

182-184 HIGH HOLBORN, LONDON WC2
for
COVENT GARDEN INVESTMENT s.a.r.l.

EXPLANATORY NOTES RELATING TO DISCHARGE OF CONDITION 3(a)

following NON-MATERIAL AMENDMENT application (ref 2017/7090/P)
and DISCHARGE OF CONDITION 3(a) (ref 2017/5320/P)

Ref: R-11
issue: D

Purpose of this report

The purpose of this report is to provide a summary of the design details relating to submission of outstanding detailed construction drawings pursuant to Condition 3a of Planning Permission (ref 2016/5141/P) dated 22 March 2017 as amended by Non-Material Amendment applications (NMA) (ref2017/2418/9) dated 19 May 2017 and (ref 2017/7090/P) dated 22 February 2018.

The elevational drawings as consented under the above NMA (ref 2017/7090/P) are attached, highlighted in colour to show the areas where detailed drawings are outstanding:

Orange Façade re-alignment at levels 04 to 07 to west elevation (boundary to Esavian House)

(To be submitted as a further separate approval of detail application.)

Green Façade re-alignment at level 7 along east elevation only (Smarts Place)

(Submitted for approval)

Blue Façade re-alignment at level 1 along north and east elevations (High Holborn and Smarts Place)

(Submitted for approval)

1 Façade re-alignment at levels 04 to 07 to west elevation (boundary to Esavian House)

Information to be submitted following further design development as a separate approval of detail application.

2 Façade re-alignment at level 1 along north and east elevations (High Holborn and Smarts Place)

The attached drawings show the proposed assembly details for windows and glazing, together with associated glass-reinforced-concrete cladding to the fascia formed between ground floor and first floor glazing.

Drawings are submitted as listed on the attached drawing schedule.

The design details respond to the following points as discussed at the meeting held with Camden design and planning officers on the 14th February 2018:

- i. The specification, materials, colour and assembly details are the same as approved under approval of detail application (ref 2017/5329/P) dated 5 February 2018 for window assemblies to levels 2 to 6,

except for the addition of head details where the top of the glazing returns to form a horizontal glazed roofing element.

- ii. The external expression of the framing to the glass will be consistent for all vertical and horizontal elements, and to be extended to align with the brickwork, i.e. maximum depth of expression.
- iii. The glass-reinforced-concrete fascia below the 1st floor glazing to maintain the slenderness shown on the east elevation (drawing number HH-P-25-MF-01-02-P6) and north elevation (drawing number HH-PP-25-MF-01-04-P5), as approved under NMA ref 2017/7090/P.

3 **Façade re-alignment at level 7 along east elevation only (Smarts Place)**

The attached drawings showing the proposed assembly details for windows and glazing at 7th floor level, where the glazing alignment has been re-positioned in order to eliminate a narrow margin of flat roof between the glazing and the adjacent parapet.

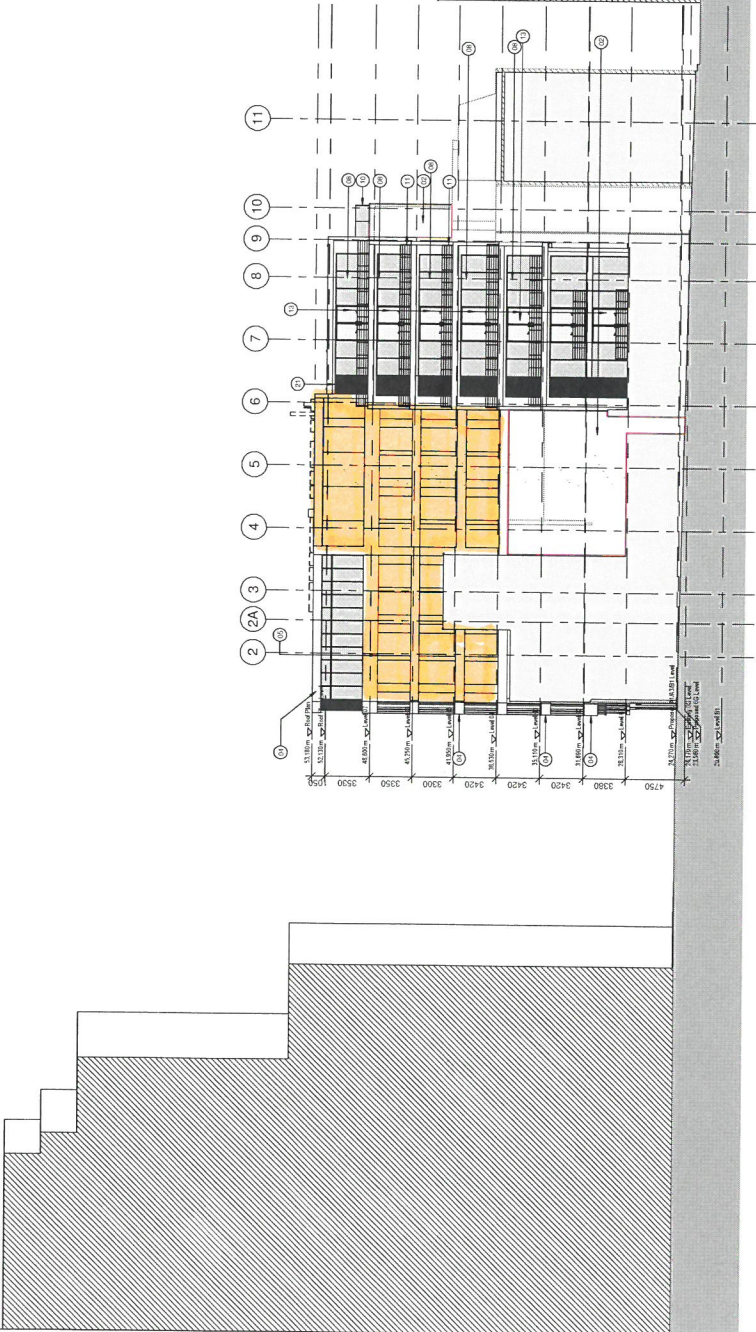
Drawings are submitted as listed on the attached drawing schedule.

The design details shown in the submitted drawings respond to the following points as per previous comments:

- i. The specification, materials, colour and assembly details are the same as approved under approval of detail application (ref 2017/5320/P) dated 5 February 2018 for window assemblies to levels 2 to 6, except for the addition of head details where the top of the glazing returns to form a horizontal glazed roofing element.
- ii. The head detail /roof element is formed with the same glazing and aluminium sections, but a bespoke section of aluminium has been introduced to form the external angle between the vertical and horizontal glazing.
- iii. This proposed bespoke section of aluminium is considered necessary in order to protect the junction between the vertical and horizontal glass from damage caused by incidental use as a foot rest during abseiling as required for facade cleaning and maintenance.
- iv. It is proposed that this bespoke section of aluminium is finished in colour RAL 9002, colour Grey White, in order to minimise the visual definition of the junction.

- MATERIALS:**
1. EXTERIOR STRUCTURE WITH FIRE CAST STONE
 2. EXTERIOR WALLS WITH WHITE METAL LACONISSE
 3. EXTERIOR WALLS WITH WHITE METAL LACONISSE
 4. EXTERIOR WALLS WITH WHITE METAL LACONISSE
 5. EXTERIOR WALLS WITH WHITE METAL LACONISSE
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 22. EXTERIOR WALLS WITH WHITE METAL LACONISSE

- GENERAL NOTES:**
1. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
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SPPARC
ARCHITECTS

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1602 - 182 - 184 High Holborn
PROPOSED WEST
ELEVATION

Author: [Name]
Checked: [Name]
Date: 15.02.2018

Covent Garden Investment S.A.R.L.
HH-P-25-MF-01-03_P5

Rev	By	Date	Description
1	Author	15.02.2018	Initial Design
2	Author	15.02.2018	Revised Design
3	Author	15.02.2018	Final Design

OPTION

STATUS

PLANNING

- CHANGES:**
- Balustrade height to the rear terraces adjusted.
 - Reduction of glazing indentation depth.
 - Extension of first floor curtain wall to the rear terrace of the.

GENERAL NOTES

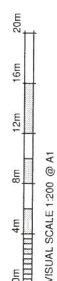
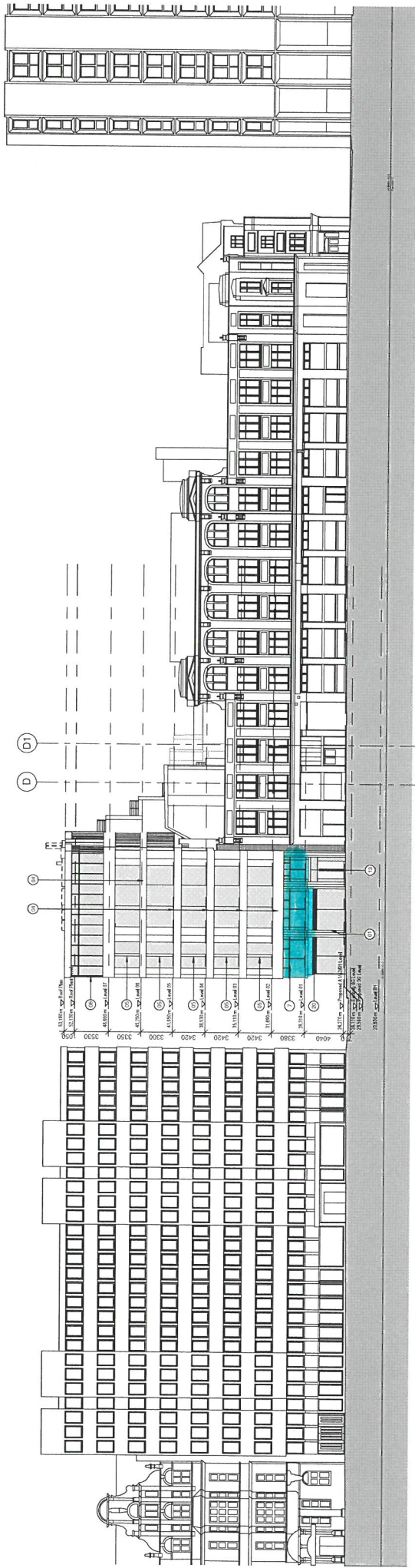
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM THE LOCAL AUTHORITY AND THE CONTRACT ADMINISTRATION TO ANY PROPOSED WORKS.

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3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM THE LOCAL AUTHORITY AND THE CONTRACT ADMINISTRATION TO ANY PROPOSED WORKS.

- MATERIALS:**
1. EXISTING STRUCTURE WITH PINE CAST STONE
 2. EXISTING BRICK TO MATCH EXISTING & COLOUR TINTED
 3. EXISTING BRICK TO MATCH EXISTING & COLOUR TINTED
 4. BRICK PROJECTION WITH WHITE METAL LININGS
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THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM THE LOCAL AUTHORITY AND THE CONTRACT ADMINISTRATION TO ANY PROPOSED WORKS.



SPPARC ARCHITECTURE				1602 - 182, 184 High Holborn				Covent Garden Investment S.R.L.			
N°10 BAYLEY STREET LONDON, SQUARE T +44 (0) 20 7254 4100 W www.spparc.co.uk				PROPOSED NORTH ELEVATION				Drawing Number & Revision			
15.02.2018				15.02.2018				HH-P-25-MF-01-04_P5			
Checked				Checked				Author			
Option				Status				Planning			

- Balustrade height to the rear terraces adjusted.
- Ground floor south elevation retained as existing.
- Extension of level 7 curtain wall to be aligned with the glass balustrade

REFERENCES

- EXISTING STRUCTURE WITH PRE-CAST STONE
LACING.
EXISTING BRICK TO REFURBISHED & COLOUR
TEXTURED BRICK.
BRICK PROJECTION WITH WHITE METAL UNDER
PRE-CAST STONE PIECE
WHITE METAL GILLS & WINDOW HEADS
PPC ALUMINIUM FINES (RAL 9002)
GLAZED WINDOW PANELS IN METAL FRAMING
GLASS BALUSTRADE
METAL BALUSTRADE
TERRACE WITH TIMBER DECKING
EXISTING DOORS WITH METAL FRAMING
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PLANT ENCLOSURE
REVOLVING DOOR
SLUNGER PRE-CAST STONE LOUVRES
LOUVRES
WOODEN GLASS
POLLER POST LITTER

1. LOUNGES
2. FRITTED GLASS
3. SLENDER PINE CAST STONE LOUNGES
4. REVOLVING DOOR
5. LOUNGED PLANT ENCLOSURE
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RESEARCH DESIGN

CONTRACTOR TO IMMEDIATELY ADVISE THE CONTRACT ADMINISTRATOR & ARCHITECT OF ANY DISCREPANCIES BETWEEN THE EXISTING SURVEY DRAWINGS AND THE SITE SITUATION IF FOUND TO EXIST. SHOULD A DISCREPANCY BE IDENTIFIED, THE CONTRACTOR IS TO REQUEST VERIFICATION FROM THE CONTRACT ADMINISTRATOR BY WAY OF INSTRUCTION PRIOR TO PROCEEDING WITH THE ASSOCIATED WORK ORDERING OF MATERIALS.

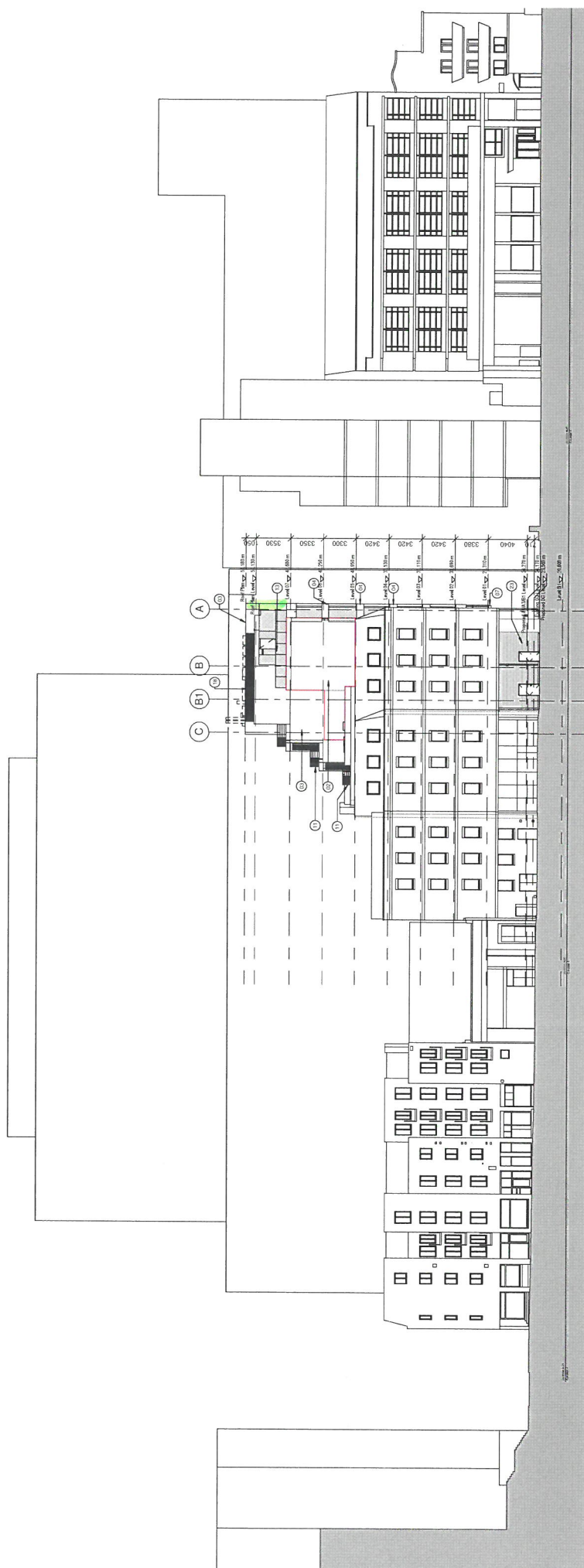
WHERE THERE IS A PERCEIVED DISCREPANCY BETWEEN THE ARCHITECTS' M & E/ STRUCTURAL DRAWINGS, SPECIFICATIONS AND SCHEDULES, CHOICE OF THE ARCHITECT ARE TO TAKE PRECEDENCE. THE CONTRACTOR IS TO SEEK CLARIFICATION FROM THE CONTRACT ADMINISTRATOR PRIOR TO UNDERSTANDING THE WORKS OR ASSOCIATED RISKS.

THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS. ANY DISCREPANCY TO BE VERIFIED WITH THE ARCHITECT'S BEFORE PROCEEDING WITH ANY WORKS.

DO NOT SCALE DRAWINGS.

REQUIRED DIMENSIONS TO BE WORKED IN ALL CASES. ALL SUPPLIED TAMBER AND TAMBER BASED PRODUCTS MUST CARRY THE FOREST STEWARDSHIP COUNCIL'S "SGO TRADEMARK OR OTHER LABEL FROM AN ACCREDITED CERTIFICATION BODY, FROM AN INDEPENDENT CERTIFICATION BODY FOR GOOD FOREST MANAGEMENT, OR FROM AN ACCREDITED CERTIFICATION BODY ACCEPTABLE TO THE ARCHITECT. CHAIN OF CUSTODY DOCUMENTATION IS TO BE PROVIDED PRIOR TO ANY ORDERING OF TAMBER. TAMBER AND TAMBER BASED PRODUCTS ON REQUEST BY THE ARCHITECT, WHERE APPROPRIATE, MUST BE INDEPENDENTLY CERTIFIED. TAMBER STOCKS ARE NOT TO BE MIXED WITH OTHER STOCKS. TAMBER AND WOOD PRODUCTS MAY BE OBTAINED FROM SUPPLIERS THAT HAVE ADORPTED A MANAGEMENT SYSTEM THAT PROVIDES EVIDENCE OF A COMMITMENT TO SUSTAINABLE FOREST MANAGEMENT THAT POLICY.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, STRUCTURAL ENGINEER'S, M/E ENGINEER'S AND OTHER CONTRACT DOCUMENTS.

[illegible]

182 HIGH HOLBORN, LONDON WC2

For

COVENT GARDEN INVESTMENT s.a.r.l

Drawings Submitted Under Condition 3(a)

Condition 3a states:

"Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Details including sections at 1 :5 of all windows (including jambs, head and cill), piers, ventilation grills, louvres, canopies, external doors and gates."

Accordingly, please find enclosed sections drawings, prepared by Wintech, demonstrating details of all windows (including jambs, head and cill), piers, ventilation grills, louvres, canopies, external doors and gates at a scale of 1 :5.

Drawings Approved Under Condition 3 (a) Ref: 2017/5320/P			Drawings for Approval:
Drawing No's:	Drawing Title	Revision No:	Revision No:
D-103	EWS-01: 1st Floor Horizontal Fin Detail	Rev: 04	Rev: 07
D-104	EWS-01: 1 st Floor Fin Details	Rev: 04	Rev: 08
D-105	EWS-01: 1 st Floor Fin Details	Rev: 03	
D-106	EWS-01: 1 st Floor Corner Detail	Rev: 03	
D-108	EWS-01: Horizontal Section Through Profiled Panel to 1 st Floor	Rev: 03	Rev: 08
D-109	EWS-01: Horizontal Detail Through Spandrel Panel	Rev: 03	
D-123	EWS-01: Horizontal Section Through Recess To Existing Building	Rev: 03	
D-126	EWS-01: Vertical Section Through Level 1 Slab to Recess (GRC)	Rev: 02	
D-200	EWS-02: Vertical Section Through Existing Slab	Rev: 07	
D-201	EWS-02: Vertical Section Through Existing Slab	Rev: 07	
D-210	EWS-02: Jamb Details To Brick Faced GRC Columns	Rev: 07	
D-250	EWS-02: Vertical Section Through Existing Slab (Brick Faced GRC Panel)	Rev: 05	
D-257	EWS-02: Vertical Section Through Existing Slab	Rev: 06	
D-258	EWS-02: Horizontal Section Through GRC Pilaster	Rev: 06	
D-263	EWS-02: Vertical Section Through Existing Slab	Rev: 03	
D-271	EWS-02: Horizontal Section Through Level 6 Feature Panel	Rev: 05	
D-272	EWS-02: Horizontal Detail Through Internal Facet (Glazing)	Rev: 05	
D-275	EWS-02: Horizontal Section Through Corner	Rev: 04	
D-276	EWS-02: Horizontal Section Through Recess	Rev: 03	

D-277	EWS-02: Horizontal Section Through Corner, Grid 9-A	Rev: 03	
D-304	EWS-03: Vertical Section Through Level 6 Slab	Rev: 02	
D-306	EWS-03: Vertical Section Through Level 7 Slab	Rev: 02	
D-307	EWS-03: Vertical Section Through Roof Level Coping	Rev: 02	
D-312	EWS-03: Corner Detail To High Holborn	Rev: 02	
D-320	EWS-03: GRC Detail	Rev: 02	
D-402	EWS-04: Curtain Wall Cill Detail	Rev: 04	
D-403	EWS-04: Curtain Wall Mullion Details	Rev: 05	
D-407	EWS-04: Sliding Door Jamb Detail And Meeting Stile	Rev: 04	
D-413	EWS-04: Curtain Wall Jamb Detail (Louvre)	Rev: 04	
D-415	EWS-04: Level 02 Slab Edge Detail – Curtain Wall	Rev: 03	
D-422	EWS-04: Vertical Section Through Level 01 Slab Edge (Louvers)	Rev: 03	
D-503	EWS-05: Plan Details	Rev: 05	Rev: 07
D-506	EWS-05: Plan Details	Rev: 04	
D-511	EWS-05: Lift Slide Door Head Detail	Rev: 03	
D-512	EWS-05: Lift Slide Door Jamb Details	Rev: 03	Rev: 04
D-600	EWS-06: Vertical Section Through Level 7 Slab	Rev: 07	
D-601	EWS-06: Vertical Section Through Roof	Rev: 07	
D-602	EWS-06: Mullion Detail	Rev: 04	
D-605	EWS-06: Horizontal Section Through North East Corner	Rev: 04	
D-700	EWS-07: Vertical Section Through Level 7 Slab	Rev: 04	
D-706	EWS-07: Vertical Section Through Lower Roof Level	Rev: 02	
D-707	EWS-07: Jamb Detail To EWS-03 Column	Rev: 03	

New Drawings Submitted for Approval Under Condition 3(a)			Drawings for Approval:
Drawing No's:	Drawing Title		Revision No:
D-146	EWS-01: Horizontal Section Through Profiled Panel To 1 st Floor		Rev: 03
D-216	EWS-02: Vertical Section Through 2 nd Floor Slab		Rev: 03
SK-500	EWS-05: Vertical Section Through Redesigned Area		Rev: 01
SK-502	EWS-05 Proposed Head Detail		Rev:01
SK-503	EWS-05 Proposed Cill Design To Redesigned Area		Rev:01