

One Bedford Avenue

With reference to Application 2014/6843/P

Discharge of Planning Condition 10

September 2015



Bennetts Associates
Architects

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EXECUTIVE SUMMARY

The One Bedford Avenue development originally received Planning Permission on 20th December 2013 with the Application Reference 2013/3880/P. Subsequently the following further applications have been consented:

- NMA 2014/5568/P 15th October 2014
- MMA 2014/6843/P 6th May 2015
- NMA 2015/3363/P 14th August 2015

This report summarises the proposed discharge of Planning Condition 10 in relation to the facing materials.

Condition 10

Detailed drawings, and/or samples of materials as appropriate. In respect of all facing materials shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved sample panels shall be retained on site prior to the completion of the development.

Reason

To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

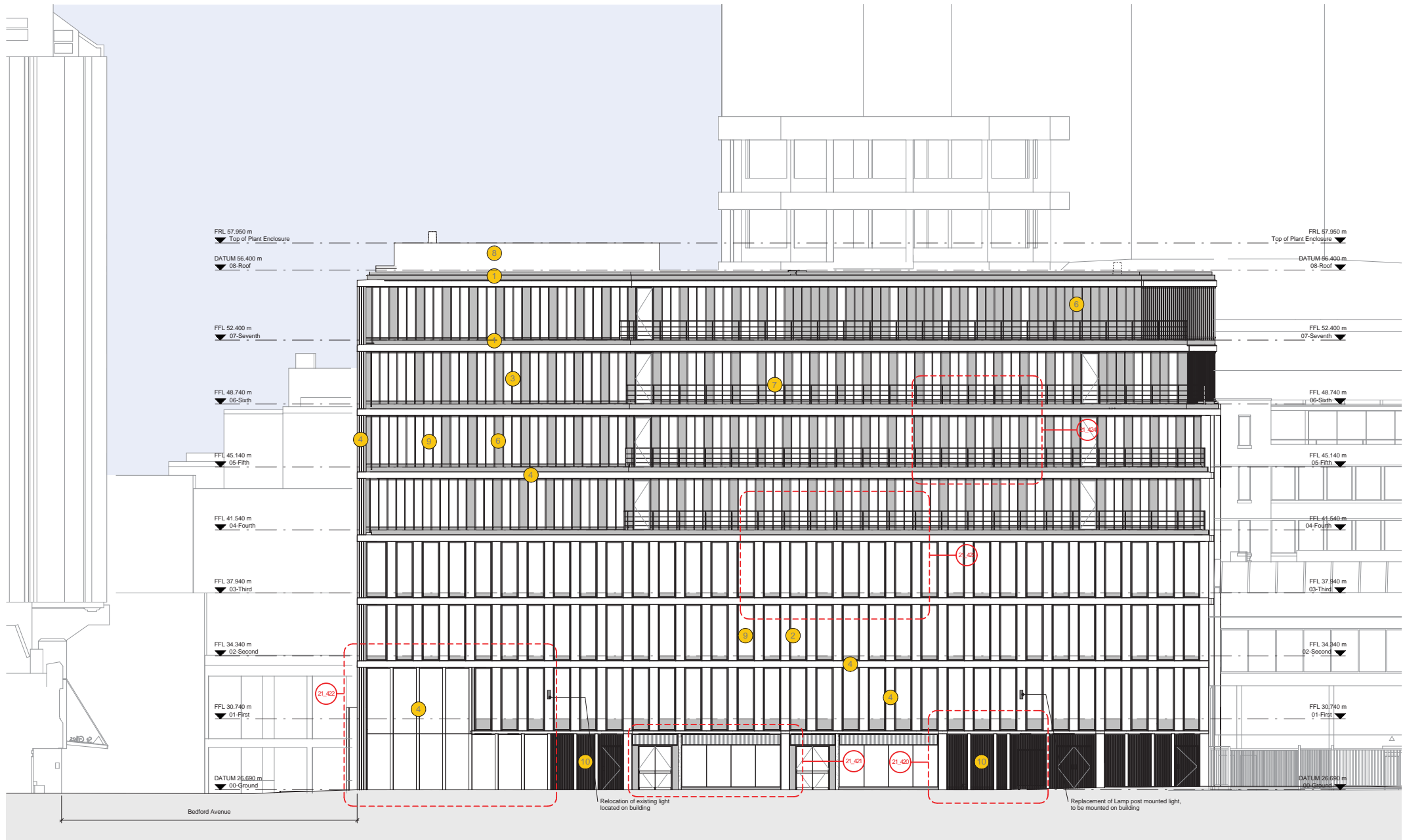
Submission

A series of summary elevations and 3D images at the beginning of this report reference the detailed drawings and the locations of the facing material samples. Section 3 contains the design drawings for the areas and Section 4 contains photographs of all the related samples. Please note that all approved samples will be stored on site for inspection and benchmarking purposes.

2.0

CONSENTED ELEVATIONS AND REFERENCE 3DS

Drawing No.	Rev	Drawing Title
1217_P_500	/	Morwell Street Elevation
1217_P_501	/	Bedord Avenue Elevation
1217_P_502	/	Tottenham Court Road Elevation
1217_P_503	/	North Elevation



Revisions	By	Chk	Revisions
/ 150908 Issued for discharge of planning condition 10	TP	KC	

By	Chk

Notes

- ① PPC coping / flashing
- ② PPC double glazed unit
- ③ PPC double glazed capping
- ④ Reconstituted precast stone
- ⑤ Bronze anodised aluminium
- ⑥ Patinated zinc panel
- ⑦ Stainless steel balustrade
- ⑧ PPC aluminium plant grillage
- ⑨ Double glazed window
- ⑩ PPC aluminium flat plate architectural louvre

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Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.

Drawing Title
 Planning
 Morwell Street Elevation

Drawing Number
 1217_P_500

Scale @ A3
 1: 200

Scale @ A1
 1: 100

Project No. 1217

Revision
 /

Revision Date
 150908

YV MM DD



Revisions	By	Chk	Revisions	By	Chk	Notes
/ 150908 Issued for discharge of planning condition 10	TP	KC				

- | | | | |
|---|-----------------------------|----|---|
| 1 | PPC coping / flashing | 7 | Stainless steel balustrade |
| 2 | PPC double glazed unit | 8 | PPC aluminium plant grille |
| 3 | PPC double glazed capping | 9 | Double glazed window |
| 4 | Reconstituted precast stone | 10 | PPC aluminium flat plate architectural louvre |
| 5 | Bronze anodised aluminium | | |
| 6 | Patinated zinc panel | | |

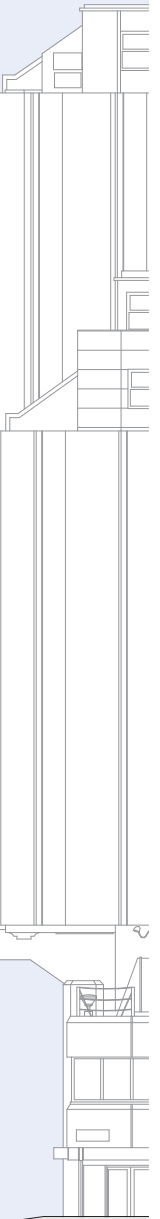
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Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.
 Drawing Title
 Planning
 Bedford Avenue Elevation

Drawing Number
 1217_P_501

Scale @ A3
 Scale @ A1
 1:100

Project No. 1217
 Revision
 /
 Revision Date
 150908
 YY MM DD



Revisions	By	Chk	Revisions	By	Chk	Notes
/ 150908	Issued for discharge of planning condition 10	TP	KC			

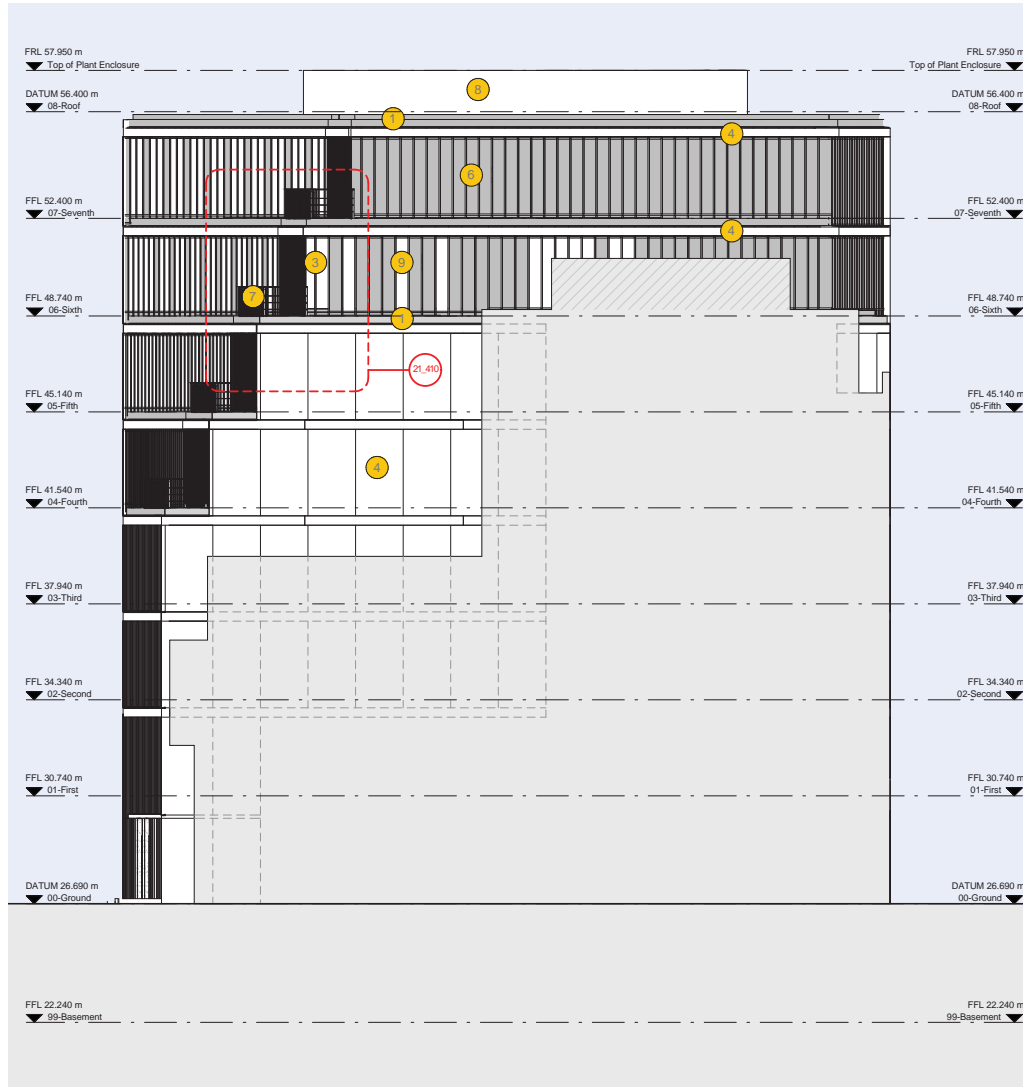
By	Chk	Notes
		1 PPC coping / flashing
		2 PPC double glazed unit
		3 PPC double glazed capping
		4 Reconstituted precast stone
		5 Bronze anodised aluminium
		6 Patinated zinc panel

7	Stainless steel balustrade
8	PPC aluminium plant grillage
9	Double glazed window
10	PPC aluminium flat plate architectural louvre

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Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.
 Drawing Title
Planning
 Tottenham Court Road Elevation

Project No. 1217
 Drawing Number
1217_P_502
 Scale @ A3 Scale @ A1
 1:100
 Revision
 /
 Revision Date
 150908
 YV MM DD



Revisions	By	Chk	Revisions	By	Chk
/ 150908 Issued for discharge of planning condition 10	TP	KC			

Notes

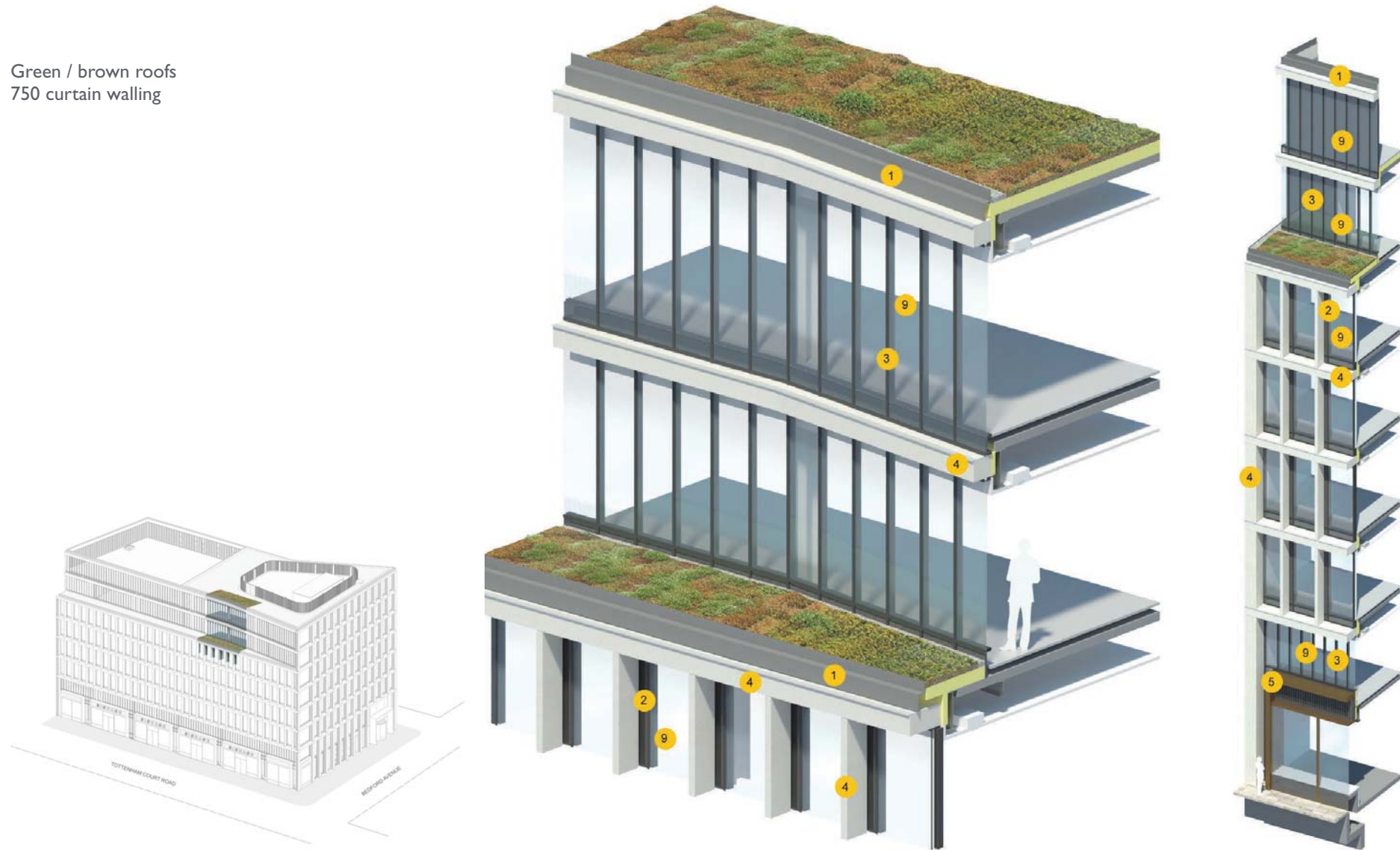
- 1 PPC coping / flashing
- 2 Stainless steel balustrade
- 3 PPC double glazed unit
- 4 PPC aluminium plant grille
- 5 PPC double glazed capping
- 6 Double glazed window
- 7 Reconstituted precast stone
- 8 PPC aluminium flat plate architectural louvre
- 9 Bronze anodised aluminium
- 10 Patinated zinc panel

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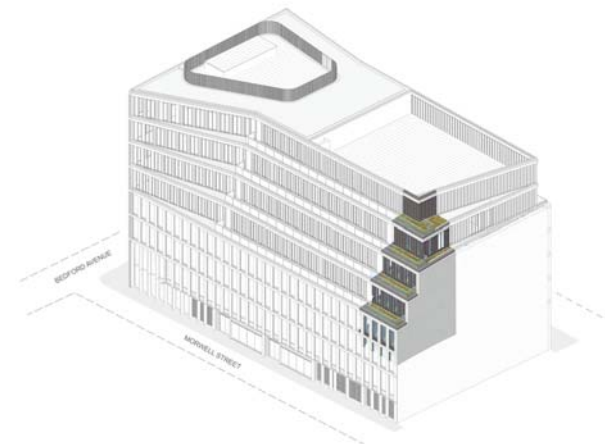
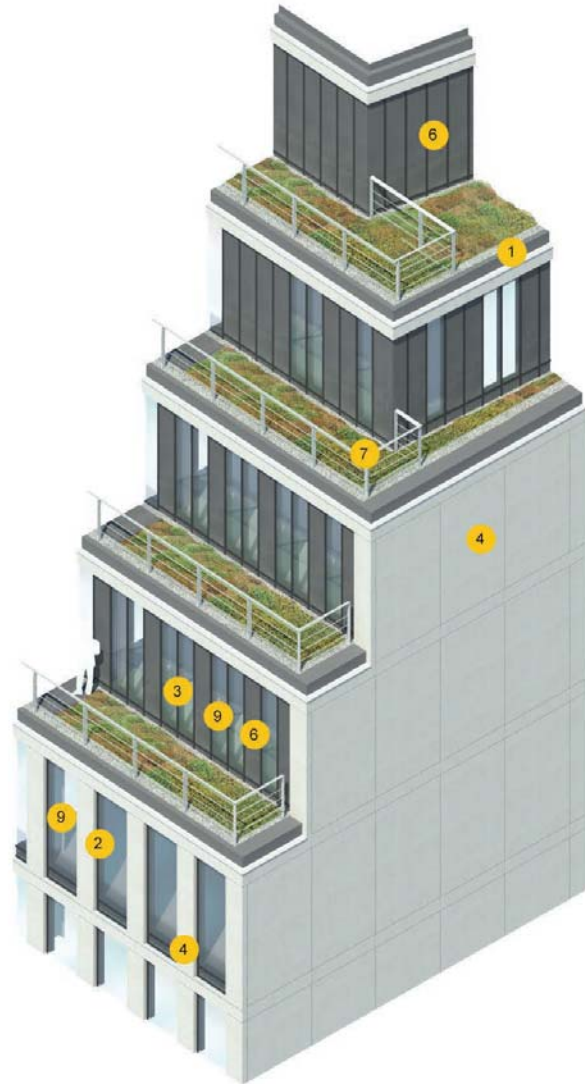
Project
One Bedford Avenue
 Exemplar Properties (Bedford) Ltd.
 Drawing Title
 Planning
 North Elevation

Project No. 1217
 Drawing Number
 1217_P_503
 Revision
 /
 Scale @ A3 1:200
 Scale @ A1 1:100
 Revision Date
 150908
 YY MM DD

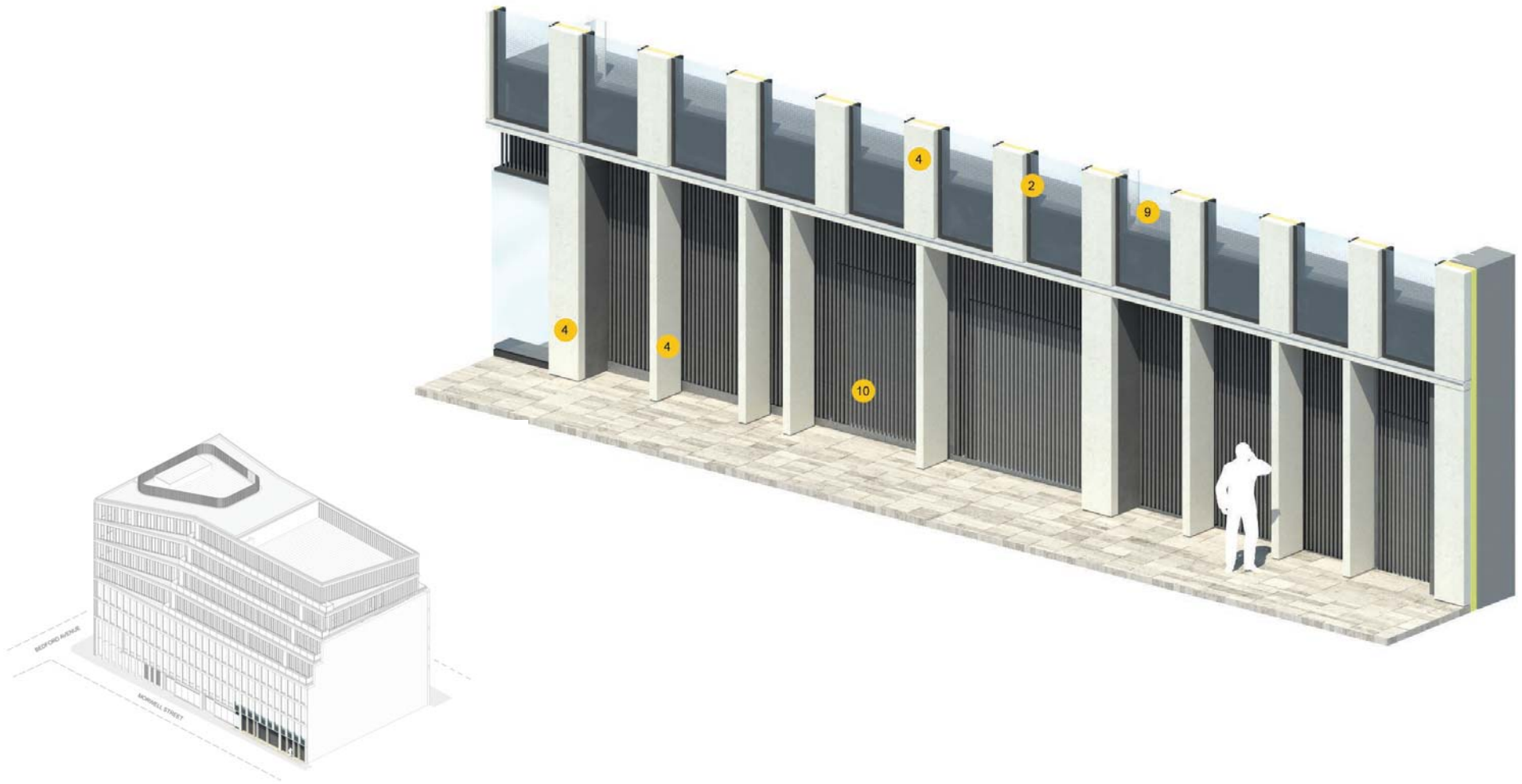
Green / brown roofs
750 curtain walling



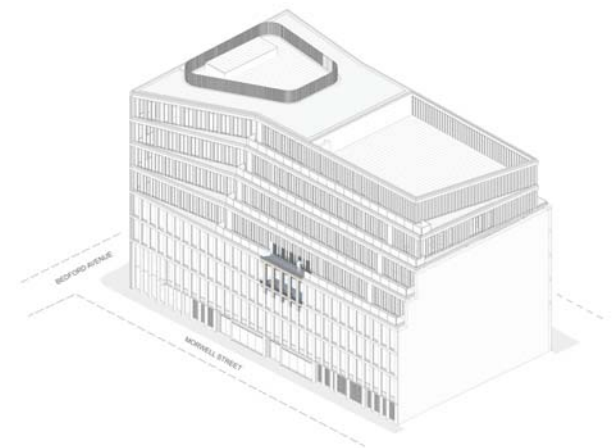
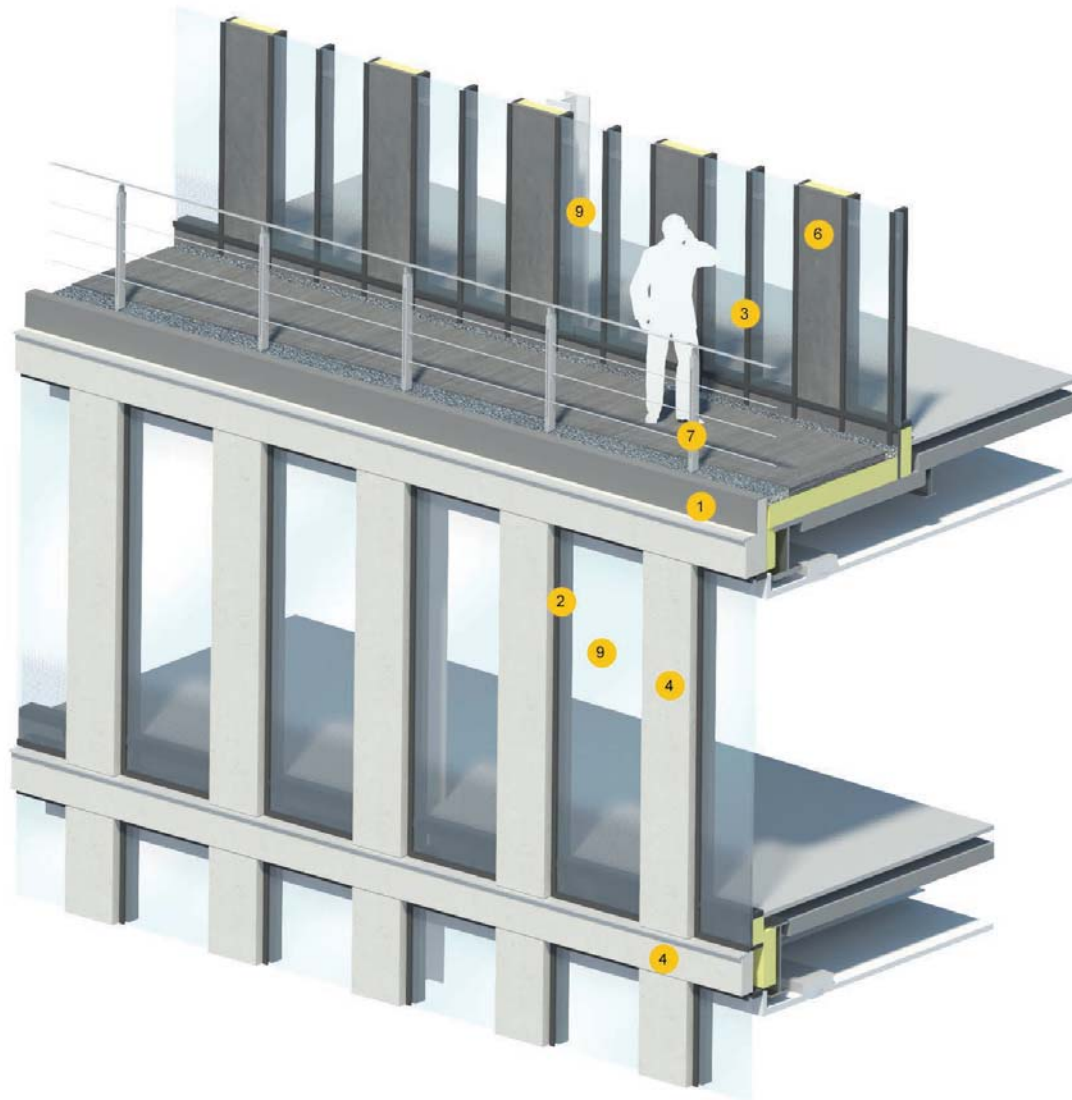
Party wall



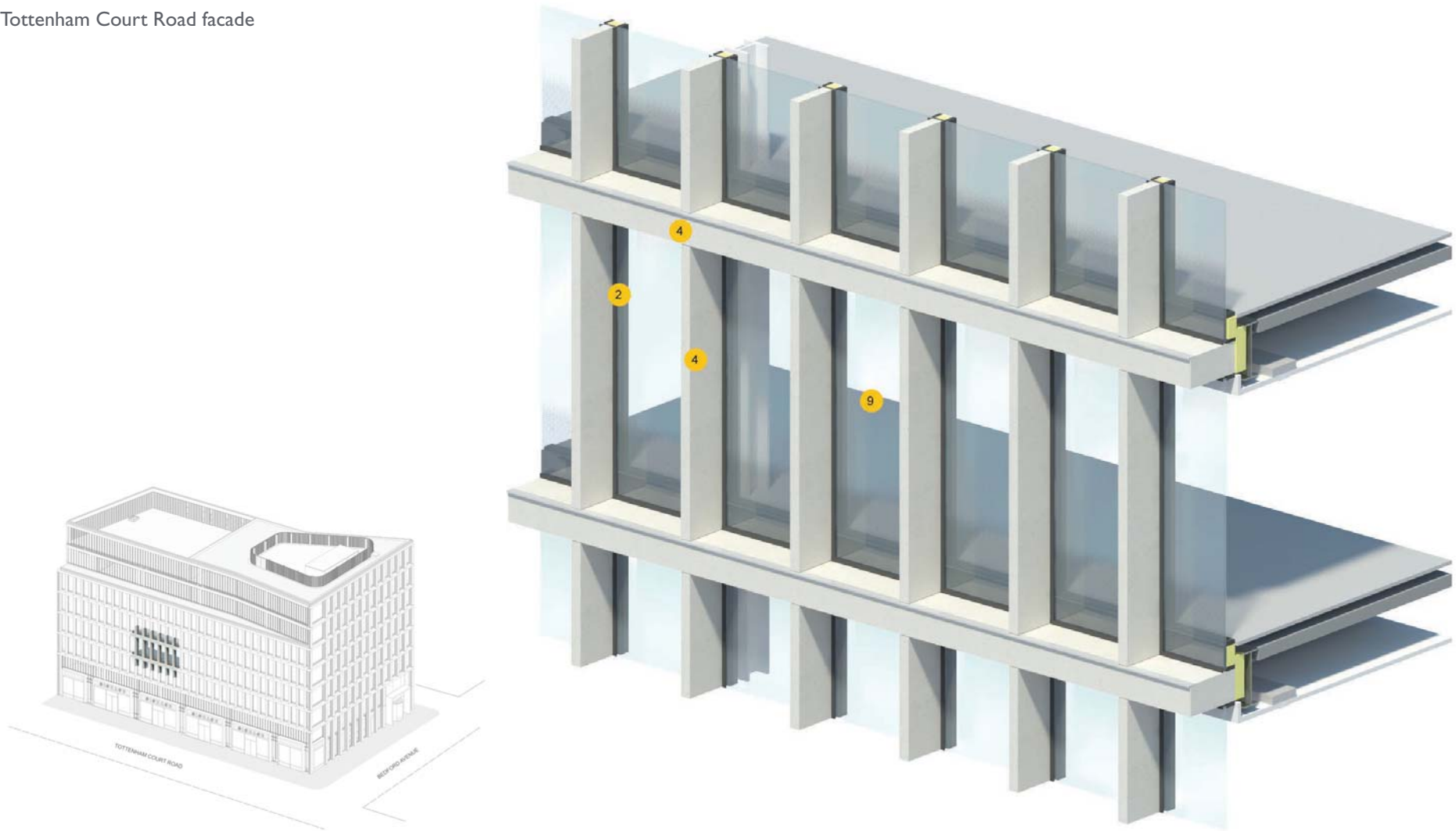
Plant room



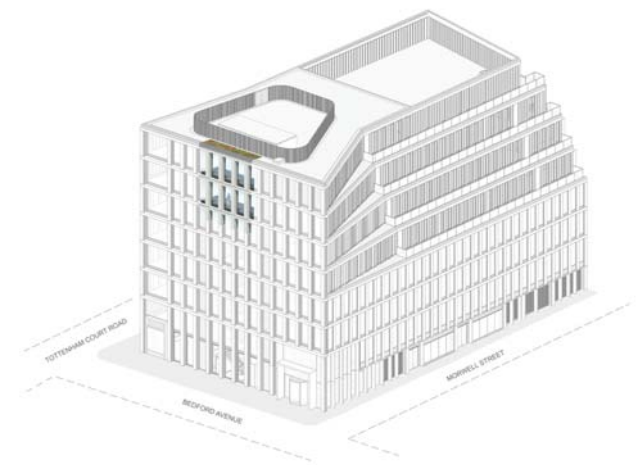
Morwell Street terrace



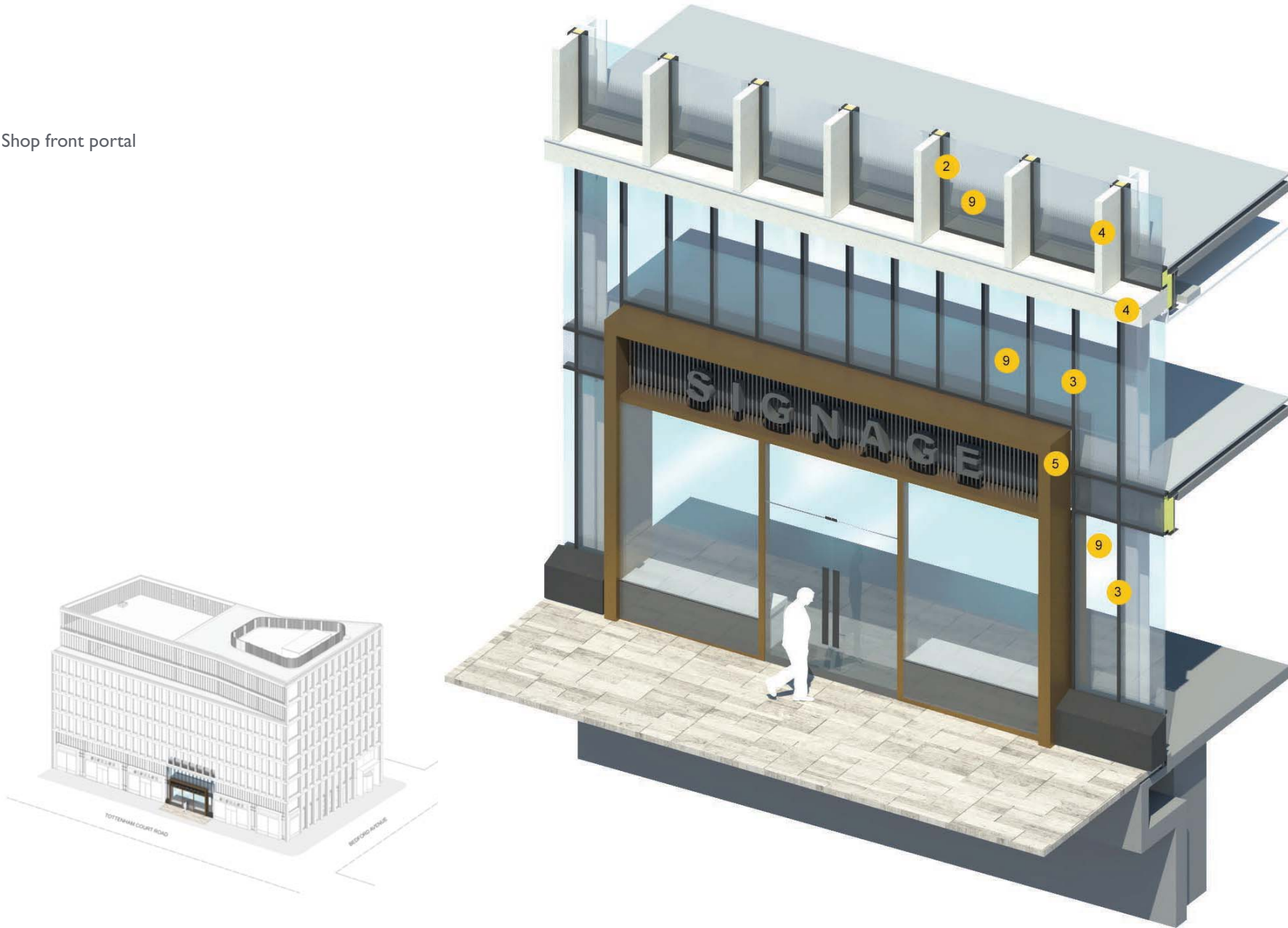
Tottenham Court Road facade



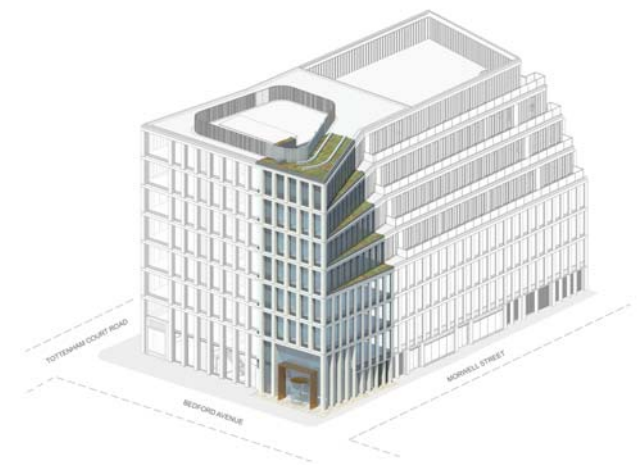
Bedford Avenue facade



Shop front portal



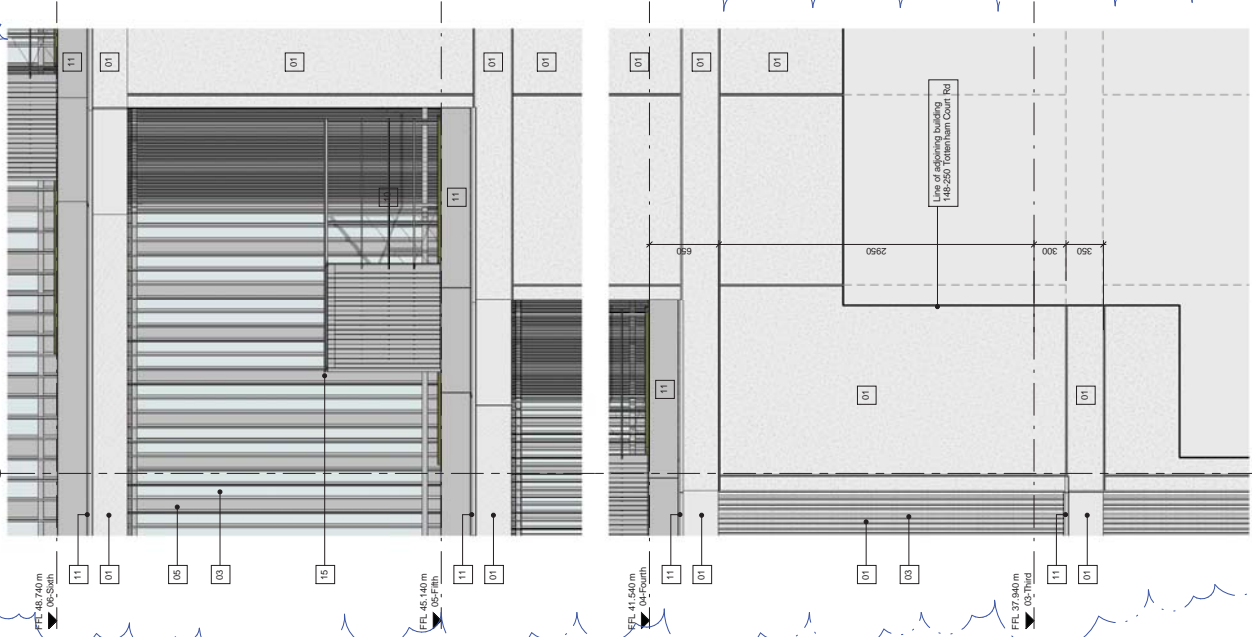
Corners of south facade



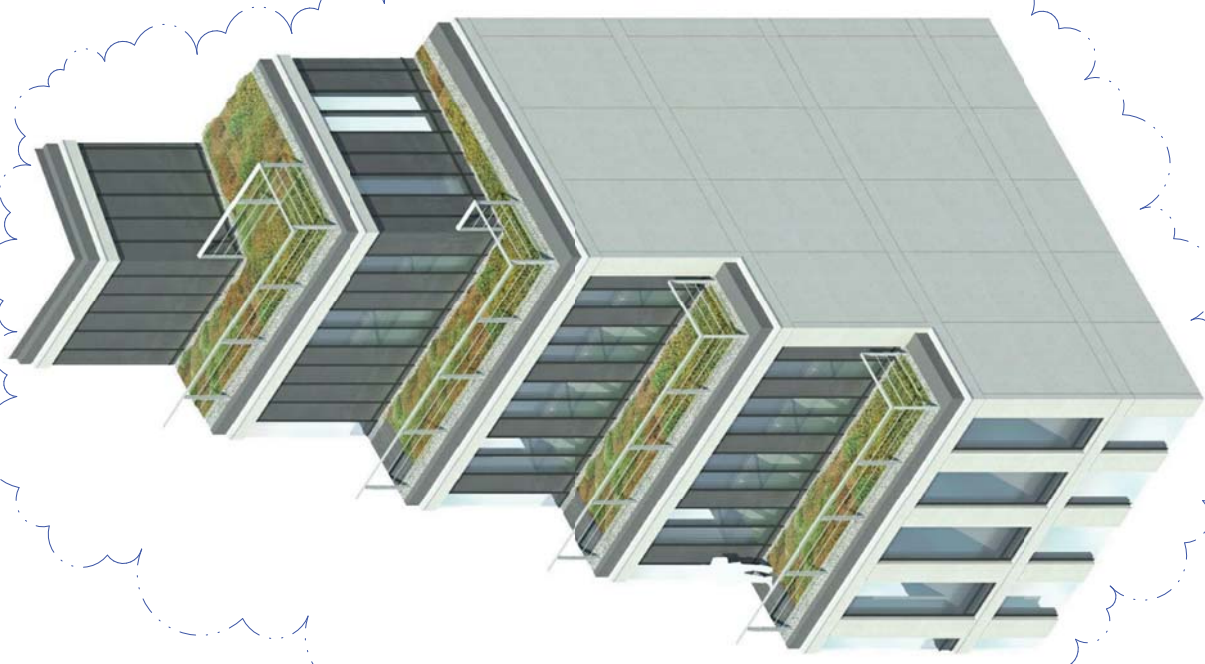
3.0

DETAILED CLADDING DRAWINGS

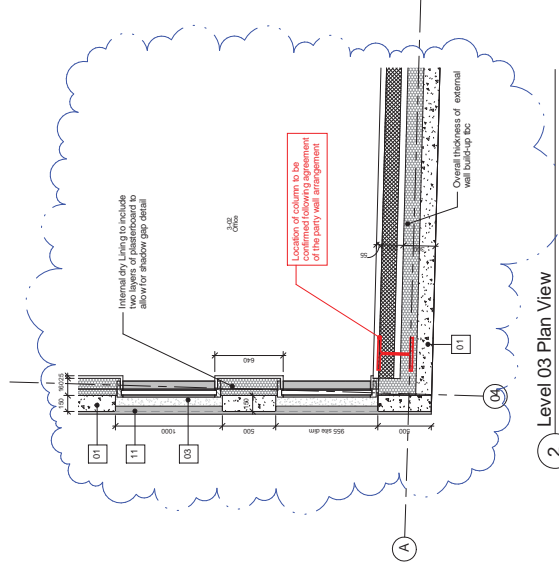
Drawing No.	Rev	Drawing Title
1217_21_410	A	Facade Bay Study, Party Wall Elevation, Party Wall
1217_21_420	A	Facade Bay Study, Morwell St. Elevation, Service Bay
1217_21_421	A	Facade Bay Study, Morwell St. Elevation, Retail Frontage
1217_21_422	A	Facade Bay Study, Morwell St. Elevation, Reception
1217_21_423	A	Facade Bay Study, Morwell St. Elevation, First/Third Floor Office
1217_21_424	A	Facade Bay Study, Morwell St. Elevation, Fourth/Seventh Floor Office
1217_21_430	B	Facade Bay Study, Bedford Ave. Elevation, Reception
1217_21_431	B	Bedford Avenue Elevation, Retail Corner
1217_21_432	A	Bedford Avenue Elevation, Office Corner
1217_21_433	A	Bedford Avenue Elevation, Typical Office Floor
1217_21_440	A	Tottenham Court Road Elevation, Retail Frontage
1217_21_441	A	Tottenham Court Road Elevation, Second/Fifth Office Floor
1217_21_442	B	Tottenham Court Road Elevation, Sixth/Seventh Office/Plantroom Floor
1217_21_443	B	Tottenham Court Road Elevation, Party Wall
1217_21_444	A	Tottenham Court Road Elevation, Plant Screen
1217_21_500	/	Facade Bay Study, Bedfords Estates Coronet detail



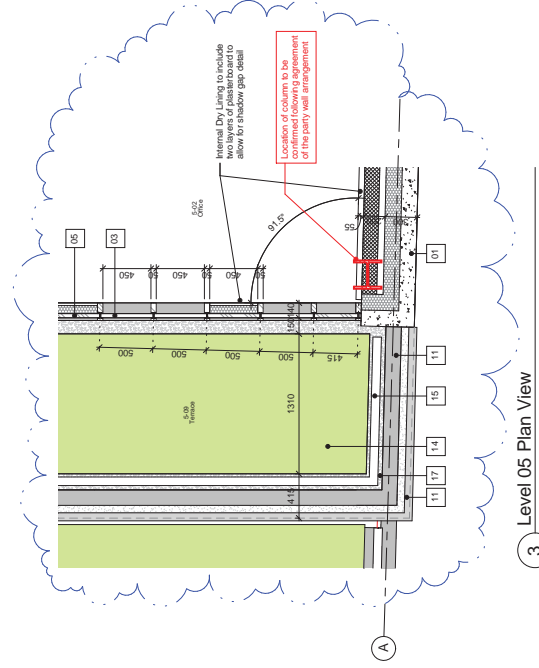
1 Elevation View



4 3D View



2 Level 03 Plan View



3 Level 05 Plan View

Revisions
/ 144103
A 150519

Issued for Envelope Tender
Issued for 28/04/14

By CH: N/A
PB DW: All
PB DW: All
PB DW: All

- All structural steel shown in red for clarity. The structure shown outside slabwork is for information only. The structure shown inside slabwork is for information only.
- 01: Precast concrete slabs
 - 02: Slabwork outside slabwork
 - 03: Slabwork inside slabwork
 - 04: Slabwork outside slabwork
 - 05: Slabwork inside slabwork
 - 06: Slabwork outside slabwork
 - 07: Slabwork inside slabwork
 - 08: Slabwork outside slabwork
 - 09: Slabwork inside slabwork
 - 10: Slabwork outside slabwork
 - 11: Slabwork inside slabwork
 - 12: Slabwork outside slabwork
 - 13: Slabwork inside slabwork
 - 14: Slabwork outside slabwork
 - 15: Slabwork inside slabwork
 - 16: Slabwork outside slabwork
 - 17: Slabwork inside slabwork
 - 18: Slabwork outside slabwork
 - 19: Slabwork inside slabwork
 - 20: Slabwork outside slabwork

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Project
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Exemplar Properties (Bedford) Ltd.

Drawing Title
Facade Bay Study
Party Wall Elevation

Drawing Number
1217_21_410

Revision
A

Scale @ A3
1:50

Scale @ A1
1:25

Revision Date
15/05/19

VY/MCO

All structural steel shown in red for clarity. The structure shown outside slabwork is for information only. The structure shown inside slabwork is for information only.