

CLIENT  
**London Borough of Camden**

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NOTES  
 - - - - - Consented line of buildings under 2012/6338/P (as amended by 2014/9633/P and 2015/1189/P)

3	Planning issue: windows amended	21/11/2016
2	Planning issue: landlord terraces included, windows amended, flue height amended, bike store level amended	03/11/2016
1	Issue to client for sign off	25/10/2016
Rev	Reason for issue	Date

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PROJECT  
**Bacton Low Rise Phase 2**

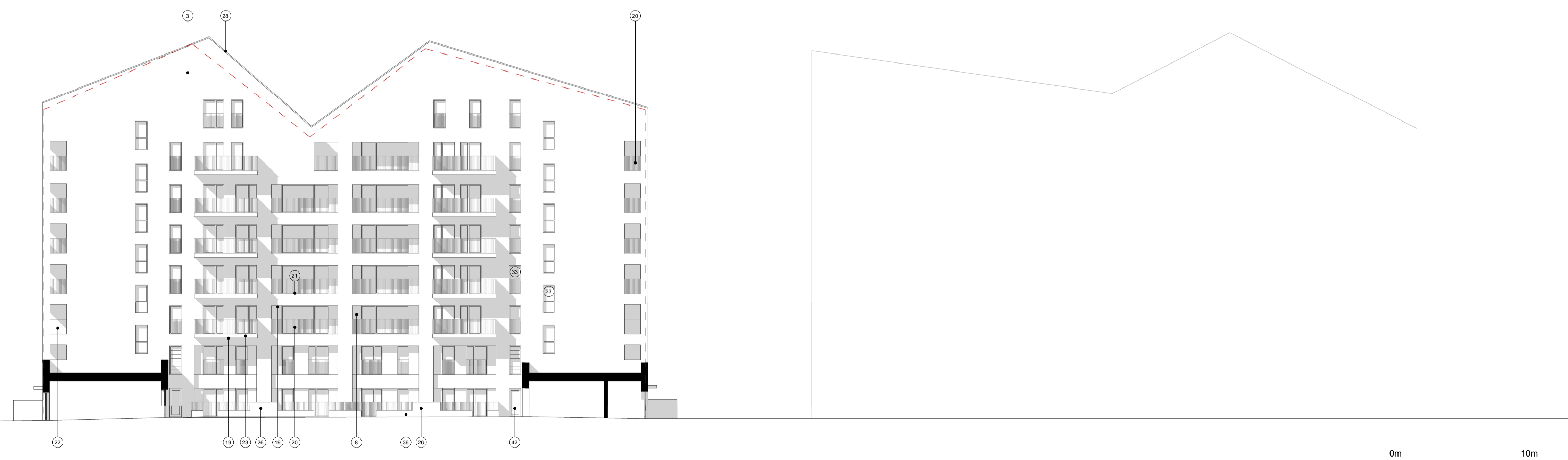
TITLE  
**BLR Site Proposed Block D & E Elevations 04**

DRAWING NUMBER	307-A-P-300-03	REVISION	3
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STATUS <b>For Information</b>			
REVISION DATE	DRAWN BY	SCALE	
21/11/2016	MC/BFB	1:200 @ A1	
FIRST ISSUED	CHECKED BY	PROJECT NUMBER	
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1. Internal North Elevation



2. Internal West Elevation

<p><b>BRICKWORK</b></p> <ol style="list-style-type: none"> <li>High quality brickwork type 1, for mortar joint and colour refer to examples included in Design &amp; Access Statement.</li> <li>High quality brickwork type 2, for mortar joint and colour refer to examples included in Design &amp; Access Statement.</li> <li>High quality brickwork type 3, for mortar joint and colour refer to examples included in Design &amp; Access Statement.</li> <li>Half brick shadow gap.</li> <li>Decorative brickwork: projecting bricks, refer to examples included in Design &amp; Access Statement, brick type to match surrounding brickwork.</li> <li>Brick soldier course to match surrounding brickwork.</li> <li>Building face set back by half brick reveal.</li> <li>High quality brickwork to inset balcony walls and roof terraces, brick type to match surrounding brickwork, with full brick recesses for openings.</li> <li>Entrance gate to be PPC fin bar railing to match defensible space railing and to architects detail with incorporated signage. Design to meet all SBD requirements.</li> </ol>	<p><b>LOBBY ENTRANCES / DOORS</b></p> <ol style="list-style-type: none"> <li>Glazed double height residential entrance lobby screens, door system with solid timber frame, brushed stainless steel ironmongery, kick plate and fob entry system.</li> <li>High grade stainless steel fronted multi-unit post box with brushed finish with locking mechanism inside lobby. To meet all relevant SBD requirements.</li> <li>Lightweight cast canopy to architects detail.</li> <li>High quality metal louvered door &amp; frame, PPC finish to match window frames.</li> <li>MS steel PPC fin bar railings and gates to courtyard gardens to architects detail. To match defensible space railings.</li> <li>High quality brickwork recess to all communal entrances to match surrounding brickwork + wall mounted light fittings.</li> <li>Entrance signage to be cast into pre-cast canopy.</li> <li>Brushed stainless steel signage to be mounted on external brickwork reveal to entrance lobbies.</li> <li>Brushed stainless steel dry rise door panel, flush with brickwork to be in line with mortar details.</li> </ol>	<p><b>BALCONIES</b></p> <ol style="list-style-type: none"> <li>Pressed metal cladding to all balcony / terrace soffits - PPC finish colour tbc.</li> <li>Mild steel PPC balustrade to Juliet &amp; recessed balconies. Fin bar railings to match defensible space railings.</li> <li>Castellated timber decking to balconies and recessed terraces.</li> <li>Solid metal balustrade panel with slight perforation design to architects detail, PPC finish to match surrounding metalwork.</li> <li>Steel frame projecting balconies bolted back to masonry with steelwork forming fascia panels and MS steel PPC fin bar railings above.</li> </ol> <p><b>INDIVIDUAL ENTRANCES AND FRONT GARDENS</b></p> <ol style="list-style-type: none"> <li>Solid timber private entrance doors with vision panel, multi-point locks and stainless steel ironmongery to SBD requirements.</li> <li>MS steel PPC balustrade with fin bar railings, mounted to high quality brickwork walls, brickwork and mortar type to match adjacent building brickwork type.</li> </ol>	<p><b>ROOF</b></p> <ol style="list-style-type: none"> <li>Biodiverse sedum roof system.</li> <li>PPC metal coping, colour to be approved.</li> <li>Zinc standing seam roof finish, to form gutters and coping details at edges, samples to be approved.</li> </ol> <p><b>GROUND FLOOR COMMERCIAL UNITS</b></p> <ol style="list-style-type: none"> <li>Precast panels to accommodate shop signage.</li> <li>Precast frame surrounds to architects detail, colour tbc.</li> <li>MS steel PPC balustrade with fin bar railings, mounted to high quality brickwork walls, brickwork and mortar type to match adjacent building brickwork type.</li> <li>Precast concrete sill to architects detail, colour tbc.</li> </ol>	<p><b>WINDOWS</b></p> <ol style="list-style-type: none"> <li>High performance composite windows, balcony and terrace door system. Ground floor and balcony windows to be SBD compliant where required.</li> <li>Opaque glass panel, finish to be approved.</li> <li>Frosted glazing to promote privacy.</li> </ol> <p><b>LANDSCAPING</b></p> <ol style="list-style-type: none"> <li>Defensible space: high quality brickwork walls to match surrounding brickwork type with high quality MS steel PPC metal fin bar railing to match Juliette railing.</li> <li>Zinc standing seam roof finish, to form gutters and coping details at edges, samples to be approved.</li> <li>High quality wall mounted decorative balcony and terrace lights. Product to be approved by the client.</li> </ol> <p><b>OTHER</b></p> <ol style="list-style-type: none"> <li>Square profile aluminium downpipes and pressed metal hoppers recessed into brickwork, PPC to match window frames. Downpipes to be located on rear courtyard facades and in reveals to recessed balconies. Projecting balcony drainage tray to be segregated to allow for &gt;6m2 free drain.</li> </ol>	<ol style="list-style-type: none"> <li>Bat and sparrow nesting boxes concealed within facing brickwork, please refer to DAS for further information.</li> <li>Boiler flue outlet at roof level in core D1. Flues to project 2.4m above the apex of roof in block D1. Flue enclosure to be dressed out in standing seam zinc to match surrounding roof.</li> <li>Automatic opening vent glazed louvres to give min. 1.5 m2 free area.</li> <li>Solid timber frame glazed communal entrance doors to courtyards and rooftop terraces to match double height entrance lobby screens, as per note 10.</li> </ol>
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1. West Elevation



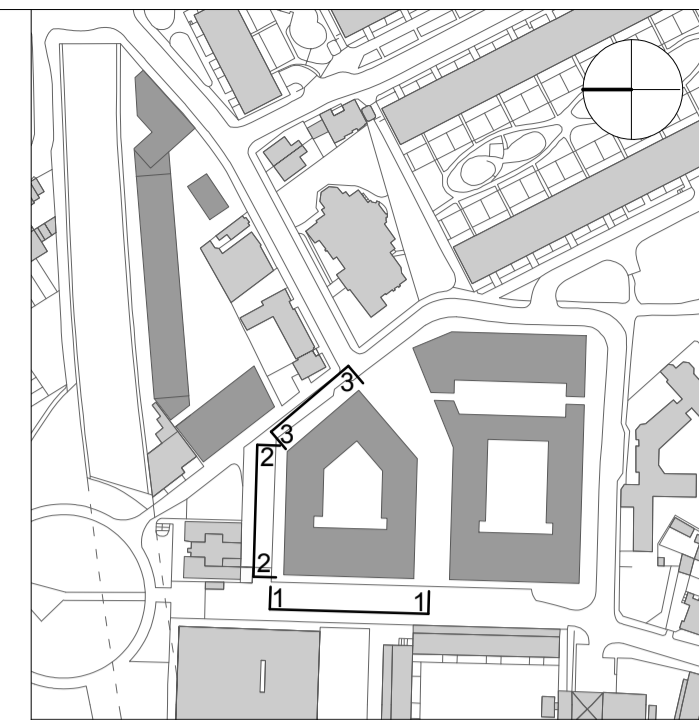
Terrace Elevation



2. North Elevation



3. East Elevation



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NOTES  
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PROJECT  
**Bacton Low Rise Phase 2**

TITLE  
**BLR Site Proposed Block F Elevations 01**

DRAWING NUMBER	307-A-P-300-05	REVISION	3
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STATUS <b>For Information</b>			
REVISION DATE	DRAWN BY	SCALE	
21/11/2016	MC/BFB	1:200 @ A1	
FIRST ISSUED	CHECKED BY	PROJECT NUMBER	
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**BRICKWORK**

- High quality brickwork type 1, for mortar joint and colour refer to examples included in Design & Access Statement.
- High quality brickwork type 2, for mortar joint and colour refer to examples included in Design & Access Statement.
- High quality brickwork type 3, for mortar joint and colour refer to examples included in Design & Access Statement.
- Half brick shadow gap.
- Decorative brickwork: projecting bricks, refer to examples included in Design & Access Statement, brick type to match surrounding brickwork.
- Brick soldier course to match surrounding brickwork.
- Building face set back by half brick reveal.
- High quality brickwork to inset balcony walls and roof terraces, brick type to match surrounding brickwork, with full brick recesses for openings.
- Entrance gate to be PPC fin bar railing to match defensible space railing and to architects detail with incorporated signage. Design to meet all SBD requirements.

**LOBBY ENTRANCES / DOORS**

- Glazed double height residential entrance lobby screens, door system with solid timber frame, brushed stainless steel ironmongery, kick plate and fob entry system.
- High grade stainless steel fronted multi-unit post box with brushed finish with locking mechanism inside lobby. To meet all relevant SBD requirements.
- Lightweight cast canopy to architects detail.
- High quality metal louvered door & frame, PPC finish to match window frames.
- MS steel PPC fin bar railings and gates to courtyard gardens to architects detail. To match defensible space railings.
- High quality brickwork recess to all communal entrances to match surrounding brickwork + wall mounted light fittings.
- Entrance signage to be cast into pre-cast canopy.
- Brushed stainless steel signage to be mounted on external brickwork reveal to entrance lobbies.
- Brushed stainless steel dry riser door panel, flush with brickwork to be in line with mortar details.

**BALCONIES**

- Pressed metal cladding to all balcony / terrace soffits - PPC finish colour tbc.
  - Mild steel PPC balustrade to Juliet & recessed balconies. Fin bar railings to match defensible space railings.
  - Castellated timber decking to balconies and recessed terraces.
  - Solid metal balustrade panel with slight perforation design to architects detail, PPC finish to match surrounding metalwork.
  - Steel frame projecting balconies bolted back to masonry with steelwork forming fascia panels and MS steel PPC fin bar railings above.
- INDIVIDUAL ENTRANCES AND FRONT GARDENS**
- Solid timber private entrance doors with vision panel, multi-point locks and stainless steel ironmongery to SBD requirements.
  - MS steel PPC balustrade with fin bar railings, mounted to high quality brickwork walls, brickwork and mortar type to match adjacent building brickwork type.

**ROOF**

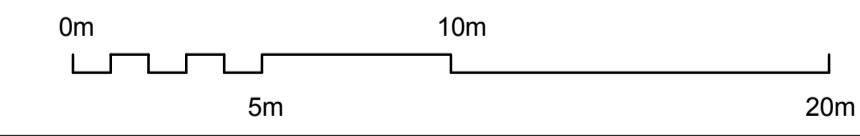
- Biodiverse sedum roof system.
  - PPC metal coping, colour to be approved.
  - Zinc standing seam roof finish, to form gutters and coping details at edges, samples to be approved.
- GROUND FLOOR COMMERCIAL UNITS**
- Precast panels to accommodate shop signage.
  - Precast frame surrounds to architects detail, colour tbc.
  - Precast concrete sill to architects detail, colour tbc.

**WINDOWS**

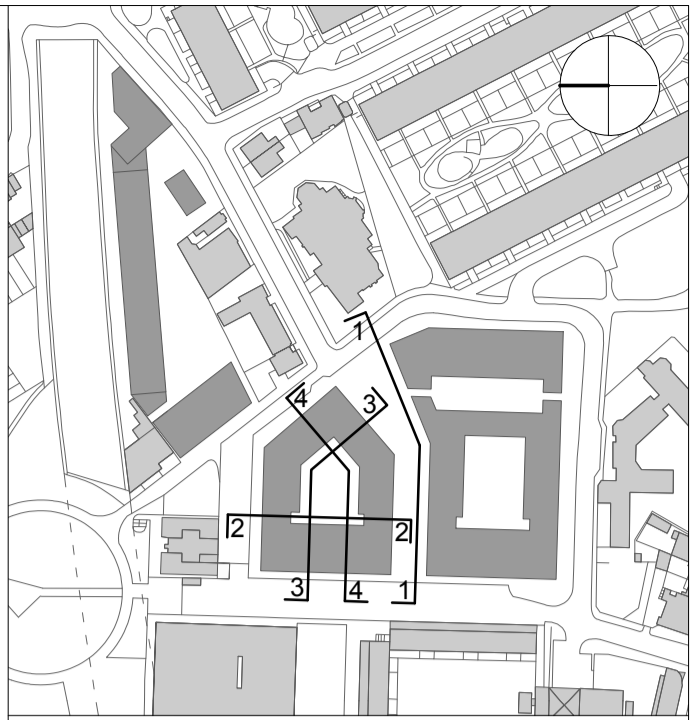
- High performance composite windows, balcony and terrace door system. Ground floor and balcony windows to be SBD compliant where required.
  - Opaque glass panel, finish to be approved.
  - Frosted glazing to promote privacy.
- LANDSCAPING**
- Defensible space: high quality brickwork walls to match surrounding brickwork type with high quality MS steel PPC metal fin bar railing to match Juliette railing.
  - High quality wall mounted decorative balcony and terrace lights. Product to be approved by the client.
- OTHER**
- Square profile aluminium downpipes and pressed metal hoppers recessed into brickwork, PPC to match window frames. Downpipes to be located on rear courtyard facades and in reveals to recessed balconies. Projecting balcony drainage tray to be segregated to allow for >6m<sup>2</sup> free drain.

**WINDINGS**

- Bat and sparrow nesting boxes concealed within facing brickwork, please refer to DAS for further information.
- Boiler flue outlet at roof level in core D1. Flues to project 2.4m above the apex of roof in block D1. Flue enclosure to be dressed out in standing seam zinc to match surrounding roof.
- Automatic opening vent glazed louvres to give min. 1.5 m<sup>2</sup> free area.
- Solid timber frame glazed communal entrance doors to courtyards and rooftop terraces to match double height entrance lobby screens, as per note 10.







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PROJECT  
**Bacton Low Rise Phase 2**

TITLE  
**BLR Site Proposed Block F Elevations 02**

DRAWING NUMBER	REVISION
307-A-P-300-06	3

STATUS <b>For Information</b>		
REVISION DATE	DRAWN BY	SCALE
21/11/2016	MC/BFB	1:200 @ A1
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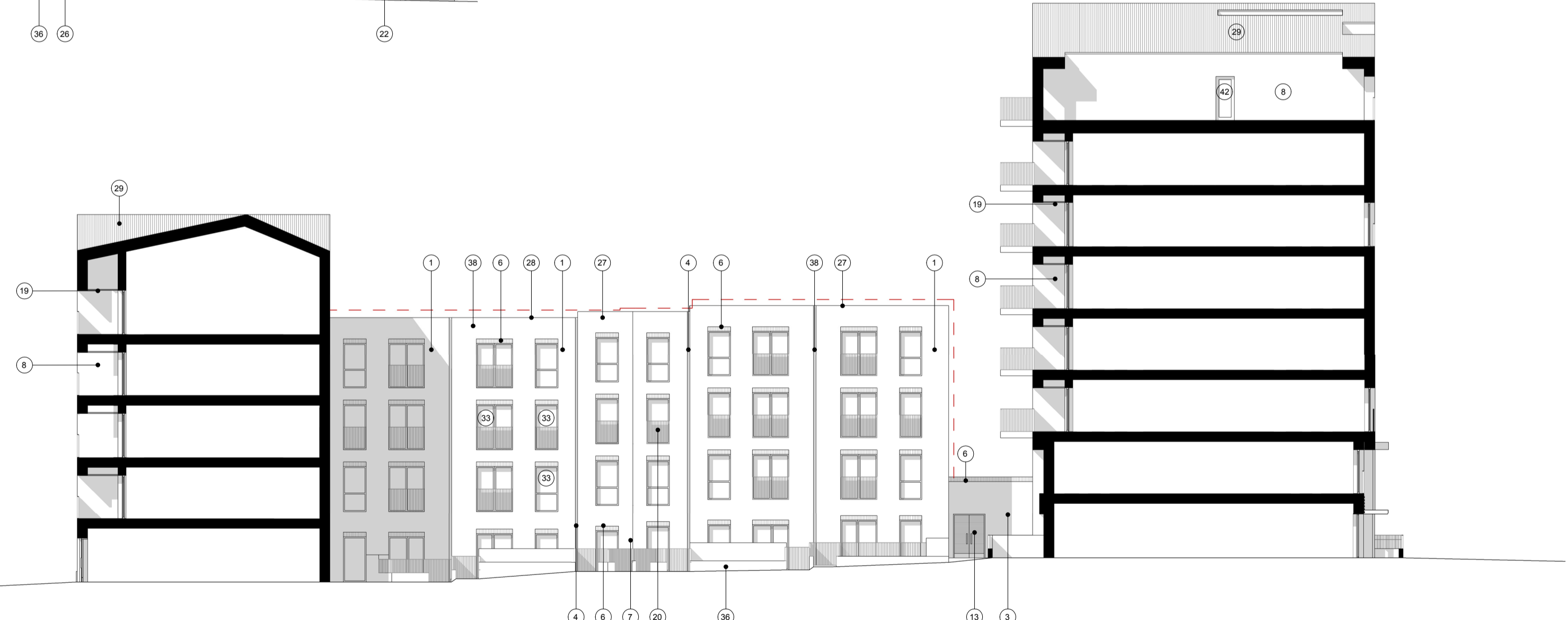
1. South Elevation



2. Internal East Elevation



3. Internal South Elevation



4. Internal North Elevation

**BRICKWORK**

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- High quality brickwork type 3, for mortar joint and colour refer to examples included in Design & Access Statement.
- Half brick shadow gap.
- Decorative brickwork: projecting bricks, refer to examples included in Design & Access Statement, brick type to match surrounding brickwork.
- Brick soldier course to match surrounding brickwork.
- Building face set back by half brick reveal.
- High quality brickwork to inset balcony walls and roof terraces, brick type to match surrounding brickwork, with full brick recesses for openings.
- Entrance gate to be PPC fin bar railing to match defensible space railing and to architects detail with incorporated signage. Design to meet all SBD requirements.

**LOBBY ENTRANCES / DOORS**

- Glazed double height residential entrance lobby screens, door system with solid timber frame, brushed stainless steel ironmongery, kick plate and fob entry system.
- High grade stainless steel fronted multi-unit post box with brushed finish with locking mechanism inside lobby. To meet all relevant SBD requirements.
- Lightweight cast canopy to architects detail.
- High quality metal louvered door & frame, PPC finish to match window frames.
- MS steel PPC fin bar railings and gates to courtyard gardens to architects detail. To match defensible space railings.
- High quality metal recessed to all communal entrances to match surrounding brickwork + wall mounted light fittings.
- Entrance signage to be cast into pre-cast canopy.
- Brushed stainless steel signage to be mounted on external brickwork reveal to entrance lobbies.
- Brushed stainless steel dry riser door panel, flush with brickwork to be in line with mortar details.

**BALCONIES**

- Pressed metal cladding to all balcony / terrace soffits - PPC finish colour tbc.
- Mild steel PPC balustrade to Juliet & recessed balconies. Fin bar railings to match defensible space railings.
- Castellated timber decking to balconies and recessed terraces.
- Solid metal balustrade panel with slight perforation design to architects detail, PPC finish to match surrounding metalwork.
- Steel frame projecting balconies bolted back to masonry with steelwork forming fascia panels and MS steel PPC fin bar railings above.
- Solid timber private entrance doors with vision panel, multi-point locks and stainless steel ironmongery to SBD requirements.
- MS steel PPC balustrade with fin bar railings, mounted to high quality brickwork walls, brickwork and mortar type to match adjacent building brickwork type.

**INDIVIDUAL ENTRANCES AND FRONT GARDENS**

- Solid timber private entrance doors with vision panel, multi-point locks and stainless steel ironmongery to SBD requirements.
- MS steel PPC balustrade with fin bar railings, mounted to high quality brickwork walls, brickwork and mortar type to match adjacent building brickwork type.

**ROOF**

- Biodiverse sedum roof system.
- PPC metal coping, colour to be approved.
- Zinc standing seam roof finish, to form gutters and coping details at edges, samples to be approved.

**GROUND FLOOR COMMERCIAL UNITS**

- Precast panels to accommodate shop signage.
- Precast frame surrounds to architects detail, colour tbc.
- Precast concrete sill to architects detail, colour tbc.

**WINDOWS**

- High performance composite windows, balcony and terrace door system. Ground floor and balcony windows to be SBD compliant where required.
- Opaque glass panel, finish to be approved.
- Frosted glazing to promote privacy.
- Defensible space: high quality brickwork walls to match surrounding brickwork type with high quality MS steel PPC metal fin bar railing to match Juliette railing.
- High quality wall mounted decorative balcony and terrace lights. Product to be approved by the client.

**LANDSCAPING**

- Defensible space: high quality brickwork walls to match surrounding brickwork type with high quality MS steel PPC metal fin bar railing to match Juliette railing.
- High quality wall mounted decorative balcony and terrace lights. Product to be approved by the client.

**OTHER**

- Square profile aluminium downpipes and pressed metal hoppers recessed into brickwork, PPC to match window frames. Downpipes to be located on rear courtyard facades and in reveals to recessed balconies. Projecting balcony drainage tray to be segregated to allow for >6m<sup>2</sup> free drain.

