Parker Tower, 43-49 Parker Street, London WC2B 5PS

Date: 09 June 2015

Planning Application ref: 2015/7249/P (dated 6 June 2016)
Condition nos. 2a & 2b Partial Discharge Submission no. 1

1.0 Introduction

Further to agreement of the partial discharge procedure for condition nos. 2a & 2b, we submit proposed external materials and drawings for the tower from the second floor to roof levels.

2.0 The Proposed External Façade Materials Sample Board

The following proposed external materials are included on the submitted sample board:

- Feature Columns and Facias: GRC (Glass Reinforced Concrete). Ref: Betsinor KC01-046 with PG Sanded surface treatment.
- Window Frames: Powder coated aluminium. Wicona colour ref: 1247 Satine
- Solid panels within glazing system and vertical privacy fins: Powder coated aluminium. Wicona colour ref: 1247 Satine
- Baguettes: Aluminium in three bespoke colours.
- Balcony Handrails: Brushed stainless steel.

3.0 Supporting Detail Drawings

The following A&Q Partnership detail drawings are included in the submission for approval:

- 15125AxxxE1201 Rev B: North Elevation
- 15125AxxxE1202 Rev B: South East/ North East Elevations
- 15125AxxxE1203 Rev B: South Elevation
- 15125AxxxE1204 Rev B: South West/ North West Elevations
- 15125AxxxS1019: Proposed Section AA
- 15125AxxxS1020 Rev A: Proposed Section BB
- 15125AxxxE1037 Rev A: Typical Tower Façade Study Proposed

- 15125AxxxD290 Rev A: Typical Façade Details Sheet 1
- 15125AxxxD291 Rev B: Typical Façade Details Sheet 2
- 15125AxxxD292 Rev A: Typical Façade/Floor Junction Details
- 15125AxxxD293 Rev A: Typical Façade Base Detail
- 15125AxxxD296 Rev A: Typical Balcony Details
- 15125AxxxD297 Rev A: Typical Façade Head Detail Sheet 1
- 15125AxxxD298 Rev A: Typical Façade Head Detail Sheet 2
- 15125AxxxD299 Rev A: 15th Floor Balcony Section
- 15125AxxxD300 Rev A: 15th Floor Balcony Details Sheet 1
- 15125AxxxD301 Rev A: 15th Floor Balcony Details Sheet 2
- 15125AxxxD302 Rev A: Standard GRC Profiles
- 15125AxxxD303 Rev A: Standard GRC Profiles
- 15125AxxxD305 Rev A: Typical Façade Vent Details

4.0 A Commentary on Proposed Changes to Façade Materials

4.1 Feature Columns and Facias

Supporting documents included in the planning approval suggested that feature columns and facias would be clad in precast concrete.

As part of the detailed design process, extensive survey work of the existing structure was carried out. This work revealed more about the nature of the existing structural elements and their maximum load bearing capacity.

Upon detailed structural analysis, it became clear that the stability and capacity of the existing structure depended heavily on balancing the existing and proposed loads.

When the proposed façade materials were factored into the structural calculations, it soon became apparent that due to the weight of the precast concrete elements compared to the existing blue curtain walling, it would not be possible to achieve load balancing with the proposed materials. As a result, suitable, lightweight, aesthetically acceptable alternatives to the precast concrete were examined. After lengthy deliberations, GRC (glass reinforced concrete) was chosen as the material best suited to the above criteria and limitations.

A sample of the proposed GRC (Ref: Betsinor KC01-046 with PG Sanded surface treatment) is included on the external materials sample board for approval as part of this submission. The appearance of this material as demonstrated by the sample, will result in an almost undetectable substitution.

4.2 Baguettes

Supporting documents included in the planning approval indicate terracotta baguettes.

When enquiries were made about the long-term use of terracotta on high-rise buildings, concerns were raised about the fragility of the material and its' susceptibility to damage from window cleaning & maintenance operations. The consequential danger to those below was considered to be high, particularly as three of the tower faces overhang pedestrian traffic areas such as pavements and amenity space.

As with item 4.1, the weight of the terracotta baguettes was also found to increase the loading on the existing structure, making load balancing again difficult.

Given the concerns and limitations above, lightweight and durable alternatives that would not be damaged so easily were reviewed. Aluminium extrusions fulfilled the required criteria.

As part of the selection process, consideration was given to the aesthetic appearance of the aluminium extrusions. The design team worked with the manufacturer to blend three bespoke matt powder mixes to mimic the dark, mid and light shades of the terracotta baguettes illustrated in the original design. The shade patterns will be varied to match the original design intent.

Baguette dimensions and corner radii were also matched exactly with their terracotta counterparts.

Example baguettes with the three bespoke colour mixes are shown on the external materials sample board for approval as part of this submission.

4.3 Other External Façade Materials

All other external façade materials are broadly in line with the approved drawings.