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#### 52 Prince of Wales Road, Kentish Town, NW5 Design and Access Statement

For:	Union Developments
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## Introduction

This document has been prepared to demonstrate proposed works to the facade at the building at 52 Prince of Wales Road, Kentish Town. The building was granted under the original application 2005/4187/P.

Following the introduction of the Building Safety Act 2022 and requirements to remove all flammable material from the facades we are currently undertaking a review of the building. The works being carried out are primarily going to result in no overall visual change to the building, however we are seeking Planning Permission approval for certain changes and have included information within this document to help understand the minor changes which include removing the timber cladding and replacing with a panelled look-a-like cladding, demonstrated later in this document.

Vertical timber cladding betwen windows





## Site Location



 0	1 <sup>50m</sup>		100m
		Project No:	044

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The majority of the facade to all elevations is white render in bands with large areas of zinc to the east facade and top floor, as shown in the image of the west facade. Between the windows are panels of vertical cedar timber which are now required, under the Building Safety Act, to be replaced with non-combustable material.

The render and zinc will be retained or replaced like-for-like with no change to appearance.

The vertical cedar cladding will be replaced with a noncombustible timber look-a-like product, Hardie plank, which is being used on similar projects throughout the UK to replace natural timber. The following details demonstrate the current areas of timber cladding to be replaced.

Vertical timber cladding between windows

# Facade



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# Existing Elevations

#### External finishes key

- 1. White insulated Render
- 2. Zinc Horizontal seam
- 3. Blue Staffordshire brick
- Red western Cedar
  Vertical seam or Red western Cedar
- 6. Open Flemish bond
- Aluminium window system
- 8. Precast white concrete Y columns
- Contracting brickband
- 9. Contrasting brickband
  10. Louvers Aluminum
- 11. Steel gate

#### The South Elevation







The North Elevation

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# Proposed Elevations

#### **External finishes key**

- White insulated Render retained / replaced like for like 1.
- Zinc Horizontal seam retained / replaced like for like 2.
- Blue Staffordshire brick retained / replaced like for like 3.
- Red western Cedar replaced with Hardie plank to similar colour 4. 5.
- Vertical seam or Red western Cedar replaced with Hardie plank to similar polour Open Flemish bond - retained / replaced like for like 6.
- Aluminium window system retained 7.
- Precast white concrete Y columns retained 8.
- Contrasting brickband retained / replaced like for like 9.
- 10. Louvers Aluminum retained
- 11. Steel gate retained

The South Elevation







The North Elevation

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# Detail Elevations

Vertical Infill timber panels



Vertical timber cladding betwen windows replaced with matching Hardie Plank

> WINDOW TIMBER INFILL - VERTICAL SECOND-SIXTH FLOOR

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## Detail Elevations

Infill timber panels between windows within rendered walls



# Hardie Plank

Hardie VL Plank is proposed to the timber replacement area to replace the timber cladding. It is a fibre cement board that is A2-s1, d0 rated for fire classification.

It is proposed in a timber bark, shown here with a cedar texture, replicating the slightly weathered cedar cladding we feel it's the most sympathetic to the overall building.

This will be applied to any areas currently with natural cedar cladding, including soffits to overhanging balconies.

Catalogue palette showing a textured finish to replicate timber





boehm lynas

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