



ASTOR COLLEGE – S96A NON MATERIAL AMENDMENTS

PROPOSED DESIGN CHANGES: COMMENTARY 12TH FEBRUARY 2019

1.0 Preamble

- 1.1 This submission relates to a number of proposed minor amendments to the external elevations of Astor College student residence, Charlotte Street, which have arisen from technical design development. The development has been granted Full Planning Permission 2015/1139/P and Variation or Removal of Condition(s) 2017/3751/P.
- 1.2 Changes arose from necessary technical design developments identified by the principal contractor, Galliford Try, who are appointed to complete the technical design prior to construction.
- 1.3 In order to describe these changes, revised drawings have been prepared by DLA Architecture, who are the architects for the principal contractor, Galliford Try. These drawings substitute those previously approved by application 2015/1139/P in 2015 and Variation or Removal of Condition(s) 2017/3751/P, as set out below:

Title	Approved Drawing no. (DLA Architecture)	Proposed Drawing no. (DLA Architecture)
Proposed Elevation Charlotte Street	1250 C	1250 I
Proposed Elevation South West	1251 C	1251 H
Proposed Rear Elevations	1252 C	1252 G
Proposed Lower Ground Floor	1099 C	1099 D
Proposed Upper Ground Floor	1100 A	1100 C

Clouded amendments are included on the proposed drawings, to assist with identifying the changes. Extracts from these drawings are included in the following commentary and compared with extracts from the approved planning drawings.

The proposed elevational changes fall into the following categories:

- Roof guarding
- Structural constraints
- Services development
- Fenestration

Details of, and justifications for these, changes are summarised below

2.0 Summary of proposed changes

2.1 Roof guarding

The guarding is required to step down to reflect the step in roof levels at the transition of the original building to the 1970s extension. This is in order to maintain the integrity of the guarding system. This change in height of the guarding is not visible from street level – see photo below under section 2.2.1. (Refer to drawings 1250, 1251, and 1252.)



Top: Extract from approved planning drawing.

Bottom: Extract from proposed design change drawing.

2.2 Structural constraints

2.2.1 Spandrel panel

Following further structural investigation into the 1970s extension, the existing masonry panels below windows cannot be removed without a detrimental effect to the structural integrity of the façade. This affects the new replacement windows to the Charlotte Street frontage. Clear glazing was originally proposed to these new windows, however as masonry has to be retained behind these windows at low level, a back painted glass panel has been introduced to the lower panes to mask the masonry from view.

It is intended that the back painted glass (colour RAL 9005) will be as that already adopted for the window spandrel panels at second floor level to windows within the stone treatment further along this frontage. (Refer to drawing 1250.)



Above: Photo indicating the windows in situ.

2.2.2 Movement Joint

Upon inspection of the existing façade by the cladding subcontractor when the scaffold was in place, it was discovered that the façade steps in plan at the point of an existing movement joint formed in dark mastic. The proposed solution, which needs to work with the brick slip cladding system, is to form a new movement joint on the same line, formed in PPC aluminium in a colour to match the brickwork mortar. (Refer to drawing 1250.)



Left: Extract from approved planning drawing.
Right: Extract from proposed design change drawing.

2.2.3 Soffit profile at Bedford Passage cantilever

Design development by the brick slip cladding manufacturer concluded that the brick vertical stack bond pattern at the base of the 1970s extension cantilever could not be formed effectively as a taper. This is due to the interfaces required to hide new insulation build-up to the soffit while also achieving a sloped soffit within the available brick coursing.. It was concluded that it was not possible to achieve a visually satisfactory result.



The revised detail adopts a non-tapered solution. (Refer to drawing 1250.)

Left: Extract from approved planning drawing.

Right: Extract from proposed design change drawing.

2.3 Services development

2.3.1 Rainwater pipes

On site investigations revealed that the existing exposed rainwater pipework to the balconies cannot be rerouted internally through the building at this level due to structural constraints. The presence of downstand beams at the upper level obstruct the intended route and it is not possible to conceal rainwater pipes within the façade treatment.

It is proposed to replace the existing external plastic pipework with 100mm diameter aluminium pipework and hoppers, finished with a polyester powder coating in colour RAL 7044, which is intended to blend with the lighter coloured brick slip façade. (Refer to elevation drawings 1250, 1251.)



Top: Extract from approved planning drawing.
Middle: Extract from proposed design change drawing.
Bottom: As constructed photo: RWPs are not conspicuous from the street.

2.3.2 Gas pipe

It is proposed to remove the existing exposed gas riser pipework and install a new pipe provided to minimise the amount of services routed externally. The new gas pipe will run internally within the building until it exits through a panel in the curtain wall system, and then rise directly to the roof plant room. It is proposed to clad the gas pipe within a purpose-made enclosure with a polyester powder coated finish, colour RAL 7044 in order to blend with the lighter coloured brick slip façade. (Refer to drawing 1251.)



Left: Extract from approved planning drawing – note original survey background did not show retained existing gas pipe.

Right: Extract from proposed design change drawing.

2.3.3 Louvre vent

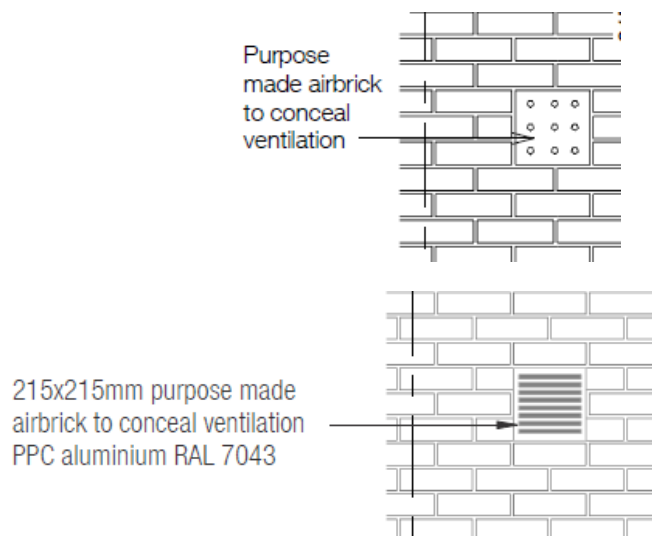
The laundry room has been relocated, and consequently it requires a new ventilation extract system. It is proposed to route the ductwork to exit the building on the rear elevation, via a high-level pane in the new curtain wall system. The louvre will be aluminium and polyester powder coated in colour RAL 7043 to match the curtain wall framing. Drawing extracts above in 2.3.2 also apply. (Refer to drawing 1251.)



Above: As constructed photo.

2.3.4 Extract vents

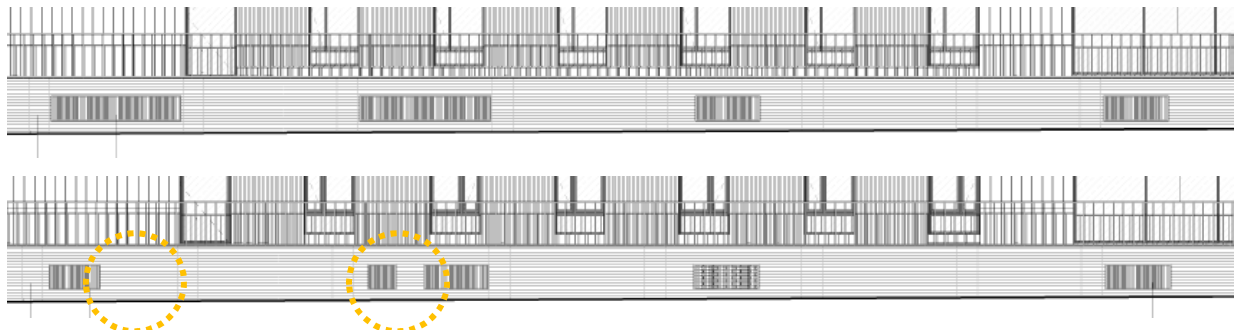
Extract vents to the rear facades have been amended to reflect achievable free area extract rates. They are now proposed as aluminium louvres finished with a polyester powder coating, colour RAL 7043. (Refer to drawings 1251, 1252.)



Top: Extract from approved planning drawing.
Bottom: Extract from proposed design change drawing.

2.3.5 Reconfiguration of vent louvres

Some areas of ventilation louvres shown on the previously submitted drawing have now been reduced in size. (Refer to drawings 1250.)



Top: Extract from approved planning drawing.
Bottom: Extract from proposed design change drawing.

2.3.6 Relocation of smoke vent

A smoke vent previously intended to be incorporated into the pavement is now to be integrated into the plinth, due to structural constraints. This louvre would only be used in the event of a firefighting situation. (Refer to drawings 1250.)



Top: Extract from approved planning drawing.

Bottom: Extract from proposed design change drawing.

2.4 Fenestration

2.4.1 Stair core (stair C) and corridor

The format of the corner windows to the stair core and the windows to the end of the corridor within the rear extension have been rationalised to allow maximum opening vents, whilst maintaining a transom at 1.1m above landing floor level, as a fall protection measure. Glass to these windows facing the Middlesex Hospital Annexe site will remain as opaque glazing. (Refer to drawings 1251, 1252.)



Left: As represented in DAS.

Right: As constructed.

2.4.2 Charlotte Street podium

Alternate opening lights to the Charlotte Street podium have been handed so that when opened they do not clash with internal staircases in mezzanine bedrooms where the layouts are also handed. (Refer to drawing 1250.)



Top: Extract from approved planning drawing.

Bottom: Extract from proposed design change drawing.

2.4.3 Lowered door transom

The height of the main entrance door has been reduced in order to reduce its weight and make it easier to operate. The fixed window over has been enlarged to compensate. There is no reduction to the overall amount of glazed façade. (Refer to drawing 1250.)

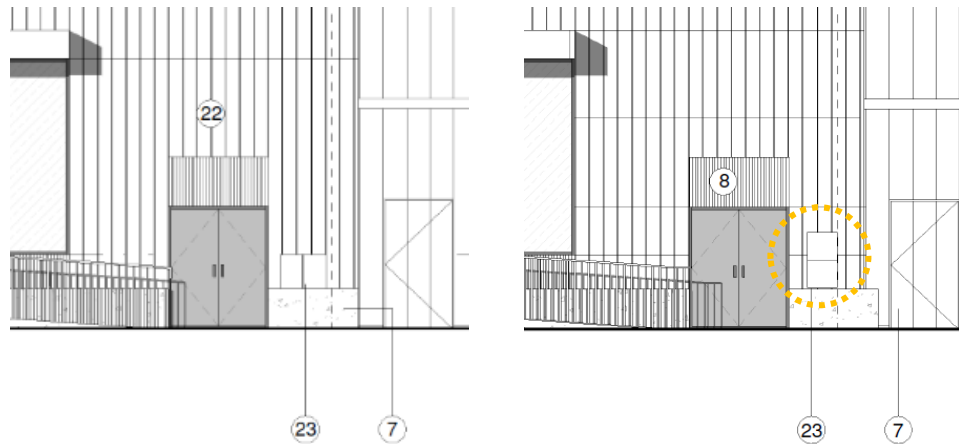


Top: Extract from approved planning drawing.

Bottom: Extract from proposed design change drawing.

2.4.4 Bin store doors and dry riser inlet

Design development has necessitated moving the bin store doors slightly to the right, to coordinate with the changed ramp layout approved under a previous application. This has also necessitated stacking the dry riser inlets vertically rather than horizontally. (Refer to drawing 1250.)



Left: Extract from approved planning drawing.

Right: Extract from proposed design change drawing.