

75 FARRINGTON ROAD

Planning Condition 3 Discharge Submission

22.01.18

Condition 3

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun.

- a) Samples and manufacturer's details of new facing materials including windows and door frames, cladding with a full scale sample panel of all facing finishes of no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, face-bond and pointing.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Submission

Our proposals make a number of changes to the existing fabric that create an incremental benefit to the appearance of the building envelope.

The existing granite cladding will be retained and grit-blasted to remove the polished finish. We propose to locally remodel the granite at ground floor, dropping the cills to increase the proportion of glazing at ground floor level. These changes will be complemented by new high quality material additions to the building facade, including the new 7th floor.

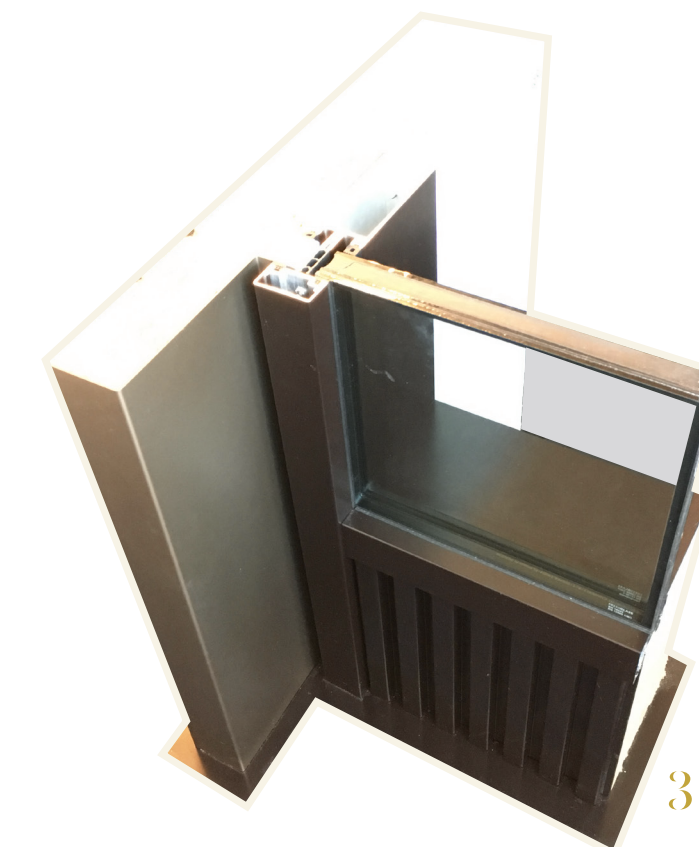
The new additions will comprise:

- New curtain walling facade (PPC RAL 8022) to ground and 1st floors with full height glazing set within existing granite piers.
- New anodised bronze canopy and full height glazed doors to main entrance on Farringdon Road.
- New curtain walling facade (PPC RAL 8022) to 2nd-5th floors with deep anodised bronze reveals, fluted spandrel panels and full height glazing.
- New curtain walling facade (PPC RAL 8022) to 6th floor with full height glazing set within existing granite piers.
- New curtain walling facade (PPC RAL 8022) with profiled spandrel panels and full height glazing to new 7th floor.
- New PPC plant screen (mid grey RAL TBC) at roof level.
- New PPC balustrades to 6th & 7th floor terraces (RAL 8022).
- New grit blasted granite (to match existing) to chamfer the corner of the building from ground-6th floor.

Our proposals provide a strong clarity and rationale to the existing building. By replacing the curtain walling system we are able to modernise the facade, giving greater relief and modelling, thereby rejuvenating the overall appearance of the building.

Accompanying this document are a set of detailed drawings which show the proposed relationship between the new elements and the retained and refurbished elements of the existing building.

We have also procured a 1:1 mock-up of the key facade junction which will be made available on site for review. Please contact BuckleyGrayYeoman to coordinate delivery of the mock-up to site for your inspection.



1 Grit Blasted Granite Swatch
2/3 1:1 Facade Junction Mock-up



BuckleyGrayYeoman | 2018

DRAWING SUBMISSION

BuckleyGrayYeoman | 2018