5.7 RED LION SQUARE FAÇADE

Conceived as a large civic palazzo, formally addressing the square.

1. Clearly defined and prominent recessed entrance.
2. A greater sense of solidity at ground-1st floor creating definitive base to ground the building.
3. Verticality of façade expressed through precast piers and window systems.
4. Pocket balconies provide depth and create external amenity on floorplates.
5. Brick-faced wings are recessive to the main body and provide a more domestic scale with central windows to maximise natural daylight.
6. Full width loggia set back at sixth floor provides a legible 'top'.
7. Pavilion and plant significantly set back to ensure there is minimal visual impact on Red Lion Square.

Proposed Red Lion Square Elevation

5.8 KEY VIEW: RED LION SQUARE

Existing Red Lion Square view

5.9 KEY VIEW: RED LION SQUARE / OLD NORTH STREET

Existing Red Lion Square / Old North Street view

5.10 RED LION SQUARE DETAILED FACADE VIEW

5.11 THEOBALDS ROAD FAÇADE COMPOSITION

The Theobalds Road elevation has been designed to reference a number of compositional devices present in the existing Victorian and Edwardian terrace it adjoins. These include:

+ Vertical grain
+ A single storey shop fronts at street level
+ Cornice line defining top floor
+ Vertically grouped windows to middle floors

Existing neighbouring façades on Theobalds Road

Neighbouring façade composition

Proposed façade composition

5.12 THEOBALDS ROAD FAÇADE

The language of the Red Lion Square façade is reworked to reflect the existing vertical grain of Theobalds Road.

1. Single storey shop fronts relate to adjacent streetscape and provide active frontages to façade.
2. Additional storey to mitigate scale jump on Theobalds Road.
3. Perforated metal cladding panels, with a precast frame break up the massing of the setback storeys, whilst maintaining a coherent architectural language.
4. Perforated metal plantscreen provides a sculpted profile to the top of the building.

Proposed Theobalds Road Elevation


CONWAY HALL

5.13 KEY VIEW: THEOBALDS ROAD LOOKING EAST

Existing Theobalds Road view looking East

5.14 KEY VIEW: THEOBALDS ROAD LOOKING WEST

Existing Theobalds Road view looking West

5.15 OLD NORTH STREET FAÇADE COMPOSITION

The side wings and Old North Street façades are designed to reference and reinterpret the architecture of the Georgian townhouses that once dominated the square. The proposals reflect the following key compositional elements:

+ Stucco Ground Floor
+ Brick upper floors
+ Stucco window architraves
+ Vertically proportioned windows
+ Cornice line defining a recessive third floor

Existing neighbouring façades on Red Lion Square

Neighbouring façade composition

Proposed façade composition

5.16 OLD NORTH STREET FAÇADE

Old North Street is of a more intimate scale than Red Lion Square and Theobalds Road, and the proposed architecture reflects this.

1. Existing massing, with setback at Level 04 is considered to successfully relate to the scale of the street and is retained.
2. A new brick facade with precast finish to the ground floor reflects the Georgian architecture on the square.
3. The existing stair tower is a prominent feature of the building. It is given a distinctive gridded facade treatment, allowing to read as an independent, but familiar, element.
4. The primary facade treatments from Red Lion Square and Theobalds Road wrap around onto the setback upper floors, to meet the stair tower.

Proposed Theobalds Road Elevation

Design Proposals

5.17 FAÇADE MATERIALITY

A simple and robust material palette is proposed with longevity in mind.

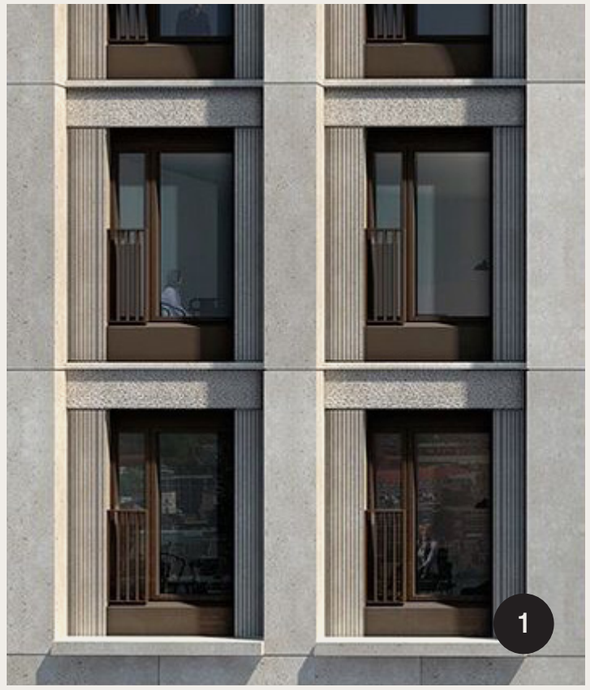
Pre-cast concrete / reconstituted stone has been chosen as the primary facade material and provides the following benefits:

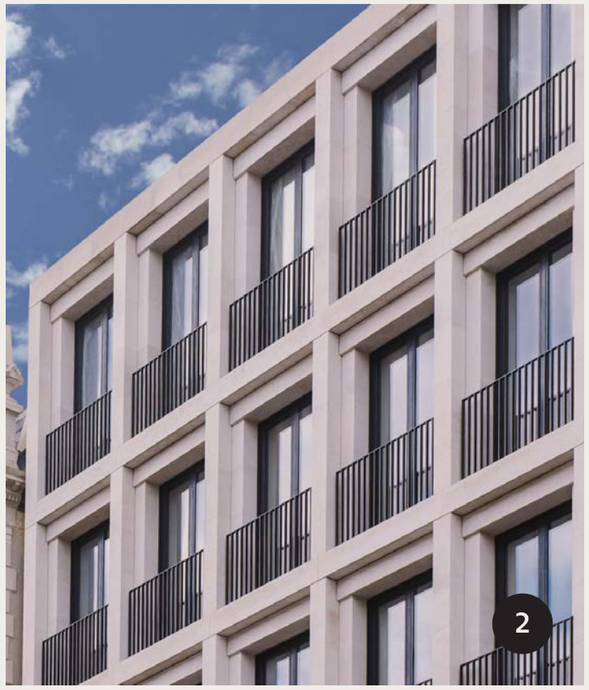
+ Large format panels are fabricated off-site, complete with window systems and other facade elements, allowing for quick and simple on-site installation.
+ Available in a wide range of colours, textures and finishes.
+ A lower embodied carbon, compared to brick or terracotta façades.
+ Potential to use recycled aggregate from the existing facade material.

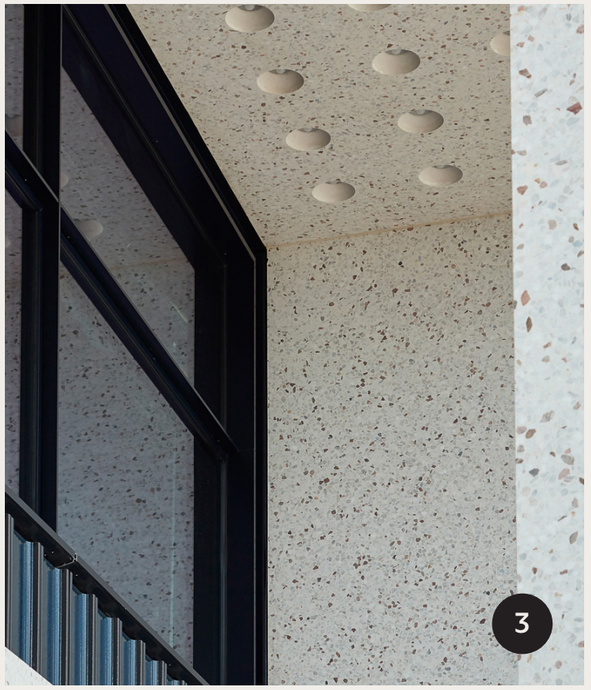
Brick provides a contextual link to the immediate neighbours and is used to visually define the lower wings as separate elements to the main body of the building.

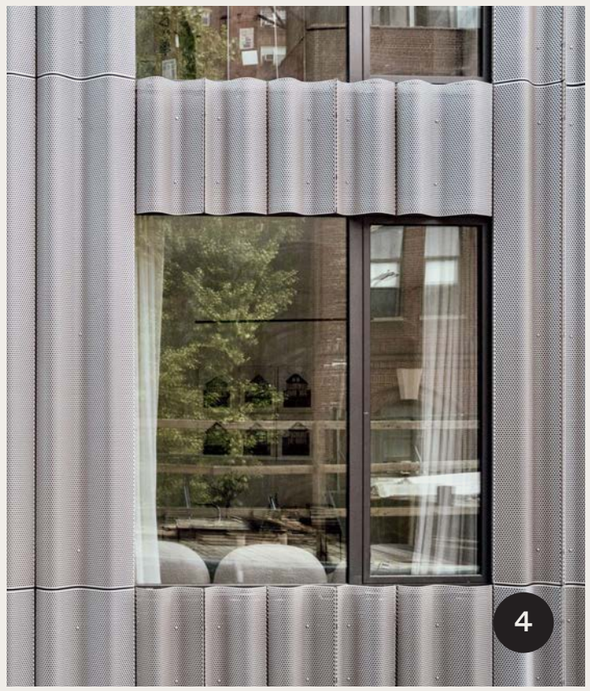
Perforated aluminium rainscreen cladding provide a visually engaging lightweight facade finish that is applied to the areas which are currently finished with aluminium rainscreen cladding. The new perforated cladding extends to form the plant screen , ensuring a coherent architectural language across the whole building.

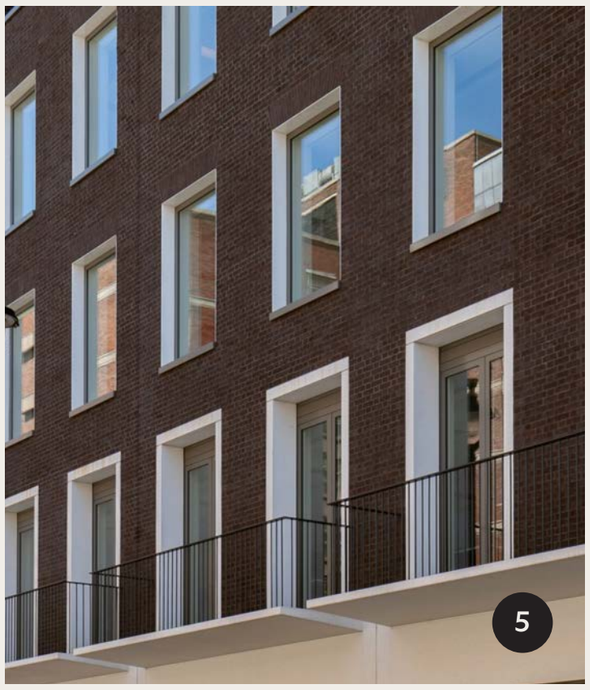
Images 1-3: Pre-cast facades references
4: Rainscreen cladding reference
5-6: Brickwork references

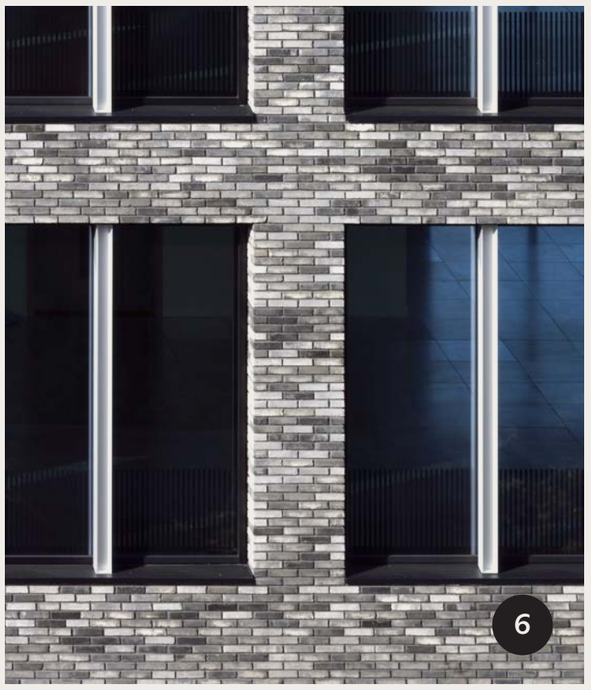












5.18 FAÇADE MATERIALITY STUDIES

Initial studies exploring various colourways and tonal palettes have been derived from the existing material palettes present in the surrounding context.

It is envisaged that the final material selection will be agreed through a process of testing and sampling at a future stage of the project.

5.19 RED LION SQUARE FAÇADE - TYPICAL BAY

The use of different textures and finishes in the pre-cast facade elements are proposed to create a richly layered composition with a clear hierarchy.

The pre-cast panels will span each structural bay and the window systems can be integrated prior to installation.

The full-height window system will incorporate an insulated decorative metal panel that raise the internal cill height to 800mm above finished floor level, providing approximately 28% clear glazed area per typical bay.

Profiled pre-cast panels allow the windows to remain the same size throughout, whilst the primary pre-cast frame reduces to the upper floors.

Indicative materials and finishes:

1. Pre-cast Concrete Pier - Grit Blasted finish to expose the aggregate, revealing a deeper texture.
2. Pre-cast Concrete Lintel - Utilising a Reckli Formliner (or similar) to achieve a heavily textured face finish, reminiscent of rough tooled stone.
3. Pre-cast Concrete Spandrel - Polished / Honed finish to expose the aggregate with a smooth, uniform appearance
4. Profiled Pre-Cast Panel - Ribbed / Corrugated profile with grit blasted or acid etched face finish.
5. Aluminium window system incorporating decorative insulated panel with metallic PPC finish.

5.20 OLD NORTH STREET FAÇADE - TYPICAL BAY

The Old North Street elevation is predominantly brick, with pre-cast detailing to the Level 01 & 02 window surrounds and cornices to match the finishes on the Red Lions Square facade.

It is envisaged that the brick (or brick slips) will be bonded to pre-cast backing panels which span each structural bay with integrated window systems. Intrusive site investigations are required to establish the slap edge positions and structural capacity to accommodate a pre-cast facade system in this location. Should there be insufficient space between the external face of the facade and slab edge or insufficient strength in the existing structure / foundations, hand-laid brick and SFS construction may need to be utilised.

The full-height window system will incorporate an insulated decorative metal panel that raise the internal cill height to 800mm above finished floor level, providing approximately 26% clear glazed area per typical bay.

Indicative materials and finishes:

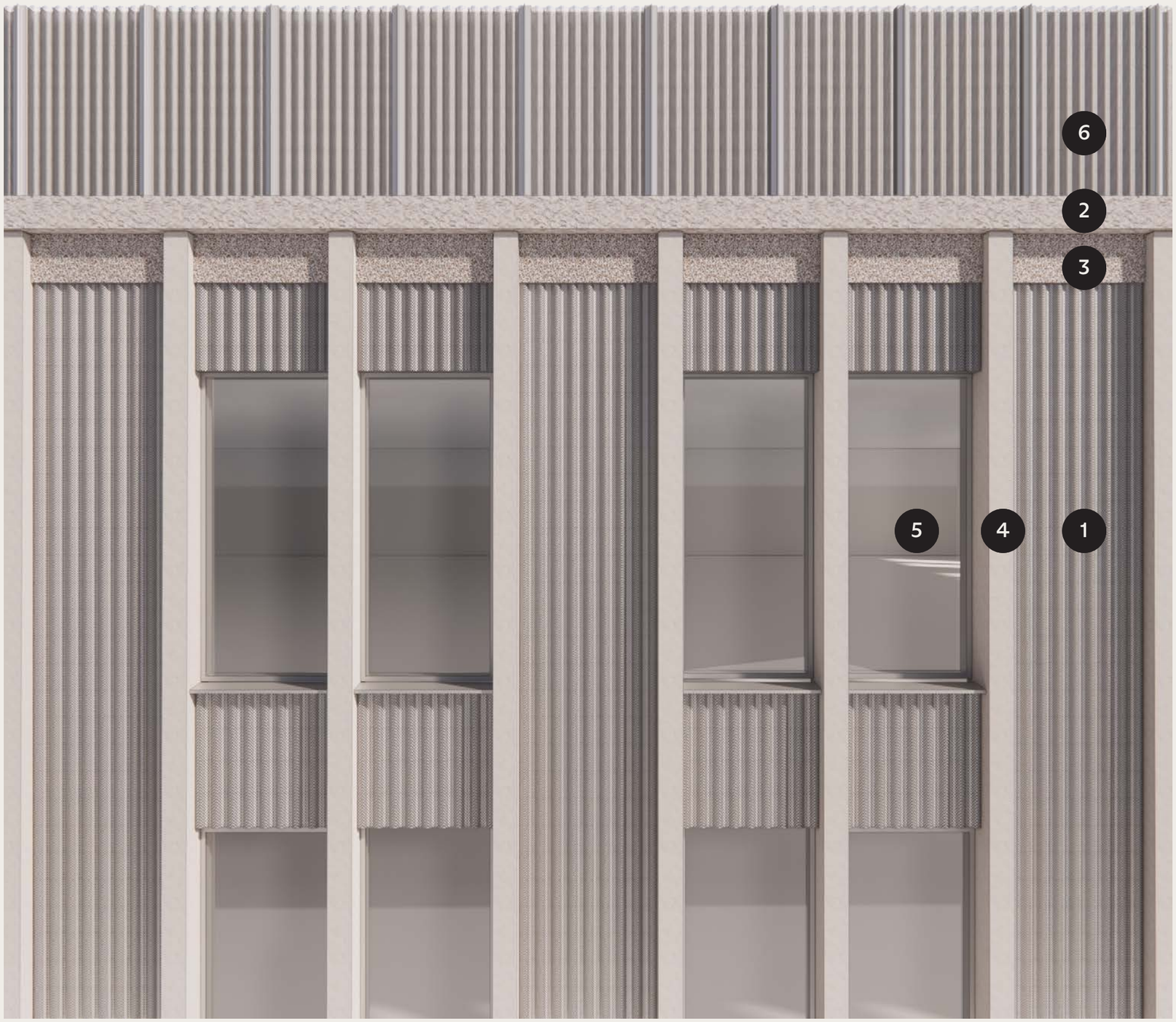
1. Waterstruck facing brick, random bond with colour matched, flush pointed lime mortar.
2. Pre-cast Concrete Cornice - Utilising a Reckli Formliner (or similar) to achieve a heavily textured face finish, reminiscent of rough tooled stone.
3. Pre-cast Concrete Spandrel - Polished / Honed finish to expose the aggregate with a smooth, uniform appearance
4. Pre-Cast Window Reveal - Grit blasted or acid etched face finish.
5. Aluminium window system incorporating decorative insulated panel with metallic PPC finish.
6. Soldier coursed brick parapet to match brickwork finish below.

5.21 UPPER NORTH / WEST FAÇADES - TYPICAL BAY

An internal cill height of 450mm above finished floor level, provides windows with taller proportions and a clear glazed area of approximately 37% per typical bay. This is considered acceptable due to the orientation of these façades and the shading provided by the pre-cast piers

Indicative materials and finishes:

1. Perforated aluminium rainscreen cladding, corrugated to match profile of pre-cast panels on Red Lion Square elevation. Metallic PPC finish.
2. Pre-cast Concrete Cornice - Utilising a Reckli Formliner (or similar) to achieve a heavily textured face finish, reminiscent of rough tooled stone.
3. Pre-cast Concrete Spandrel - Polished / Honed finish to expose the aggregate with a smooth, uniform appearance
4. Pre-Cast Pier / Mullion - Grit blasted or acid etched face finish.
5. Aluminium window system with metallic PPC finish.
6. Perforated aluminium decorative plant screen, corrugated to match cladding below. Acoustic layer to meet acoustic requirements.



5.22 CORE FAÇADES - TYPICAL BAYS

The facade designs for the two stair cores are derived from the same family of parts and architectural language established elsewhere on the proposals.

The prominent west core has a strong grid of pre-cast piers / mullions and lintels, with glazed infill panels.

The east core is less visible as it sits behind neighbouring buildings. Here the perforated rainscreen cladding used elsewhere is predominant. T-profiled mullions accentuating the verticality of this facade.

Indicative materials and finishes:

1. Perforated aluminium rainscreen cladding, corrugated to match profile of pre-cast panels on Red Lion Square elevation. Metallic PPC finish.
2. T-profile aluminium mullion. Metallic PPC finish.
3. Pre-Cast Lintel / Transom - Grit blasted or acid etched face finish.
4. Pre-Cast Pier / Mullion - Grit blasted or acid etched face finish.
5. Aluminium window system with metallic PPC finish.
6. Obscured, insulated glazing panel.

East Core Bay Study

Design Proposals

5.23 MAIN ENTRANCE

The existing main entrance on Red Lion Square features a double-height glazed screen, flush with the outer face of the stone cladding. Internally the First Floor slab is set back to form a small double height arrival space the front of a low reception hall.

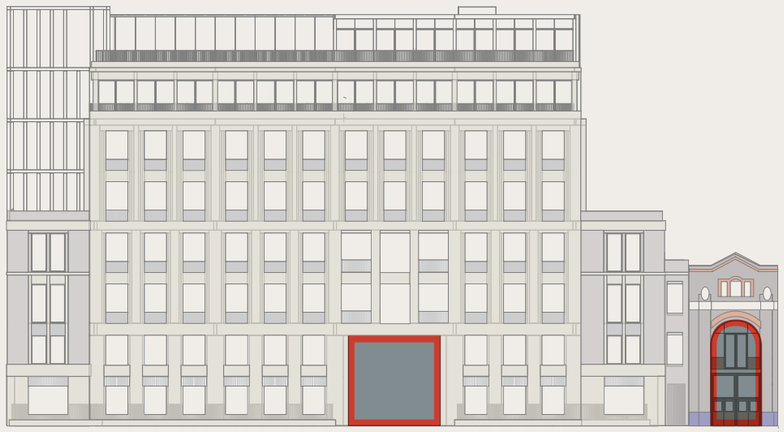
A projecting glazed box at Second floor effectively makes a triple-height entrance piece that is incongruous and out of scale with its context. Despite this the entrance experience is underwhelming for a building of this scale and the proposals seek to address this:

+ With the projecting glass box removed and the new entrance recessed, with chamfers to the piers either side, the resultant aperture feels commensurate to the scale of the building, and of a similar scale to that of Conway Hall.

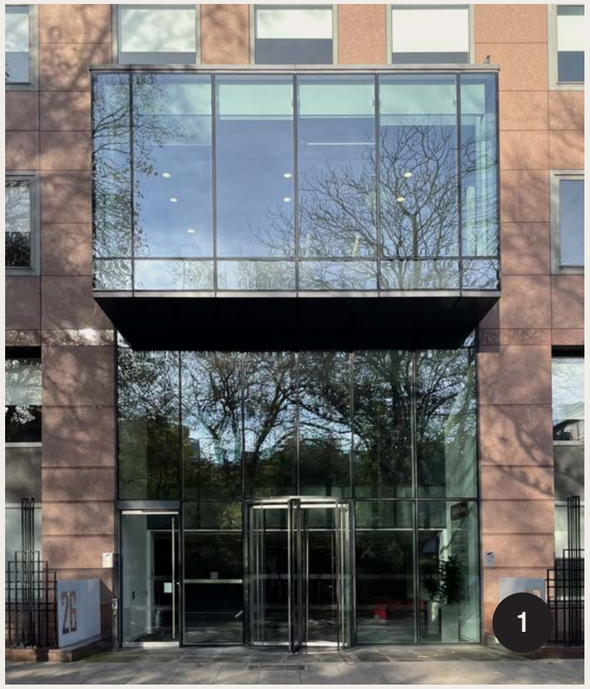
+ The entrance void is to be extended to provide a more generous double-height space, improving the sense of arrival and allowing natural light to penetrate deeper into the ground and first floor plans.

+ A single pair of automatic sliding doors will provide a wide and inclusive entrance for all building users, that benefits from a clear, uncluttered appearance. This is in contrast with the existing arrangement of a central revolving door and offset pass-door.

Red Lion Square Elevation Diagram



1. Existing main entrance on Red Lion Square.
2. Close-range study view of the proposed entrance.
3. Oblique close-range study view of the proposed entrance.
4. Long-range study view of the proposed entrance.



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Design Proposals

5.24 ENTRANCE STUDY

It is acknowledge that the LBC officers' pre-application feedback stated a preference for a more intimate, human-scaled main entrance to the proposal. However, after testing a number of options, it was felt that a double height, recessed entrance has a clear, legible and uncluttered appearance that is more in-keeping with the architecture of the building.

+ The double height space is to be retained (and extended) internally, it is therefore felt that this should be reflected on the elevation, and enjoy the benefit of views out and additional natural light.

+ A single storey entrance would be proportionally squat and lack the presence appropriate for a building of this scale and impact the marketability to prospective tenants.