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Project	1349, changes to fenestration, cladding and balustrade, front elevation
Site	Sixth floor, Ariel House, 74a Charlotte Street, London, W1T 4JQ
Client / Applicant	LF CanLife UK Property ACS c/o Canada Life European Real Estate Ltd
Date	02-07-2018
Document	**Design and Access Statement**

Introduction

Burogloo have completed this document on behalf of the applicant, who propose to carry out minor alterations to the recessed / set-back front elevation at sixth floor level at the aforementioned site, including over-cladding existing brickwork mullions and transoms, replacing in a like-for-like style the defunct aluminium framed double glazed fenestration units and replacing the ageing glazed balustrade to the terraced areas at sixth floor level. The works include for works only at sixth floor level which can only obliquely be seen from the street level below.

No other changes are proposed.

Context

The building sits between Charlotte Street and Charlotte Mews and the elevation to which changes are proposed faces onto Charlotte Street, to the front of the application building. No changes are proposed to any other floor other than sixth floor and no changes are proposed to any other elevation.

The elevation proposed as being over-clad and to receive new fenestration is set back from the front elevation at lower levels (fifth and below) by some 1900mm and is only visible from Charlotte Street at some distance. The view to the buildings highest storey is also obstructed by trees to Charlotte Street so that only at the very ends of the terrace at both sides are the proposal visible from street level.

The site is flanked by other buildings of similar height and similar architectural quality and importance. Car parking to the site in accessed from Charlotte Mews, pedestrian access is afforded to the building from Charlotte Street. Neither access is altered by the proposals.

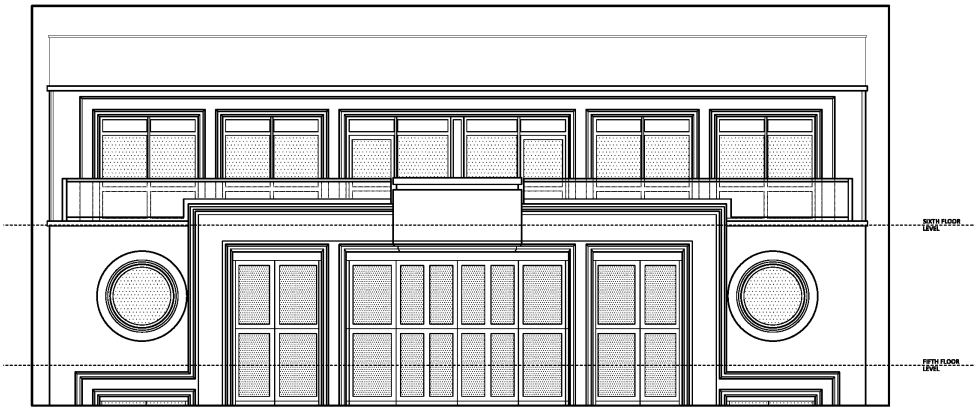
The fenestration proposed for replacement is old and in need of replacement and the brickwork construction around is dated and in need of refurbishment and repair. The applicant is proposing carrying out refurbishment through over-cladding, and through replacement glazed units, mimicking those below in style and colour.

Proposals

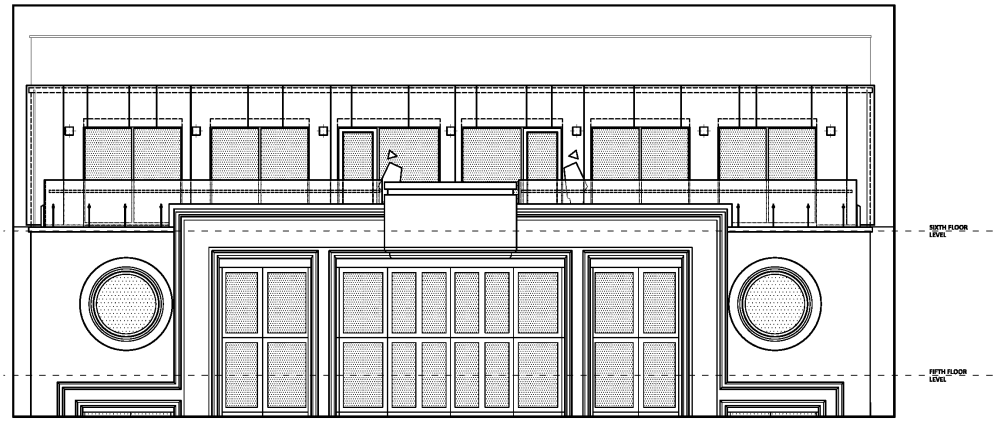
The proposals involve the replacement, in like-for-like style, materials, colours and detailing fenestration to sixth floor, removing spandrel panel detail over existing fenestration and over-cladding existing masonry in a proprietary cladding sheet detailed as set out on design drawings, and extracts below.

To the front of the sixth-floor balcony, the proposal is to remove the metal framed glazed balustrade and replace with glazed balustrade with slender brushed stainless-steel fin fixings and affix a handrail to inner face of the new glazing, so reducing bulk of the handrail / balustrade design. By locating the handrail to the inner face of the glazed balustrade the impact upon the elevation is minimised. The balustrade glazing will only partially be in view due to the masonry construction and the overall height of balustrade only marginally higher than the existing (so as to meet the most recent building regulations).

Within the balcony area new decking is proposed which will be hidden from view. External lighting is proposed, and a data sheet has been provided with this Statement. The lighting is set out on the proposal drawings, and replaces existing lighting proposed for removal.



Existing front elevation at 6F level



Proposed front elevation at 6F level

Photograph across existing balcony

Visual setting out proposals from similar position

The Statement is accompanied by detailed design documentation, a cladding material sample, a fenestration sample, and a decking sample.

Access

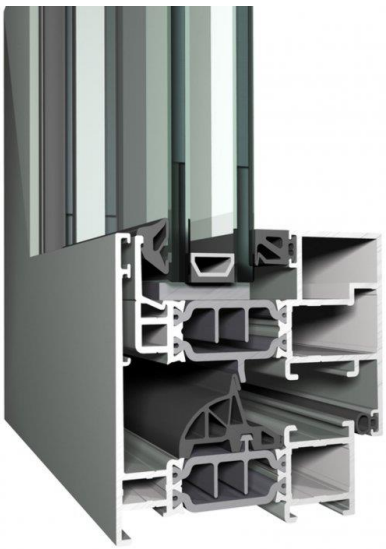
The proposals involve no changes to the access afforded to the building at present. Presently the balcony is access via steeped access from the office space at sixth-floor level, this will be retained as existing.

Design

The fenestration and cladding are proposed as replacements for the existing as set out on application documentation and proposal drawings. The proposals are limited to the sixth-floor recessed elevation facing onto the balcony with views over Charlotte Street. The proposals are to replace defunct and dated finishes with high quality complimentary finishes which pick up on the colouring of existing fenestration elsewhere and improve the outlook of the top level of the building whilst tying in the balcony areas with lower levels. The replacement glazed balustrade is designed to reduce its visual impact on street scape, albeit only ever seen obliquely and from distance.

Materials

The fenestration is proposed in colour-coated aluminium to match glazing at lower levels on front elevation, from Reynaers high quality CS77 fixed and opening system range:



Installation example:

The cladding is proposed in grey tone (anthracite) Marley Eternit Equitone Natura. This rain-screen cladding will sit in front of existing façade brickwork and return to the window openings, giving a sharp contemporary finish; as the façade in question (6th floor only) is set back from the masonry below, the cladding will read with fenestration adjacent rather than existing masonry elsewhere. The cladding panels are mounted on proprietary rail fixings, hidden from view, with 10mm shadow gaps between panels, which run from decking level to parapet height over 6th floor.

Colour / texture example:

Precedent example of cladding installations:

The glazed balustrade proposed is designed to be simple and non-intrusive, replacing a heavy-topped and heavy-based system with minimal glazing.

Handrail and glazed balustrade precedent. Note that glazing fixings will be either face-fixed within balcony area or mounted to parapet in spigot and fin form as cited on design information:

Handrail

Glazed balustrade precedent (with base fixings)

External up-and-down LED lighting is proposed in the form of Flos Climber units, which are colour-matched to the (proposed) elevation cladding; lighting is directed towards the balcony areas controlled via external sensors and override switching linked to the office accommodation lighting.

Climber wall (cladding) mounted Lighting

Conclusions

The applicant's proposals are considered minor in their nature and confined to fenestration and localised cladding on one elevation only obliquely visible from the street below. The glazed fenestration is a replacement and does not differ in detail or overall design terms from the existing, utilising and adjusting existing openings as necessary.

The replacement glazed balustrade to the elevation is considered minor in nature but looks to enhance the overall aesthetic appeal of the existing building.

Through the use of high quality proprietary products, it is proposed that the overall design and material quality of the building is improved, specifically at 6th floor level, where the changes are proposed. It is considered that, due to the set-back nature of the elevation at 6th floor from lower floors, and the only-oblique views to the elevation under consideration, that the proposals are not of detriment to the building nor its context.

The replacement glazed balustrade is considered to be of a better quality in terms of design and materials than that it replaces, makes best use of the space available (balcony) and affords more light into the office space at 6th floor level, making for a more comfortable working environment.

End