

Phoenix Place, Mount Pleasant – Phase 1 (Block A)
Condition 12 - Materials

Submission to LB Camden - Apr 2019



Purpose of Document

This document has been prepared by Broadway Malyan on behalf of Taylor Wimpey Central London / Bouygues to illustrate the proposed facing materials. This document is to be considered alongside the submitted hand samples and site mock-ups presented to LB Camden officers.

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Introduction

This document has been prepared by Broadway Malyan on behalf of Taylor Wimpey Central London/Bouygues to illustrate the proposed facing materials listed below as viewed in the mock-up panel presented to Officers on 10th April. This document should be considered alongside the submitted hand samples and site mock-ups presented to LB Camden Officers and is submitted for approval under Condition 12 to discharge (b) (in full), (c) (partial – courtyard stone banding only), (d) (in full) and (f) (in full).

The materials submitted for approval are:

- Main street facing brickwork: Wienerberger – Pagus Grey Black Mud Creased Multi
- Courtyard facing / contrasting street facing brick: Bespoke Brick Co. – Karma White Grey Handmade
- NorDan composite Window frame, spandrel, cill and lintol flashing: Bronze Anodised Aluminium (Colour Ref: C33)
- GRC Reconstituted stone band (courtyard) colour Portland
- Mortar as viewed on site colour – natural
- Brickwork movement joint: Everbuild 825, Colour - buff
- Substation Doors and louvres: Metallic bronze PPC. Akzo Nobel, Interpon D2525, Anodic III, Y2217F, Steel Bronze 2 Matt

Planning Condition 12 - Materials

The wording of the LB Camden planning condition is as follows:

Details of facing materials including samples shall be submitted to and approved in writing by the Local Planning Authority on a Section by Section basis prior to any super structure works commencing on that Section. The details and samples shall include:

- a) 1:50 elevations of all entrances (residential, office, flexible use) to include doors, sections, elevational and threshold treatments, all to be shown in context and to a scale of 1:50
- b) brickwork including buff, red and brown coloured with varied mortar colours (including brick panels and mortar courses);
- c) cladding panels;
- d) window treatment (including sections and reveals);
- e) roofing materials;
- f) louvered treatment to substations;
- g) glazing;
- h) balustrading treatment (including sections);
- i) any other materials to be used.

An elevational mock-up of external materials to be used in blocks A, B, C and D shall be erected on site and shall be approved in writing by the Local Planning Authority prior to any works commencing on blocks A, B, C or D.*

Notes

This document provides details of the materials / elements highlighted in red (see left). The remaining materials will be submitted in separate reports as the detail design / BYUK procurement progresses.

The elevational mock-up illustrated in this document and erected on site by Bouygues UK is for Phase 1 (Block A) only. A separate mock-up for Blocks B, C and D will be commissioned at a later date by Taylor Wimpey Central London.

Planning Condition 12 Part B – Brickwork

Selection Process

The brick selection process involved the following activities:

- Review of the approved planning docs (including DAS)
- A photographic survey of neighbouring brick buildings
- Aesthetic / technical review of samples provided by various brick suppliers
- Collation of completed building photos for selected bricks
- Review of brick samples in direct sunshine and shade to observe colour variation
- Presentation of 1x1m sample panels to LB Camden Planning officers on site

Planning Docs & Site Survey

The planning documents contain a mixture of 2d bay studies; 3d renders; photo realistic CGI images and photographs of precedent materials (see pages 6,7,9 & 10).

The brick appearance varies depending on the presentation medium and no brick manufacturer or range is prescribed.

The built context of the site is very eclectic. The brickwork of the neighbouring buildings has been studied and has informed some of the early brick selections.

LB Camden Planning Officer Input

LBC Planning officers, Jonathan McClue and Kevin Fisher, met with TWCL, BYUK and BM on Dec 4th 2018 to discuss the brick selection process and they reviewed some 1m x 1m samples. Officers subsequently provided formal feedback on 10th January 2019 after revisiting the site with the LBC Conservation Officer.

After a subsequent site meeting on 25th January 2019, officers identified two bricks for Bouygues to order for inclusion in the elevational mock-up. The mock-up was presented to officers on 10th April 2019.



Phoenix Place, Mount Pleasant – Phase 1 (Block A)

Condition 12 - Materials

Selection 1 - Facing Brick for Courtyard / Contrasting Bands & Brick Balconies



Extract from DAS (Vol III , Fig 3.98)
Courtyard View



Described in DAS (Vol III , Fig 3.83) as:
Light coloured brick in the 'buff-white range'

Phoenix Place, Mount Pleasant – Phase 1 (Block A)

Condition 12 - Materials

Selection 1 - Facing Brick for Courtyard / Contrasting Bands & Brick Balconies



Visualisation - Mount Pleasant



Visualisation - The Walk



Visualisation - Gough St

Phoenix Place, Mount Pleasant – Phase 1 (Block A)

Condition 12 - Materials

Selection 1 - Facing Brick for Courtyard / Contrasting Bands & Brick Balconies



Building Precedent



Building Precedent

Brick Data

Supplier: Bespoke Brick Co

Ref: Karma White-Grey
Handmade

Size: 65 x 215mm

Mortar: Bucket handle,
natural

Phoenix Place, Mount Pleasant – Phase 1 (Block A)

Condition 12 - Facing Materials

Selection 2 - Facing Brick for Street and Brick Balconies



Visualisation - Mount Pleasant



Visualisation - Phoenix Place

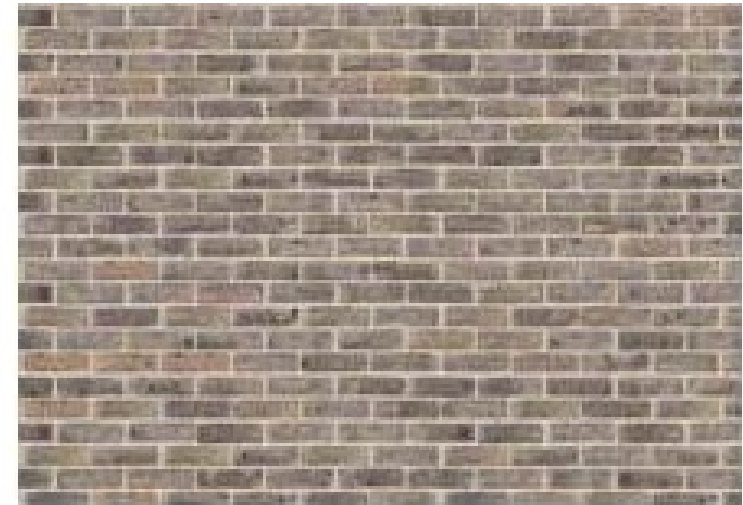
Phoenix Place, Mount Pleasant – Phase 1 (Block A)

Condition 12 - Facing Materials

Selection 2 - Facing Brick for Street and Brick Balconies



Visualisation
Mount Pleasant



Described in DAS (Vol III , Fig 3.83) as:
Stock brick in the 'red-brown-buff range'

Phoenix Place, Mount Pleasant – Phase 1 (Block A)

Condition 12 - Facing Materials

Selection 2 - Facing Brick for Street and Brick Balconies



Building Precedent – Aldgate Place



Building Precedent – Aldgate Place

Brick Data

Supplier: Weinerberger

Ref: Pagus Grey-Black
Mud Creased Multi

Size: 65 x 200mm

Mortar: Bucket handle,
natural

Planning Condition 12 Part D - Windows & Reveals

Typical Window Reveal & Head Details

Varying window reveal depths help to give the Phoenix Place façades a more textured appearance. In the original planning application documents there were discrepancies between the drawn and written information.

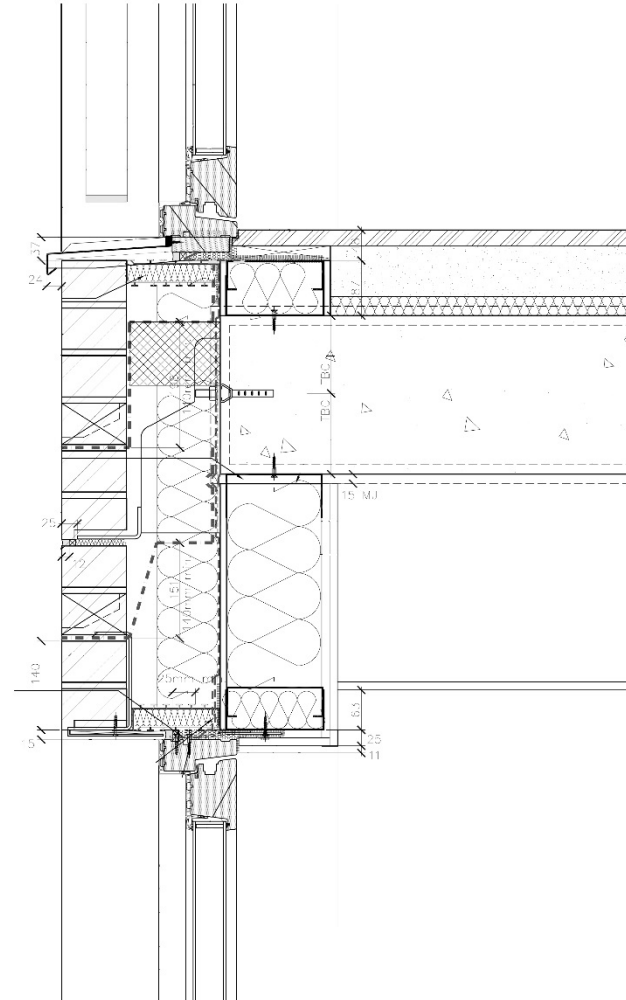
For clarity, and to reflect the intent of the planning Architect (AHMM), it is proposed that the typical window reveal depths are set approx. 70mm and approx. 150mm back from the face of the brickwork.

Steel lintols are proposed at all window heads. To ensure that the steel lintol is concealed from view, a discrete aluminium soffit detail is proposed in the same finish as the window frames and window sills. (see drawings to the right).

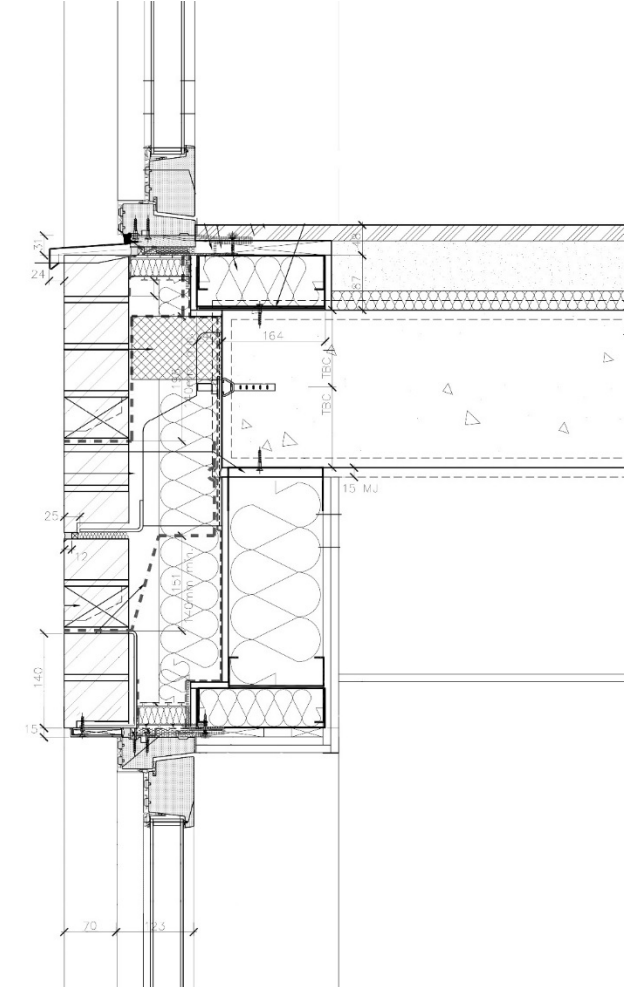
This detail was presented to LB Camden as part of the large site mock-up on 10th April 2019. Refer to the mock-up drawing and photos on pages 14 / 15.

The mock-up features a window type that has a bronze anodised spandrel above a fixed vision panel.

Other window conditions will be picked up as part of the following:
Condition 12 Part C) – Cladding (Mount Pleasant shop fronts)
Condition 12 Part H) – Balustrading Treatment (Juliet / Balconies)



Vertical section through window with approx. 150mm brick reveal showing aluminium soffit flashing detail



Vertical Section Window with approx. 70mm brick reveal showing aluminium soffit trim detail

Phoenix Place, Mount Pleasant – Phase 1 (Block A)

Condition 12 - Facing Materials

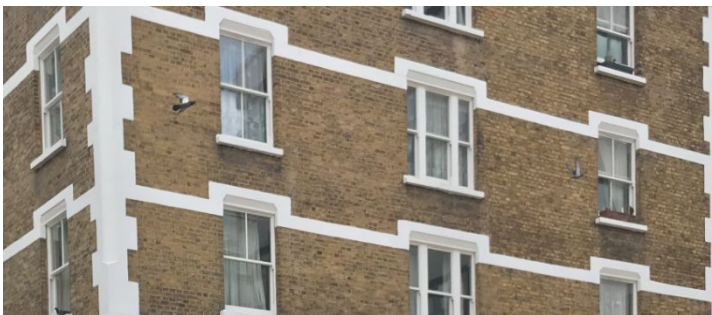
Planning Condition 12 Part D - Windows & Reveals

Typical Window Reveal at Recon' Stone Band (courtyard)

The window reveals in the courtyard also vary in depth (approx. 70 or 150mm). Here, the window reveals interface with a linear recon' stone band detail and each floor level.

Due to maintenance concerns raised by the Client, it is proposed that the recon' stone band is installed in the same plane as the surrounding brickwork. This will mitigate a significant area of the façade that birds could otherwise perch on that could lead to staining of the light coloured façade materials. This proposed detail (right) shows an approx. 70mm reveal. This detail was presented to LB Camden as part of the large site mock-up on 10th April 2019. Refer to the mock-up drawing and photos on pages 14 / 15.

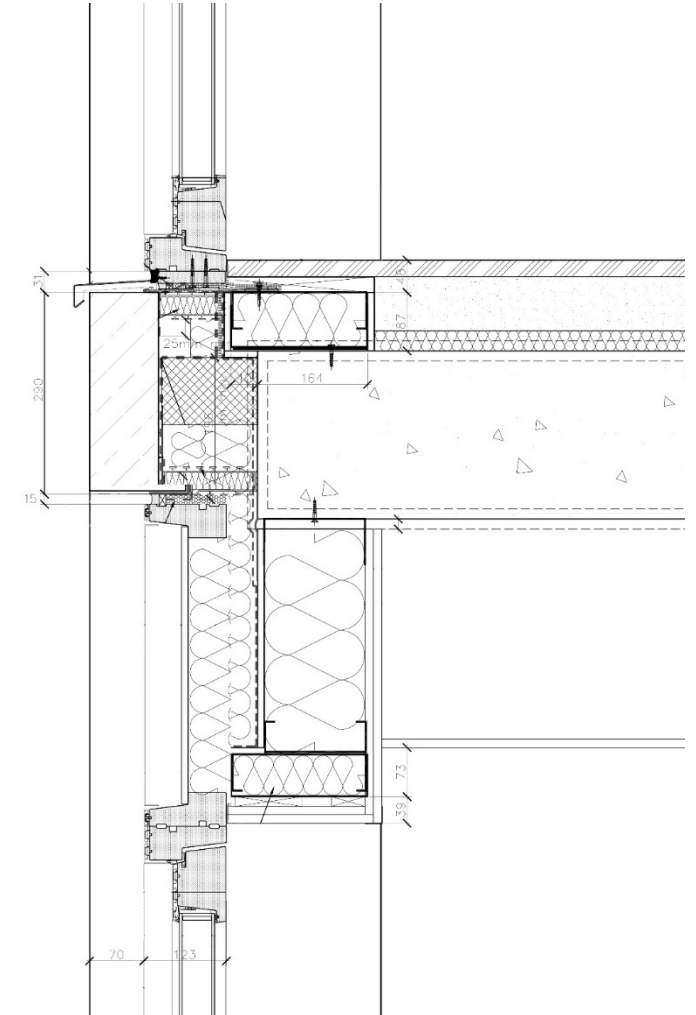
A flush stone band is a common detail in the vicinity of the Mount Pleasant site. The image below shows a Mansion Block on the corner of Elm Street and Mount Pleasant (below).



Mansion Block at corner of Elm Street and Mount Pleasant



Courtyard CGI (from DAS) showing projecting reconstituted stone projecting cills

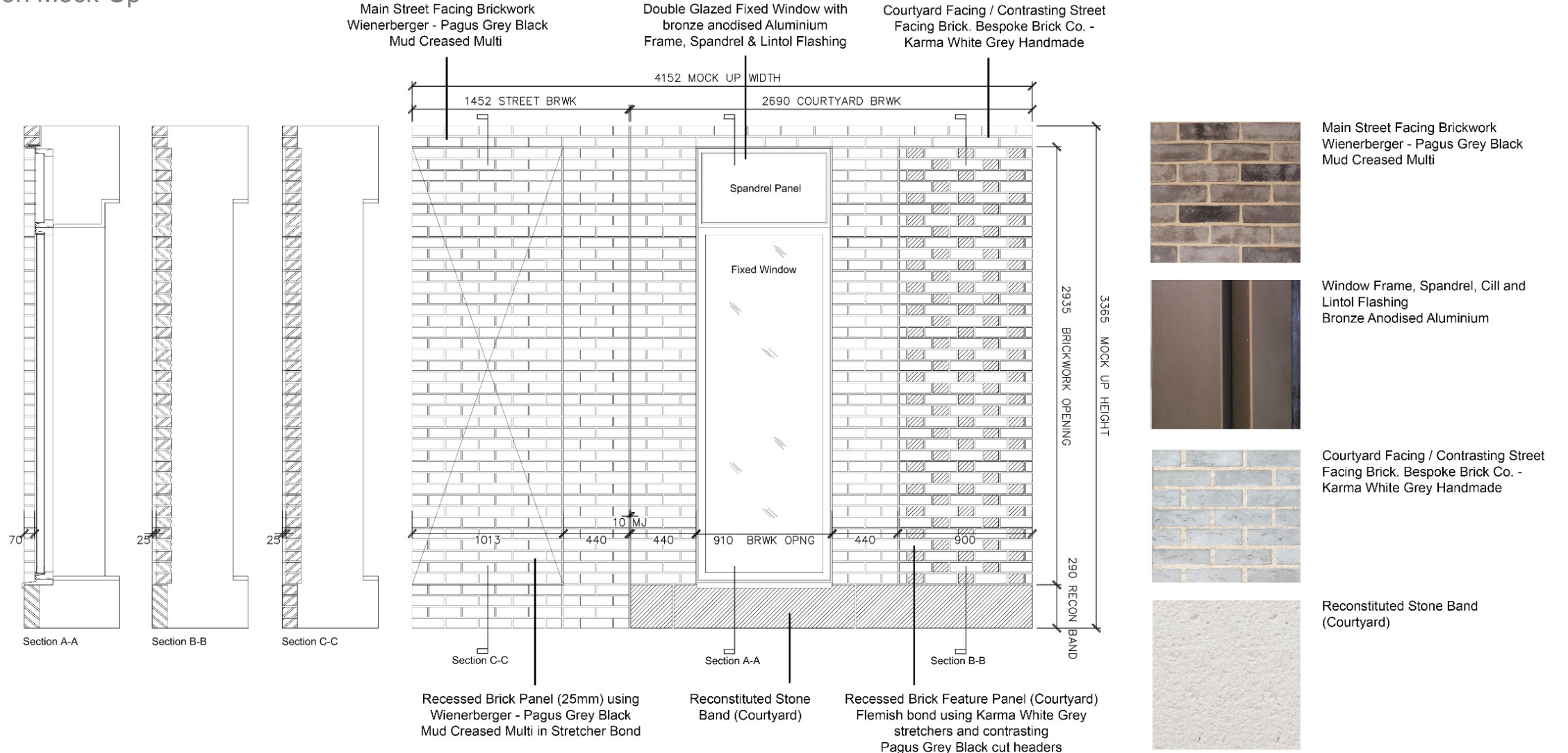


Proposed detail of flush reconstituted stone band

Phoenix Place, Mount Pleasant – Phase 1 (Block A)

Condition 12 - Facing Materials

Elevation Mock-Up



Sections

Elevation

Material Key

Phoenix Place, Mount Pleasant – Phase 1 (Block A)

Condition 12 - Facing Materials

Elevation Mock-Up Photos



Courtyard Brick & Textured Panels



Street Brick



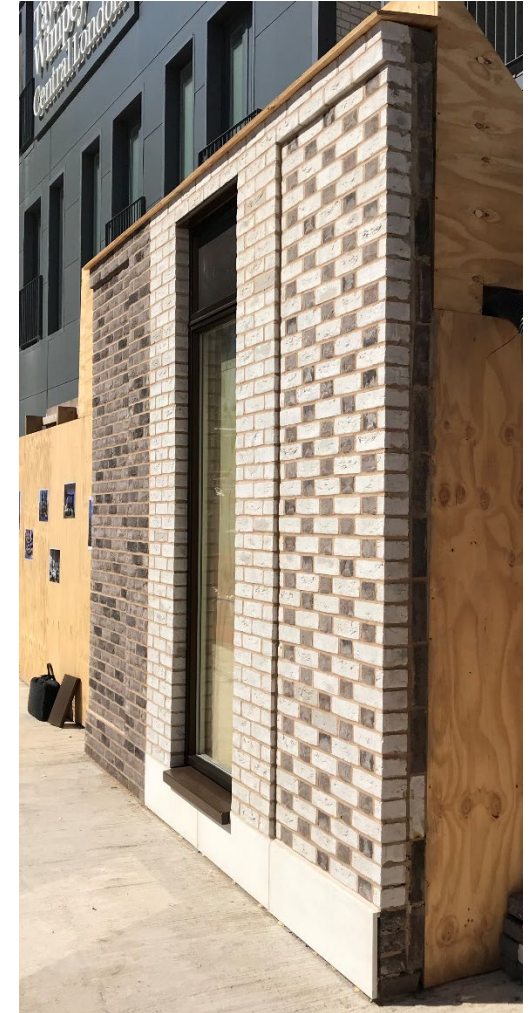
Courtyard Brick



Bronze Anodised Aluminium C33



Recon Stone Band



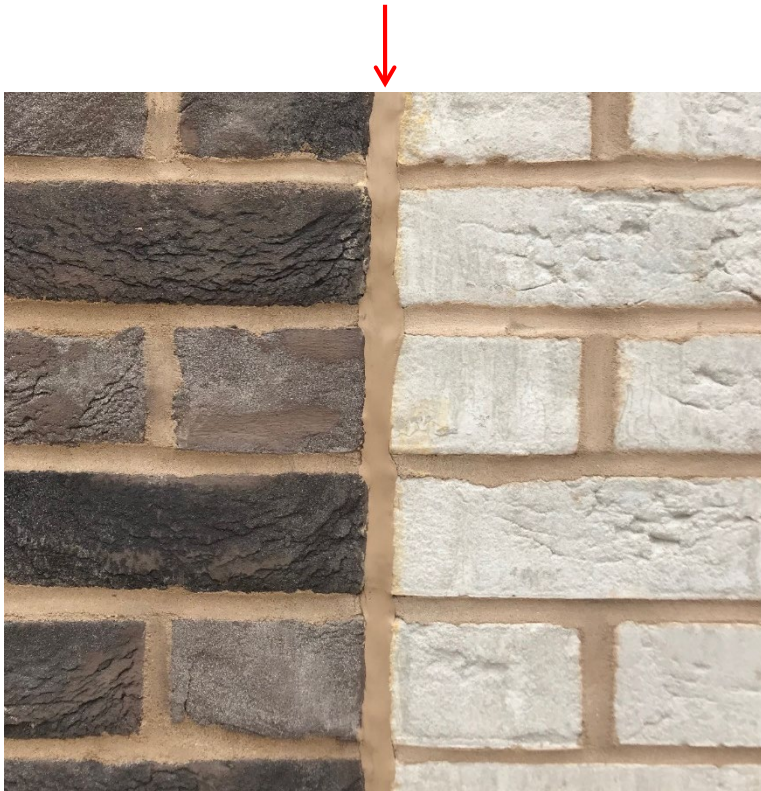
Street Brick & Recessed Panel

Phoenix Place, Mount Pleasant – Phase 1 (Block A)

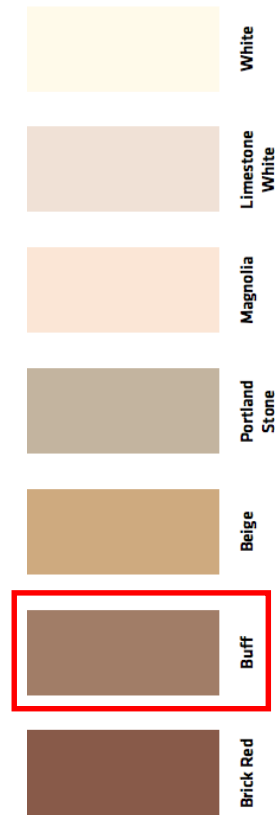
Condition 12 - Facing Materials

Mortar & Movement Joints

As presented on the façade mock-up, a natural mortar will be used on all brickwork. To reduce the visual impact of movement joints it is proposed that a buff coloured silicone is used to complement the colour of the natural mortar. Close up photo of bricks, mortar and silicone below.



Natural Mortar Proposed Throughout



Excellent low modulus, **SILICONE SEALANT**

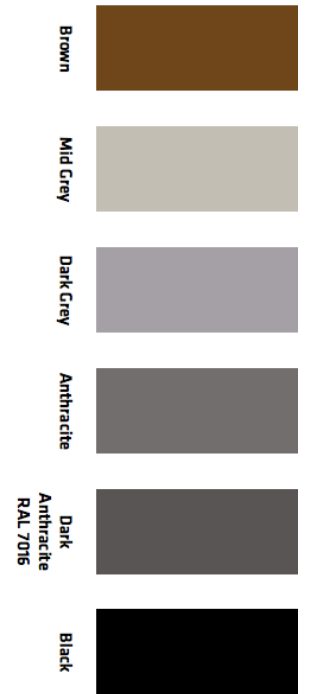
- Expansion and connection joints to stone, brick, concrete and composite panels
- Perimeter sealing to PVCu and aluminium window and door frames

CHARACTERISTICS AND ADVANTAGES

- Non slump
- Excellent weather resistance
- Suitable for both porous and non-porous substrates
- Adheres to a wide range of common substrates
- Wide colour range

APPROVALS

- ISO 11600 F&G 25 LM
- EN15651-1: 2012, Type F EXT-INT-CC
- EN15651-2: 2012, Type G-CC
- EN15651-3: 2012, Type S



Proposed Silicone (see vertical joint highlighted with red arrow, left)

Phoenix Place, Mount Pleasant – Phase 1 (Block A)

Condition 12 - Facing Materials

Substation Door & Louvre Finish

The substation doors and louvres at Mount Pleasant are manufactured using steel so they cannot anodised to match the window and door frames.

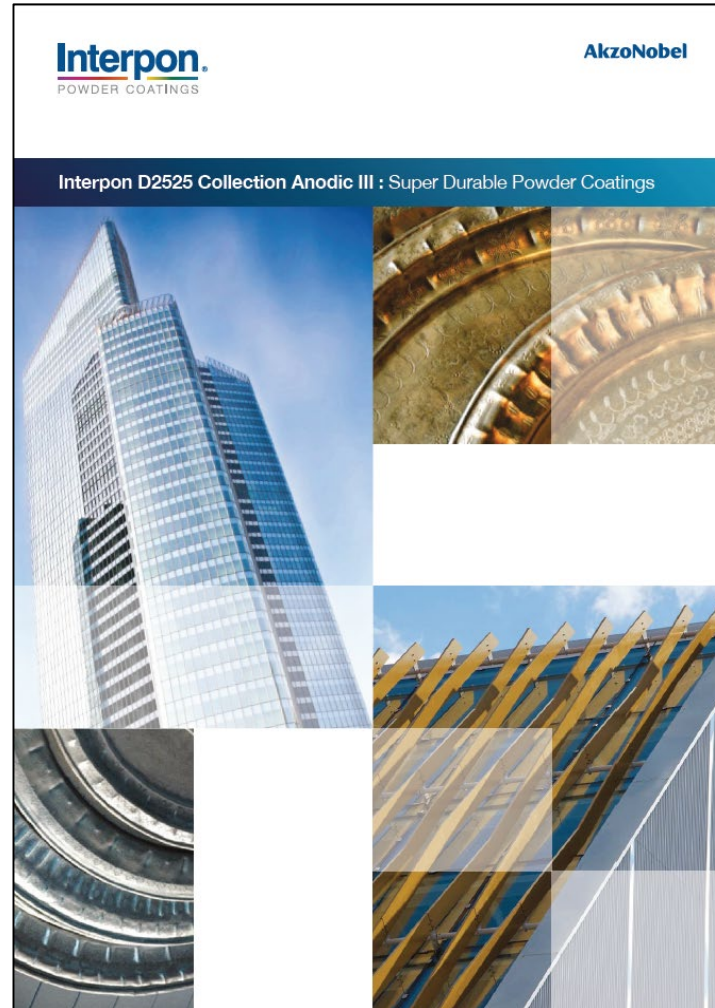
It is proposed that a metallic bronze polyester powder coating is applied to the doors by Power On / Sunray to mimic the bronze anodising (ref C33).

A sample of the proposed finish (ref: Akzo Nobel, Interpon D2525, Anodic III, Y2217F, Steel Bronze 2 Matt) was presented to LB Camden officers on 10th April and 1st May.

Further substation details will be submitted under Condition 34.



Hand sample of PPC presented to LBC



Akzo Nobel, Interpon D2525, Anodic III Range with proposed colour highlighted in red

