

Submission Statement

**Application for Minor Amendments
to Reserved Matters Approval
For Building T5 2013/2481/P**

King's Cross Central General Partner Ltd
Aga Khan Foundation (United Kingdom)

December 2014

King's Cross

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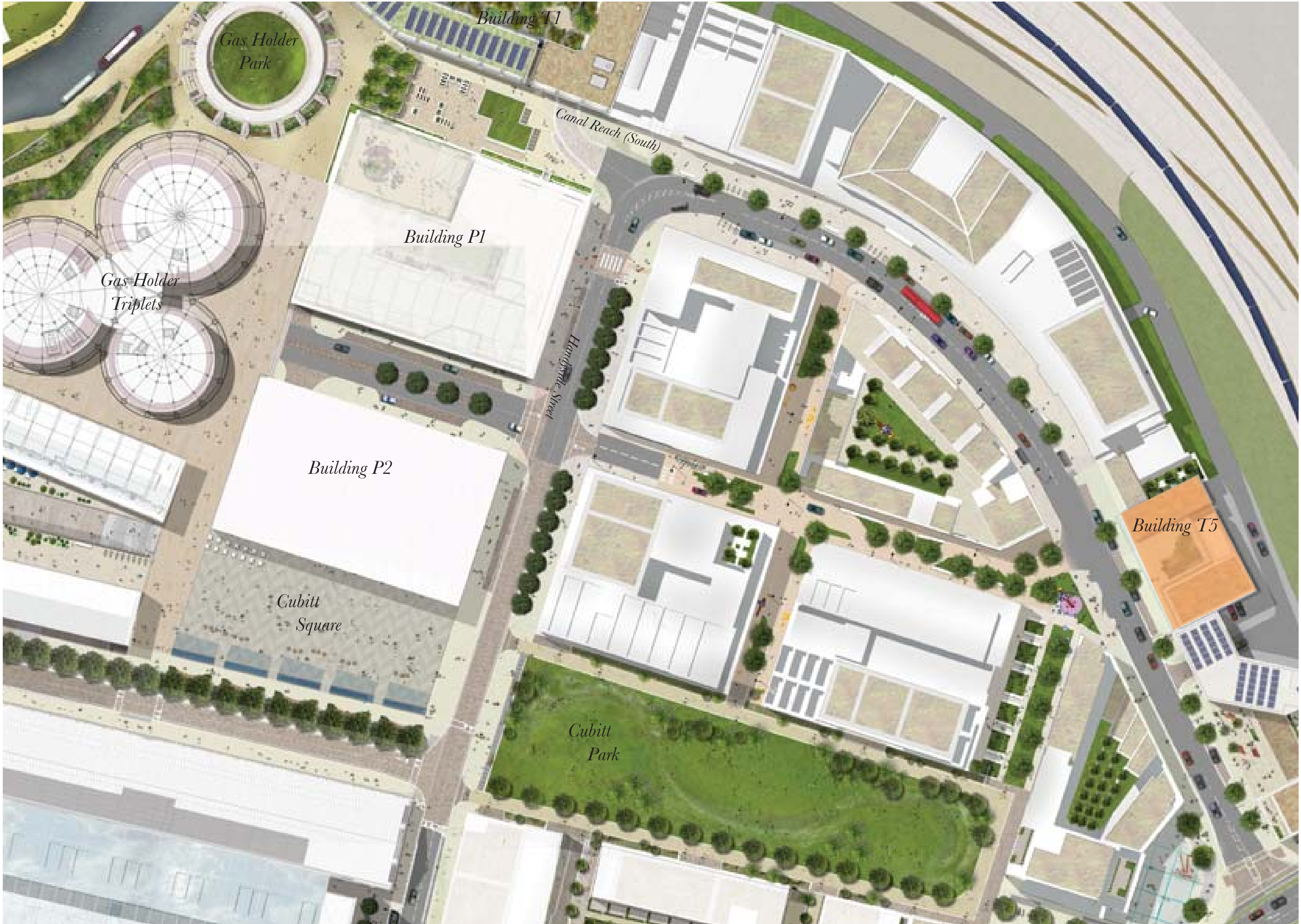
Compliance Report

- 3.1 Condition 16 - Urban Design Report

1.0

Introduction

1.1 Summary of Proposed Amendments and
Relevant Planning Conditions



*Gas Holder
Park*

Building T1

Canal Reach (South)

Building P1

*Gas Holder
Triplets*

Building P2

Handside Street

*Cubitt
Square*

*Cubitt
Park*

Building T5

Summary of Proposed Amendments and Relevant Planning Conditions

1.1

Summary of Proposed Amendments

This submission proposes minor amendments to building T5, for which reserved matters were approved in July 2013, with reference 2013/2481/P. Building T5 is a mixed use building situated in the northern part of the KXC development, for which planning approval (The Outline Planning Permission) was approved in 2006 with reference 2004/2307/P. The proposed amendments within this submission do not alter the height or area of the building. The form, massing, building height and arrangement of key spaces within the building remain the same as that previously submitted and approved under reserved matters submission 2013/2481/P.

The proposed amendments to the scheme are to the treatment of the facades. It is considered that the proposals produce a more coherent and consistent treatment to the facades as a whole. The amendments are to the north and south elevations and the eastern elevation flank wall. The proposals are explained in more detail within section 3, in relation condition 16, Urban Design Report, of the Outline Planning Permission, and are summarised below, as follows:

North Elevation

- reconfiguration of the metalwork, glazing and openings along the ground floor, to rationalise the facade;
- addition of an extra band of soldier course brickwork at level 1;
- removal of 'hit and miss' brickwork, and addition of a combination of stretcher bond brickwork and lightweight extruded aluminium grills to the windows of the studios. These are located at levels 2-11 on the western tower and levels 8-11 on the eastern tower, and also at first floor level within the areas of darker brick;
- amendment to soldier course brickwork bands at levels 2-7 within the 'carved' central section of the facade; brickwork bands now on the same plane as glazing which has been set back, and amended to a lighter colour to form a more consistent central 'carved' area, further emphasising the overall concept of the building;
- removal of line of glazing at levels 2-7 of the western tower of the facade;
- amendments to the brickwork coursing at level 8; the blind 'hit and miss' brickwork has been amended to soldier coursing, consistent with the facade treatment elsewhere.

East Elevation Flank Wall

- amendment of the lighter setback brickwork at ground floor level. This has been amended to darker brick, in keeping with the rest of the facade;
- addition of an extra band of soldier course brickwork at level 1, consistent with the north facade;
- amendment to the soldier course banding within the lighter central 'carved' section of the facade at levels 2-7. The darker bands have been amended to bands of lighter brick soldier coursing at the same level as the glazing, consistent with the proposed northern facade; and
- the removal of a line of glazing to the stair cores at levels 2 to 11.

South Elevation

- realignment of the glazing to the commercial unit at ground floor level;
- addition of an extra band of soldier course brickwork at level 1, consistent with the northern elevation and eastern elevation flank wall facades;
- setting back of the glazing of the south facing facade within the courtyard, to match the eastern and western facing facades of the courtyard at levels 2-11;
- slight reduction in the glazing size along the eastern and western towers; and
- amendments to the coursing of the brickwork located centrally at level 8. The blind 'hit and miss' brickwork has been changed to soldier coursing.

These proposed amendments represent a minor amendment to building T5 as approved, and will result in a proposal which improves the aesthetics of the building as a whole while not impacting on its functionality.

Construction works on the building are already underway, with completion anticipated January 2016.

The proposed amendments have been through a process of pre-submission consultation between the project team and planning officers at the London Borough of Camden.

Structure of the document

This submission of minor amendments to building T5 comprises minor amendments to the facade of the building only, to the northern, southern, and eastern flank wall elevations. Section 1.1 sets out these amendments. Section 2 contains a drawing schedule and drawings for information and approval.

Section 2.2 comprises a set of the relevant drawings that were approved under Reserved Matters submission reference 2013/2481/P for Building T5 and that are affected by the amendments proposed with this submission, annotated to indicate the changes proposed, for information. Drawings showing the revised northern and southern elevations in context are also submitted for information. Section 2.3 comprises a revised set of the relevant drawings to replace those submitted under 2013/2481/P, for approval.

The amendments are described further in section 3.1 of this document, in response to condition 16, Urban Design Report, of the Outline Planning Permission. This is the only condition of the Outline Planning Permission that is directly affected by the alterations; all other conditions that were addressed within the submission of details of Reserved Matters, reference 2013/2481/P remain as approved.

2.0

Submitted Drawings

- 2.1 Drawings schedule
- 2.2 Drawings submitted For Information
- 2.3 New Drawings Submitted for Approval

Drawings schedule

Drawing Title	Scale at A3	Drawing No.	Revision
For Information			
South and East Context Elevation	1:500	426 00_003	P1
North Context Elevation	1:500	426 00_004	P1
North Elevation	1:200	426_00_232	P0
South Elevation	1:200	426_00_233	P0
East Elevation Flank Wall	1:200	426_00_234	P0
Typical Elevation to upper floor - North Elevation	1:40	426_00_314	P0
Typical Elevation to Yard - North Elevation			
For Approval			
General Arrangement North Elevation	1:200	426_00_232	P1
General Arrangement South Elevation	1:200	426_00_233	P1
General Arrangement East Elevation Flank Wall	1:200	426_00_234	P1
Typical Elevation to upper floor - North Elevation	1;40	426_00_314	P1
Typical Elevation to Yard - North Elevation			

Drawings Submitted for Information

2.2



- Revisions Key
1. Metalwork, glazing and openings updated level 00, louvres replace solid cladding
 2. Soldier course brickwork added level 01
 3. Hit and miss brickwork removed and replaced with metal grill, glazing type updated level 01. Note all glazing set back.
 4. Glazing line to corridor and bedrooms, levels 02-07, set back
 5. Hit and miss brickwork removed and replaced with metal grill, glazing type to studio rooms levels 02-11 updated. Note all glazing set back.
 6. Soldier course brickwork added in place of blind hit and miss brickwork level 08
 7. Hit and miss brickwork removed and replaced with metal grill, glazing type to studio rooms levels 08-11 updated. Note all glazing set back.
 8. Glazing to west tower removed
 9. Glazing set back.

Notes

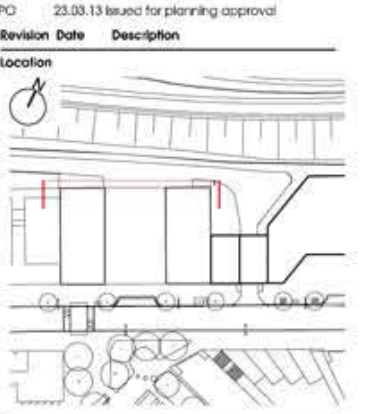
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To be read in conjunction with the specification and all relevant drawings.

EXTERNAL FINISHES KEY

B1	LIGHT BRICK
B2	DARK BRICK
B3	BRICK SOLDIER COURSING
B4	BRICK HIT AND MISS (FULL HEIGHT) WITH WINDOW INSULATED METAL CLADDING BEHIND
B5	BRICK HIT AND MISS BALUSTRADE
B6	BRICK HIT AND MISS TEXTURED SURFACE
GL1	CLEAR FLUSH GLAZING FRAME FIXED TO BACK OF GLAZING & LIGHT BRONZE COLOUR
GL2	CLEAR RECESSED GLAZING
GL3	CLEAR GLAZING WITH INSULATED METAL CLADDING
GL4	CLEAR GLAZING WITH METAL INTERLAYER
MP	METAL PANEL CLADDING
ST	STONE
MS	METAL SCREEN/PERGOLA - LIGHT BRONZE COLOUR
GD	CLEAR GLASS DOORS
OW	SOLID VENT PANEL
MSP	METAL SOFFIT PANEL
PS	EXTERNAL GRADE PLASTER BOARD
ML	METAL LOUVRE
MLO	METAL LOUVRE DOOR
MD	METAL DOOR
ADV	AUTOMATIC OPEN VENT
FM	FINISH TO MATCH
SS	SOFFIT TO SUIT



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Project
Building T5
King's Cross Central

Drawing Title
General Arrangement
North Elevation

Drawn	Checked	Approved
JW	JW / ASJ	XJ
Date	Scale @ A1 (A3)	Status
23/03/2013	1:100 (1:200)	Planning
Project No.	Drawing No.	Revision
426	00_232	PO

Notes

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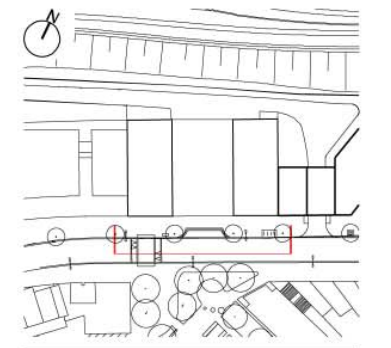
To be read in conjunction with the specification and all relevant drawings.

EXTERNAL FINISHES KEY	
B1	LIGHT BRICK
B2	DARK BRICK
B3	BRICK SOLDIER COURSING
B4	BRICK HIT AND MISS (FULL HEIGHT) WITH WINDOW INSULATED METAL CLADDING BEHIND
B5	BRICK HIT AND MISS BALUSTRADE
B6	BRICK HIT AND MISS TEXTURED SURFACE
GL1	CLEAR FLUSH GLAZING FRAME FIXED TO BACK OF GLAZING & LIGHT BRONZE COLOUR
GL2	CLEAR RECESSED GLAZING
GL3	CLEAR GLAZING WITHIN INSULATED METAL CLADDING
GL4	CLEAR GLAZING WITH METAL INTERLAYER
MP	METAL PANEL CLADDING
ST	STONE
MS	METAL SCREEN/PERGOLA - LIGHT BRONZE COLOUR
GD	CLEAR GLASS DOORS
OW	SOLID VENT PANEL
MSP	METAL SOFFIT PANEL
PB	EXTERNAL GRADE PLASTER BOARD
ML	METAL LOUVRE
MLD	METAL LOUVRE DOOR
MD	METAL DOOR
AOV	AUTOMATIC OPEN VENT
FM	UNDERSIDE OF SOFFIT - FINISH TO MATCH

PO 05.04.13 Issued for planning approval

Revision	Date	Description
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Location



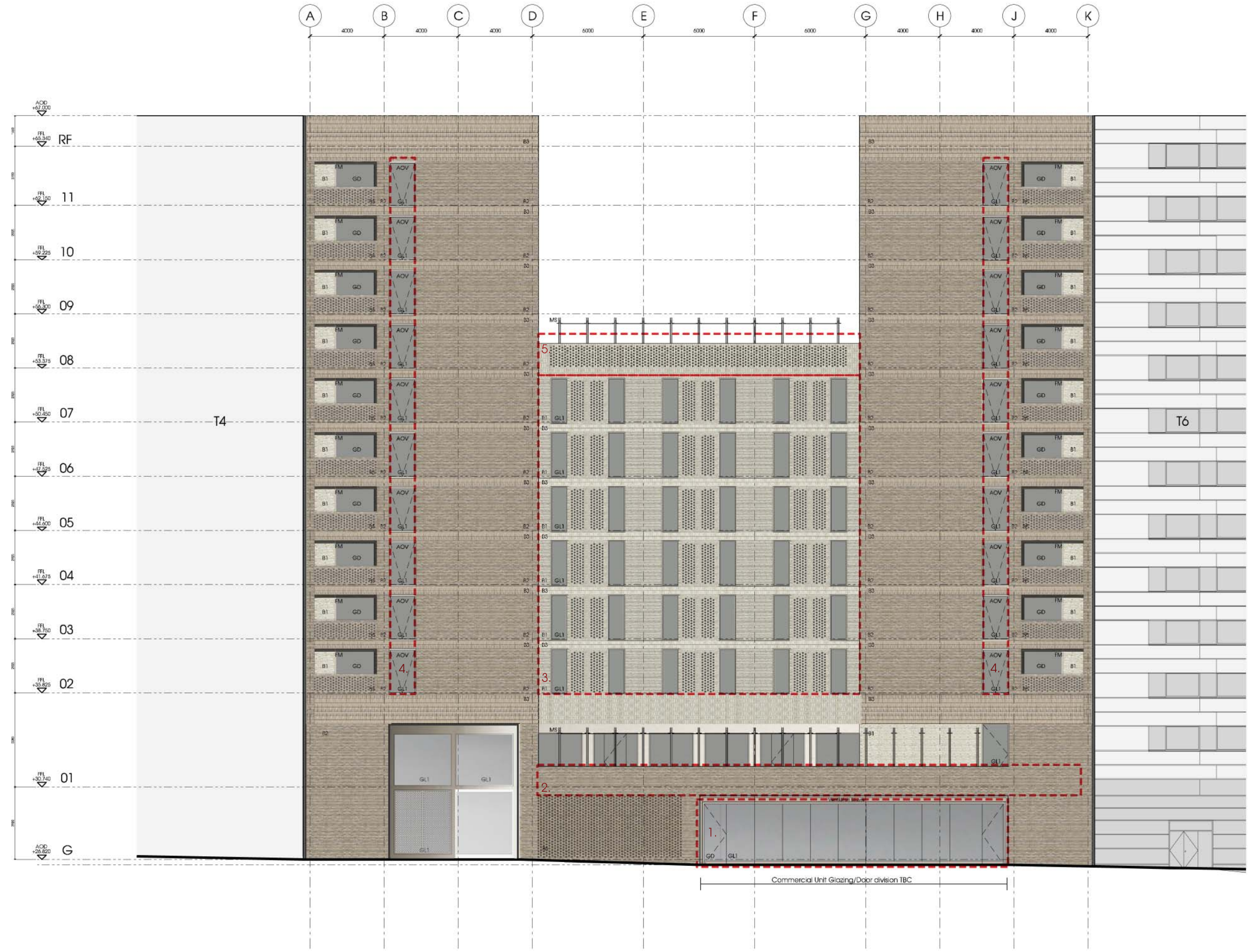
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King's Cross Central

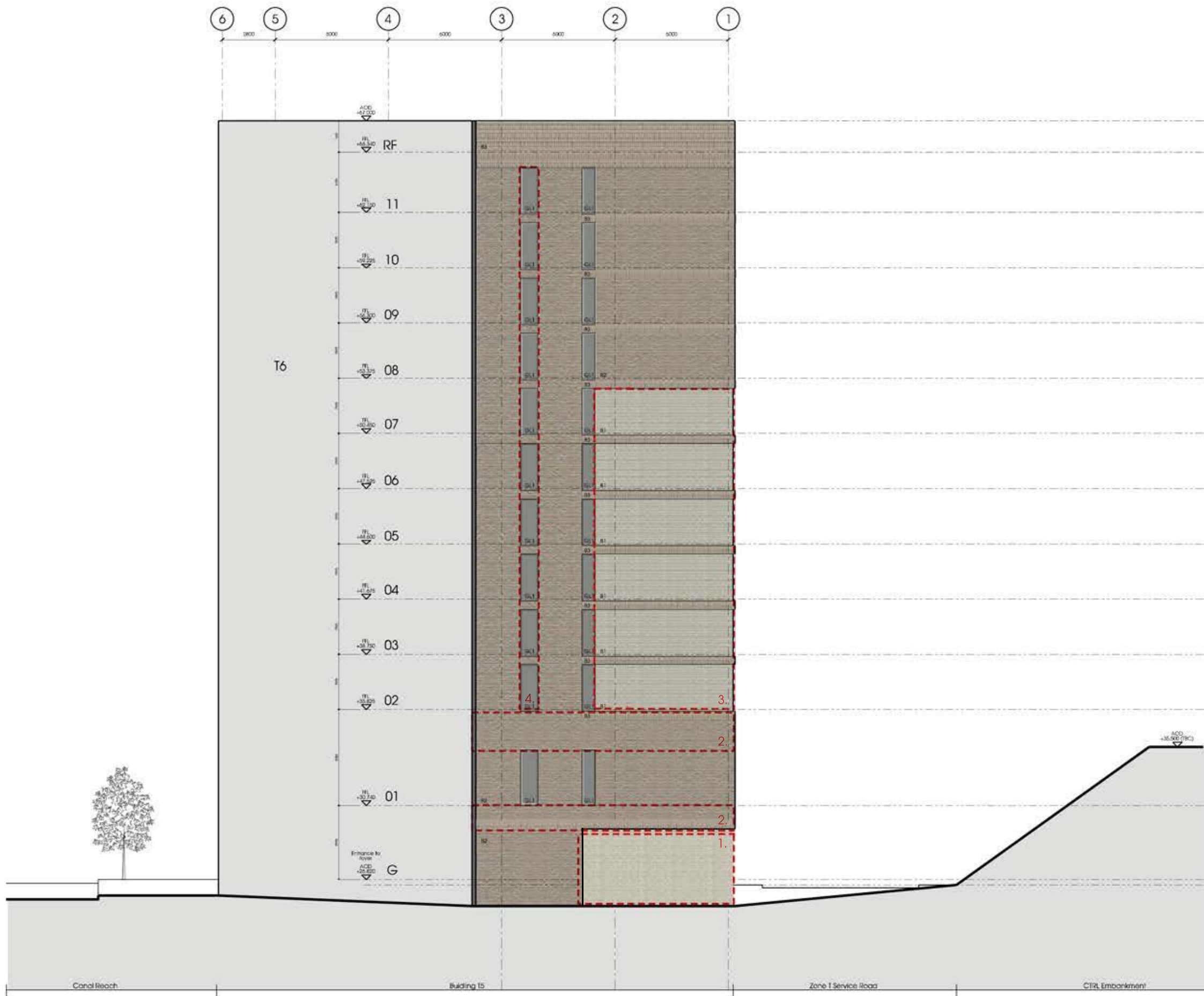
Drawing Title
General Arrangement
South Elevation

Drawn	Checked	Approved
JW	JW / ABJ	KI
Date	Scale @ A1 (A3)	Status
05/04/2013	1:100 (1:200)	Planning
Project No.	Drawing No.	Revision
426	00_233	P0



Revisions Key

1. Realignment of commercial unit glazing
2. Soldier course brickwork added
3. Glazing set back
4. Reduction in glazing size South facade corridor windows from 1472 to 1135mm
5. Blind hit and miss brickwork replaced with soldier course brickwork



Revisions Key
1. Removal of setback brickwork level 00
2. Soldier course brickwork added
3. Soldier course brickwork on same plane as glazing
4. Removal of glazing to core where indicated levels 02-11

Notes
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EXTERNAL FINISHES KEY	
B1	LIGHT BRICK
B2	DARK BRICK
B3	BRICK SOLER COURSE
B4	BRICK HIT AND MISS (FULL HEIGHT) WITH WOOD/INSULATED METAL CLADDING BEHIND
B5	BRICK HIT AND MISS BALUSTRADE
B6	BRICK HIT AND MISS TEXTURED SURFACE
GL1	CLEAR FLUSH GLAZING FRAME FIXED TO BACK OF GLAZING & LIGHT BRONZE COLOUR
GL2	CLEAR RECESSED GLAZING
GL3	CLEAR GLAZING WITH INSULATED METAL CLADDING
GL4	CLEAR GLAZING WITH METAL INTERLAYER
MP	METAL PANEL CLADDING
ST	STONE
MS	METAL SCREEN/PERGOLA - LIGHT BRONZE COLOUR
GD	CLEAR GLASS DOORS
OW	SOLID VENT PANEL
MSP	METAL SOFFIT PANEL
PB	EXTERNAL GRADE PLASTER BOARD
ML	METAL LOUVRE
MLD	METAL LOUVRE DOOR
MD	METAL DOOR
AOV	AUTOMATIC OPEN VENT

PO 23.03.13 Issued for planning approval

Revision	Date	Description
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Project
Building T5
King's Cross Central

Drawing Title
General Arrangement
East Elevation Flank Wall

Drawn	Checked	Approved
JW	JW / ABJ	KJ
Date	Scale @ A1 (A3)	Status
23/03/2013	1:100 / 1:200	Planning
Project No.	Drawing No.	Revision
426	00_234	PO

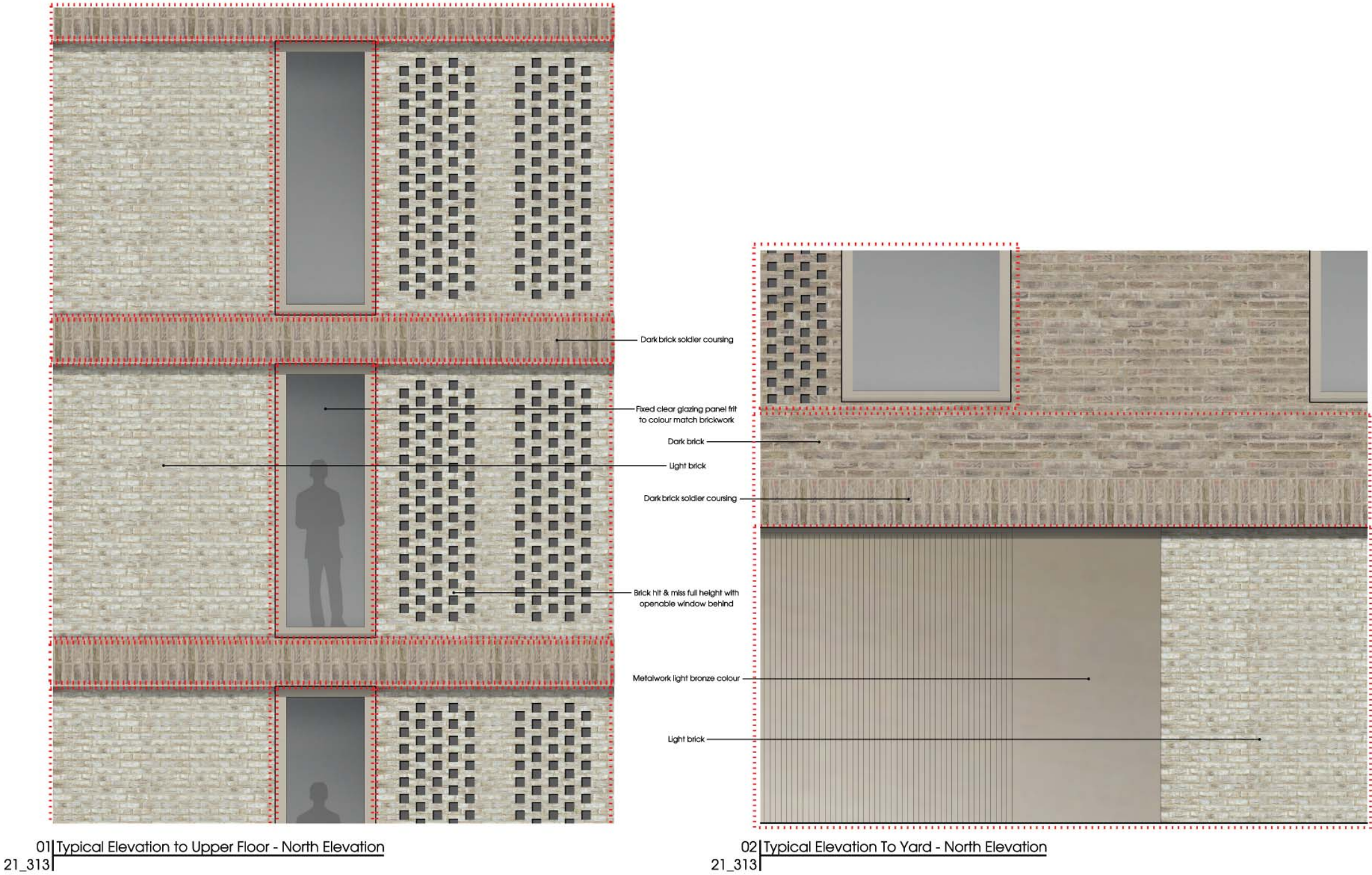
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Slab thicknesses to be reviewed.
SLL and FFL Levels may be revised.
FRL-FCL dimensions to remain as indicated.
Ceiling zones to remain as indicated.



Revisions Key

1. Metalwork, glazing and openings updated level 00. Metalwork colour confirmed. Louvers replace solid cladding

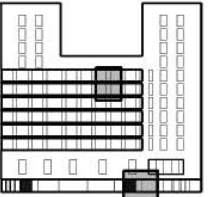
2. Soldier course brickwork added level 01.3. Hit and miss brickwork removed and replaced with metal grill. Glazing type updated level 01.4. Glazing type to corridor levels 02-07 updated where indicated. Soldier course brick on same plane as glazing 5. Hit and miss brickwork removed and replaced with metal grill. Glazing type to studio rooms levels 02-11 updated 6. Soldier course brickwork added in place of blind hit and miss brickwork level 08

7. Hit and miss brickwork removed and replaced with metal grill. Glazing type to studio rooms levels 08-11 updated

Note. All glazing set back.

P0 05.04.13 Issued for planning

Revision	Date	Description
P0	05.04.13	Issued for planning



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Project
Building T5
King's Cross Central

Drawing Title
Typical Elevation to Upper Floor - North Elevation
Typical Elevation to Yard - North Elevation

Drawn	Checked	Approved
JW	ABu	KI

Date	Scale @ A1 (A3)	Status
05/04/13	1:20 (1:40)	For Planning Approval

Project No.	Drawing No.	Revision
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426 21_314 P0

Notes

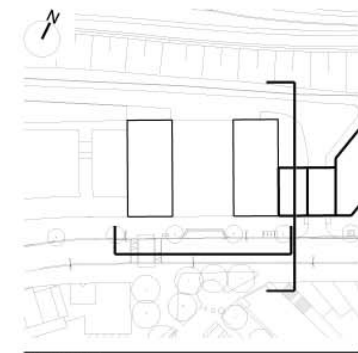
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P1 31.10.14 Issued for planning approval
PO 05.04.13 Issued for planning

Revision	Date	Description
Location		



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Project
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King's Cross Central

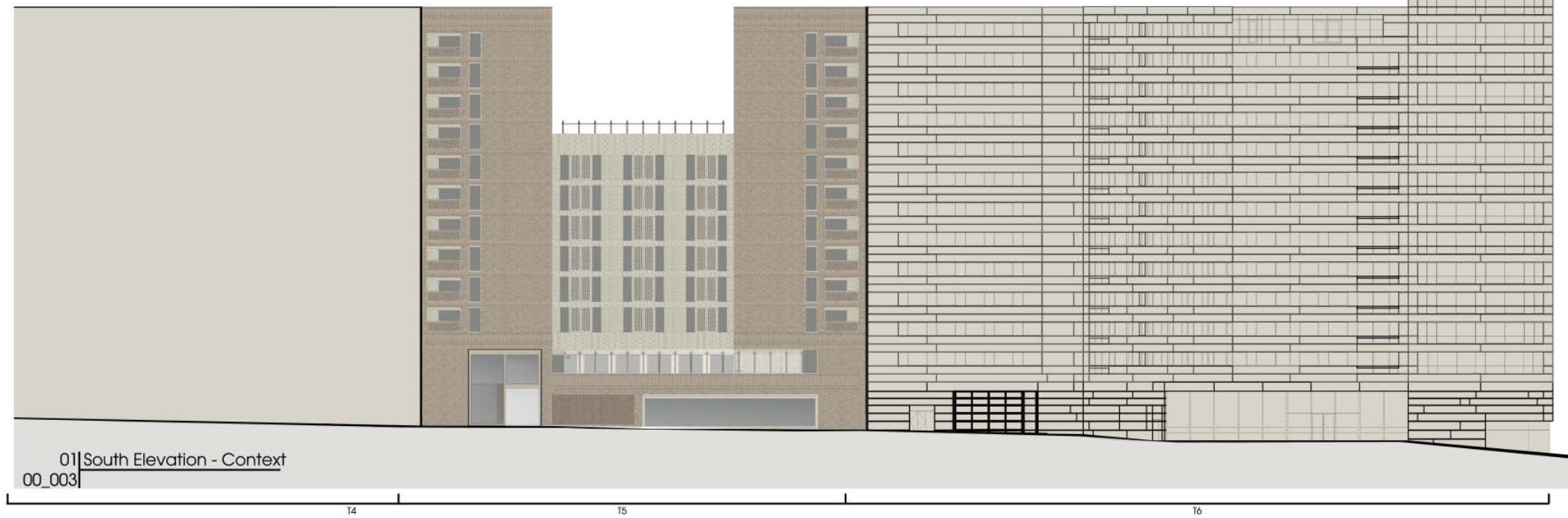
Drawing Title
South Context Elevation
East Context Elevation

Drawn	Checked	Approved
JW	JW / ABu	KI

Date	Scale @ A1 (A3)	Status
05/04/2013	1:250 (1:500)	For Planning Approval

Project No.	Drawing No.	Revision
426	00_003	P1

*Building T4 illustrative massing based on maximum permitted development guidelines



*Building S5 illustrative massing based on maximum permitted development guidelines

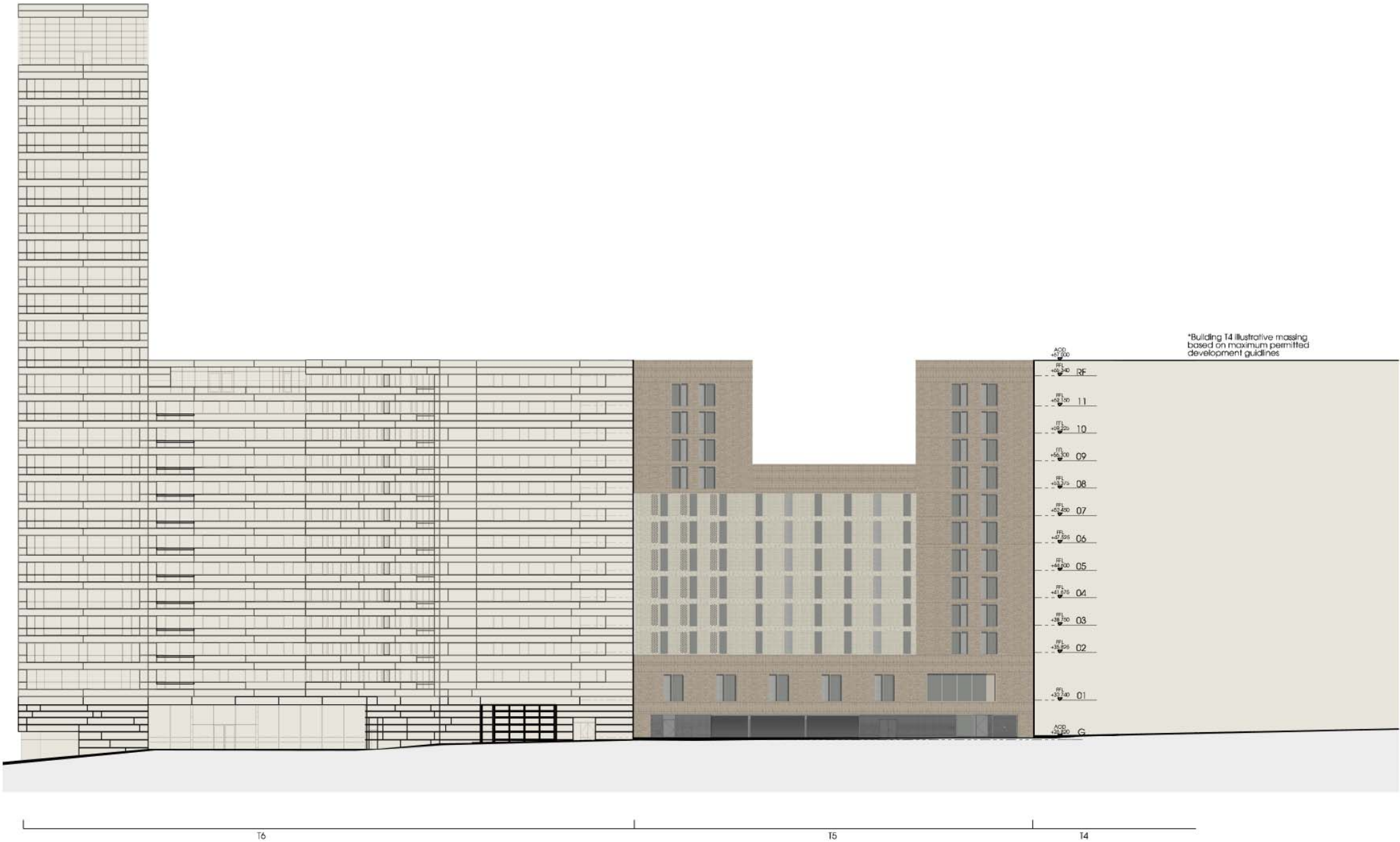


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01| North Elevation - Context
00_004|

P1 31.10.14 Issued for planning approval
PO 05.04.13 Issued for planning

Revision	Date	Description
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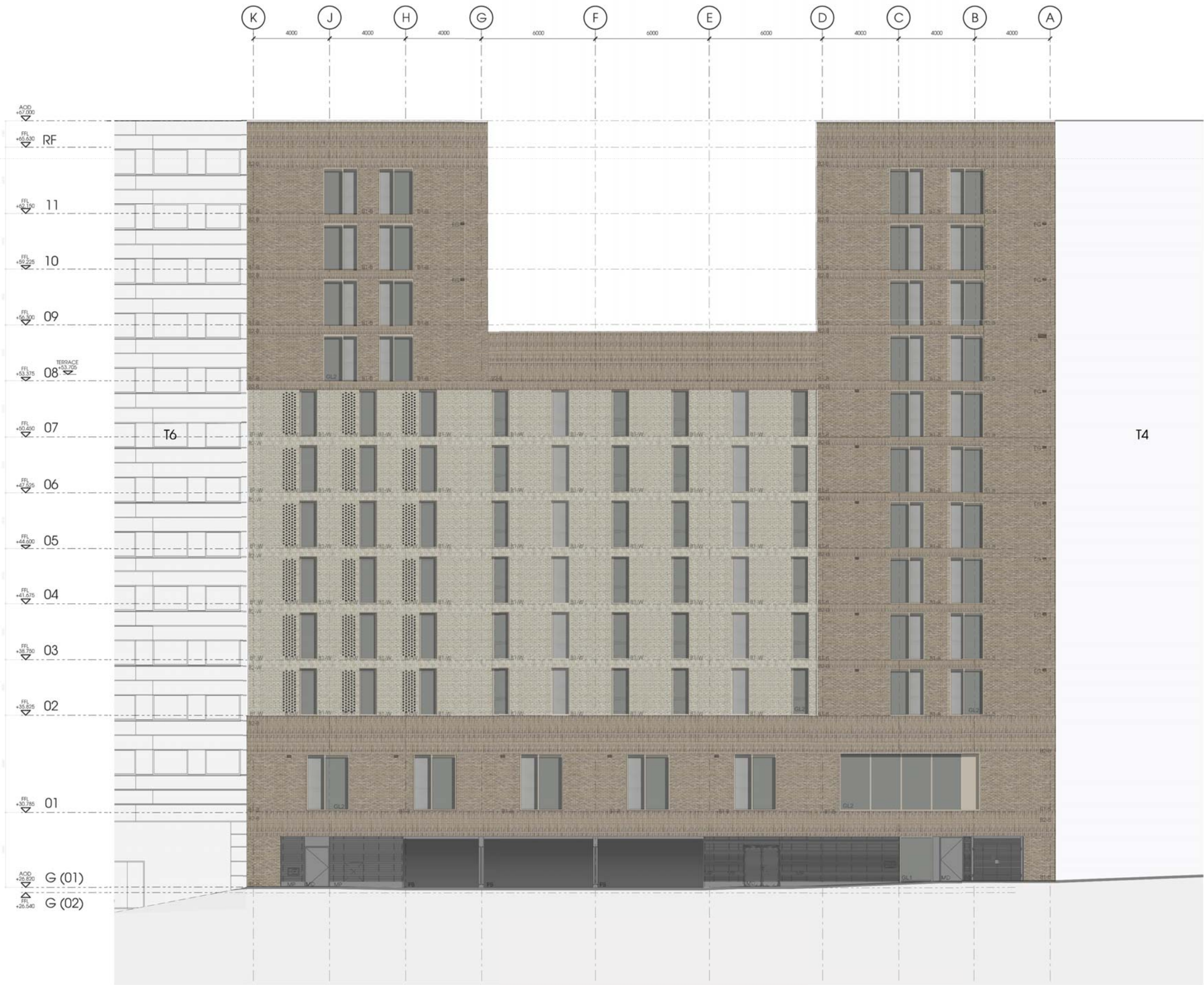
Project
Building T5
King's Cross Central

Drawing Title
North Context Elevation

Drawn	Checked	Approved
JW	JW / ASu	KI
Date	Scale @ A1 (A3)	Status
05/04/2013	1:250 (1:500)	For Planning Approval
Project No.	Drawing No.	Revision
426	00_004	P1

Drawings Submitted for Approval

2.3



Notes

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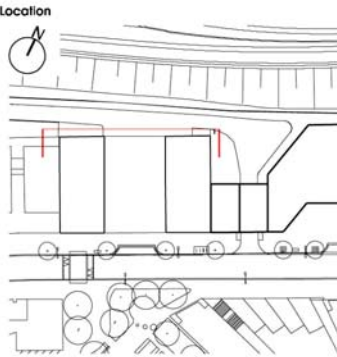
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B1	LIGHT BRICK
B2	DARK BRICK
B3	BRICK SOLDIER COURSING
B4	BRICK HIT AND MISS (FULL HEIGHT) WITH WINDOW/INSULATED METAL CLADDING BEHIND
B5	BRICK HIT AND MISS BALUSTRADE
B6	BRICK HIT AND MISS TEXTURED SURFACE
GL1	CLEAR FLUSH GLAZING FRAME FIXED TO BACK OF GLAZING & LIGHT BRONZE COLOUR TO MATCH BRICKWORK
GL2	CLEAR RECESSED GLAZING
GL3	CLEAR GLAZING WITHIN INSULATED METAL CLADDING
GL4	CLEAR GLAZING WITH METAL INTERLAYER
MP	METAL PANEL CLADDING
ST	STONE
MS	METAL SCREEN/PERGOLA - LIGHT BRONZE COLOUR
GD	CLEAR GLASS DOORS
OW	SOLID VENT PANEL
MSP	METAL SOFFIT PANEL
PB	EXTERNAL GRADE PLASTER BOARD
ML	METAL LOUVRE
MLD	METAL LOUVRE DOOR
MD	METAL DOOR
AOV	AUTOMATIC OPEN VENT

P1 31.10.14 issued for planning approval
PC 23.03.13 issued for planning approval

Revision	Date	Description
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Project
Building T5
King's Cross Central

Drawing Title
General Arrangement
North Elevation

Drawn	Checked	Approved
JW	JW / ABu	KI
Date	Scale @ A1 (A3)	Status
23/03/2013	1:100 (1:200)	Planning
Project No.	Drawing No.	Revision
426	00_232	P1

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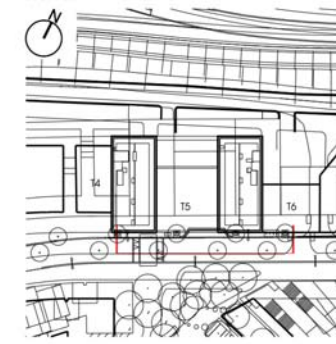
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B6	BRICK HIT AND MISS TEXTURED SURFACE
GL1	CLEAR FLUSH GLAZING FRAME FIXED TO BACK OF GLAZING & LIGHT BRONZE COLOUR TO MATCH BRICKWORK
GL2	CLEAR RECESSED GLAZING
GL3	CLEAR GLAZING WITHIN INSULATED METAL CLADDING
GL4	CLEAR GLAZING WITH METAL INTERLAYER
MP	METAL PANEL CLADDING
ST	STONE
MS	METAL SCREEN/PERGOLA - LIGHT BRONZE COLOUR
GD	CLEAR GLASS DOORS
OW	SOLID VENT PANEL
MSP	METAL SOFFIT PANEL
PB	EXTERNAL GRADE PLASTER BOARD
ML	METAL LOUVRE
MLD	METAL LOUVRE DOOR
MD	METAL DOOR
AOV	AUTOMATIC OPEN VENT

P1	31.10.14 Issued for planning approval
PO	05.04.13 Issued for planning approval

Location



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Project
Building T5
King's Cross Central

Drawing Title
General Arrangement
South Elevation

Date	Scale @ A1 (A3)	Status
05/04/2013	1:100 (1:200)	Planning

Project No.	Drawing No.	Revision
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426 00_233 P1

Notes

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B2	DARK BRICK
B3	BRICK SOLDIER COURSING
B4	BRICK HIT AND MISS (FULL HEIGHT) WITH WINDOW/INSULATED METAL CLADDING BEHIND
B5	BRICK HIT AND MISS BALUSTRADE
B6	BRICK HIT AND MISS TEXTURED SURFACE
GL1	CLEAR FLUSH GLAZING FRAME FIXED TO BACK OF GLAZING & LIGHT BRONZE COLOUR
GL2	CLEAR RECESSED GLAZING
GL3	CLEAR GLAZING WITHIN INSULATED METAL CLADDING
GL4	CLEAR GLAZING WITH METAL INTERLAYER
MP	METAL PANEL CLADDING
ST	STONE
MS	METAL SCREEN/PERGOLA - LIGHT BRONZE COLOUR
GD	CLEAR GLASS DOORS
OW	SOLID VENT PANEL
MSP	METAL SOFFIT PANEL
PB	EXTERNAL GRADE PLASTER BOARD
ML	METAL LOUVRE
MLD	METAL LOUVRE DOOR
MD	METAL DOOR
AOV	AUTOMATIC OPEN VENT

P1 31.10.14 Issued for planning approval
PO 23.03.13 Issued for planning approval

Revision	Date	Description
Location		

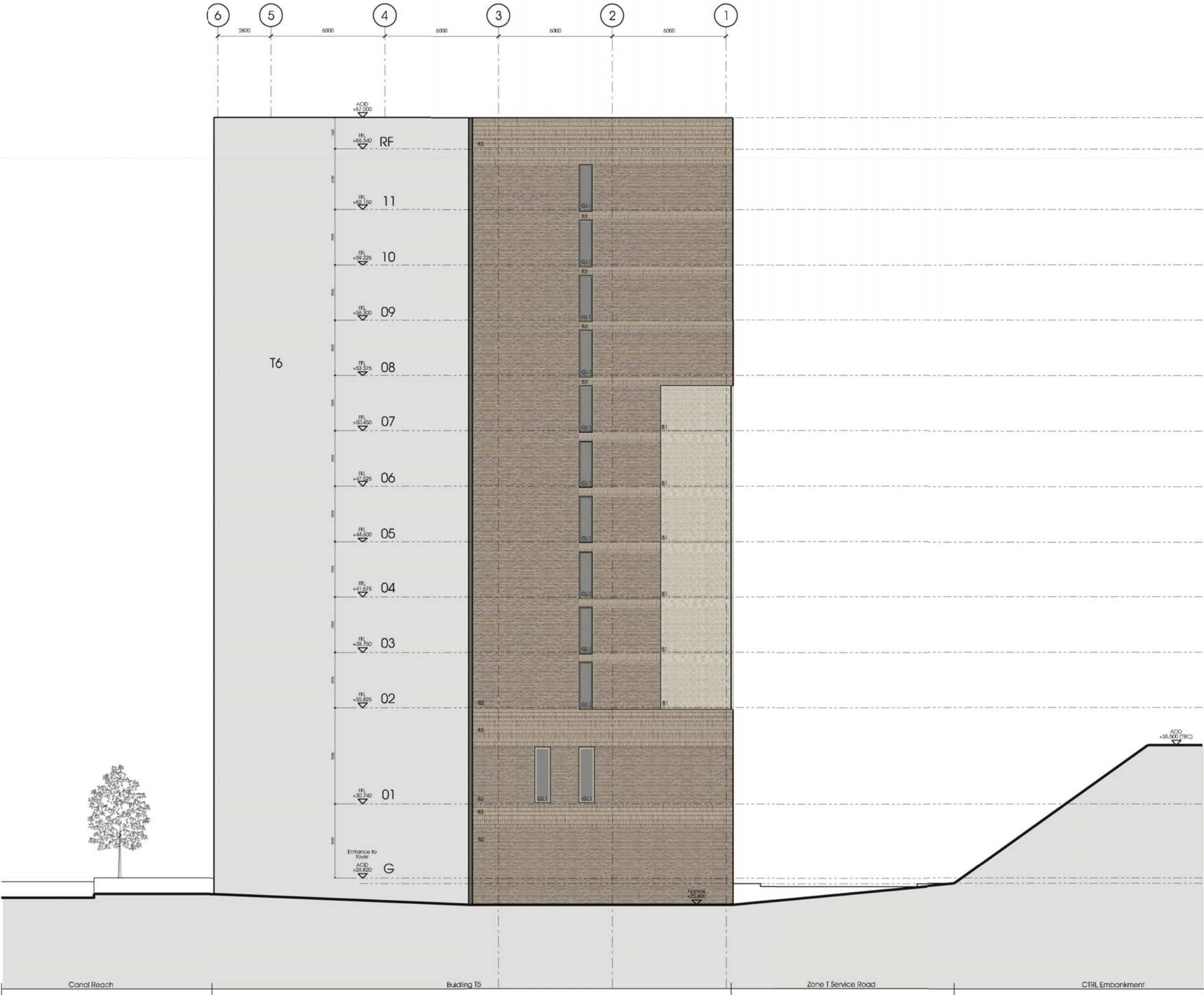
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WILLIAMS

Project
Building T5
King's Cross Central

Drawing Title
General Arrangement
East Elevation Flank Wall

Drawn	Checked	Approved
JW	JW / ABu	KI
Date	Scale @ A1 (A3)	Status
23/03/2013	1:100 / 1:200	Planning
Project No.	Drawing No.	Revision
426	00_234	P1



Notes

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To be read in conjunction with the specification and all relevant drawings.

Slab thicknesses to be reviewed.
SIL and PHL Levels may be revised.
PFL-FCI dimensions to remain as indicated.
Ceiling zones to remain as indicated.

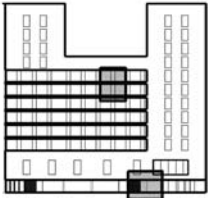


01|Typical Elevation to Upper Floor - North Elevation
21_313|



02|Typical Elevation To Yard - North Elevation
21_313|

P1	31.10.14	Issued for planning approval
P0	05.04.13	Issued for planning approval
Revision	Date	Description



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Project
Building T5
King's Cross Central

Drawing Title
Typical Elevation to Upper Floor - North Elevation
Typical Elevation to Yard - North Elevation

Drawn	Checked	Approved
JW	ABu	KI
Date	Scale @ A1 (A3)	Status
05/04/13	1:20 (1:40)	Planning
Project No.	Drawing No.	Revision
426	21_314	P1

Compliance Report

3.1 Condition 16 - Urban Design Report

3.0

Condition 16 - Urban Design Report

“Relevant applications for approval of Reserved Matters submitted pursuant to this permission relating to the design of new buildings and to the landscaping of the public realm shall be accompanied by an urban design report which explains the underlying approach of the design and explains how it addresses each of the relevant Design Guidelines.

Reason: To ensure a comprehensive and sustainable development and to achieve good design throughout the development, including protection of the setting of listed buildings and the preservation or enhancement of the character or appearance of conservation areas in accordance with the Environmental Impact Assessment, in accordance with policies B1, B2, B6, B7 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 16

An Urban Design Report (UDR) was submitted as part of the Reserved Matters submission for Building T5, with reference 2013/2481/P. That document demonstrates the underlying approach to the design of the building; it provides an in depth description of the scheme, and explains how the building responds to the relevant Design Guidelines attached to the Outline Planning Permission.

The proposed minor amendments brought forward with this submission follow the same design principles and objectives that are set out in the previously submitted UDR.

The proposals affect the northern, southern and eastern flank wall elevations; minor changes to the glazing, brickwork and ground floor configuration of materials are proposed, and result in an improved facade overall.

For ease and clarity, a set of the approved drawings are annotated with the proposed amendments and submitted within section 2.2 for information.

The following paragraphs explain the proposed amendents and design rationale in more detail, as an addendum to the previously submitted UDR.

The relevant section of the Urban Design Report that is affected by the proposed amendments is:

- Elevations and Facade Design

Condition 16 - Urban Design Report

Facade Treatment

The design of the facade of Building T5, as explained in the Urban Design Report submitted with Reserved Matters submission 2013/2481/P, has been influenced by the existing urban condition at King's Cross Central; an industrial vernacular with robust materials and clearly defined building forms.

The concept of the facade is of a solid 'carved' volume and contrasting 'captured' space. The primary building volume forms a darker, textured 'skin', with recessed areas of lighter, smoother surfaces. The materiality and the building's form combine to create a feeling of solidity and permanence, whilst creating areas of subtle articulation and texture.

The minor amendments proposed are in keeping with this concept, and further enhance the contrast between the carved and captured spaces. Amendments are proposed to the northern facade, facing onto the HS1 railway tracks and housing the entrances to the service areas to the building along the ground floor; the southern facade, fronting onto Canal Reach and comprising the building's main entrance to both the student residential accommodation and the retail unit; and to the eastern elevation flank wall that reflects a continuation of the northern facade, wrapping around to the east to where it connects with Building T6.

Northern Elevation

The amendments to the northern elevation maintain the original design intent which reflects its prominence in views as either one of the first or the last buildings to be viewed when entering or exiting the HS1 tunnel of St Pancras Station; and from north London. The proposals maintain the intended language and form of the facades as explained within the UDR.

The design intent is for larger openings and varying detailing at ground floor level, articulating the space within. The arrangement of brickwork and metal cladding at ground floor level along the northern facade has been revised to add clarity to the buildings service areas, and integrate louvre grilles, dry risers, the bin store entrance, escape doors and the entrance to the substation within one clearly defined zone. The area has been further defined by the replacement of the varying materials at this level, as indicated on drawing 426 00_232 P0 with the introduction of a darker PPC colour to lock the arrangement as a 'cassette' into the

brickwork base of the building.

This is shown as amendment 1 on drawing 426 00_232 P0 submitted in section 2.1 for information and the revised proposal is submitted on drawing 426 00_232 P1 in section 2.2 for approval.

Amendments are proposed to various elements of brickwork along the northern facade.

Additional bands of soldier coursing have been added at level 1 and 2. This amendment is consistent across all elevations to strengthen the relationship between the northern and southern elevations. This is shown as amendment 2 on drawing 426 00_232 P0 submitted for information, and on drawing 426 00_232 P1 submitted for approval.

To enhance the contrast between the lighter and darker areas of brickwork, further emphasising the concept of a 'carved' facade, an amendment is proposed to the glazing and surrounding brick treatment to the studio apartments situated behind the darker brick of the elevation, on both the eastern and western bookends and at first floor level. The glazing and hit and miss brickwork at each window opening is proposed to be replaced with a combination of stretcher bond brickwork and areas of lightweight extruded aluminium. This continues the concept of a punched facade, and the differentiation between the lighter and darker areas of carved volume and captured space. This is shown as amendments 3, 5, and 7 on drawing 426 00_232 P0 submitted for information, and the revised proposal is shown on drawing 426 00_232 P1 submitted for approval.

Amendments are also proposed to the 'carved' space of lighter, smoother surfacing located centrally on the facade. Lines of dark brickwork that previously depicted the break in each floor are now proposed in a lighter brick and have been flattened into the facade in a soldier course pattern consistent with other areas of soldier coursing along the facade, to maintain the articulation of each level. This is consistent with the treatment of the 'carved' area of lighter brick facing the courtyard on the southern elevation. This enhances the central space of the northern elevation as a 'carved' space, and strengthens the visual link on the oblique

from the north with the light brickwork of the courtyard. This is shown as amendment 4 on drawing 426 00_232 P0 submitted for information, and the revised proposals are shown on drawing 426 00_232 P1 for information.

The band of blind 'hit and miss' brickwork located centrally at 8th floor level has been replaced by a deep band of soldier course brickwork, to reflect the soldier course banding at the top of the east and west towers, and also at first floor level. This is shown as amendment 6 on drawing 426 00_232 P0 submitted for information, and on drawing 42600_232 P1, for approval.

The glazing has been set back across the extent of the facade by 250mm, to emphasise the relationship between the high level glazing of the eastern and western facing towers of the courtyard, which is set back and visible in views from the north.

A line of glazing has been removed, to the internal corridor at levels 02-07 of the west tower, between the area of lighter brickwork and the windows to the studio flats in the western tower. The omission of this glazing is proposed to strengthen the form of the west tower by bringing a larger area of solid brickwork through from the upper floors to level 01. This is amendment 8 on drawing 426 00_232 P0 submitted for information, and on drawing 42600_232 P1, for approval.

Drawing 426 21-314 P0 and P1 have also been included for information and approval respectively, showing details of the northern facade, at ground floor level and within the 'carved' central section of the facade.

Southern Elevation

At first floor level of the southern elevation, the height of the glazing of the entrance to the commercial unit has been amended in response to the need to allow a suitable ceiling service zone, and to avoid visible bulkheads through the windows.

The alignment of the mullions to the glazing has also been slightly amended to align with the pergola above at first floor level, and to coordinate with the grid of the facade. The initially proposed positions

Condition 16 - Urban Design Report



of the entrance doors has been revised also; a single door is now located centrally rather than at either end of the glazing. This is as a result of further review of possible future commercial unit arrangements. This is shown as amendment 1 on drawing 426 00_233 P0 submitted for information, and shown on drawing 426 00_233 P1 for approval.

An additional area of soldier course brickwork is located above the commercial unit at ground floor level; this is a continuation of this band along the northern elevation, and mirrors the treatment of the top of the east and west towers, creating a consistent approach to the termination of brickwork across all elevations. This is shown as amendment 2 on 426 00_233 P0 submitted for information, and shown on drawing 426 00_233 P1 for approval.



The approved scheme proposes glazing positioned flush with the adjacent brickwork from levels 02 to 07 of the east and west facing elevations within the courtyard, and set back from levels 08 to 11 where the two towers rise above the central section and face each other.

It is proposed that the glazing of the south facing elevation of the courtyard will also be set back from levels 02-07, consistent with the eastern and western facing elevations of the courtyard, and adding further articulation to the south elevation facing Canal Reach. These set-backs also create additional shading to glazing with a southerly aspect, further reducing solar gain and glare into bedrooms. This is amendment 3 on drawing 426 00_233 P0 submitted for information, and shown on drawing 426 00_233 P1 for approval.

There is a minor reduction of the size of the glazing along the eastern and western towers at level 02-11 of the southern elevation. This is annotated as as amendment 4 on drawing 426 00_233 P0 submitted for information, and shown on drawing 426 00_233 P1 for approval.



The band of blind 'hit and miss' brickwork along the facade at level 8, to the south of the level 08 terrace, has been replaced by a deep band of soldier course brickwork. This reflects the banding at the top of the east and west towers of the facade, and is consistent with the treatment of the northern elevation. This is shown as amendment 5 on 426 00_233 P0 submitted for information, and shown on drawing 426 00_233 P1 for approval.

Figure 1: Indicative Brick Types; (from the top) buff (to clad the darker 'skin' of the facade); white (to clad the lighter 'carved' areas of the facade); and hit and miss brickwork.

Eastern Elevation Flank Wall

A darker stretcher bond brickwork, consistent with the remainder of the facade, has been introduced at ground floor level in lieu of the lighter coloured setback brickwork, for consistency of the elevation to the base of the building. This is amendment 1 on drawing 426 00_234 P0 submitted for information and shown on drawing 426 00_234 P1 submitted for approval.

Additional bands of soldier course brickwork have been added at levels 1 and 2; consistent with the northern elevation. This is shown as amendment 2 on 426 00_234 P0 submitted for information and shown on drawing 426 00_234 P1 submitted for approval.

The central 'carved' section of the eastern elevation flank wall has been amended to match that section of the northern elevation. The dark banding has been flattened and lightened into a band of soldier coursing, flush with the glazing. This is amendment 3 on 426 00_234 P0 submitted for information and shown on drawing 426 00_234 P1 submitted for approval.

A line of glazing from levels 02-11, of the internal stair cores, has been removed. The line of adjacent glazing has also been slightly increased in size for additional strength and balance to the elevation. This is amendment 4 on 426 00_234 P0 submitted for information and shown on drawing 426 00_234 P1 submitted for approval.



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