

141-143 York Way London N7 9LG Appl. Reference: 2007/1392/p

Application for the Removal of Condition No. 2 - Facing materials

141-143 York Way is a six-storey building with a ground floor commercial area and 9 residential units above. The residential units comprise of nine 2-bedroom and one 3-bedroom unit.

1. Brickwork: Ibstock Heritage Blend (Redbrick)



In keeping with the neighbouring warehouse to the right and Salamander Court to the far left the facade 141-143 York Way is to be made of brickwork. The bricks were chosen to match the ones of the next door warehouse because its formal language is much more valuable than that of the immediate neighbour to the left.

2. Render to ground floor commercial unit signage zone and stall riser



Signage Zone above full height glazing



Stall riser to full height glazing

The horizontal elements of the warehouse façade are reflected in the smoothly rendered ground floor signage zone. Its hue matches the made stone sills to all the windows.

3. Render to 5th Floor external walls



The recessed 5th floor unit's external walls are rendered. This material and its light hue have been chosen to match copings and sills and to make the top storey appear as light as possible.

4. Sills and coping



In keeping with the neighbouring warehouse the colour of the made stone sills and coping is of a light sandstone hue. The sills are chamfered and stooled in order to tie in harmoniously with the brickwork.

5. Windows



The windows to the upper storeys with their characteristic low parapets have been sized to create a fine balance between the provision of plenty of daylight plus views and the privacy required in such densely populated areas.

The play between fixed and openable windows is based on the rhythm of the bricks.

The colour of all window frames from ground floor to the penthouse is a light bluish grey to contrast the bright colour of the bricks. It is also meant to underline the mainly residential use of the house as opposed to the commercial purpose of the warehouse with its black coloured window frames.

Current technical standards do not permit window frames as slender as those in use at the warehouse or at Salamander Court, yet curtain wall glazing provides fairly slim profiles for the ground floor shop front windows. In search for equally elegant window frames for the upper storeys, Velfac aluminium-wood composite windows were chosen with profiles the same width as the curtain walling: just 50mm.

6. Balconies, Balustrades

1st-3rd Floor Rear Balconies



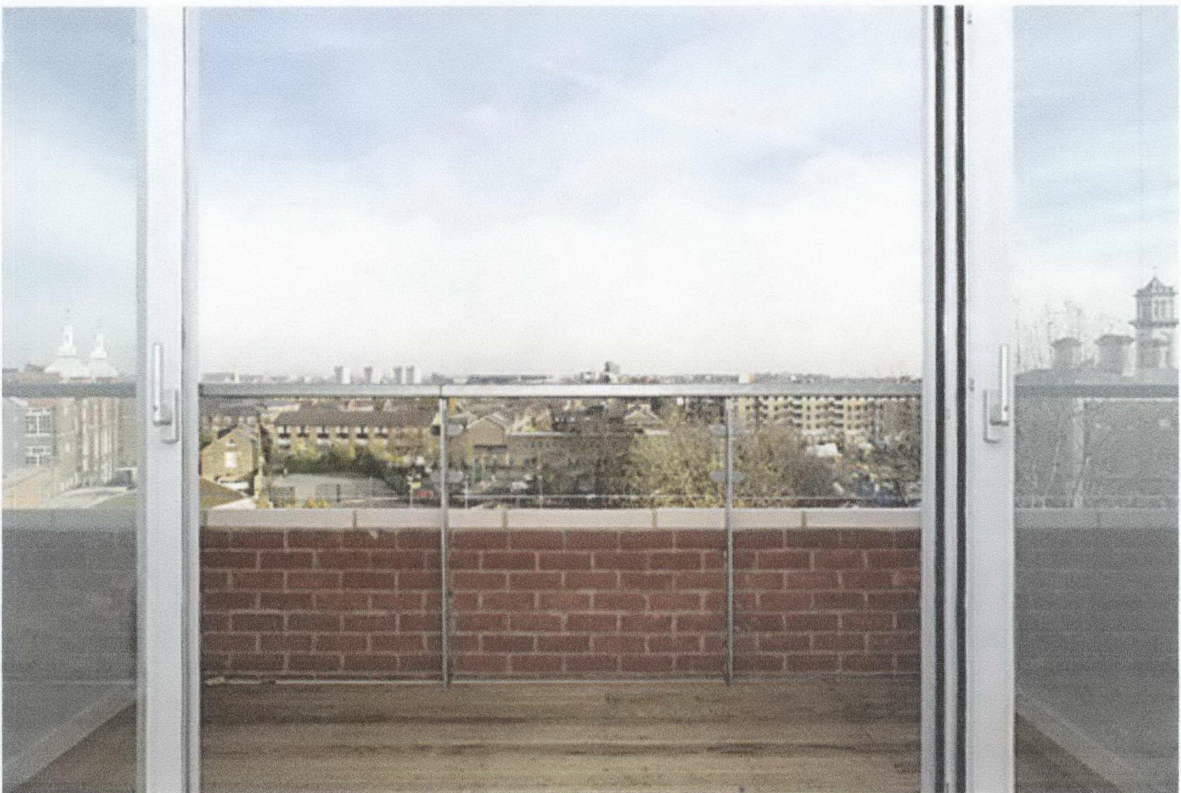
The balconies to the rear of the units all comprise of galvanized flat steel. This material was chosen to blend in with the colour of the Velfac windows. The balustrades are made of galvanized flat steel perpendicular to the façade to obstruct the views as little as possible.

4th and 5th Floor Rear Terraces



The balustrades to the fourth and fifth floor rear terraces are designed to match the balcony balustrades. Both balcony and terrace floors are clad in timber decking.

5th Floor Front Balustrade



The balustrade to the fifth floor front terrace with glass panels on flat steel columns is designed to allow for a maximum of light and views on the terrace above the brick wall ledge.