Robin Partington & Partners

built around people

Parker House Proposed Design Development

December 2016

Contents

Introduction

This document summarises how the Parker House redevelopment scheme has evolved during the period between attaining Non-material amendments in October 2016 (ref. 2016/4807/P) and the present date.

This proposals comprises a carefully considered design approach to the Parker Street facade, namely:

- A revised window design more suited to residential use, using a thinner profile to increase daylight amenity, whilst keeping a relationship with the wider context.

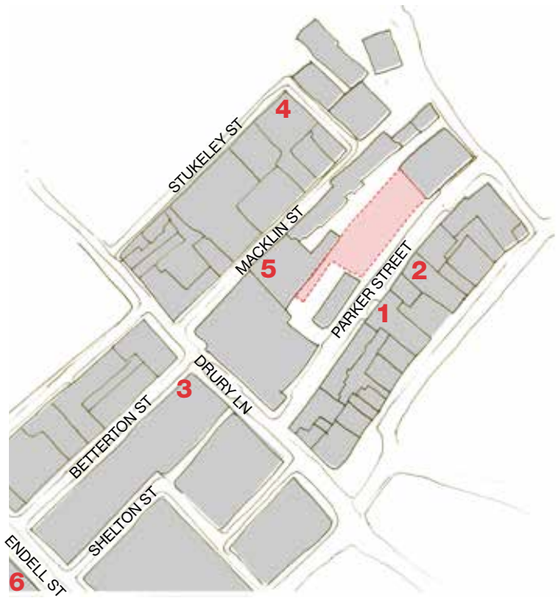
- Revised design of balustrades and materials at upper levels.

1.0 Contextual Window Analysis

A thorough analysis of the neighbouring existing window types was undertaken in order to develop and propose an appropriate window design.

The study demonstrates the wide variety of fenestration proportions in the immediate context.

The existing windows were never intended to serve private residential units, and therefore the aim is to increase the amount of natural light into the building, whilst not increasing the structural opening of the existing window, and with a window design that still relates to the local context.



▲
Figure 1.1
Window location plan

▲
Figure 1.2
Window types

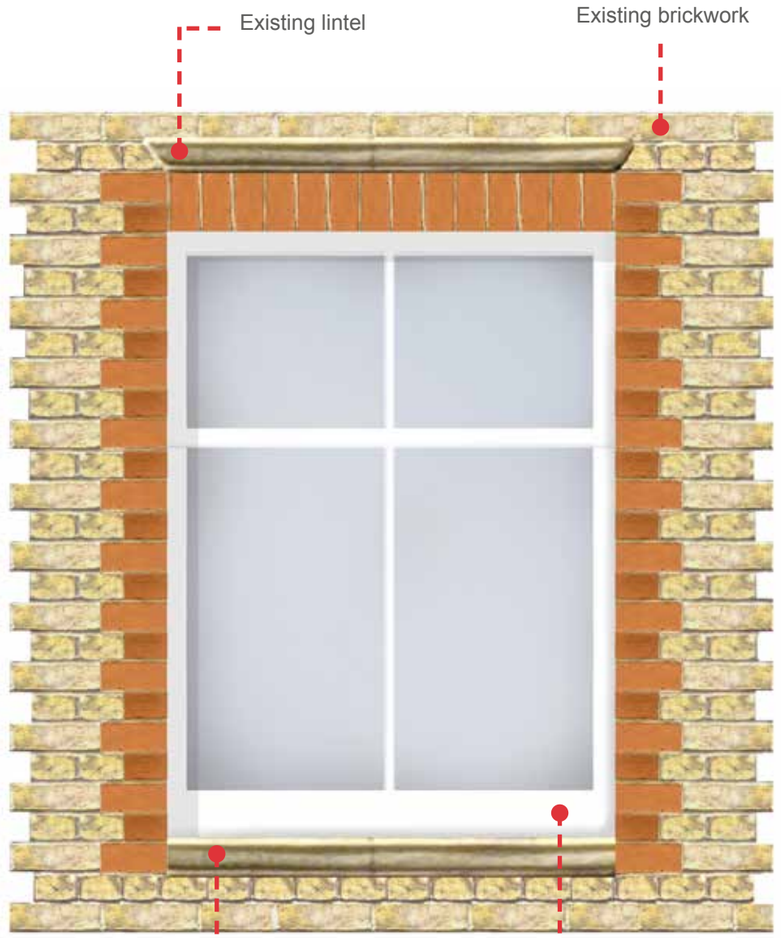
2.0 Proposed Windows Within Retained Facade

The proposed window takes its reference and its proportion from a traditional Victorian sash window, as seen locally on the facades of buildings along Drury Lane. By reducing the central mullion and the number of divisions with the glass, a greater percentage of natural daylight and sunlight is able to enter the building.

As discussed previously and subsequently agreed by officers, this proposed window design, along with elongating three central ground floor windows serving the lobby, is better suited to the future residential use of the building.

Reducing the profile of the timber sash is important for improving the daylight amenity and quality of living within the development. Retaining a white finish offers a level of cohesion best suited for a sensitive modernisation of a retained facade, keeping the proposal balanced within the rich variety of fenestration on Parker Street and the wider Seven Dials Conservation Area.

▲
Figure 1.3
Existing/consented window frame



▲
Figure 1.4
Proposed window frame

3.0 Proposed Balustrades

Through detailed design development of the building's envelope and external spaces, it is believed that a simple metal railing for the balustrades is more suitable for achieving the design intention rather than the perforated metal panelling, as currently consented.

The intention in the original consented drawings was for the balustrades to serve as mediators between the brick at lower levels, and the metal cladding at upper levels. However, following consultation with market suppliers, it has not been possible to find a suitable product that achieves the desired level of visual density with this approach.

Conversely, a thin, simple metal railing would not compete with the building, better allowing the architecture to be appreciated. Furthermore, this approach correlates with the heritage of the facade, with reference to the salvaged chimney ties and iron railings that previously served the parapets.

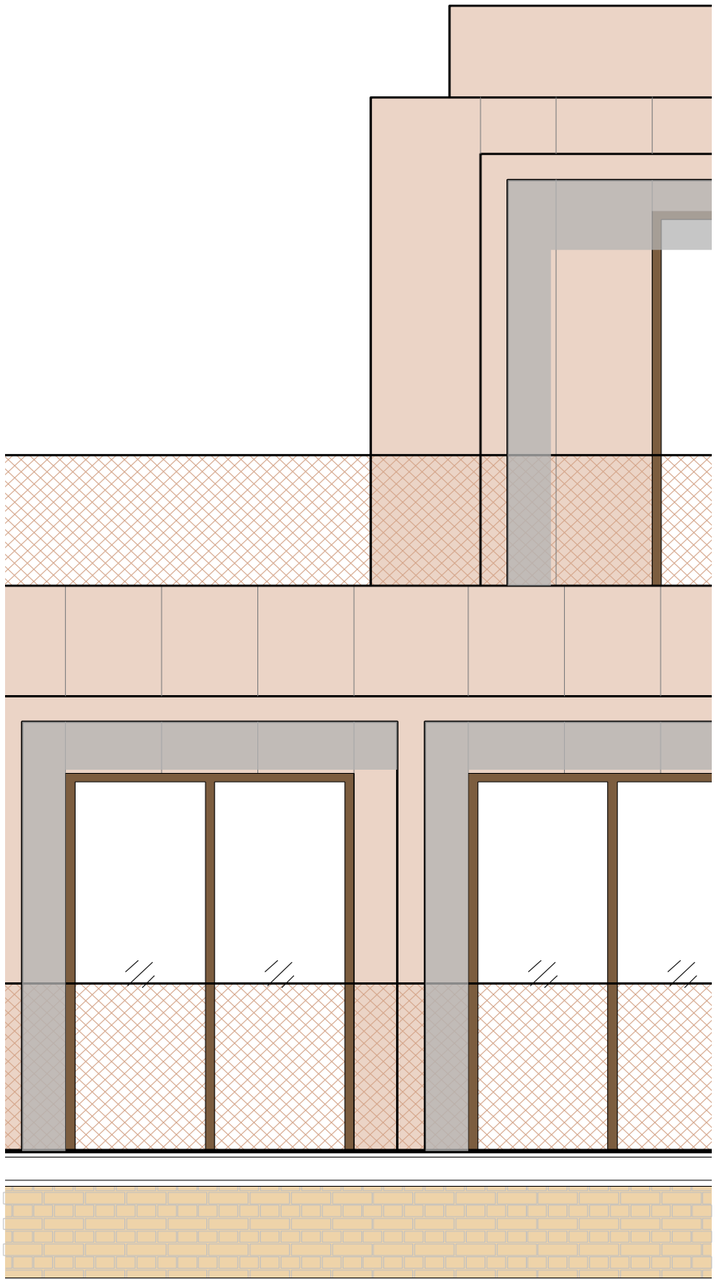


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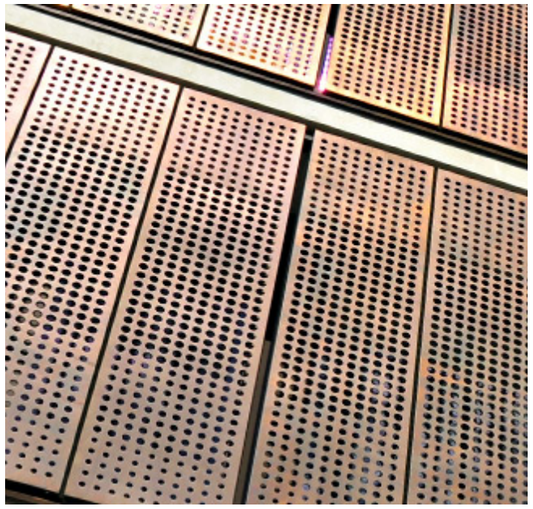
Figure 1.5
Consented 4th & 5th Parker Street Elevation



▲
Figure 1.6
Perforated copper panels are in reality much more visually dense

▲
Figure 1.7
Simple metal railing

4.0 Parker Street Elevation

▲
Figure 1.8
Consented Parker Street Elevation

4.0 Parker Street Elevation

▲
Figure 1.9
Proposed Parker Street Elevation

* The proposed metal cladding on fourth and fifth floors have been updated to, 'Nordic Brown,' pre-oxidised copper panels by 'Auribis,' approval of which is subject to conditions. It is felt that this updated proposal ties into the darker materiality of the proposed balustrades and other salvaged metal elements within the retained facade.

** Following pre-application advice from Camden Officers, the replacement windows are in timber, and will be painted white on levels 1-4. On the recommendation of heritage consultants, the ground floor windows will be painted in a deep burgandy colour, which is derived from the colouration of the glazed red bricks at the base. Please refer to Heritage Statement, 21st December 2016, by Richard Coleman City Designer.

5.0 Appendix

POINT surveyors

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Parker House

Daylight & Sunlight

Addendum Statement

Director: Justin Bolton
Date: december 2016
Version: 1
Project: P839

1 Introduction

1.1 Point 2 Surveyors have been instructed to consider the internal daylight amenity in respect of the proposed Section 73 application. This Letter Report follows on from the internal daylight assessment undertaken as part of the GVA Schatunowski Brooks Report dated November 2012 ("The GVA Report"). This Letter Report examines whether the Section 73 proposals will improve the daylight quality within habitable rooms along the Parker Street façade and if the proposed window frames will afford better daylight levels.

2 Methodology

2.1 All daylight assessments have been undertaken in accordance with the Building Research Establishment (BRE) Guidelines: 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' 2011, together with the standards contained in the British Standard Code of Practice for Daylighting, BS8206, Part 2.

2.2 The BRE recognises the importance for receiving adequate daylight within the proposed residential accommodation. The use of the Average Daylight Factor (ADF) is used to determine the average illuminance on the working plane in a room, divided by the illuminance on an unobstructed surface outdoors. This analysis is undertaken in accordance with BS 8206 Part 2:2008.

3 Internal Daylight Amenity Results

3.1 The results of the ADF assessment for the Robin Partington & Partners scheme is attached in Appendix 1. The drawings demonstrate the internal layouts of rooms served by windows along the Parker Street facade. It is possible to compare the ADF values for key rooms against the consented scheme in order to demonstrate whether there will be an improved daylight quality.

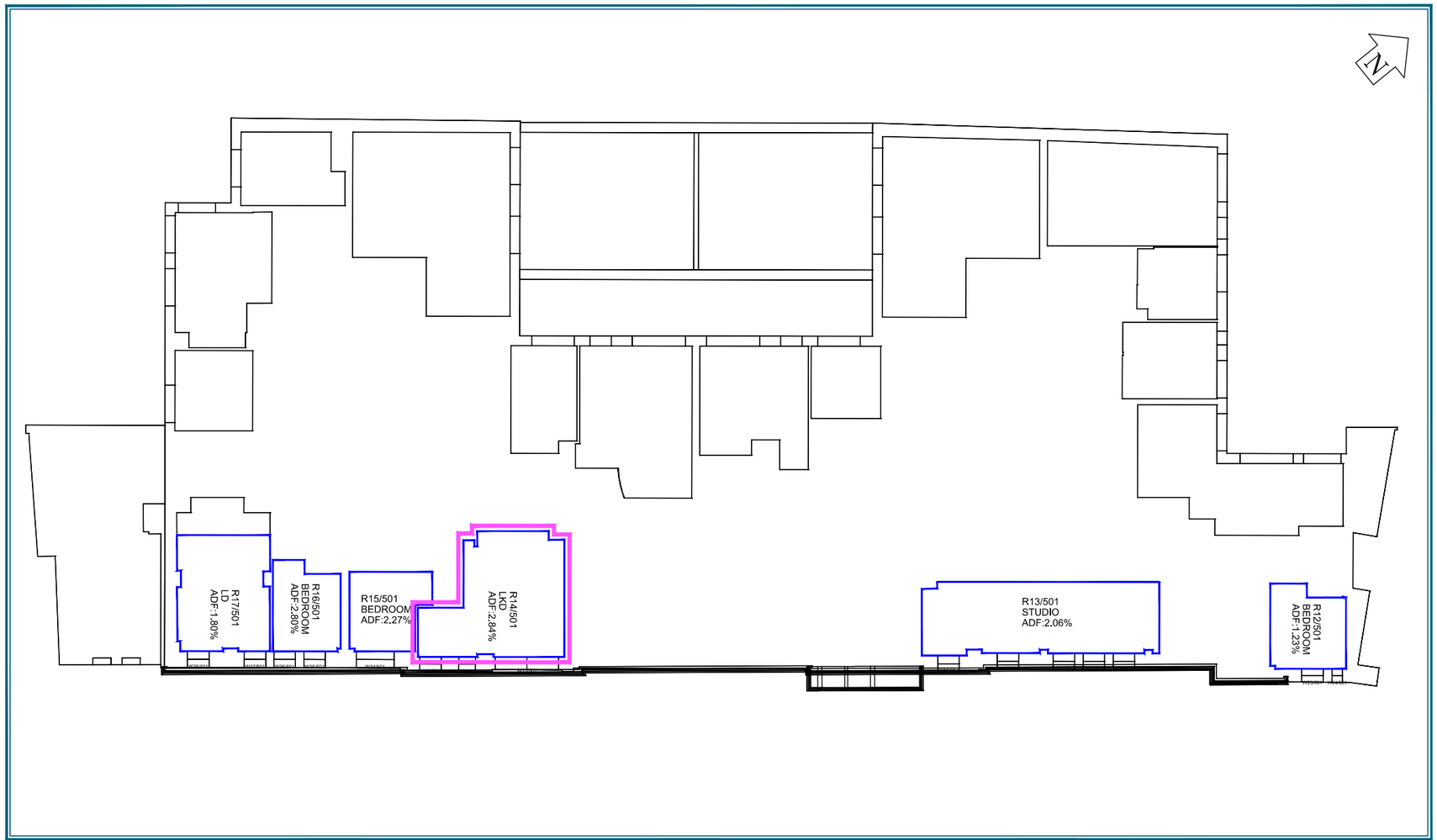
3.2 The drawings demonstrate that the overall rate of compliance with the British Standard Code of Practice would remain unchanged with improved levels of daylight amenity to key rooms. Table 01 demonstrates the ADF improvements to key rooms (highlighted in '*pink*' on the drawings in Appendix 1) when compared against the consented scheme. These rooms share a similar dimension to those included within The GVA Report, enabling a comparison to be made.

Table 01 – Summary of ADF Improvements to Key Rooms

Robin Partington & Partners Room Reference & ADF Value	Consented Scheme Room Reference & ADF Value	ADF Gain
R14/501 - 2.84%	R4/400 - 2.41%	+0.43%
R23/502 - 1.60%	R1/401 - 1.30%	+0.30%
R24/502 - 1.04%	R11/401 - 1.04%	No Change
R20/503 - 1.56%	R4/402 - 1.20%	+0.36%
R16/504 - 3.93%	R2/403 - 3.10%	+0.83%

4 Conclusion

4.1 Overall, the Section 73 proposals will afford good levels of daylighting amenity in accordance with the British Standard Code of Practice with certain key rooms achieving improved ADF values when compared to the consented scheme.



Sources: GVA
Model Received 04/04/06
"PA61 ISSUE 04 APRIL 2016.dwg"

SITECH SURVEYING SERVICES
6548-6549 Partial Site Survey

RPP
Proposed Schemes 19/12/16
"161219_Updates RoL Model.dwg"

Key: Key Rooms

Project: Parker House
London

Title: Daylight Factor Results
Proposed Scheme
Received 19/12/16
Ground Floor

Drawn By: FS | Scale: 1:150 | Date: DEC 2016 | Dwg No: P839/ INT/ 13

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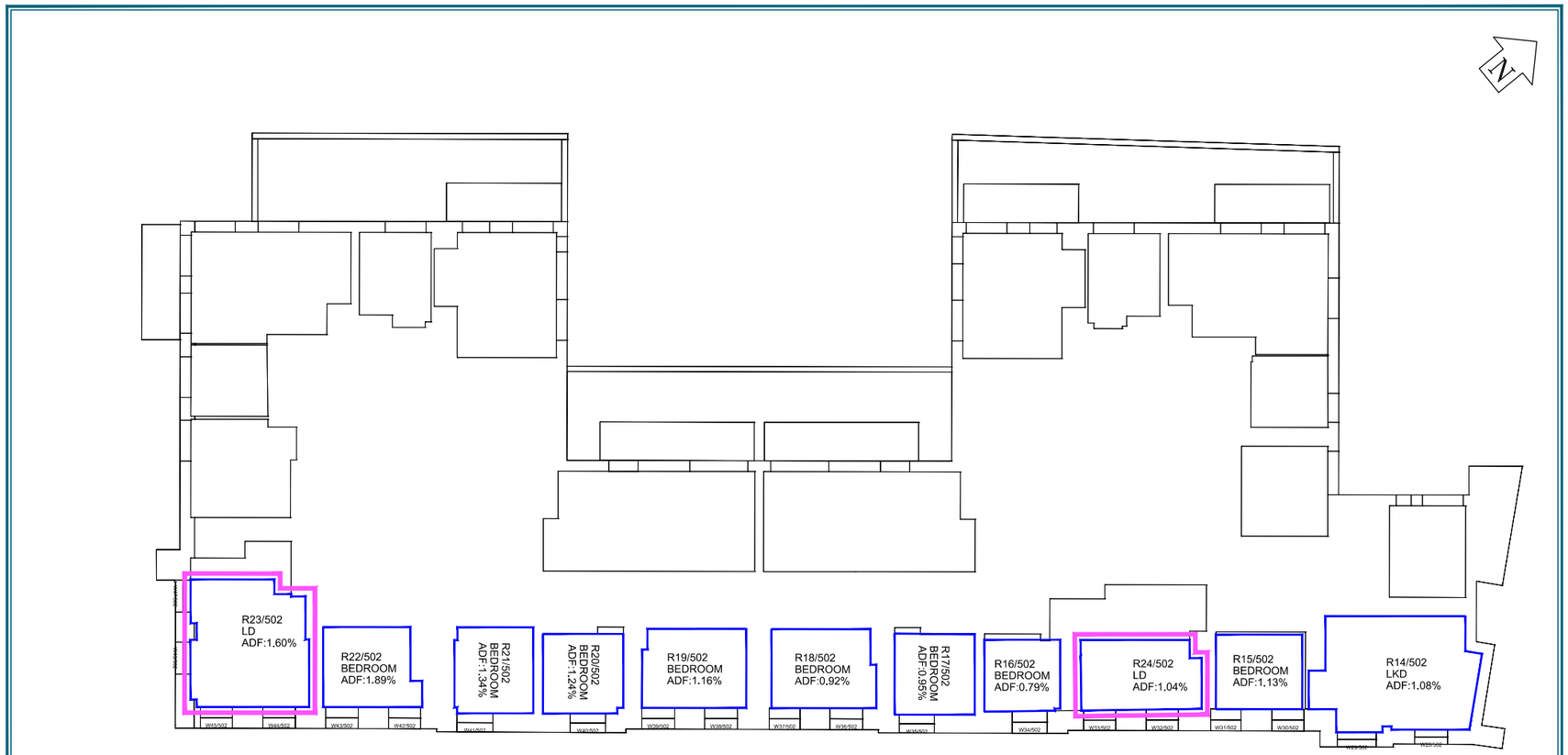

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SITECH SURVEYING SERVICES
6548-6549 Partial Site Survey

RPP
Proposed Schemes 19/12/16
"161219_Updates RoL Model.dwg"

Key: Key Rooms

Project: Parker House
London

Title: Daylight Factor Results
Proposed Scheme
Received 19/12/16
First Floor

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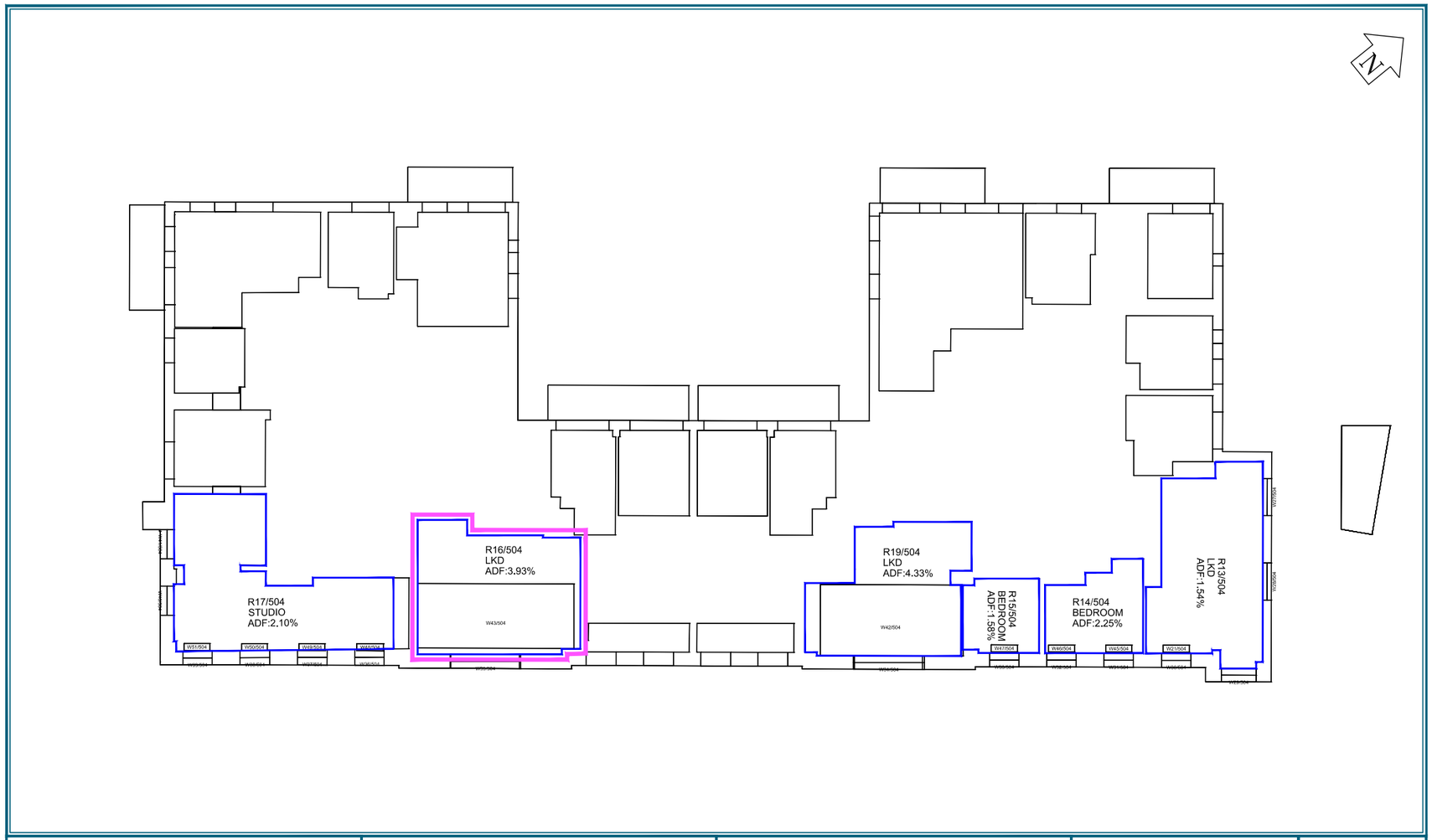

Sources: GVA
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SITECH SURVEYING SERVICES
6548-6549 Partial Site Survey

RPP
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Key: Key Rooms

Project: Parker House
London

Title: Daylight Factor Results
Proposed Scheme
Received 19/12/16
Third Floor

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