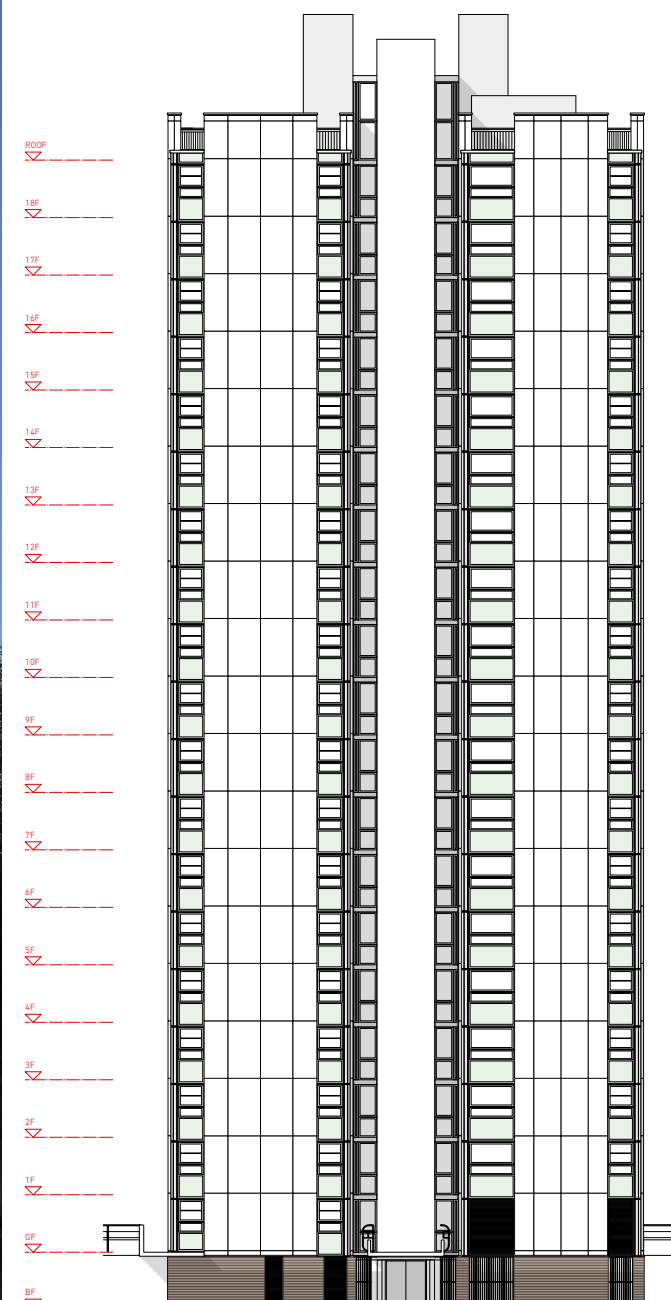
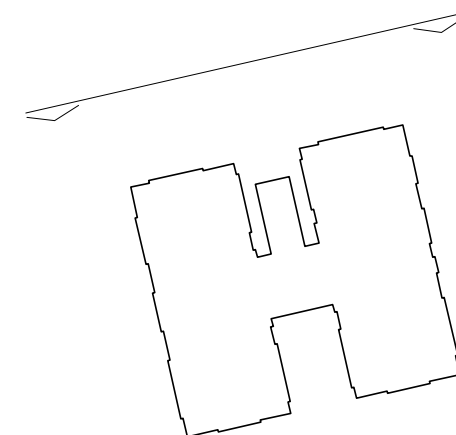




Blashford Tower Existing West Facade (taken from Primrose Hill Road)



Blashford Tower Existing North Elevation



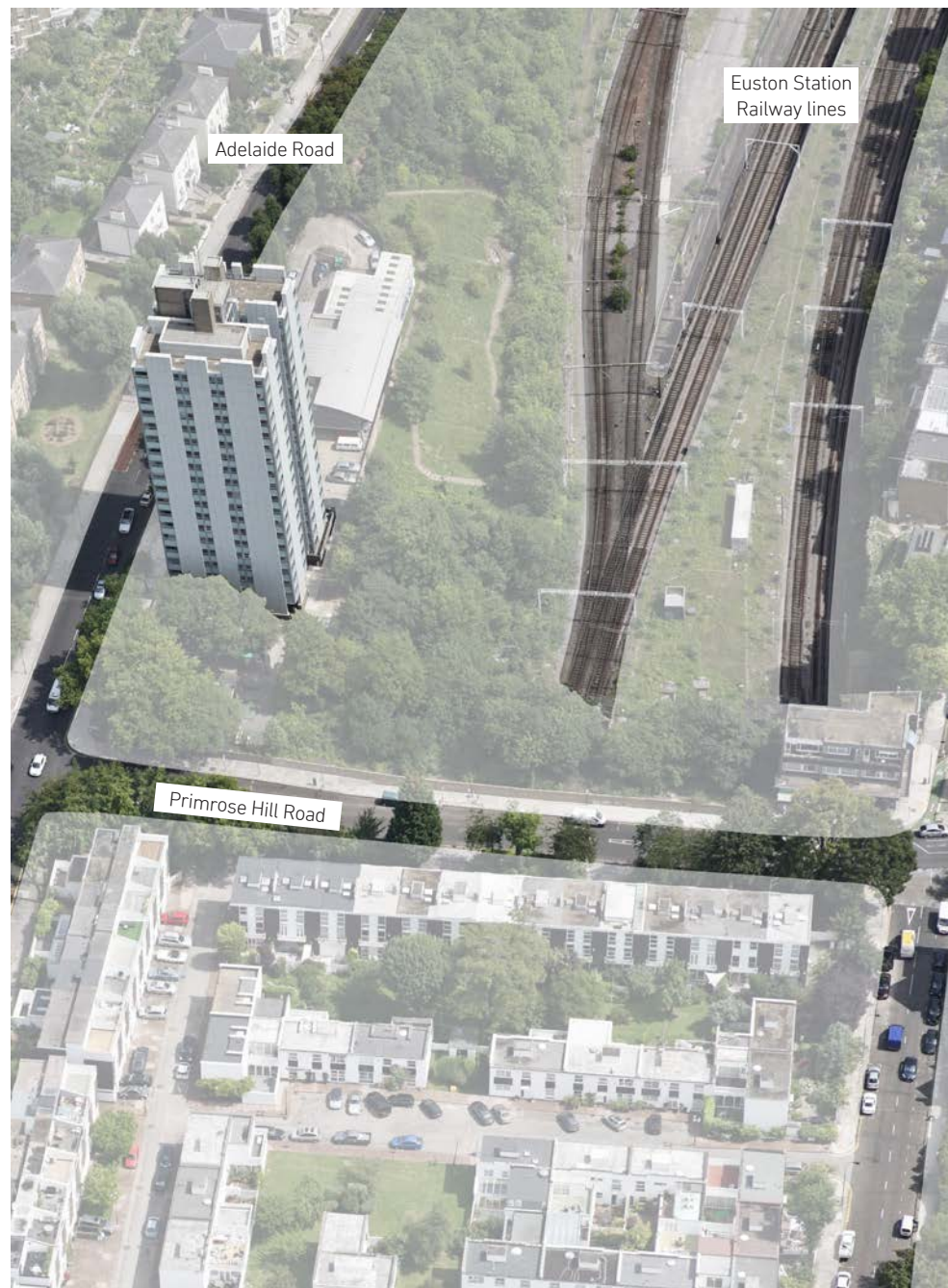
Blashford Tower Existing Plan

Blashford

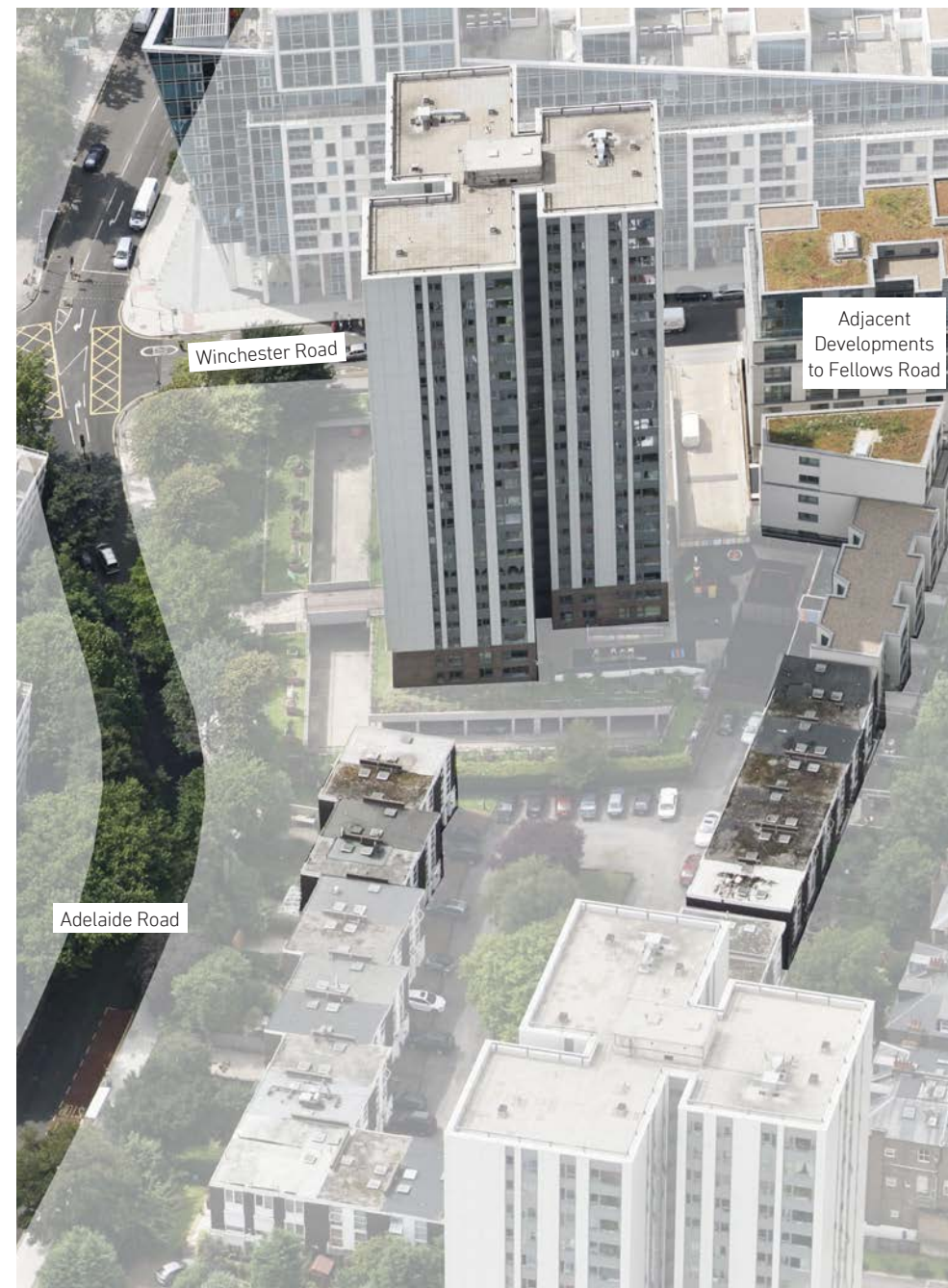
The fifth tower, located to the south of the Adelaide Road and the mainline to Euston, is shorter at 19 storeys high above the ground floor slab level, which is connected to the street by a series of bridges as the site drops away down to the railway embankment below. The tower's floor plan is H-shaped, with 2 units and a lift to each wing connected across a central common area plus an external stair core annex to its northern side facing the street.

The cladding is still arranged in alternate vertical strips of rainscreen cladding and glazing/ spandrel panels on the outer facing elevations, but the corners are glazed rather than solid. The solid elements of the façade run past the top of the uppermost spandrel panel by 2 metres. The glazing to the common parts is full height, which also differs from the other four towers. Blashford does not have a car park level in its undercroft but the basement walls are alternate strips of brick, glazing or louvres. The communal core and lift overruns protrude above the finished level of the cladding at roof level.





Aerial view of the existing Blashford Tower constraints



Aerial view of the existing Taplow Tower constraints

CONSTRAINTS + OPPORTUNITIES

The area around Taplow is constrained by existing buildings to the north on Fellows Road and Winchester Road. Blashford is located on a sloped site that falls away steeply down the railway line, so doesn't have a continuous platform level around the perimeter at ground level.

All 5 towers are in a relatively poor condition, and each tower (particularly Taplow and Blashford) would benefit greatly from the reintroduction of gantries for maintenance and cleaning, rather than the current method of abseiling. Regular maintenance of the facades will increase their lifespan and enhance medium to long term cost efficiency, with savings captured by the Council being reinvested in public services for the residents of the borough.



Initial public engagement event at Swiss Cottage Library on Tuesday 31st October

PLANNING + CONSULTATION

Initial cladding options were discussed in draft on 15th September 2017 with LBC which were then issued to the LBC Planning Department for consideration. NDA received initial feedback from LBC on the 6 cladding options on the 17th of October 2017.

The first informal pre-application meeting with LBC's Planning Department (Bethany Cullen, Seonaid Carr, Catherine Bond, & Victoria Hinton) was held on Wednesday 25th October 2017, following the cladding options presentation to LBC on 17th October 2017. This meeting focused on the three preferred cladding options.

The Planning Department's view, as expressed at the meeting, was that the verticality of the facades needed to be emphasised. The appearance of the replacement cladding needed to be similar in colour and consistent across the 5 towers. The Council encouraged the application proposals to fully consider their impact on the neighbouring Conservation Areas and proximity to the designated view from Parliament Hill to Central London (London plan, 2016). LBC Planning Department requested to see larger samples of the cladding material than those tabled at the meeting as well as views of the reclad towers in context. They also asked that the planning application include an explanation of why the recladding is being proposed from a fire safety point of view.

Thereafter, images of the GRC panels used in a residential development (Maiden Lane by PRP Architects) were sent to the planners for comment on 4th November 2017.

On Tuesday 31st October 2017, an all-day public engagement meeting was held with the tower residents at Swiss Cottage Library. For this NDA prepared a series of information boards on the remaining options, namely the solid aluminium PPC panels, GRC panels, and rendered insulation. A board was also prepared to explain why leaving the buildings without cladding was not an option, as had been suggested by some residents. NDA's presentation was accompanied by LBC information stands to answers any resident queries re the internal remedial works, the de-cladding works, general fire safety, and other housing issues. A follow up event was held on Monday 6th November 2017.

Residents expressed concerns about the greater maintenance required for the insulated render option (and its likely increased deterioration over time), and displayed an equal preference for the solid aluminium and GRC panels. The results from both of these resident events were discussed with LBC (Jenny Rowlands & David Joyce) at a second informal pre-application meeting on Wednesday 15th of November 2017, where the LBC planners agreed with the concerns about the insulated render option.

A third informal pre-application meeting was held with the LBC Planning Department 27th November 2017 following the appointment of Quod as the Planning Consultants for the application. The focus of this meeting was to work up a planning strategy going forward, agree on the documents to be submitted in support of the application, and to discuss any internal LBC approval procedures necessary to take the proposals to submission stage.



V1 - Proposed Chalcots Towers (L-R: Taplow, Burnham, Bray, Blashford, Dorney) from Regent's Park Road railway bridge

(Refer to pg.6 for image location)

PROPOSALS

The recladding of all five towers will not have any effect on their current use, which will remain residential (Use Class C3). The access to all sites will remain as existing, with no change to the general arrangement layouts of each, including but not limited to driveways, pathways, walls, fencing, boundaries, steps, ramps, access ways, etc.

The mass, bulk or shape of each tower will also not be materially affected, with the overall shape remaining the same and approximate overall dimensions (as dictated by the existing brick plinth and concrete structure) increasing by 30-50mm on each face, hence largely imitating those of the existing cladding, and therefore retaining the existing position in respect of sunlight & daylight.

The recladding will have no negative amenity impacts on residents of the Chalcots towers, the neighbouring estate or the nearby conservation areas. Replacing the existing cladding with new clean panels with less joint lines will enhance the existing position in respect of privacy and outlook.

On the four matching towers (Taplow, Burnham, Bray and Dorney), all 21 storeys above brick plinth level (2nd - 22nd floor) will be reclad, including the roof level where the cladding will extend to the existing parapet level. The existing cladding to ground and first floors will remain as existing, and the curtain-glazed and AOV-clad common areas will remain as existing.

All 19 storeys of Blashford tower above ground level will be reclad, including the



V2 - Proposed Burnham (L) & Taplow (R) Towers from Hampstead Theatre, with Swiss Cottage Library to right foreground

(Refer to pg.6 for image location)

roof level where the cladding will extend to the top of the existing parapet. The external brick face at basement level will remain as existing, as will the finish to the external stairwell and glazing to the common parts.

Fire remedial works will be required to the spandrel infill panels below all windows on all five towers, but these will be reinstated to match existing in both material and colour. On all five towers, where replacement or improvements are required to any existing brick facades, glazing, grills, vents or doors, these will be done to match that existing.

The five towers will have all existing ACM panels replaced with 4mm solid aluminium PPC panels of exactly the same height (floor to floor), colour (RAL 9002 Grey White) and texture (flat). We have sought to simplify / standardise the panel sizes, making them even widths across the solid parts of the elevation. Where the maximum material size allows, there will be one less vertical joint line than currently exists along a run of panels between glazing (i.e. where possible, five panels will be replaced with four wider panels – please refer to the Existing and Proposed Elevations and 3Ds to see where this is the case). Whereas the existing panels were rivet-fixed onto carrier rails, with black rubber gaskets visible in the 10mm gaps between panels; the new proposed solid aluminium PPC panels will be secret fixed with 10mm wide vertical and horizontal joints, and an aluminium PPC backing piece in the same RAL 9002 colour of the panels visible through the joints. This secret fixing method and backing piece will create more visually subtle joints, and give the building a less broken and calmer look.



V3 - Proposed Taplow (L) & Burnham (R) Towers from junction of Adelaide & Avenue Road



V4 - Proposed Dorney & Bray Towers from border of Belsize & Eton CAs (Steele's Rd)

Whereas the existing panels were fixed (via an internal angle) to the existing curtain glazing frames, the proposed replacement cladding will have a separate reveal panel that is fixed back to the concrete structure and not the glazing frame. This will allow the glazing to be easily replaced in 15-20 years at the end of its product life with the minimum works and disruption to the greater cladding system as possible.

The original cleaning and maintenance strategy of the towers was carried out via cleaning gantries. However, these were removed during the recladding works in 2006-2009, and replaced with a structural rail set back inside the roof parapet, to allow for any cleaning to be carried out via abseiling. It is intended to install cleaning gantries to facilitate maintenance and cleaning to all facades.

The proposed works will improve the visual appearance of all five towers. By specifying the same PPC aluminium finish with largely the same panel set-out, the towers will appear very similar, with the secretly fixed panels, horizontal joins to align with the head of the glazing and the closing piece at the window reveals the main differences. In this sense, the application proposals will not have a material impact on the neighbouring conservation areas of Belsize, Elsworth, Eton and Primrose Hill.

At street level, a much cleaner detail will be utilised at all interfaces with brick, glazing frames and pavement. As stated above, a secret joint with a backing piece of the exact same painted metal finish as the panel face will homogenise the panels between glazing, creating a calmer elevation than the existing cladding.



V5 - Proposed Bray Tower from Belsize CA (from junction of Eton Ave & Merton Rise)



V6 - Proposed Burnham Tower from Belsize CA (from Fellows Rd)

Views of the Chalcots Towers from
Belsize Conservation Area to the North.
(Refer to pg.6 for image location)



V7 - Proposed Taplow Tower from Elsworthy CA (junction of Elsworthy Rd & Wadhams Gardens)



V8 - Proposed Blashford Tower from Elsworthy CA (junction of Elsworthy Rd & Primrose Hill Road)

Views of the Chalcots Towers from
Elsworthy Conservation Area to the South.
(Refer to pg.6 for image location)