



Jamestown Road: Planning Condition 03



North Elevation - As Approved From Planning



North Elevation - Proposed Windows



Planning Condition 03a: North Elevation Windows

The following drawings show the minor developments post planning as a result of detail design. The changes were to enable the windows on the canal side to be reglazed safely from the inside as a way to reduce risk in accordance with CDM principles.

Note: this document was shown in preliminary form to officer Rachael Parry on 19.05.16 when meeting to discharge condition 4 (sample of facing brickwork)

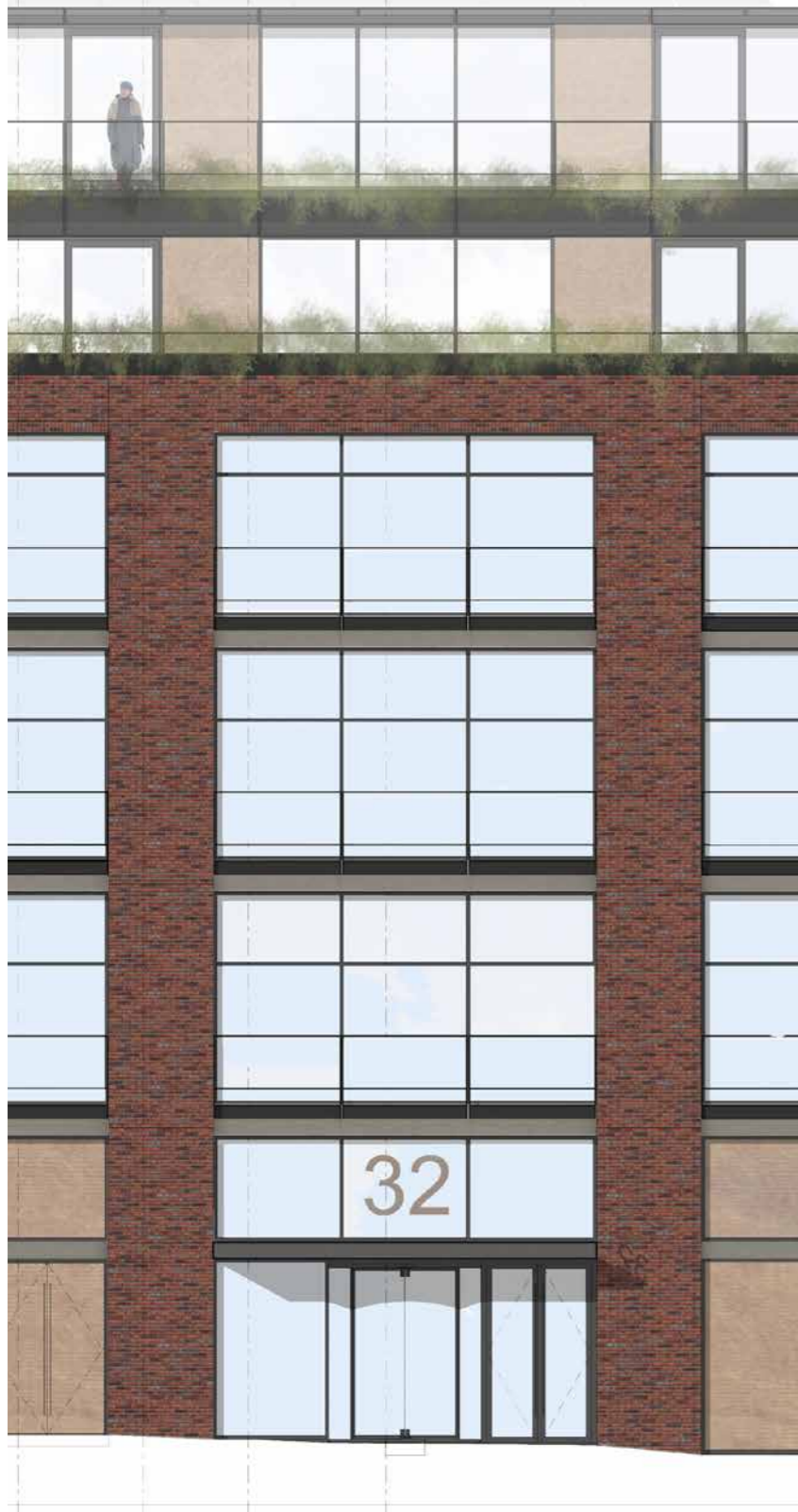
North Elevation - As Approved From Planning



North Elevation - Proposed Windows



South Elevation - As Approved From Planning

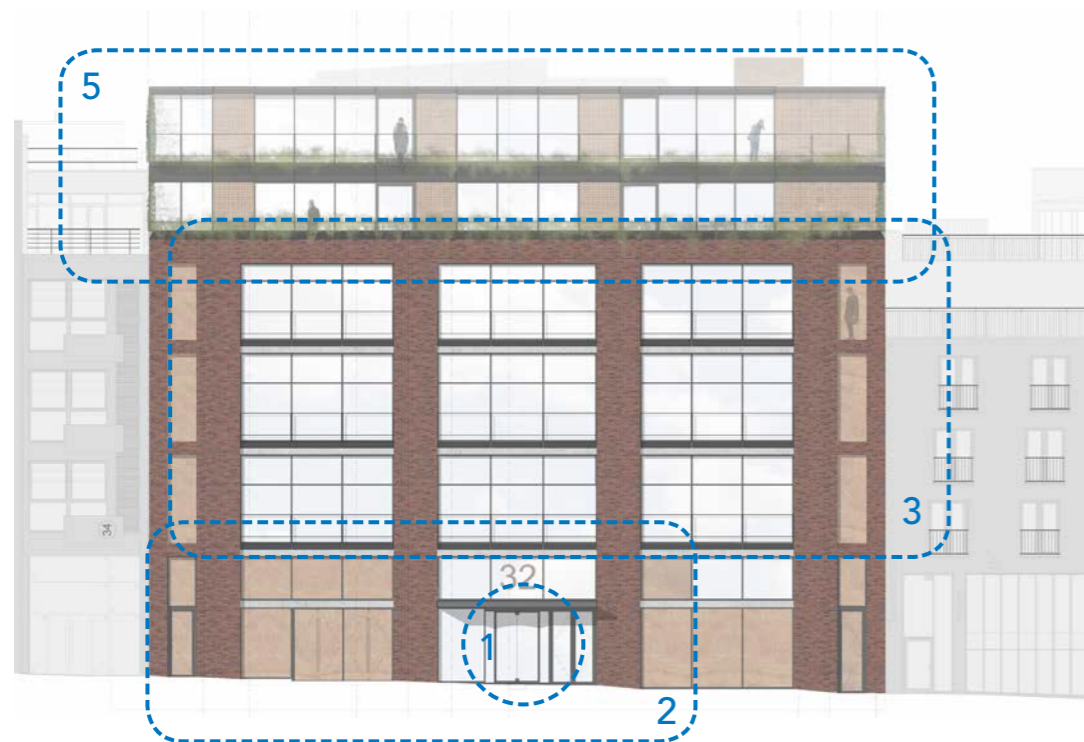


South Elevation - Proposed Curtain Walling

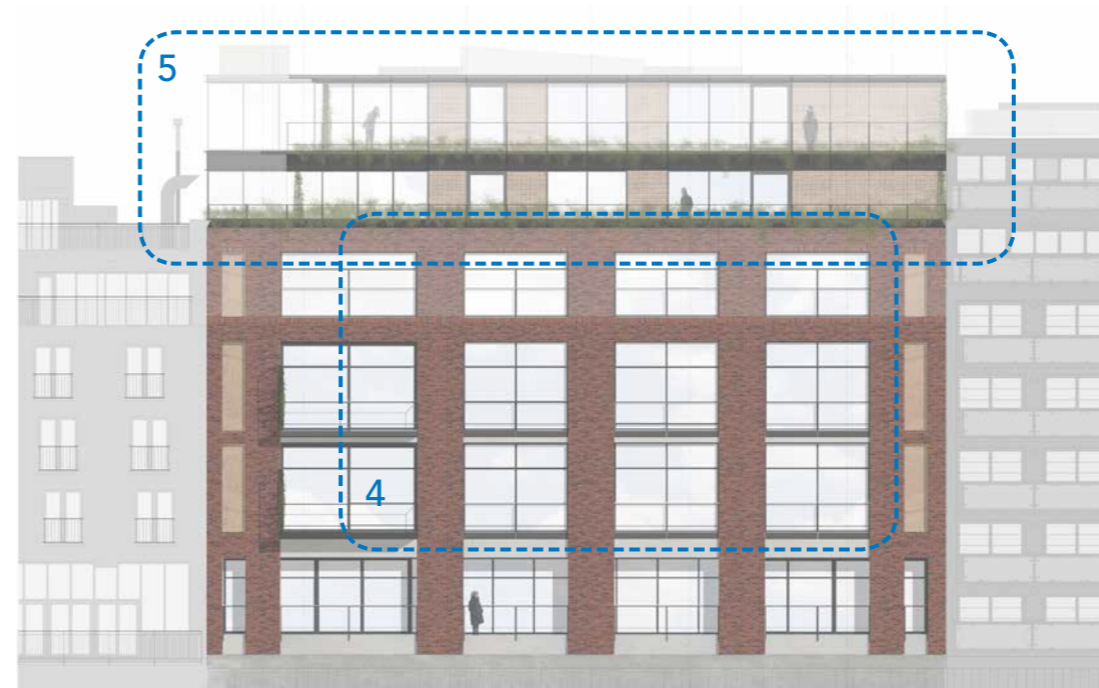


Planning Condition 03a:
Details of All Windows and Doors

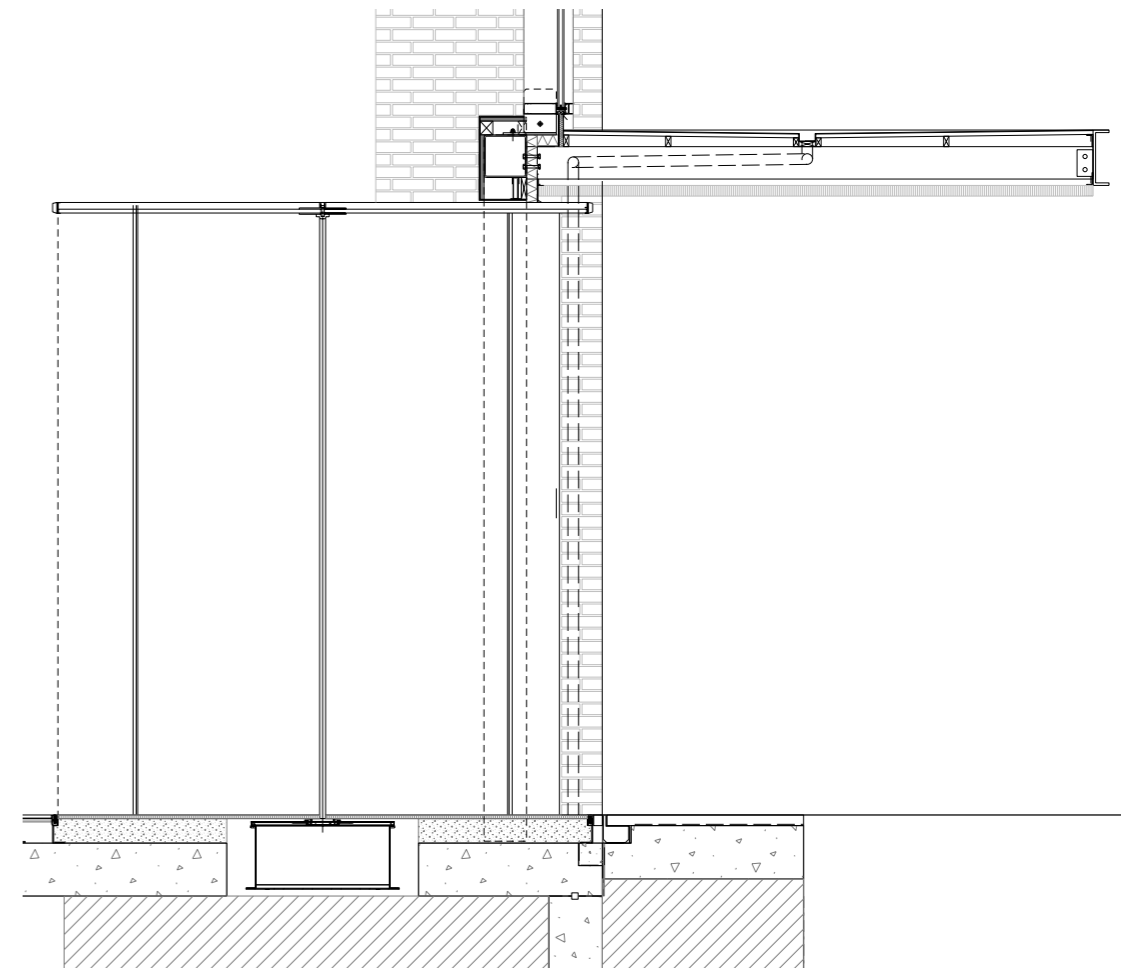
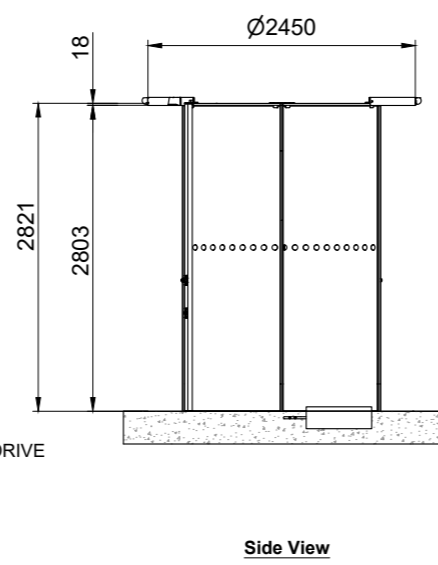
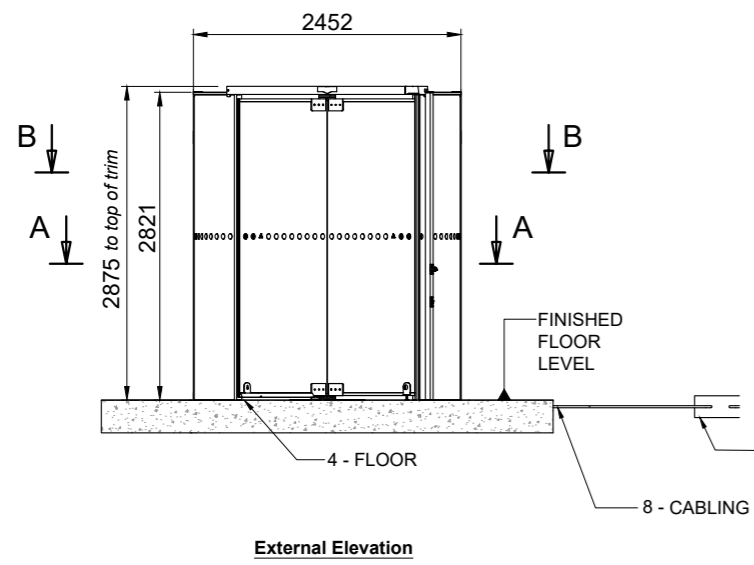
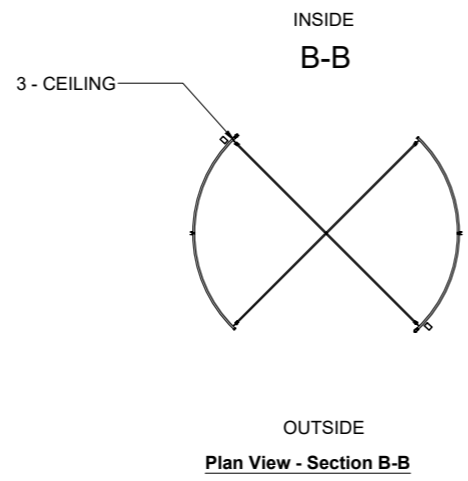
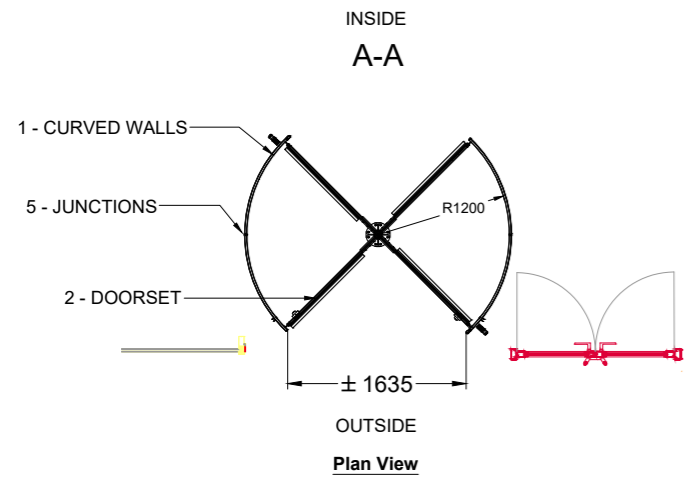
- 1) Revolving Door
- 2) Front Doors
- 3) Curtain Walling to South Facade Lower Floors
- 4) Windows to North Facade
- 5) Curtain Walling to Upper Floors



South Elevation



North Elevation

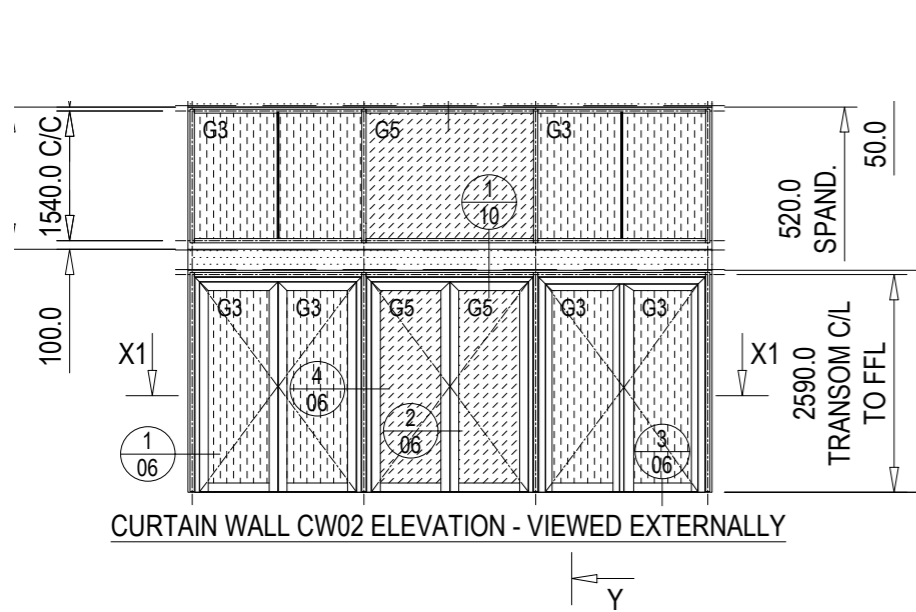


Planning Condition 03a:
1) Revolving Door

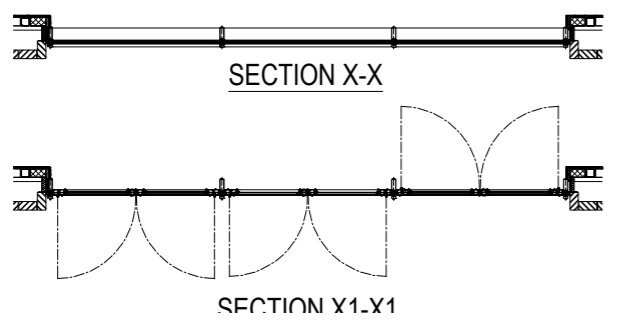
Revolving Door by Boon Edam, Crystal Tourniket, to match external glazing with aluminium frame Polyester Powder coated to RAL 7016, Anthracite Grey.

Boon Edam - Crystal Tourniket Revolving Door Details.

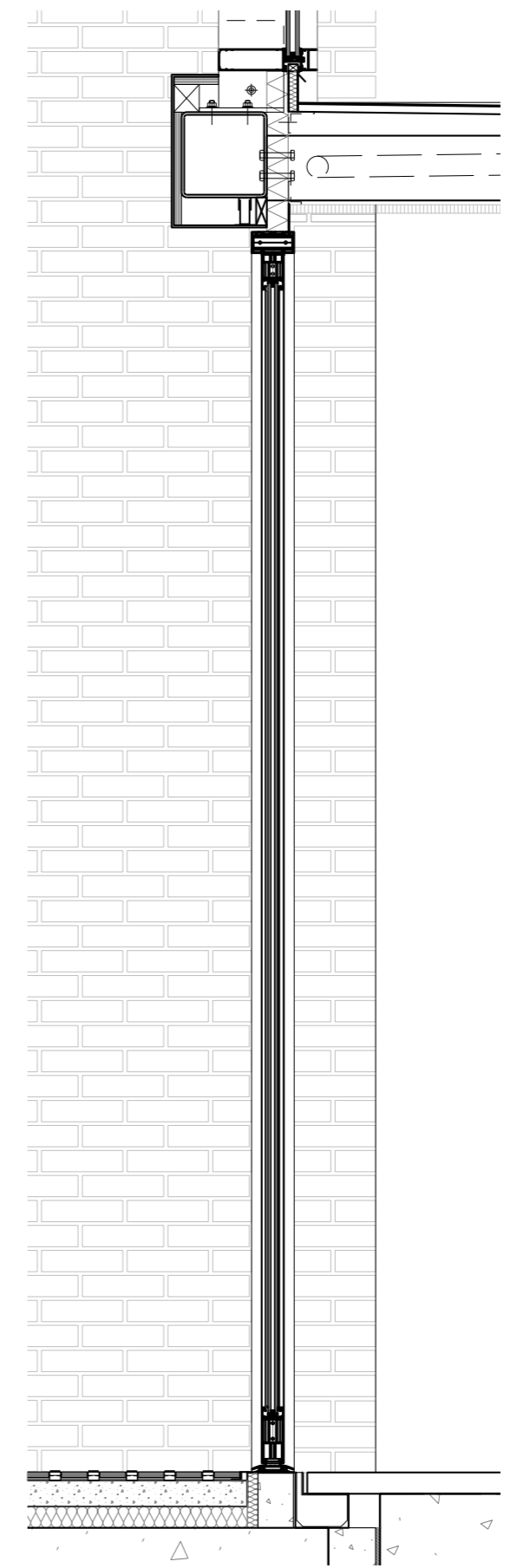
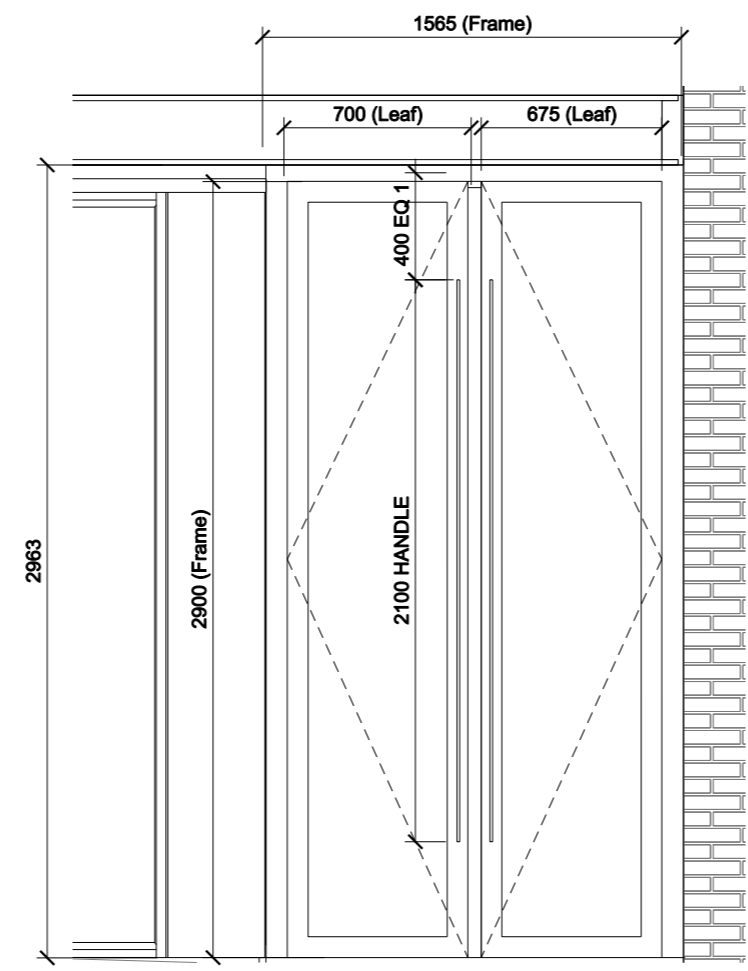




CURTAIN WALL CW02 ELEVATION - VIEWED EXTERNALLY



Reynaers Doors: CS77 & CP155LS Hi Elevation and Plan Details



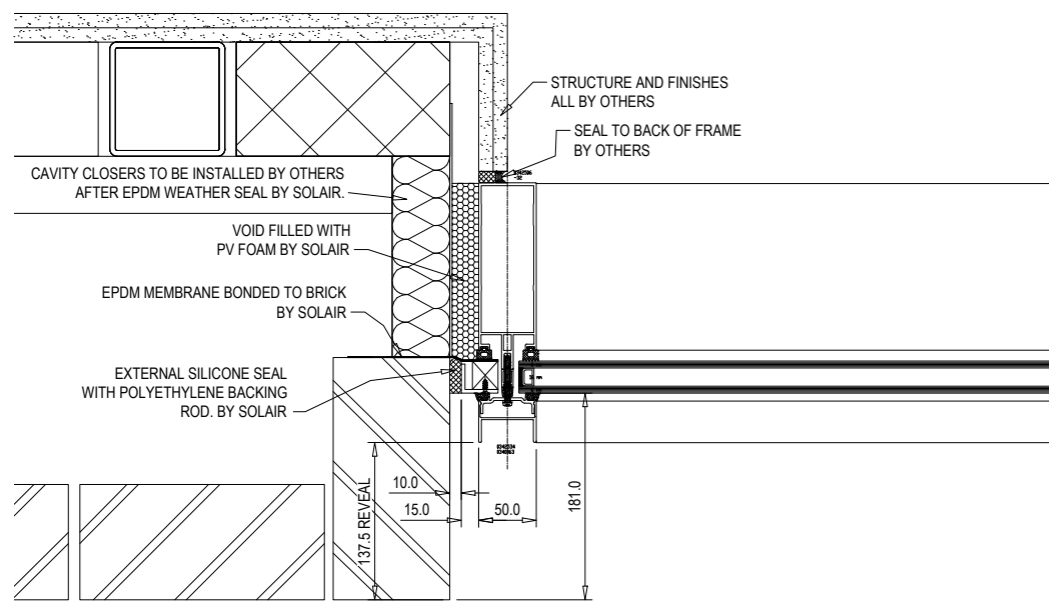
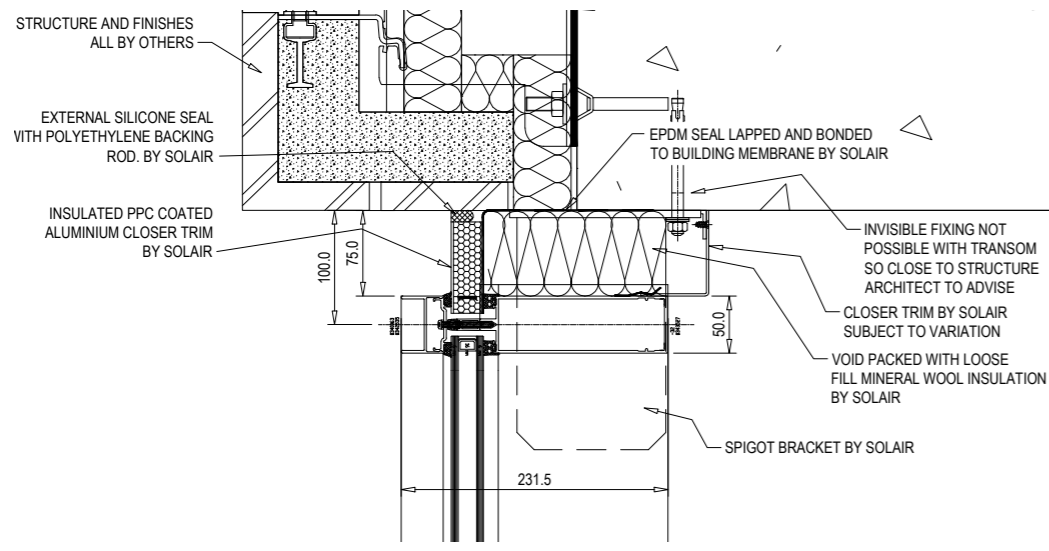
Planning Condition 03a:
2) Front Doors

Front Doors by Reynaers to also match external glazing. Pressed metal frames generally 2mm thick PPC Coated Aluminium, finished to RAL 7016, Anthracite Grey (30% Gloss).

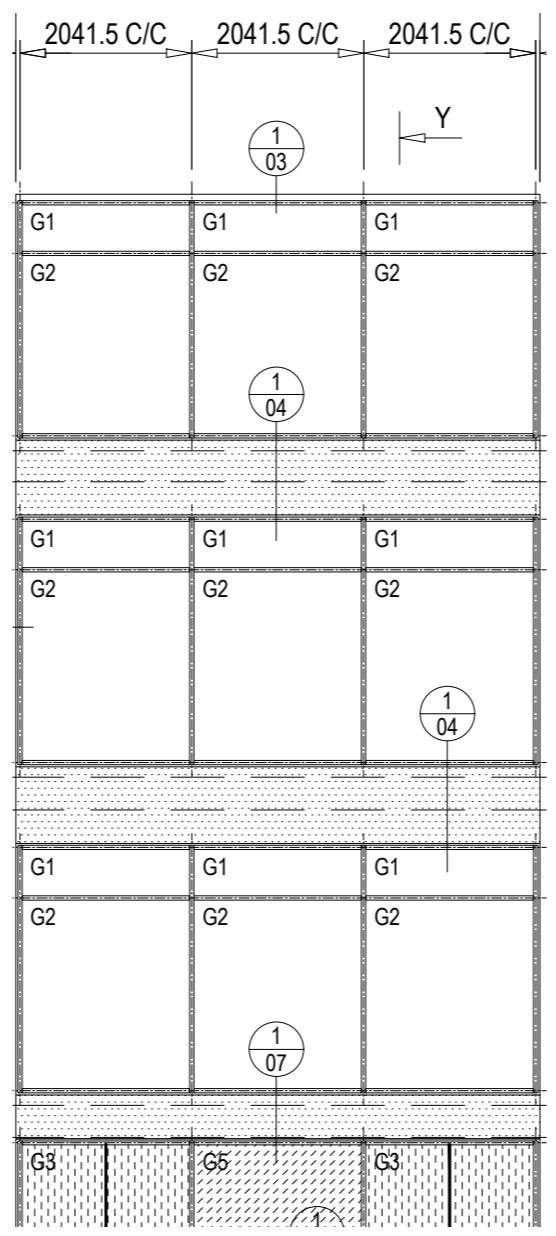


Example Frame

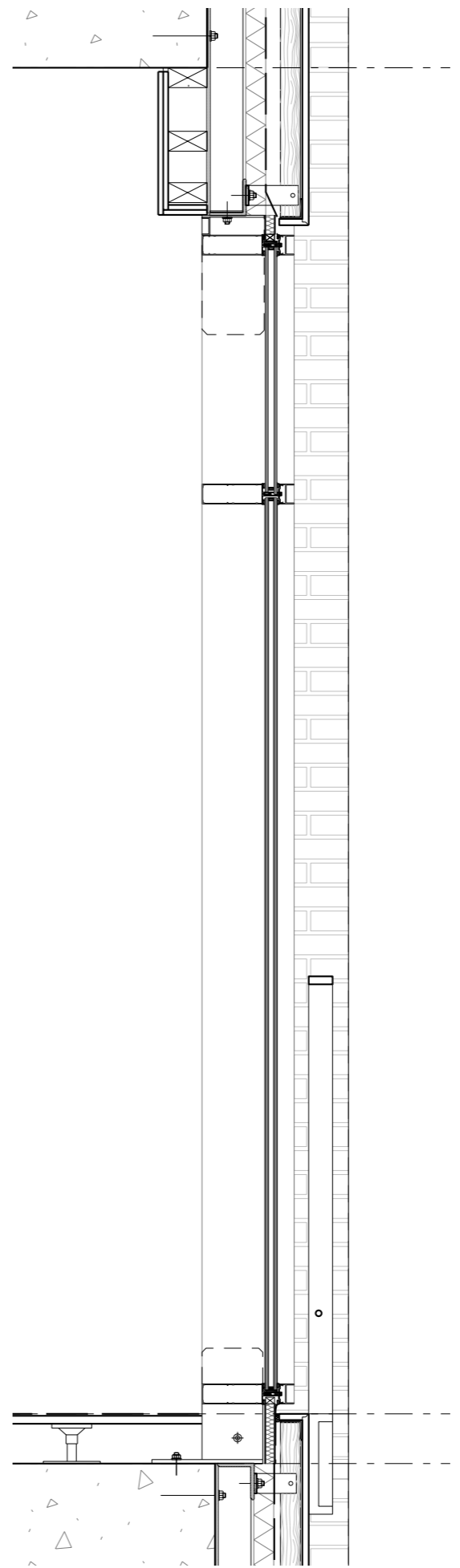




Reynaers Curtain Wall: CW50 Head and Jamb Details



Reynaers Curtain Wall: Typical Elevation



**Planning Condition 03a:
3) Curtain Walling to South
Facade Lower Floors**

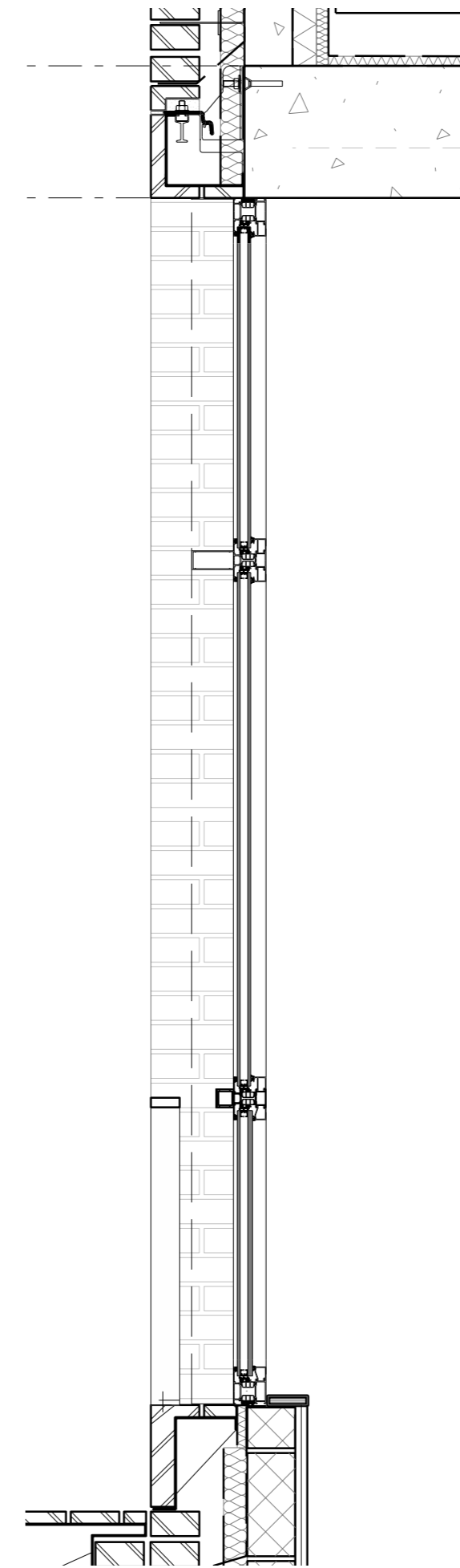
Curtain Wall (CW50) by Reynaers to match other external glazing. Pressed metal frames generally 2mm thick PPC Coated Aluminium, finished to RAL 7016, Anthracite Grey (30% Gloss).



South Elevation

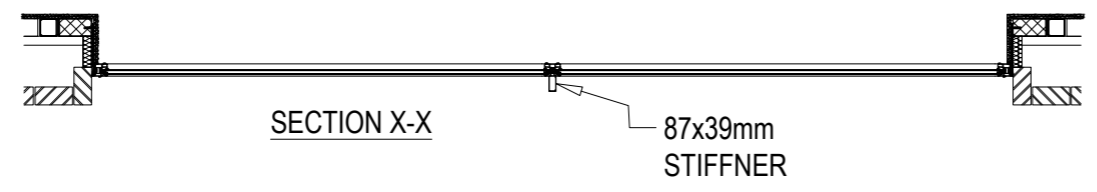
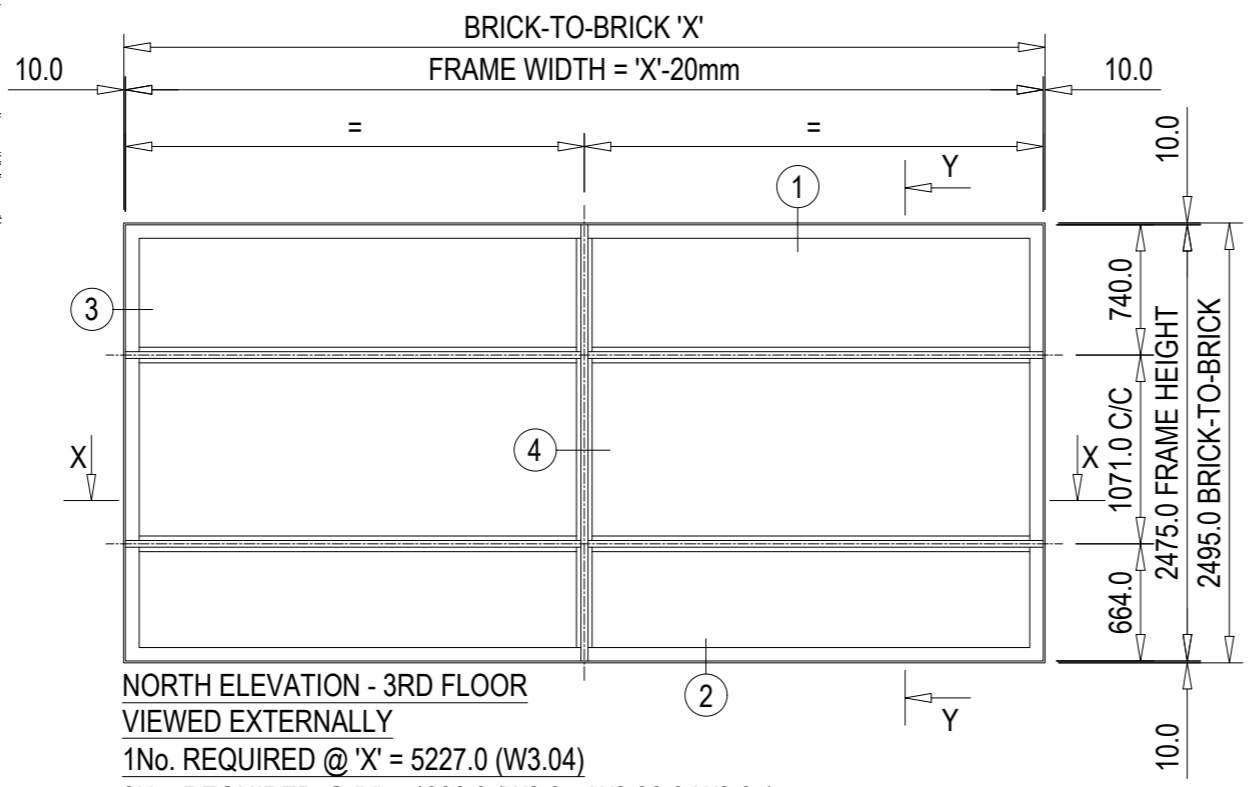
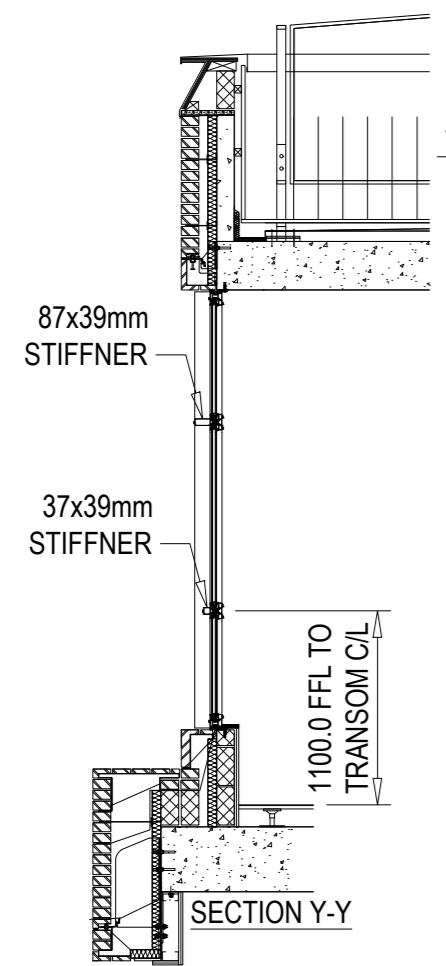


North Elevation



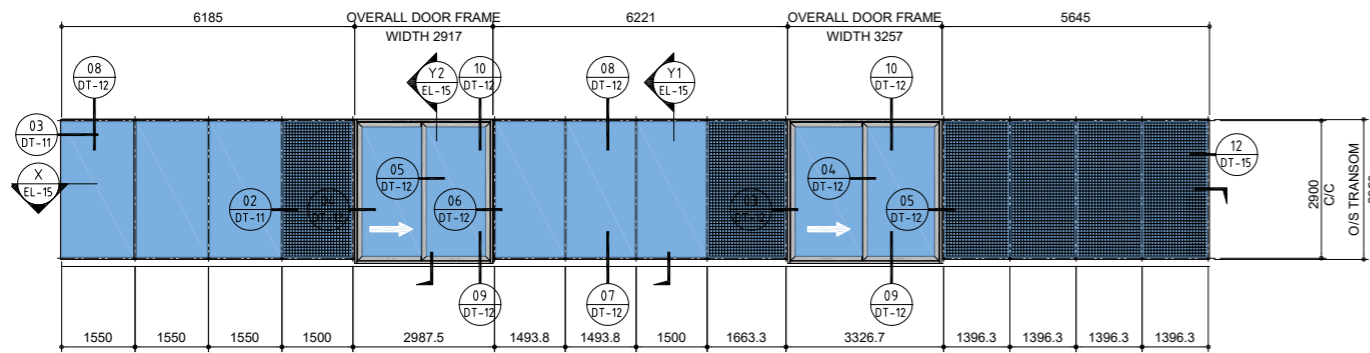
**Planning Condition 03:
4) Windows to North Facade**

Windows (CS77Hi) by Reynaers to match other external glazing. Pressed metal frames generally 2mm thick PPC Coated Aluminium, finished to RAL 7016, Anthracite Grey (30% Gloss).

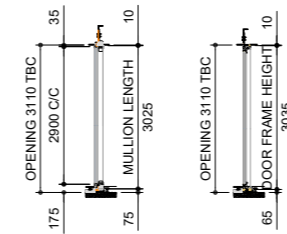


Reynaers Windows: CS77Hi

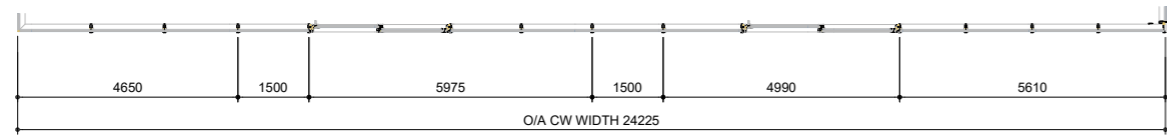




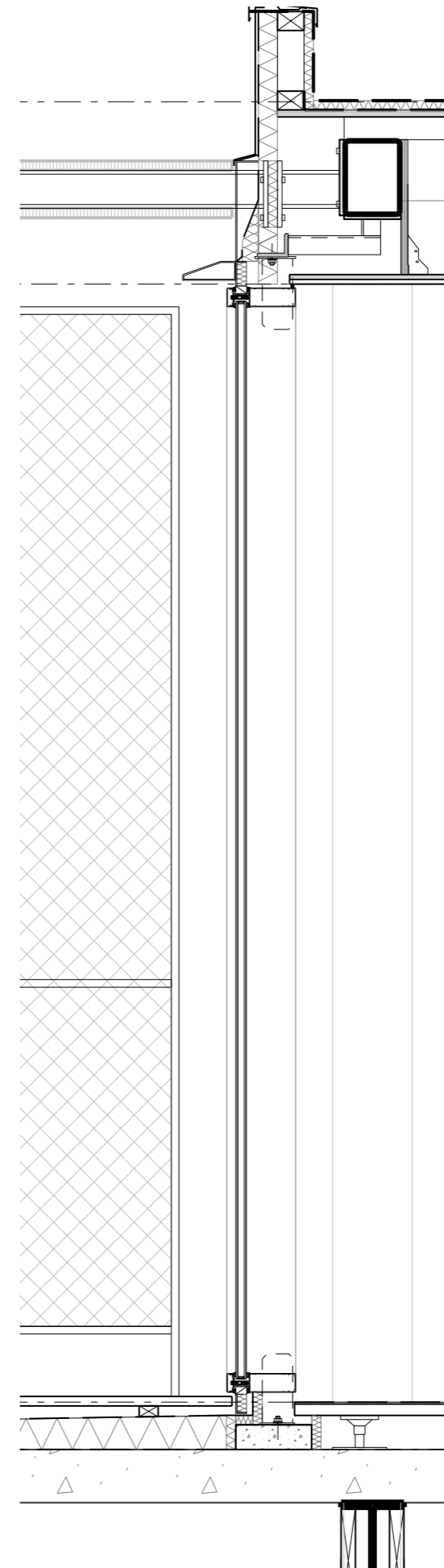
ELEVATION CW-14 - VIEWED FROM EXTERIOR



SECTION Y1 SECTION Y2



SECTION X - PLAN VIEW



Planning Condition 03a:
5) Curtain Walling to Upper Floors

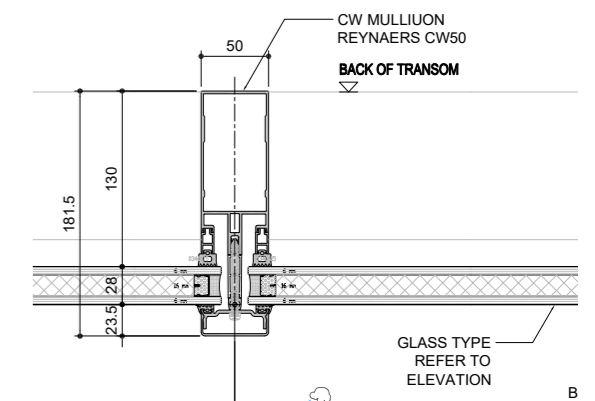
Curtain Wall (CW50) by Reynaers to also match external glazing with incorporated sliding doors. Pressed metal frames generally 2mm thick PPC Coated Aluminium, finished to RAL 7016, Anthracite Grey (30% Gloss).

Reynaers Curtain Wall (CW50): Typical Run



South Elevation

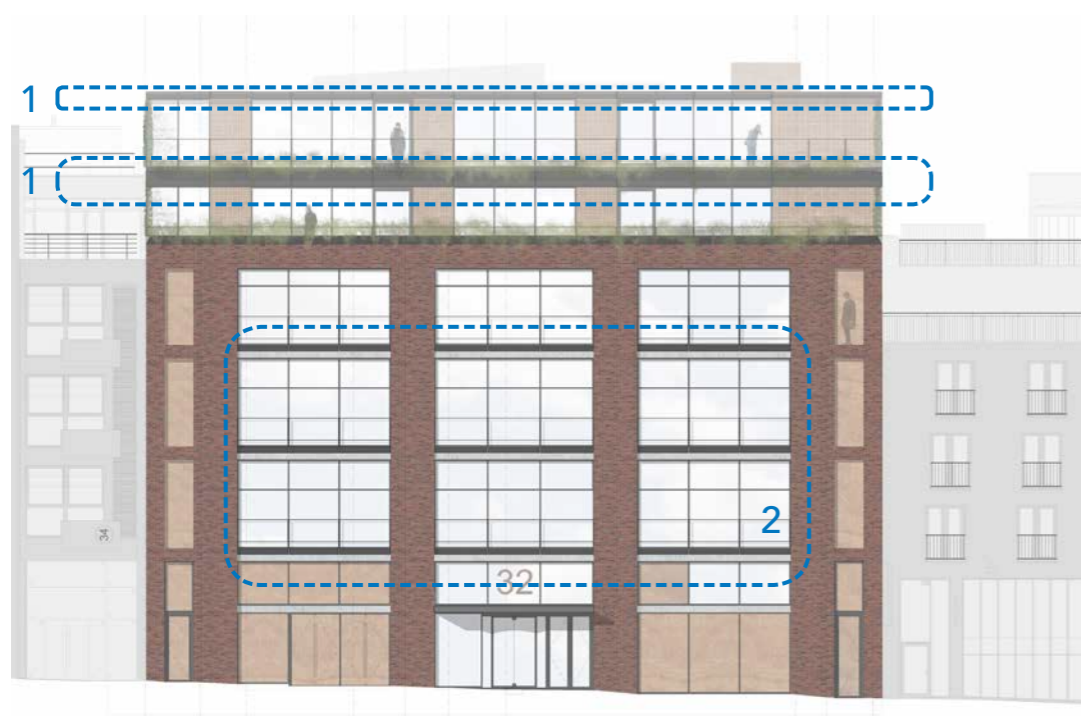
North Elevation



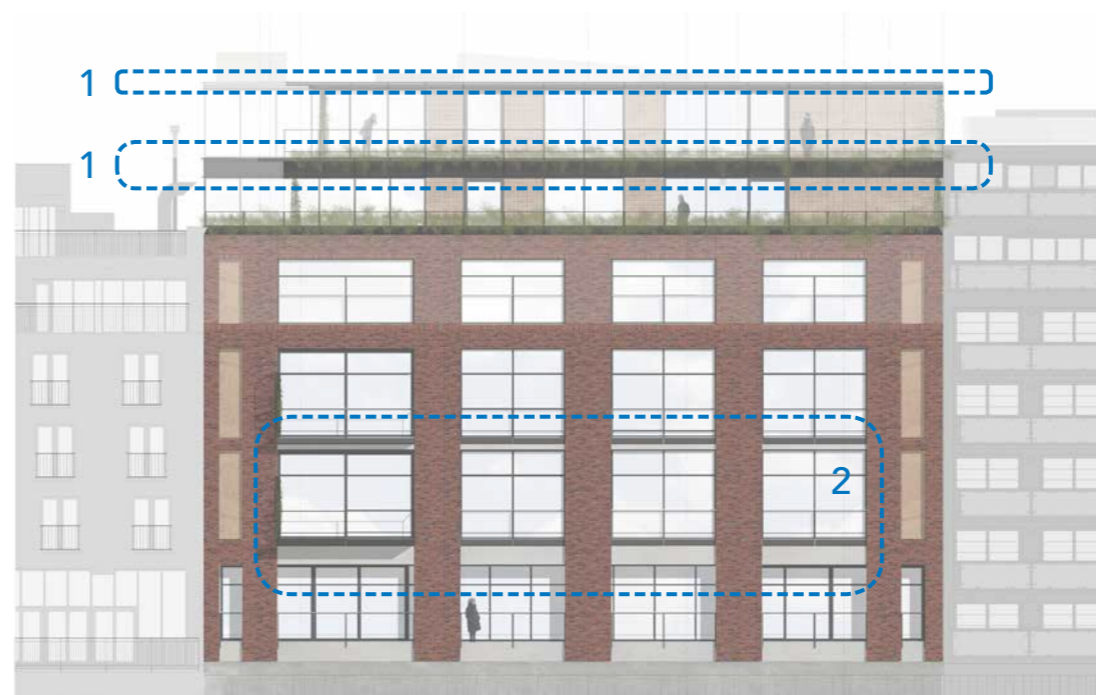
Reynaers Curtain Wall: CW50 Typical Detail

Planning Condition 03b:
Details of All Facing Materials

- 1) Facia Panels
- 2) Spandrel Panels



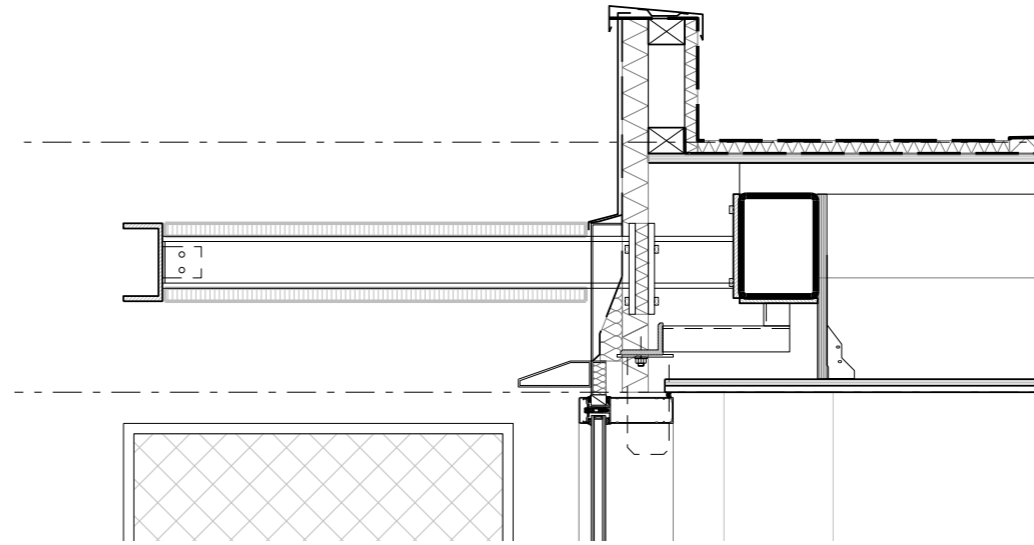
South Elevation



North Elevation

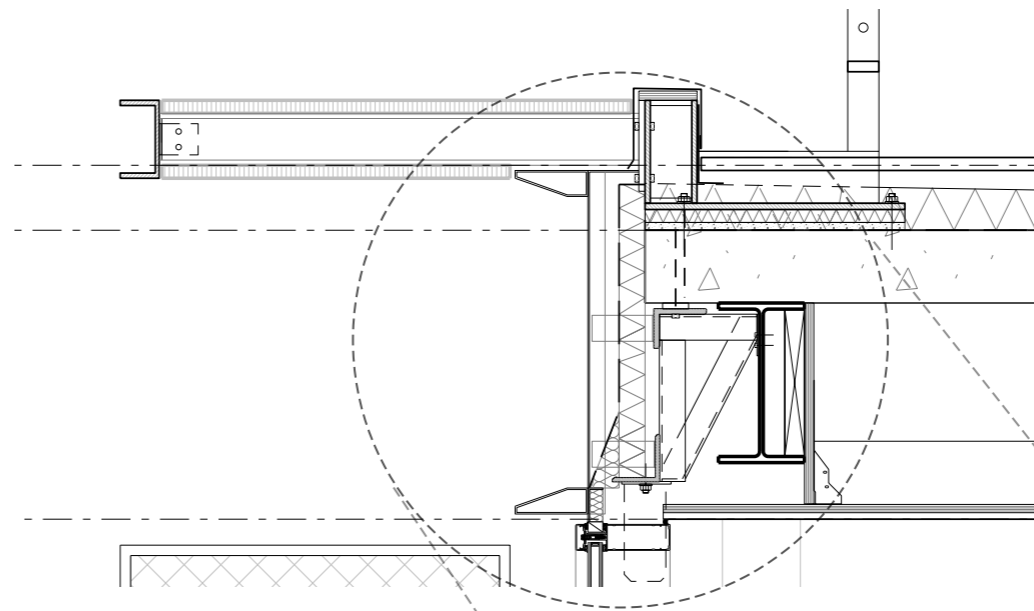


Precedent for Baileys I-Line Facia Panels



Planning Condition 03b:
1) Facia Panels

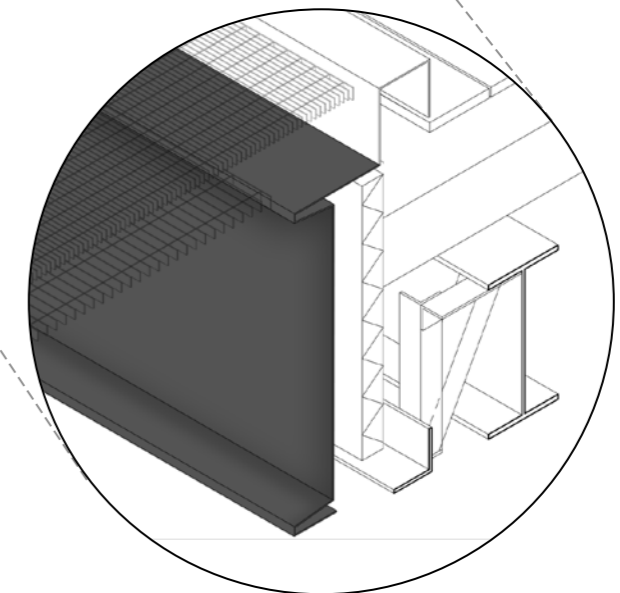
Extruded metal cladding to form a continuous panel around the perimeter of the top two floors, to be Baileys I-Line system or similar. Finished to match the external glazing frames and the Brise-Soleil, RAL 7016, Anthracite Grey (30% Gloss).



South Elevation



North Elevation





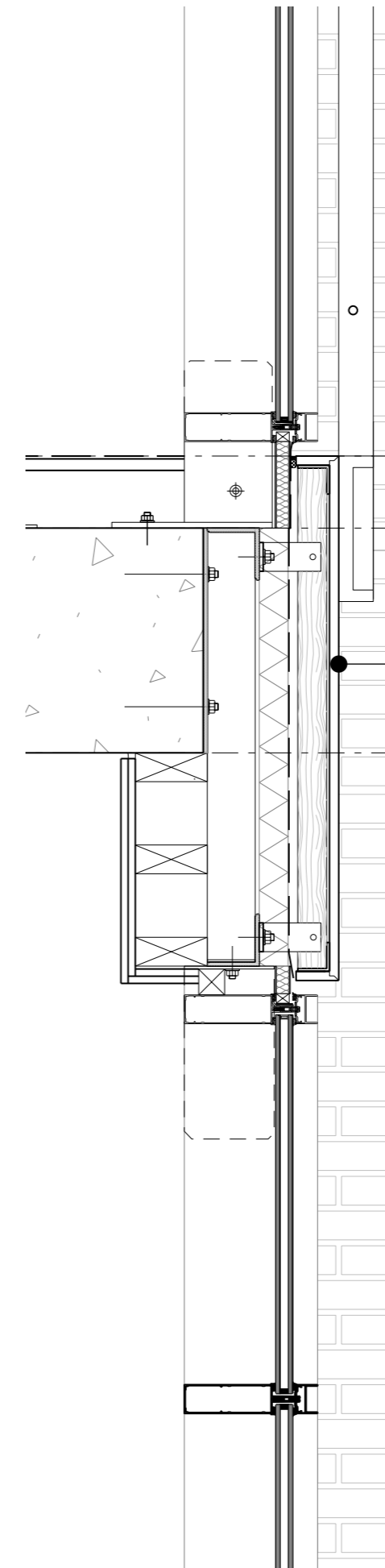
Viroc Grey Unsanded Concrete Composite Board



South Elevation



North Elevation

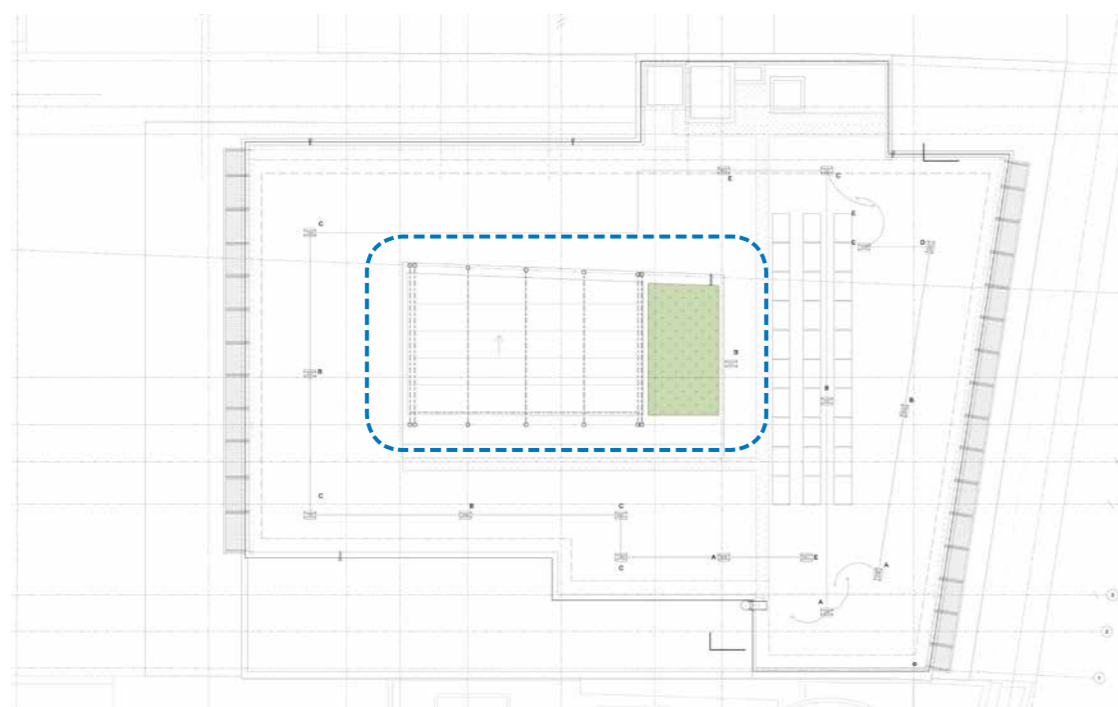


Planning Condition 03b:
2) Spandrel Panels

Spandrel Panels between brick piers to be made from Viroc Concrete Composite Board. Lightweight with the aesthetic of grey concrete.

Spandrel Panel

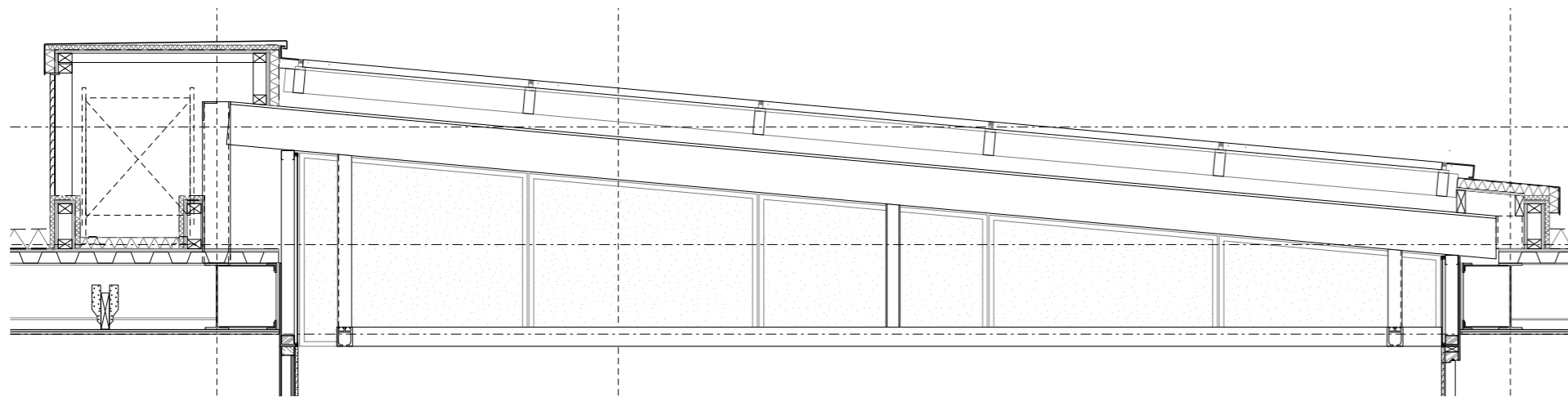
Planning Condition 03c:
Details of Plant Enclosure at Roof
Level



Proposed Roof Plan



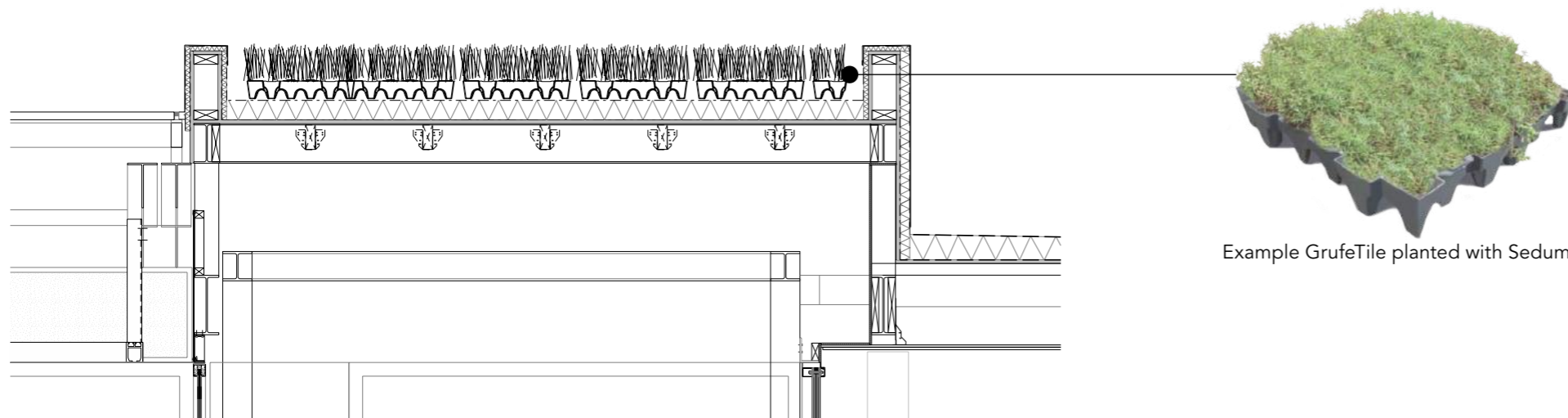
North Elevation



**Planning Condition 03c:
Details of Plant Enclosure at Roof Level**

Plant Enclosure to be a continuation of the roofing material to receive a metal flashing to match the perimeter flashing around the building.

Lift overrun to form a Sedum Green Roof made up of GrufeTiles planted with pre-grown Sedum, 8-12 differing varieties.

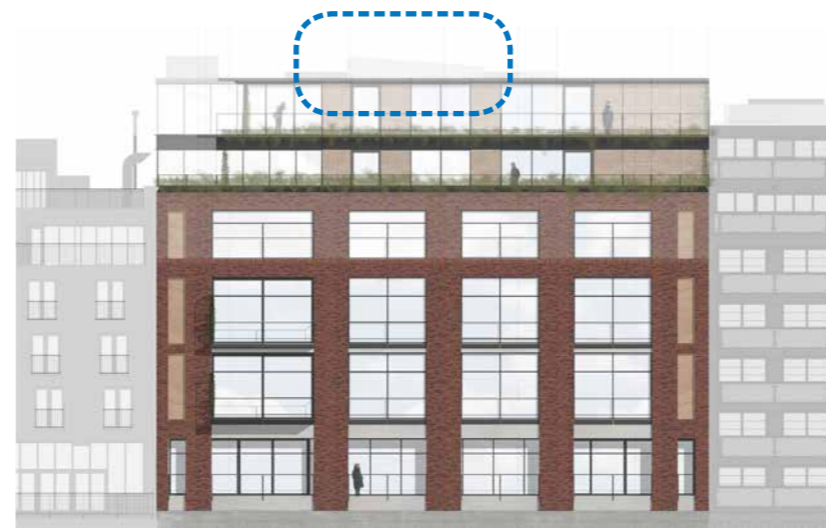


Example GrufeTile planted with Sedum.

Sectional Details through Plant Enclosure



South Elevation



North Elevation