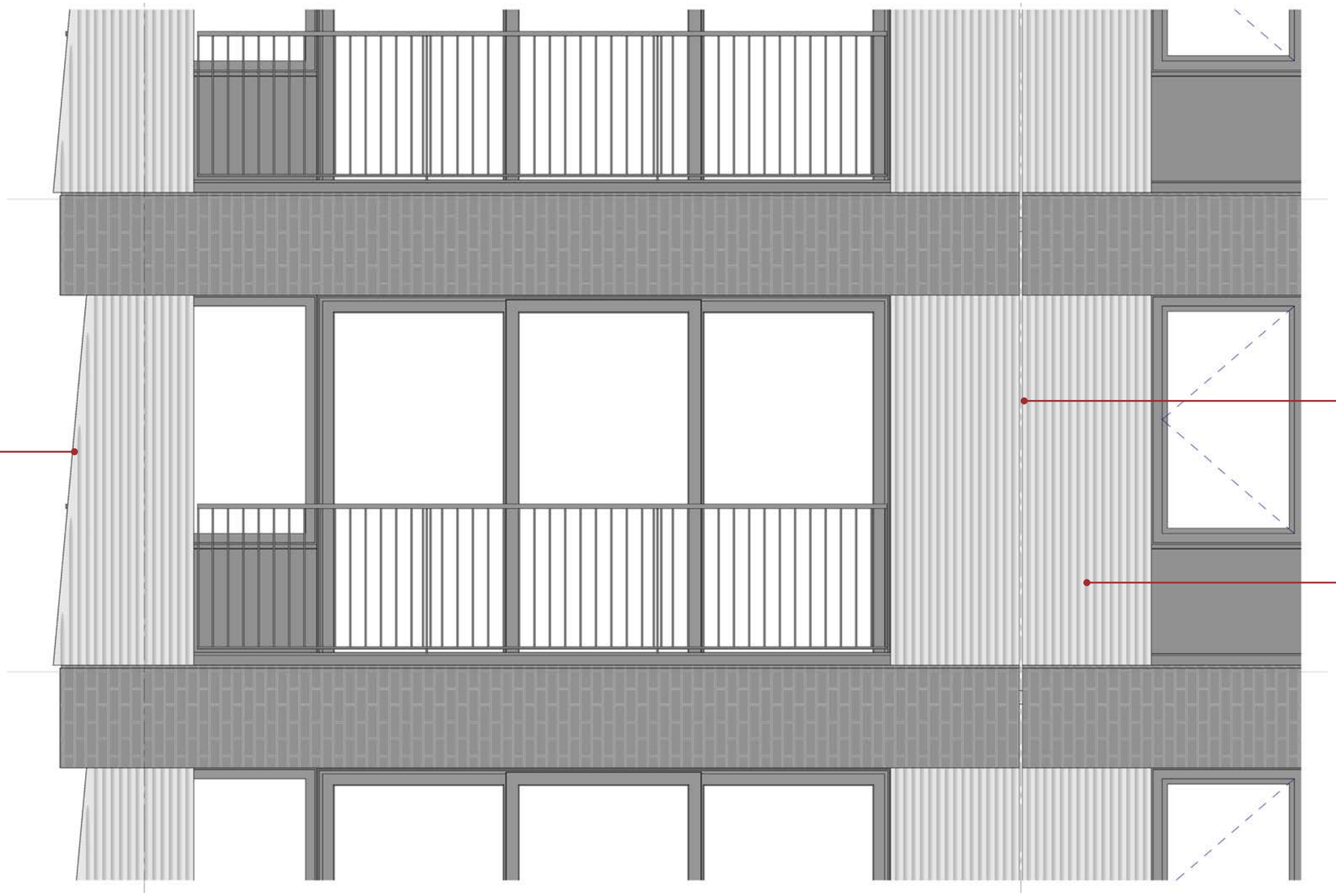
Central pier joint located within a fluted rebate to conceal the joint. Sample includes the proposed soft aggregate filling showing the successful match to the precast

PIER FLUTING PROPOSAL

We propose to introduce a micro flute profile that runs full height and across the entire width of the external face of all upper floor piers. This will add a level of further refinement and interest to the precast stone piers, whilst fully concealing the central required construction joint.

Due to the fine scale of the proposed flute profile (30mm half round flutes separated by c.30mm flats), it will remain subtle in long views so as to not impact the overall appearance of the building and the carefully considered balance of materials and tones.

We have explored a number of cast flute options and feel a flat faced and half round rebate is most successful.



TYPICAL FACADE BAY WITH PROPOSED FLUTING

TYPICAL FACADE BAY

TYPICAL FACADE BAY WITH PROPOSED FLUTING

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NO FLUTING

WITH PIER FLUTING

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Micro flute to Level 1 piers and above with medium acid etching

No flute to ground floor piers. Light etching only

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Proposed precast sample with light etch finish and no flutes for Ground Floor piers

Proposed precast sample with medium etch finish and micro flute detail for upper floor piers

GROUND FLOOR PIERS

The original planning application noted the use of a larger exposed aggregate to the ground floor piers. The requirement for this detail was omitted in the 2020 S73 application, as captured in the approved 2020 DAS Addendum.

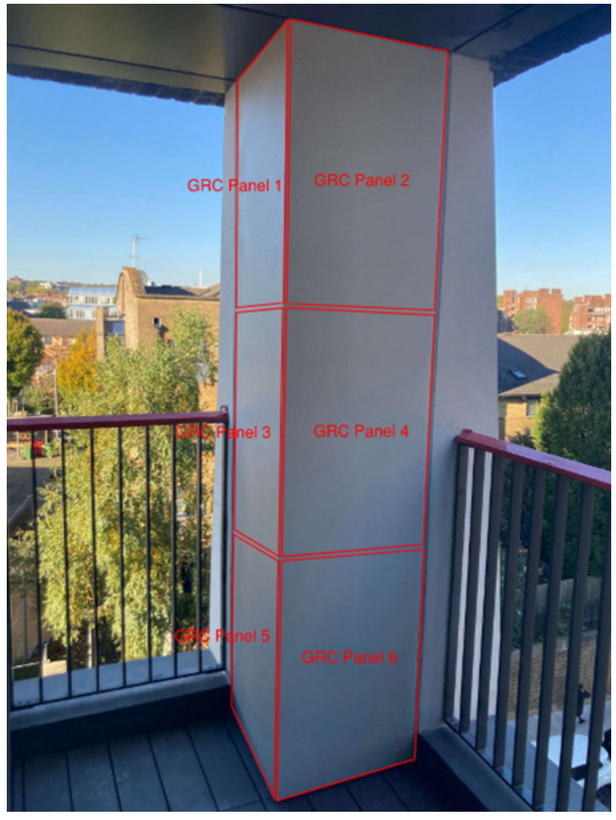
This omission followed detailed discussions with the facade contractor and sample testing, where it become apparent that the exposure of more aggregate in these large single cast piers at ground floor level will dramatically increase the risk of a noticeable varied aggregate size across the same panel, due to the natural distribution of aggregates that occurs on the surface or L-shaped precast and panels with returns/ reveals.

Due to the concrete settling under gravity and the compaction process needed to ensure concrete strength and durability, the larger/heavier pieces of stone will always be attracted to the base of the mould, and therefore, the cast face of the base mould surface will have a higher percentage of large aggregate visible.

This will be more prominent in concrete which has been honed or deeply etched to reveal the larger pieces of stone. Where a lighter depth of etching is carried out, and less of the larger stone overall is exposed, the different faces of the panels will generally be more consistent.

As a result, we propose a light etching of these ground floor piers to expose some aggregate whilst not accentuating this uneven distribution, achieving an improved visual appearance. With the introduction of the micro flutes and heavier etch to the upper piers and maintaining a heavier flat surface to the ground floor piers, we are able to retain a subtle difference between these piers as per the original design intent.

MULTIPLE GRC PANELS ARRANGEMENT ON BALCONY REVEAL



MULTIPLE GRC PANELS ARRANGEMENT ON COLUMN CLADDING

DESIGN DEVELOPMENT OF INSET BALCONY REVEAL AND COLUMN CLADDING

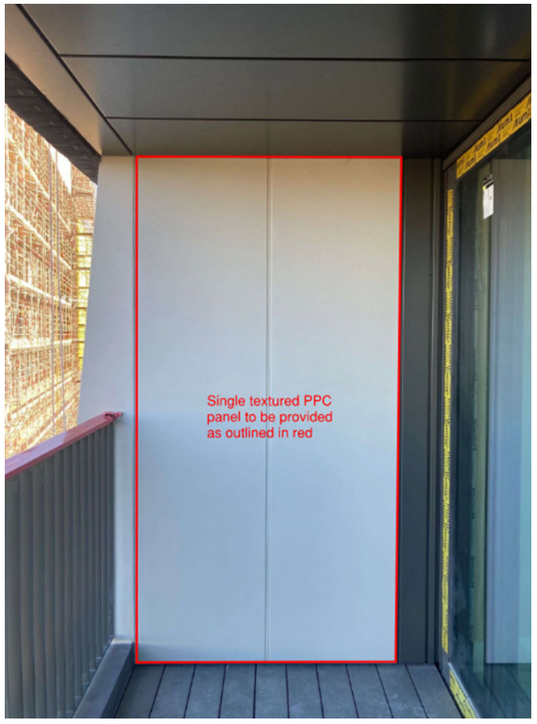
Following a site visit undertaken by Kevin Fisher on 7th November 2024, we reviewed a mockup proposal for the inset balcony and column cladding. The proposal viewed was a textured PPC cladding to match the adjacent precast concrete cladding panels in lieu of the previously consented GRC panel.
This updated report as well as resubmitted building details (07003, 21011 & 21012) against condition 26 outline the rationale behind the proposed design development amendments from GRC panel to a textured PPC cladding panel as summarised below.

Consented GRC proposal: Concerns raised by specialist manufacturers are as outlined below:

1. If the GRC panel was to be manufactured as a single panel as originally envisaged the weight of each panel would be in the region of 350kg. Within the confined spatial limitations of the balcony we would not be able to transport, lift or install a GRC panel of such a weight practically or from a health & safety (CDM) perspective.

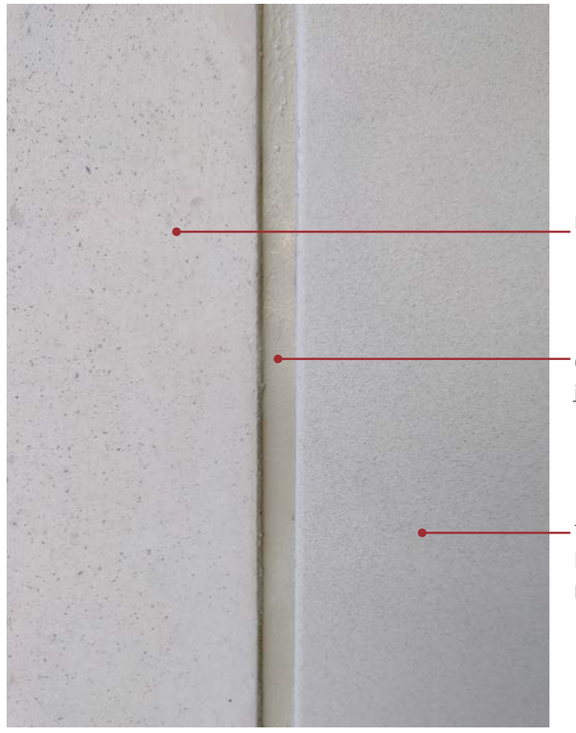
2. The conclusion regarding the weight limitations of the panel means the panels would need to be designed and split up into multiple panels weighing between 50-60kg to comply with CDM and allow for them to be physically transported and lifted into place. As per the images below the GRC panels would need to be split into 6 vertical panels for the column cladding and 5 horizontal panels for the main balcony reveal panel.
This panel arrangement has been considered as both visually poor and unsightly, leading to the cladding looking more like tiling rather than a full height cladding panel as originally envisaged. Marked up photos reflect the GRC panel jointing strategy.

3. GRC is a material which could be vulnerable to damage and staining with limitations in being able to repair or re vulnerable balcony locations. This is a concern in the future from both a maintenance perspective as well as from a visual perspective where-by panels could look a complete mismatch to each other in years to come.

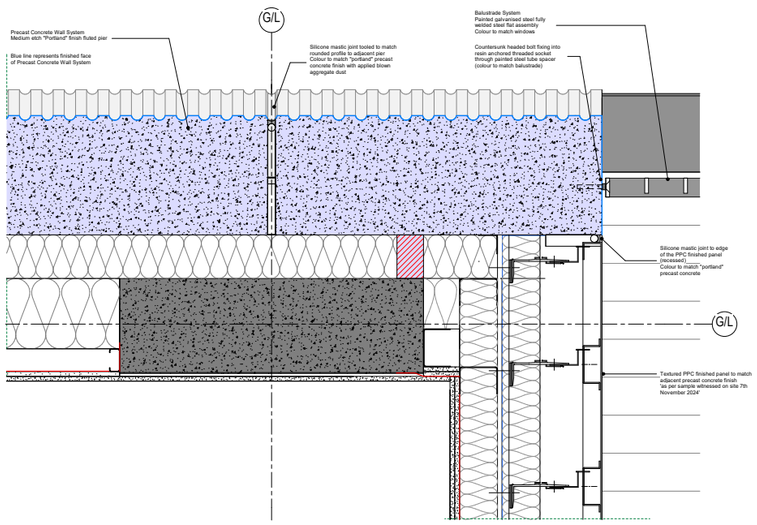


PROPOSED PANEL ON BALCONY REVEAL

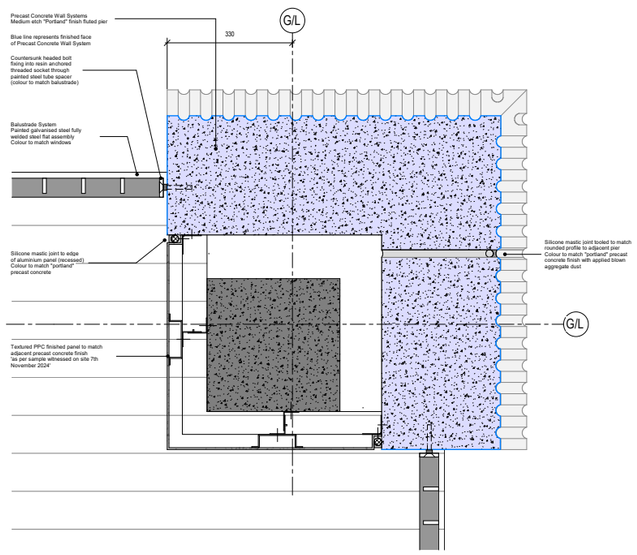
PROPOSED PANEL ON COLUMN CLADDING



CLOSE-UP PHOTO OF PROPOSED PANEL



PLAN DETAIL THROUGH BALCONY REVEAL



PLAN DETAIL THROUGH CORNER COLUMN

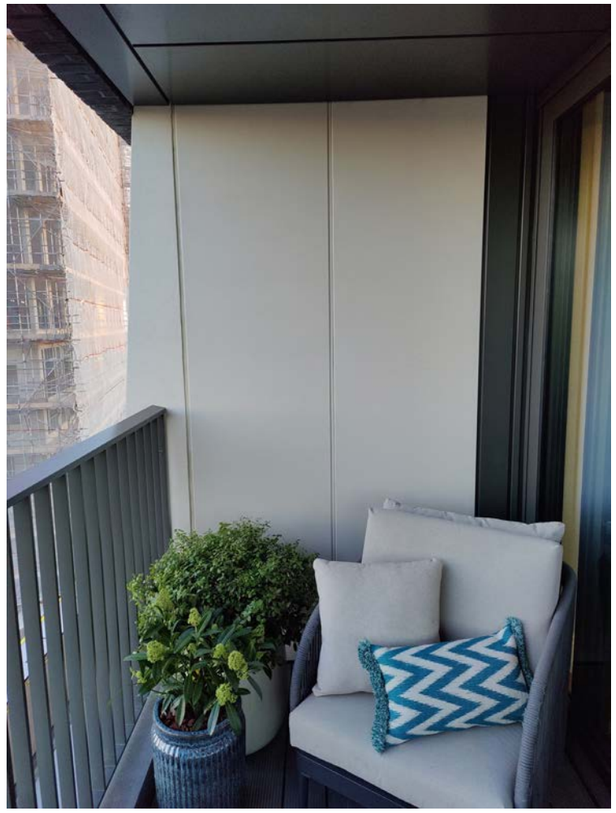
ALTERNATIVE TEXTURED PPC CLADDING

During our visit on site with Kevin we viewed the alternative Textured PPC cladding proposal looking up at it up from the street and from within the balcony. What was evident and agreed on site was the locations of the proposed cladding amendments are in discreet and partially hidden locations within the balconies. Some of the key observations regarding the alternative textured PPC cladding are as follows:

1. The alternative proposed panel offers a high-quality grained texture which will remain the same long term in terms of quality and appearance. The proposal is a near perfect match adjacent to the precast concrete panel finish.

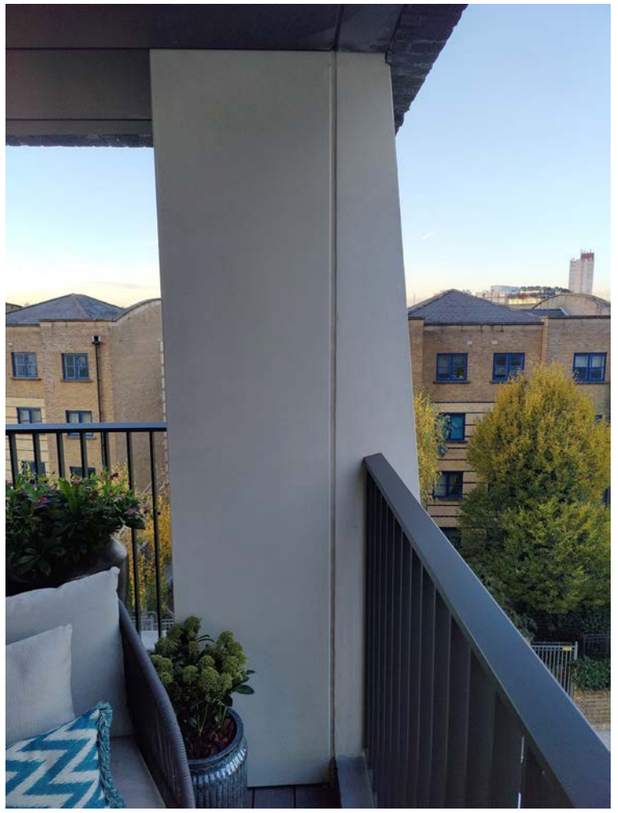
2. As illustrated in the photo what was presented onsite was a vertical 2 panel arrangement. Having discussed this on site with Kevin and since discussed with a manufacturer we are pleased to confirm the overall panel can be delivered in a single panel as per the original vision.

3. The fundamental reason for moving away from GRC is primarily driven by the increased number of prominent joints, which are both undesirable and not in keeping with the architectural vision.

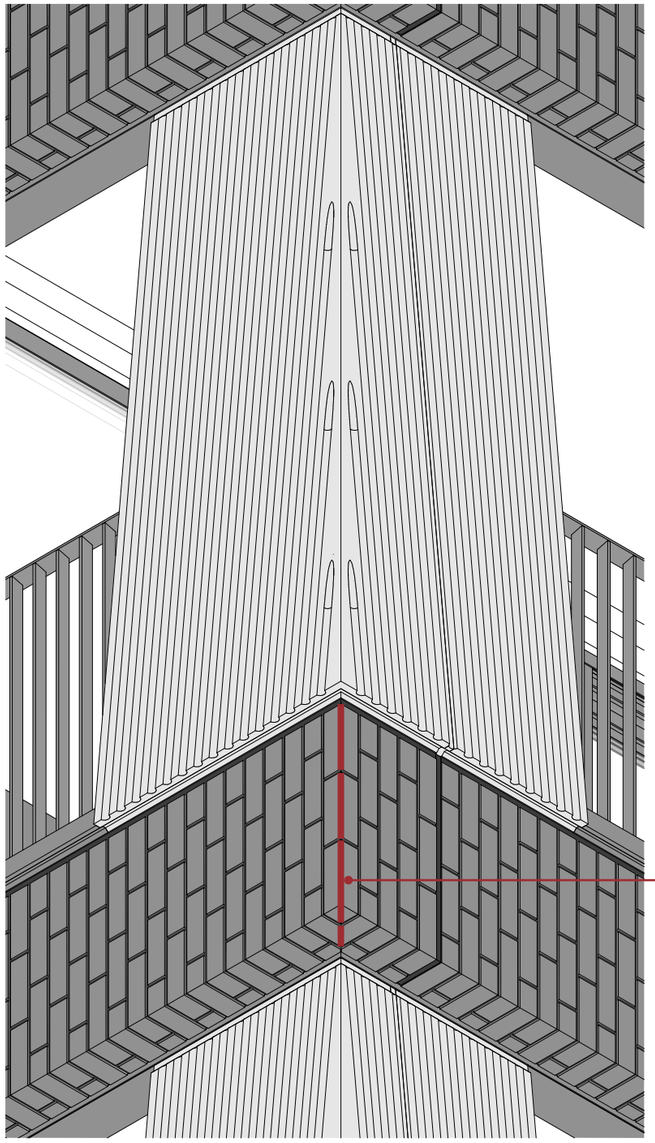


PICTURE 1: TEXTURED PPC CLADDING IN BALCONY REVEAL

PICTURE 2: TEXTURED PPC CLADDING IN CORNER COLUMN



PICTURE 3: TEXTURED PPC CLADDING IN CORNER COLUMN



BUILDING CORNER 3D

CUT & GLUED BRICK SAMPLES

BRICK CORNER DETAIL

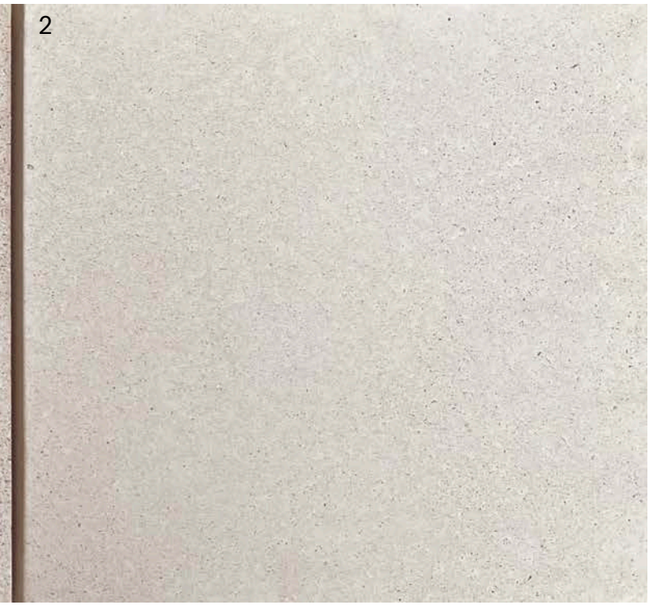
The planning scheme requires a number of special brick shapes to achieve the outer corner detailing of the brick faced precast spandrels at each storey level of the facade.

These could be cast as special square shaped corner bricks, but these would have to be fabricated in a separate batch from the main brick stock. This will introduce a significant risk of the specials not matching the visual appearance of the rest of the bricks, which would be detrimental to the visual appearance of the completed brick faced precast elements.

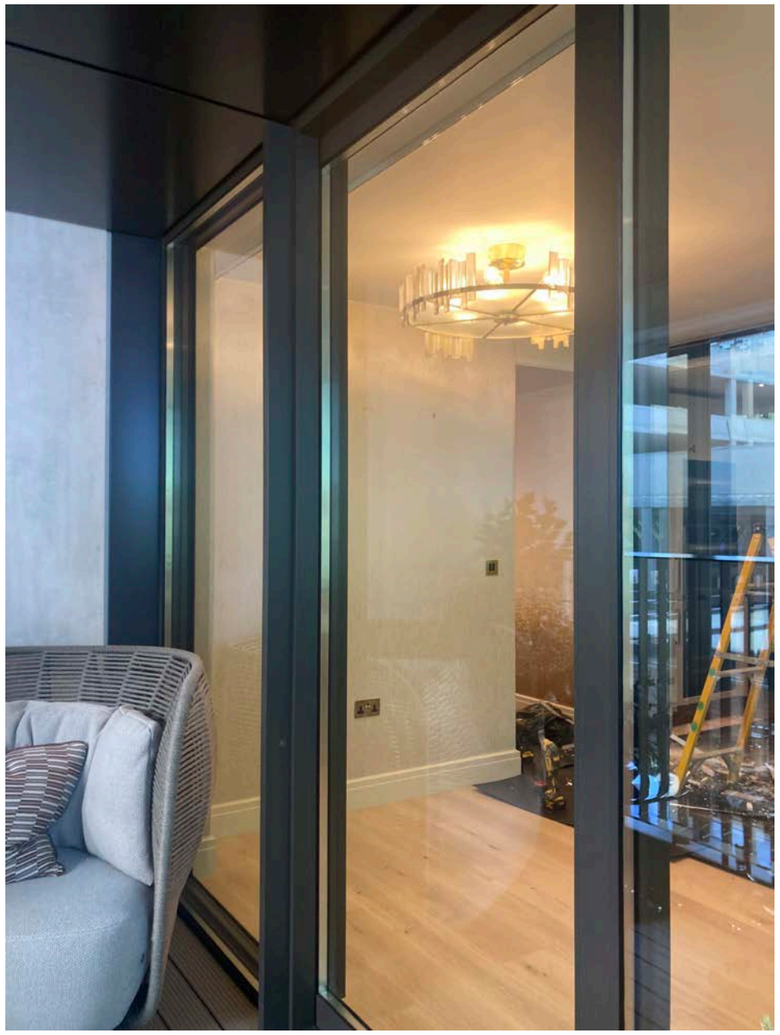
Instead it is proposed to use a specialist to fabricate cut and glued brick specials from the main brick stock, ensuring an exact visual match with all the adjacent brickwork.

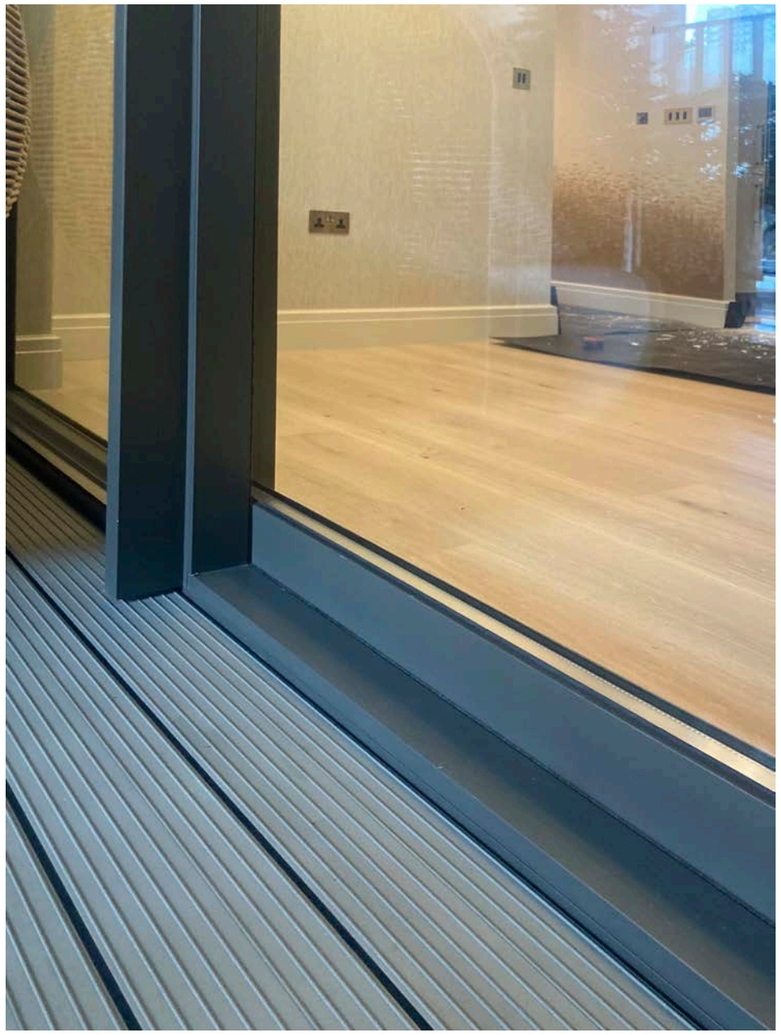
Through multiple sample tests we have reached a satisfactory end result where the glued joints will be imperceptible in the finished brick faced precast elements. This is achieved with the accuracy of the cutting of the bricks and the use of an adhesive that matches the brick colour, which is then covered with brick dust that dries into the adhesive to create a surface finish that very closely matches the finished faces of the brick.

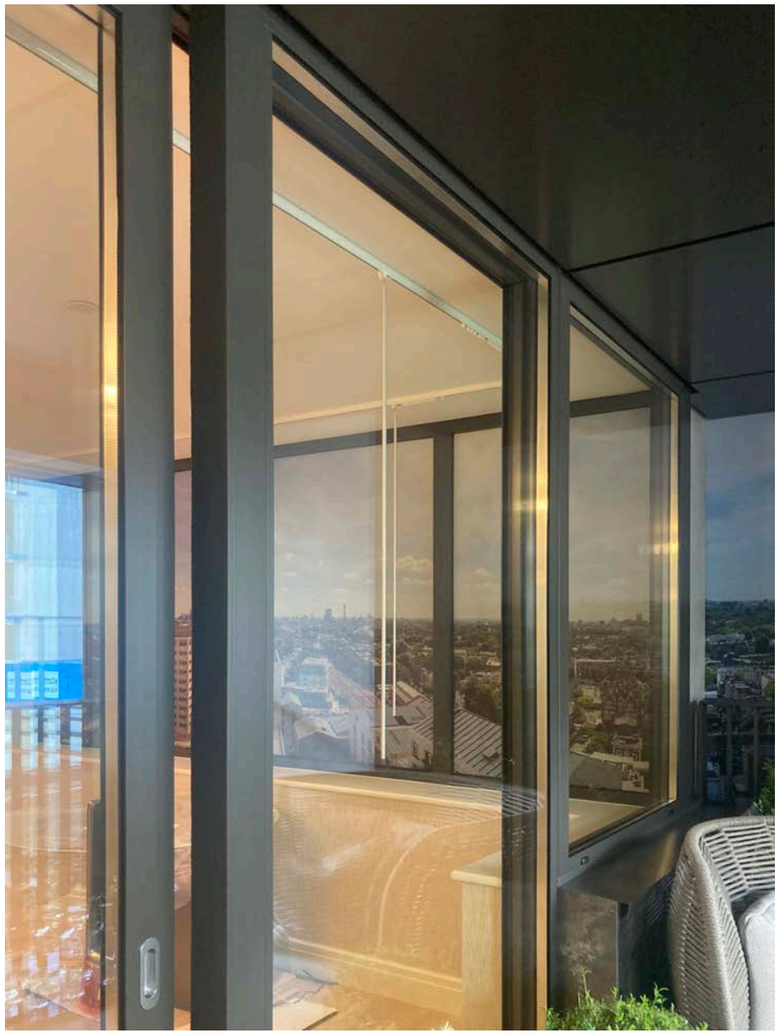
2.0
MATERIAL SAMPLES



1. Fluted precast concrete upper floor piers with medium etch “Portland” finish
2. Flat precast concrete street level piers with light etch “Portland” finish
3. Graphite black clay facing bricks with matching dark mortar
4. GRC to balcony reveals with etch finish to match “Portland” precast finish
5. Dark grey precast concrete upstands with medium etch finish
6. Dark grey (RAL 7022) PPC aluminium window frames, soffit panels. louvres and copings and painted galvanised steel balustrade system







RAL 7022 PPC ALUMINIUM SLIDING DOOR AND WINDOW SYSTEM MOCK-UP

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