



4 - 16 Russell Court
Coram Street
London
WC1H 0LL

t: 020 7499 2800
e: info@lat.is

www.lat.is

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This document contains a schedule of materials in support of the application for approval of details reserved by condition for the consented mixed use development at 19-21 Great Queen Street.

Approval is sought for the condition No. 3 (Application Ref: **2014/4958/P**):

'Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Sample of the Welsh Slate proposed for the roof of the proposed roof extension.
- b) Sample of glazing proposed for all historic/refurbished windows
- c) Sample panels on site of all the various materials to be used on the external facades of the new building.



The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.'





2.0 MATERIALS SCHEDULE

The schedule below describes the proposed external materials including the double glazing to existing sash windows. The schedule makes the reference to, and is to be read in conjunction with the drawing, photos and details contained within appendix.

| M01_W | Double glazing proposed to all historic windows | Existing windows on the front and rear elevation <i>(refer to drawings: 0054_GA_11_Rev D, 0054_GA_12_Rev C & 0054_GA_13_Rev D)</i> | Slimlite | <ol style="list-style-type: none"> Existing timber frames to be retained and painted white to match the existing. Existing window glass to be upgraded to Slimlite double glazed units. Glass thickness: 12mm Glass U-value: 1.4 Glass construction: 3mm Low E/ 6mm Krypton filled Cavity/ 3mm clear glass. Spacer: White to match window frames. | 1. Slimlite brochure including product specification and typical details. |
|---------------------------|---|---|--------------|---|---|
| 2.2 Roof extension | | | | | |
| Material code | Material/ element name | Location of use | Manufacturer | Specification | Additional info (see appendix) |
| M02_R | Welsh slate | External roof cladding to roof extension <i>(refer to drawings: 0054_GA_11_Rev D, 0054_GA_12_Rev C & 0054_GA_13_Rev D)</i> | Welsh Slate | <ol style="list-style-type: none"> Type: Heather blue welsh slate to match existing (installed in traditional lapping) Thickness: 7-8mm Size: 500x300mm Texture: Riven Detail: feather edge Quarry: Penrhyn Slate Quarry in North Wales | 1. Proposed material palette photographs in section 3.1. |
| | | | | |  |
| M02_C | Welsh slate | External wall cladding to roof extension <i>(refer to drawings: 0054_GA_11_Rev D, 0054_GA_12_Rev C & 0054_GA_13_Rev D)</i> | Welsh Slate | <ol style="list-style-type: none"> Type: Heather blue welsh slate installed with rainscreen cladding system Thickness: 12mm Size: 600x300mm Texture: Honed Detail: Square edge cut Quarry: Penrhyn Slate Quarry in North Wales | 1. Proposed material palette photographs in section 3.1. |
| | | | | |  |

2.0 MATERIALS SCHEDULE

2.3 Rear extension

| Material code | Material/ element name | Location of use | Manufacturer | Specification | Additional info (see appendix) |
|---------------|--|--|--------------|---|--|
| M03_C | Capri Limestone | Rainscreen cladding to the lightwells and external walls within the semi enclosed gardens to the rear of the extension (<i>refer to drawings: 0054_GA_13_Rev D & 0054_GA_11_Rev D</i>) | Generix | <ol style="list-style-type: none"> Type: Capri Limestone Thickness: 20mm Size: 900x450mm Detail: Square edge cut with 6mm vertical and horizontal joints Texture: Honed Cladding system: Generix Lite Rainscreen cladding system composed of light weight aluminium rails fixed to timber framed external walls. | <ol style="list-style-type: none"> Proposed material palette photographs in section 3.1. Generix Lite rainscreen system technical details. Generix brochure. 0054_801_Proposed window jamb, head and cill set.  |
| M04_G | Translucent patterned low iron acid etched glass | Rear façade to the extension (<i>refer to drawing: 0054_GA_13_Rev D</i>) | Guardian | <ol style="list-style-type: none"> Type: Guardian SatinDeco Finish: Low iron acid etched translucent glass panels. Method of fixing : Frameless panels bonded to timber structure with Schuco secret fix system. Thickness: 12mm Privacy: SatinDeco provides a perfectly uniform appearance which provides complete privacy. Objects that are greater than 300mm away from the glass are completely obscured. Light: The smooth silky finish of SatinDeco disperses light, providing optimum light levels to pass through the glass ensuring a sense of natural daylight, whilst achieving optimum privacy. | <ol style="list-style-type: none"> Proposed material palette photographs in section 3.1. Privacy test to proposed rear facade glazing in section 3.3. Guardian SatinDeco brochure.  |
| M05_W | Aluminium sliding windows/ doors | Rear extension and roof extension (<i>refer to drawings: 0054_GA_11_Rev D, 0054_GA_12_Rev C & 0054_GA_13_Rev D</i>) | KELLER | <ol style="list-style-type: none"> System: KELLER minimal windows High performance double glazed sliding windows in minimal aluminium frame. Frame colour: champagne anodized C-31 (flats 1-3), bronze anodized C-34 (penhouse). | <ol style="list-style-type: none"> Proposed material palette photographs in section 3.1. KELLER minimal windows brochure. |

3.0 DRAWINGS

3.1. PROPOSED MATERIAL PALETTE PHOTOGRAPHS



KEY:

- 1. Double glazing to the existing sash windows
- 2. Heather blue Welsh slate to wall cladding (honed)
- 3. Heather blue Welsh slate to roof cladding (riven)
- 4. Capri honed limestone
- 5. Translucent patterned low iron acid etched glass
- 6. Champagne anodized (C-31) aluminium frame
- 7. Bronze anodized (C-34) aluminium frame



CAPRI LIMESTONE (M03_C):

1. **Type:** Capri honed limestone
2. **Thickness:** 20mm
3. **Size:** 900x450mm
4. **Detail:** Square edge cut with 6mm vertical and horizontal joints
5. **Texture:** Honed
6. **Cladding system:** Generix Lite



WELSH SLATE/ ROOF (M02_R):

1. **Type:** Heather blue welsh slate
2. **Thickness:** 7-8 mm
3. **Size:** 500x300mm
4. **Texture:** Riven
5. **Detail:** Feather edge cut
6. **Quarry:** Penrhyn Slate Quarry in North Wales



TRANSLUCENT PATTERNED LOW IRON ACID ETCHED GLASS (M04_G):

1. **Type:** Guardian SatinDeco
2. **Glass:** low iron acid etched translucent glass panels.
3. **Method of fixing:** glass bonded to timber structure.
4. **Thickness:** 12mm
5. **Privacy:** SatinDeco provides a perfectly uniform appearance which provides complete privacy. Objects that are greater than 300mm away from the glass are completely obscured.
6. **Light:** The smooth silky finish of SatinDeco disperses light, providing optimum light levels to pass through the glass ensuring a sense of natural daylight, whilst achieving optimum privacy.



WELSH SLATE/ WALLS (M02_C):

1. **Type:** Heather blue welsh slate
2. **Thickness:** 12 mm
3. **Size:** 600x300mm
4. **Texture:** Honed
5. **Detail:** Square edge cut
6. **Quarry:** Penrhyn Slate Quarry in North Wales

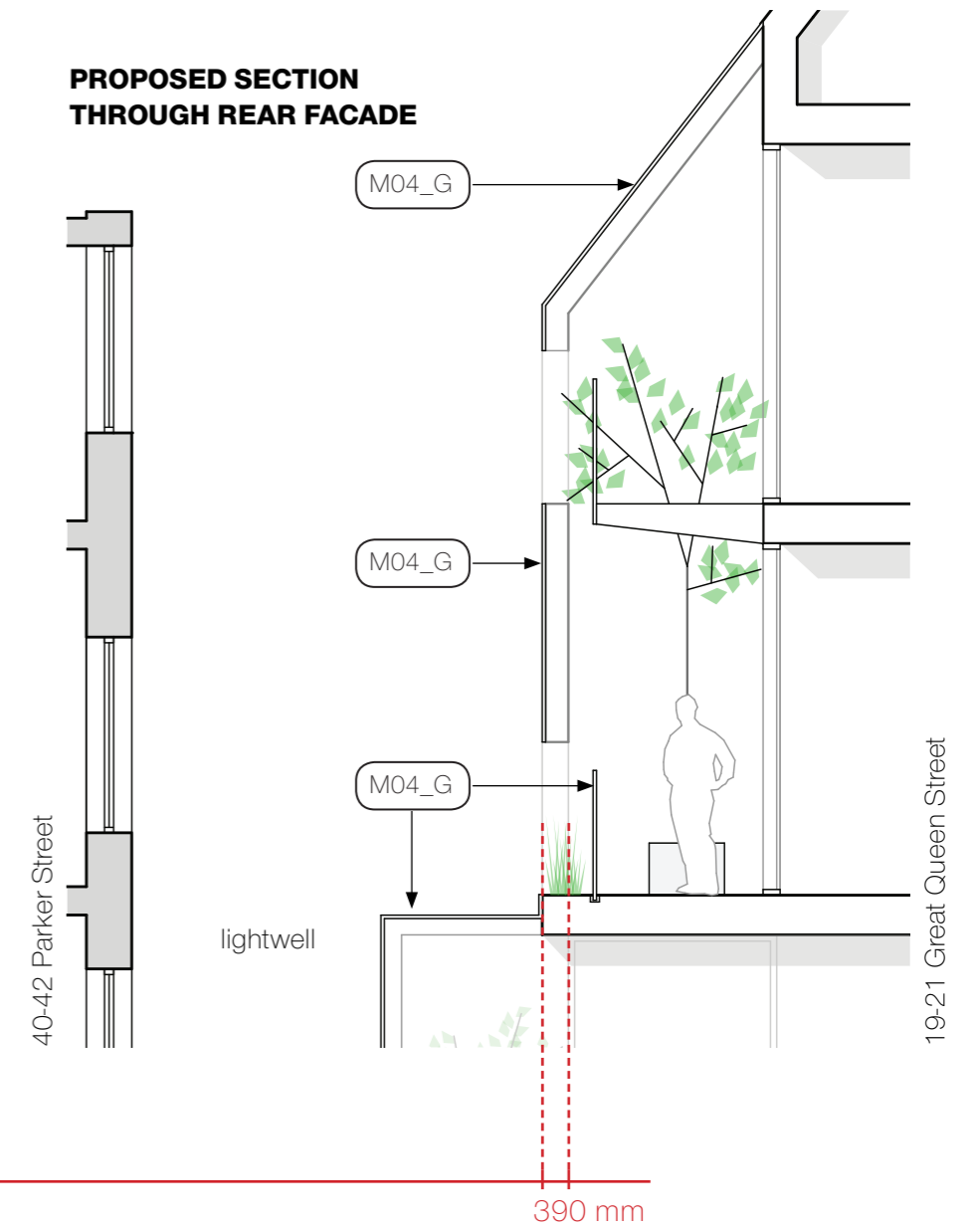
TEST MODEL ELEVATION



TEST MODEL PLAN



PROPOSED SECTION THROUGH REAR FACADE



The photographic test above shows that the level of translucency of the proposed acid etched glass maintains good privacy. Any object that is 300mm away from the glass is fully concealed. The proposed depth of the timber structural columns is greater than 300mm (390mm) and will ensure that a minimum distance of 390mm is maintained away from the glazed facade.



CLIENT:
STABILITY INVESTMENTS LTD

TITLE:
**PROPOSED FRONT
MATERIAL ELEVATION**

PROJECT:
GREAT QUEEN STREET

SCALE:
1:100@A3

| | |
|------------------------------|-----------|
| DRG NO: 0054_GA_12 | REV: C |
|------------------------------|-----------|

| | | |
|--------------|----------------|---------------------|
| DRAWN: AS | CHECKED: KP | DATE: 30/11/2015 |
|--------------|----------------|---------------------|

NOTES :

1. Side entrance door to serve residential accommodation on upper floors. Doors to be restored.
2. Existing shop front to be restored. All paint to be stripped, joinery and framing to be sanded, filled and re decorated.
3. Stone to be carefully washed by specialist contractor.
4. Existing sash frames to be retained and restored. Glazing to be upgraded to double glazed panes to improve thermal and acoustic performance.
5. Lead flashings to be repaired and replaced where necessary.
6. 1.7m open parapet in conjunction with the existing chimney stacks on flanking walls, conceals the roof extension from street level. Refer to Section B-B for further detail.
7. Proposed butterfly roof clad in slate to mirror the existing roof.
8. Existing chimney stack screens the roof terrace behind the parapet ensuring privacy and helps to screen the extension at street level.

KEY:

XXX_X material code / for details refer schedule

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This drawing is to be read in conjunction with relevant consultants and engineers drawings and specifications.

NOTES:

1. Proposed Slate clad butterfly roof to mirror existing roof. Set back ensures the roof remains concealed at street level.
2. Existing flanking chimney stacks
3. External roof garden with biodiversity roof.
4. Existing sash frames to be retained and restored. Glazing to be upgraded to double glazed panes to improve thermal and acoustic performance.
5. Top hung opening windows to allow natural ventilation.
6. Window opening altered to a door to allow level threshold between the existing building and new extension.
7. Existing glazed bricks to be washed by specialist contractor and re-pointed where required.
8. Private purpose landscaped roof garden terrace at first floor level within existing lightwell.
9. Floor to ceiling height sliding opening windows to encourage natural cross ventilation within bedrooms and to allow daylight into central areas.
10. Existing flank wall to the light well to be clad in light stone (limestone or similar) to match the roof of the new extension. This brighter surface will help improve the daylight within the existing lightwell.
11. Opaque glazed balustrade to prevent overlooking and provide privacy to the roof terrace.

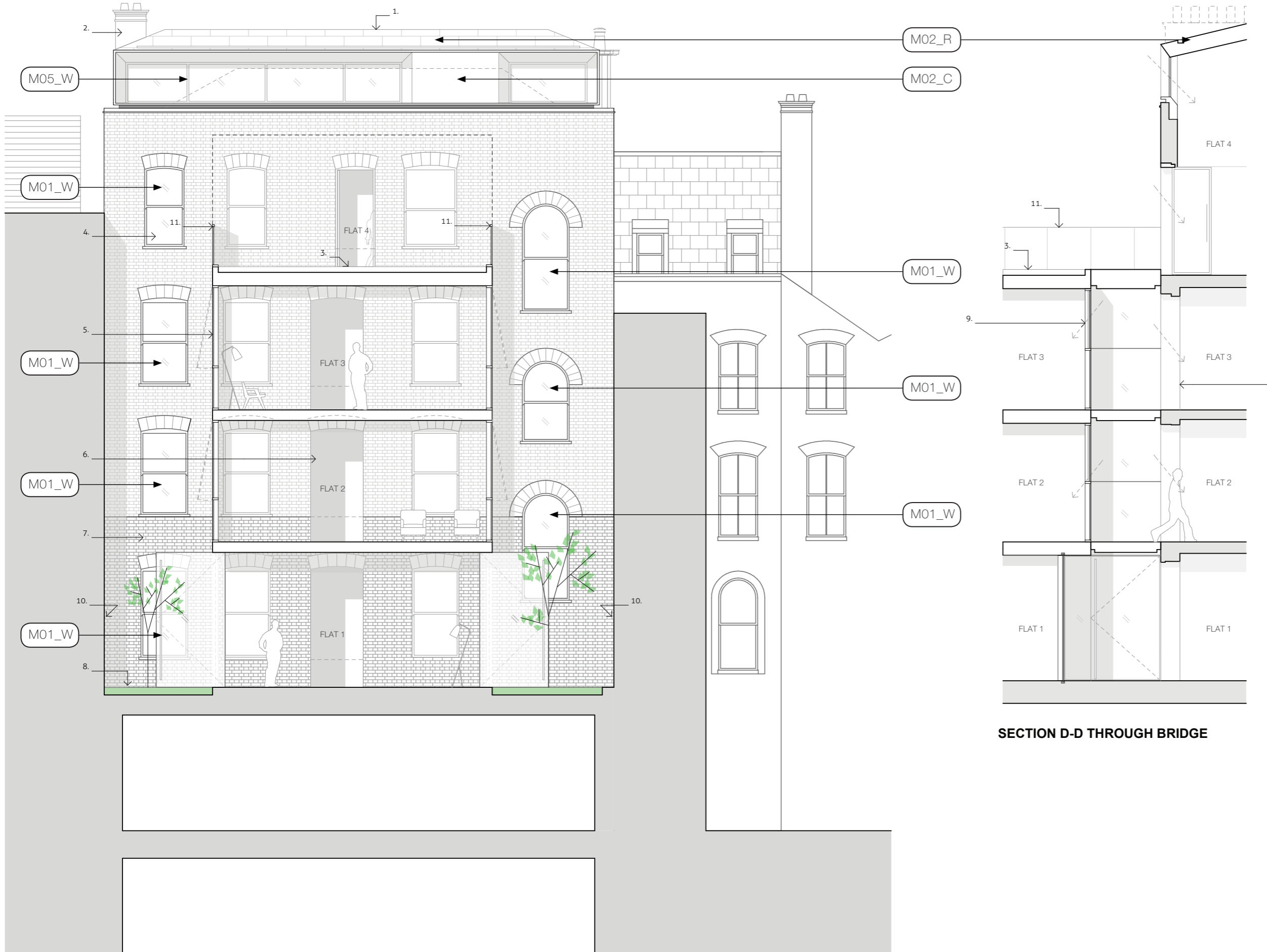
KEY:

XXX_X material code / for details refer schedule

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SECTION D-D THROUGH BRIDGE

CLIENT:
STABILITY INVESTMENTS LTD

TITLE:
PROPOSED REAR MATERIAL ELEVATION

PROJECT:
GREAT QUEEN STREET

SCALE:
1:100@A3

| | |
|------------------------------|-----------|
| DRG NO: 0054_GA_13 | REV: D |
|------------------------------|-----------|

| | | |
|--------------|----------------|---------------------|
| DRAWN: AS | CHECKED: KP | DATE: 30/11/2015 |
|--------------|----------------|---------------------|

NOTES :

1. Inclined glass Facade.
2. Set back frameless glazed balustrade to prevent overlooking and maintain a lower roof parapet edge combined with a planter to provide visual amenity.
3. Areas of the facade remain open where there are no windows directly behind. This reveals the purpose designed landscaping in order to improve the amenity and visual outlook from neighbouring properties. The greenery will help bring a softness to the rear shared lightwell.
4. Opaque glazed screen to prevent high level direct overlooking to neighbouring buildings. Line of building set back from existing rear wall to create a larger light well to neighbouring buildings and allow more light into both properties. Level of opacity will ensure discretion and privacy are maintained.
5. Opaque glazed balustrade to prevent low level direct overlooking to neighbouring buildings. Level of opacity will ensure discretion and privacy are maintained.
6. Timber structure revealed in parts to add detail and warmth to the facade as well as provide a natural feel to the semi-enclosed garden space.
7. Opaque glazed high level windows above stone clad wall.
8. Light natural stone wall cladding, limestone or similar. The natural material has been chosen to brighten the lightwell and reflect the character of the front facade and the conservation area. This will also provide a better amenity for neighbouring buildings to look out onto that exists currently.
9. Light natural stone wall cladding, limestone or similar.

KEY:

XXX_X material code / for details refer schedule

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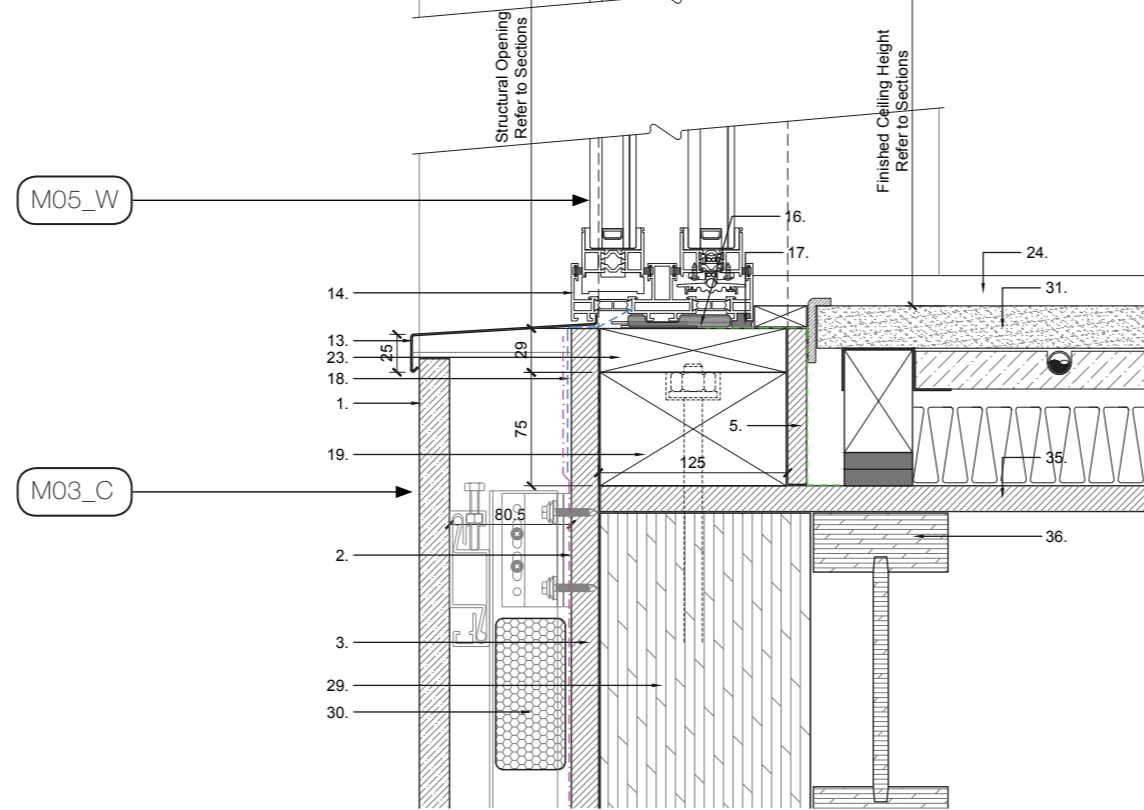
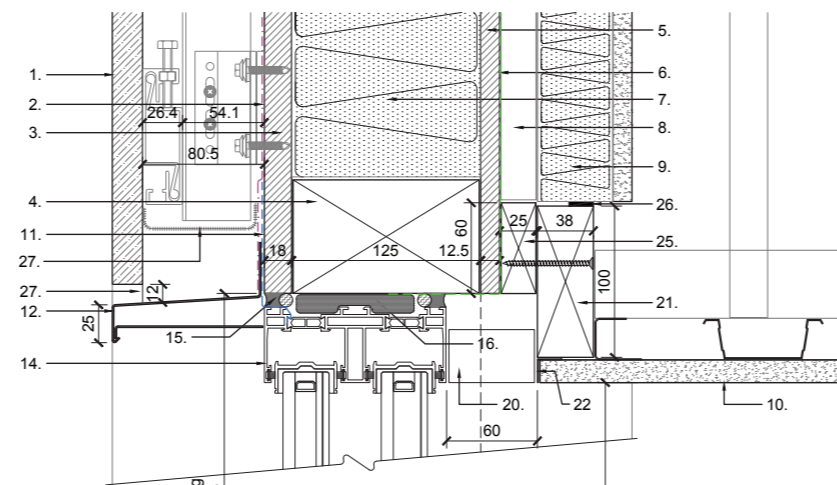
LATIS LIMITED
19-21 GREAT QUEEN STREET, LONDON, WC2B 5BE
T: +44 (0)207 499 2800
info@latisgroup.com
www.latis



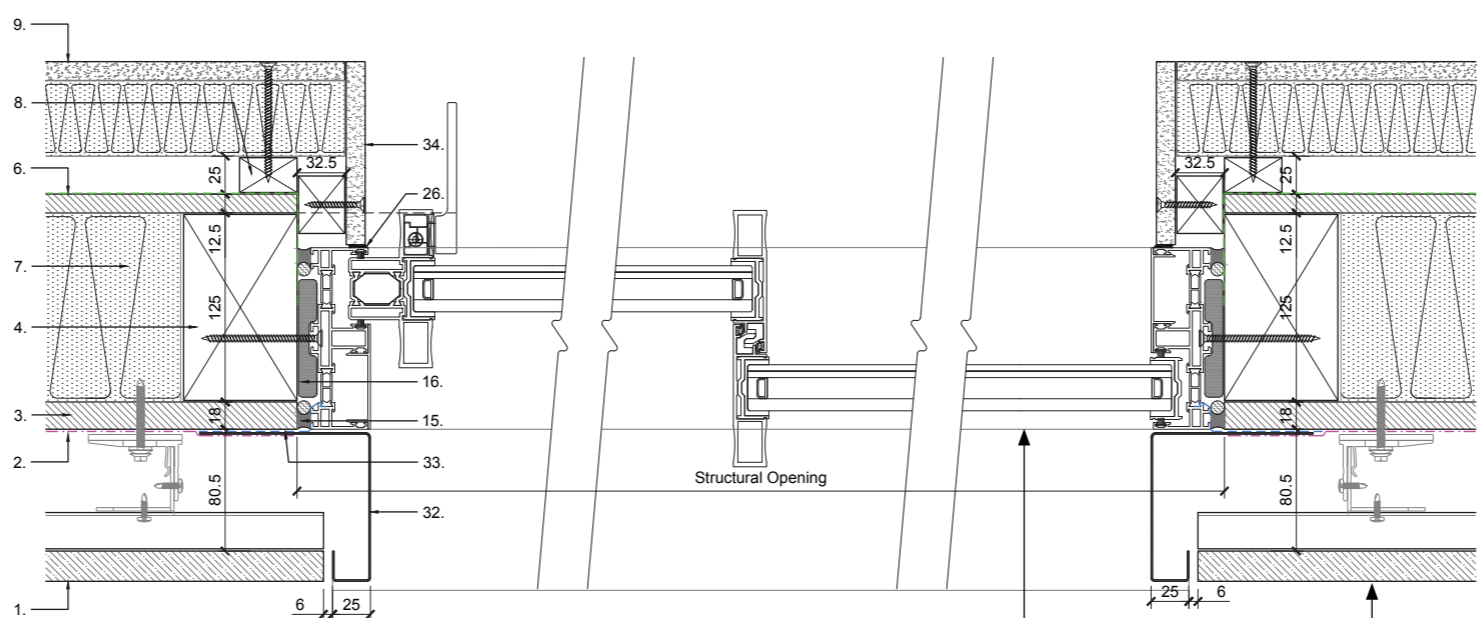
NOTES :

XXX_X material code / for details refer schedule

1. Stone cladding on proprietary rain screen cladding support system. (M03_C)
2. Tyvek breather membrane applied over external ply sheathing by TF Contractor.
3. 18mm Weather bonded ply sheathing to external timber frame face.
4. 125x75mm Timber frame as per Structural Engineers Details.
5. 12mm Ply sheathing to internal face of timber frame.
6. Visqueen VCL applied to face of Ply face and dressed continuously around openings.
7. 120mm Celotex FR5000 placed in between studs.
8. 25x38mm Vertical noggins at 600mm c/c forming service zone fixed over VCL.
9. Celotex PL4045 62.5mm (O/A) fixed to vertical noggins.
10. Suspended ceiling as per specified.
11. EPDM by Window Supplier placed in to head of frame and dressed back directly on to face of ply sheathing with breather membrane dressed over thereafter.
12. Pressed metal flashing with welted drip fixed to ply sheathing. PPC to match window. All to be supplied by specialist window manufacturer.
13. Pressed metal flashing with welted drip fixed beneath frame. PPC to match window. All to be supplied by specialist window manufacturer.
14. Sliding window casement by specialist manufacturer. (M05_W)
15. Gun grade sealant on suitable backing rod to external and internal face. Installed by specialist window manufacturer.
16. Expanding foam filler installed by specialist window manufacturer.
17. All other gaps to be filled with gun grade sealant by window manufacturer.
18. EPDM by Window Supplier placed beneath frame and dressed back directly on to face of ply sheathing with breather membrane dressed over thereafter.
19. 125x75mm SW timber to be bolted down to timber floor below to support window frame above. All as per Structural Engineers Details.
20. Electric curtain track zone.
21. 38x100mm Horizontal SW frame locally over window head.
22. Stainless steel plaster bead.
23. SW Packing to level frame out beneath to required level.
24. Proposed finished TBC.
25. 25x60mm SW Horizontal frame fixed back to face of timber frame forming fixing point for 38x100mm noggin in front.
26. Ensure all gaps are filled with Gyproc sealant for optimum sound insulation.
27. 12mm Drainage gap TBC by cladding contractor.
28. Galvanised insect mesh TBC by Cladding Contractor.
29. Timber beam as per Timber Frame Specialists Details.
30. Cavity barrier to be placed at floor and party wall junctions by Cladding Contractor.
31. Refer to DE_500 Series drawings for raised floor details.
32. Pressed metal flashing to jamb of window fixed back to face of ply sheathing. All to be supplied by specialist window manufacturer.
33. EPDM by Window Supplier placed in to jamb of frame and dressed back directly on to face of ply sheathing with breather membrane dressed over thereafter.
34. 12.5mm Plasterboard to reveal fixed to vertical noggin back to timber frame.
35. 18mm WBP Ply deck over FJI joists as per Structural Engineers details.
36. FJI Joists as per Structural Engineers details.



Typical Vertical Section
Scale 1:5

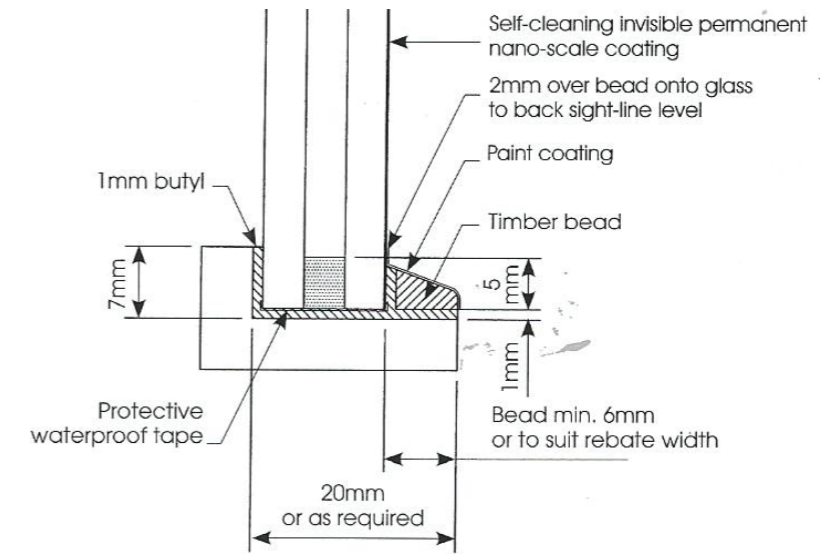
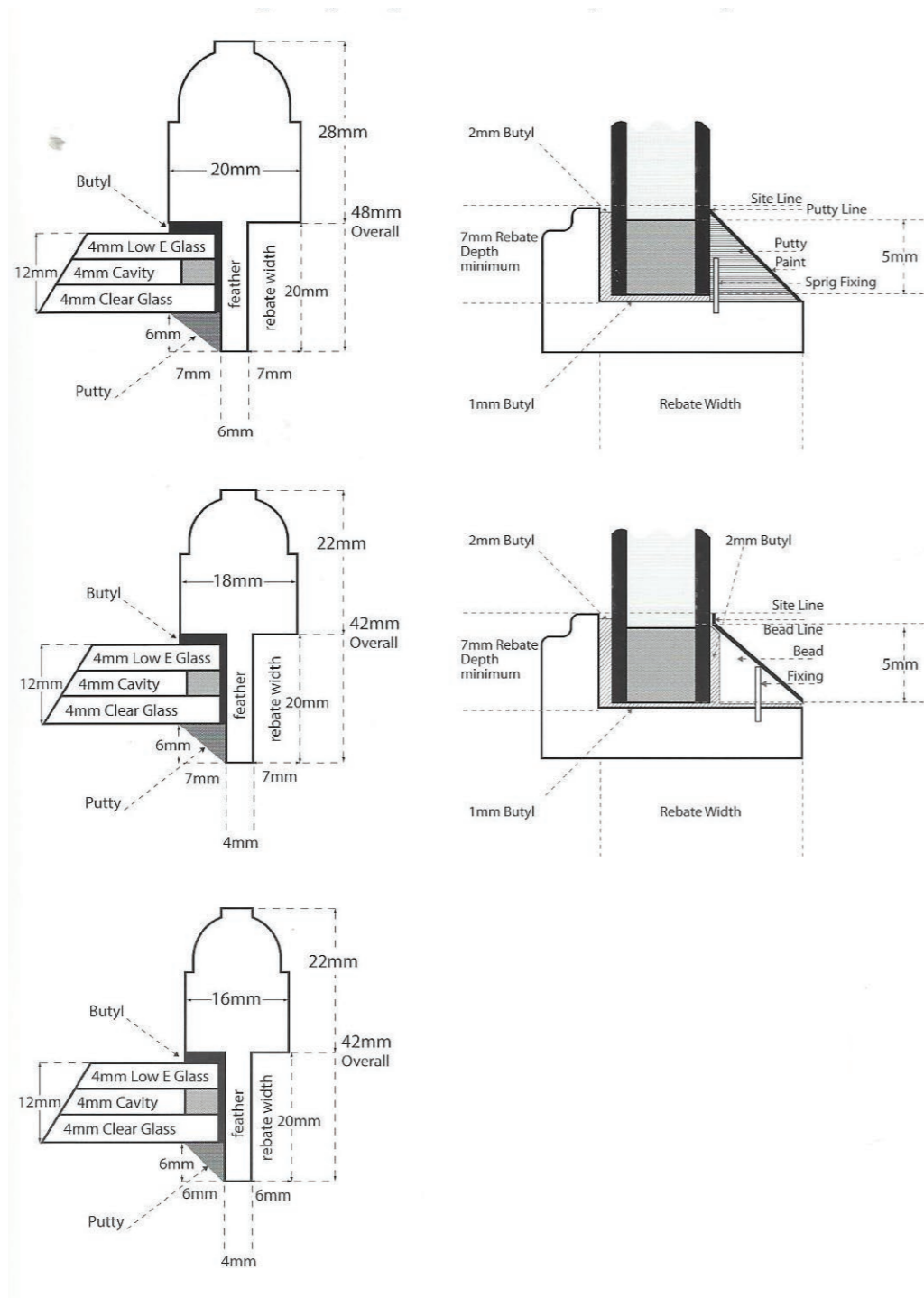


Typical Horizontal Section
Scale 1:5

M03_C

M05_W

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ABOVE: Slimlite glazed with beads and butyl (not to scale)
_Manufacturer's technical details

ABOVE: Section Standard astrogl or glazing bars with Siimlite (not to scale)
_Manufacturer's technical details