

# 5.0 PROPOSALS

## 5.12 External Appearance E/W Façades

Key materials and facade elements are described below. Please refer to the general arrangement elevation drawings for further information.

### Layering / Vertical shading

The vertical shading panels shall comprise rectangular aluminium extrusions and will be fixed back to extruded aluminium 'C' Channels at slab edges. The shading panels step in and out relative to the facade rather than all being in one plane (alternating floor by floor).

The extent of solar shading varies depending on the aspect of the facade in question (solar gains and overheating risk is greater to the south west and therefore additional shading is proposed here).

Finish: Specialist polyester powder coating in 3no. Tones in order to replicate the natural colour variation found in timber screens.

### Balconies with integrated planters

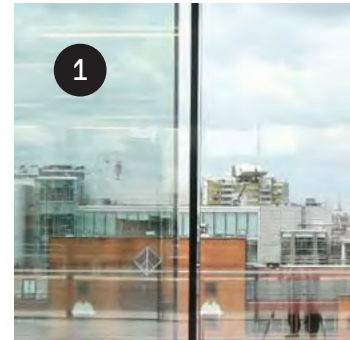
Part inset / part projecting balconies with integrated planters (2no. Alternating types to S/E & S/W corners). 1no. Inset type to the centre.

Finish: Vertical balustrade members to match vertical shading. Balustrade handrails / metalwork to the integrated planters and soffit panels will have a Specialist polyester powder coat finish to in a warm rich colour to compliment facade panels and vertical shading.

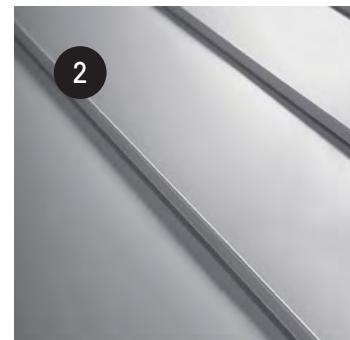
### Standing seam roof

To be comprised of continuous aluminium sections. Silver Colour with adequate micre to achieve silver look.

Key Facade Materials



Vision glazing



Silver coloured aluminium standing seam roof

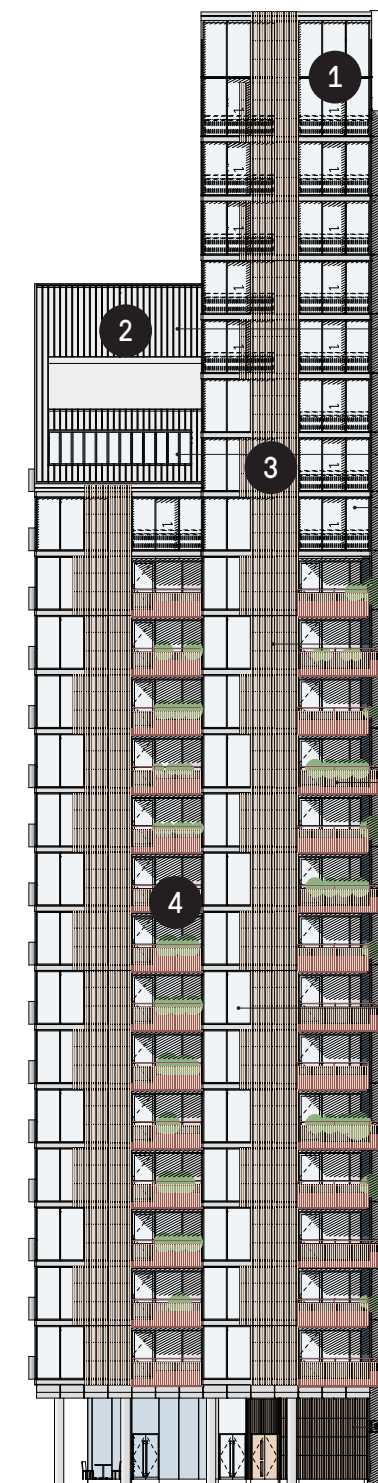


Polyester powder coated vertically orientated slatted shading (Colour to be agreed)



Polyester powder coated balcony planters behind balustrades (Colour to be agreed)

Element



West elevation extract

Polyester powder coat  
C Channels at slab edges

Metal standing seam roofs

Glazed roof light

Winter gardens at level 15+

Vertically orientated slatted shading

Part inset / part projecting balconies with integrated planters (2no alternating types to S/E & S/W corners).

Vision glazing

PPC Vertical slats to goods lift / service lobby

# 5.0 PROPOSALS

## 5.13 Materiality expression and colour

The proposed envelope materials must not only respond sensitively to the distinctive character of Somers Town but also be robust, require minimal maintenance and age well.

### Bespoke profiled cladding panels:

Cladding Type A (Central returns and flag elevation): Natural anodised aluminium is proposed for the flag elevation so that it is light in colour, self finished and honest in appearance. Natural anodising uses an uncoloured anodic film which is transparent and shows the appearance of the underlying metal.

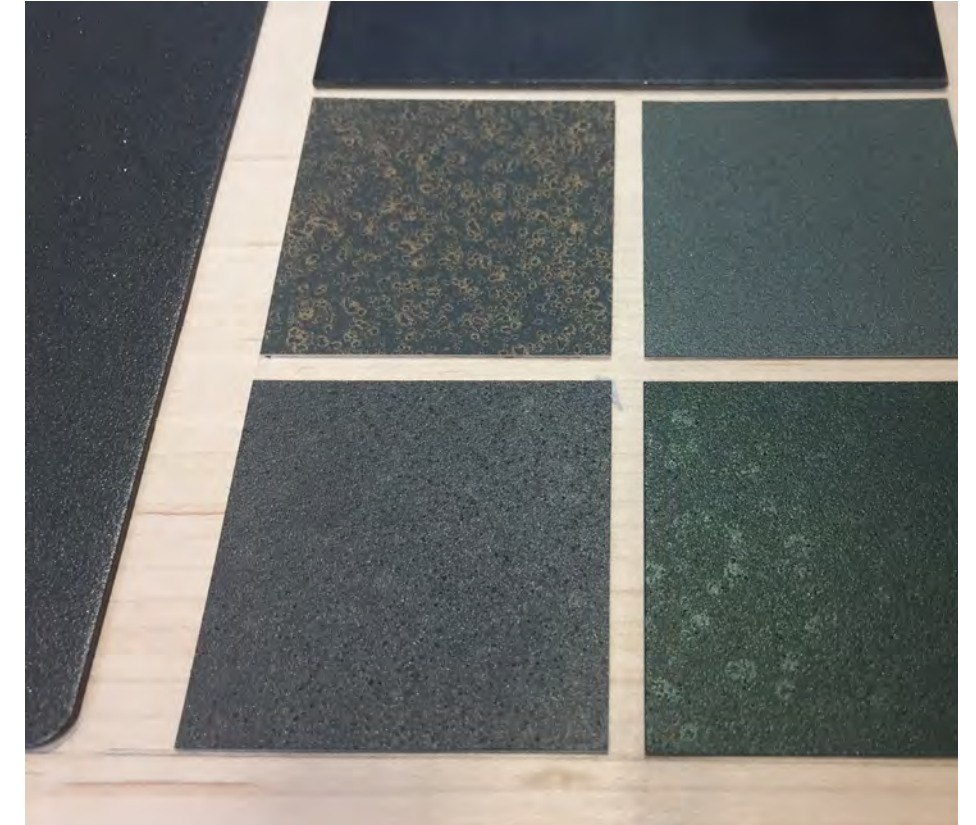
Cladding Type B (North & South Façades): The intention is to use a bold strong colour with a textured finish. The photos on this page show potential material/colour choices for this element.

### Profiled cladding design

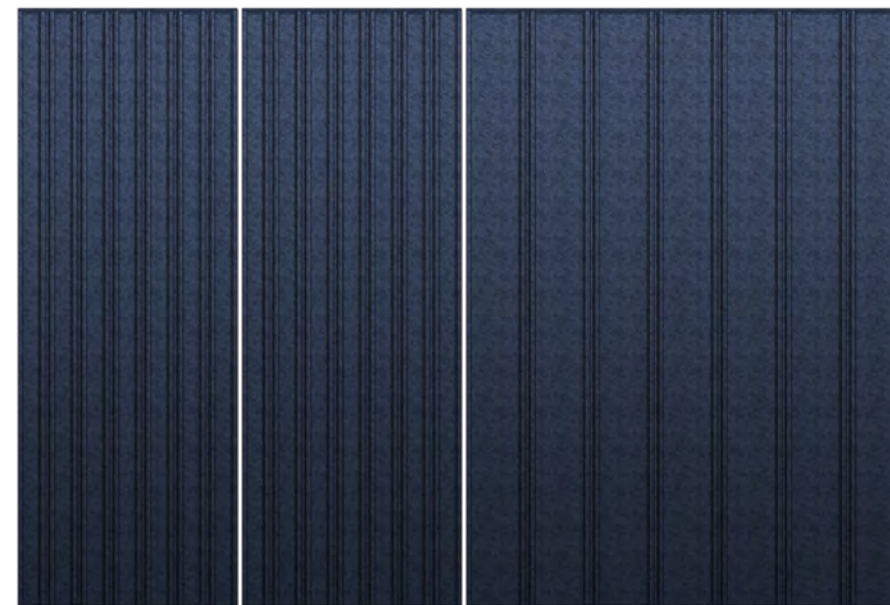
Two types of bespoke profiled cladding panels are proposed a single panel with a closer grain and a double width panel with a wider grain. The profile has been designed to read as a continuous rhythm when viewed obliquely (as the profile conceals vertical joints between panels).



Specialist polyester powdercoat 'PPC' samples presented at DRP 'Chairs review' 8th Nov. (Potential material/colour choices Cladding type B)



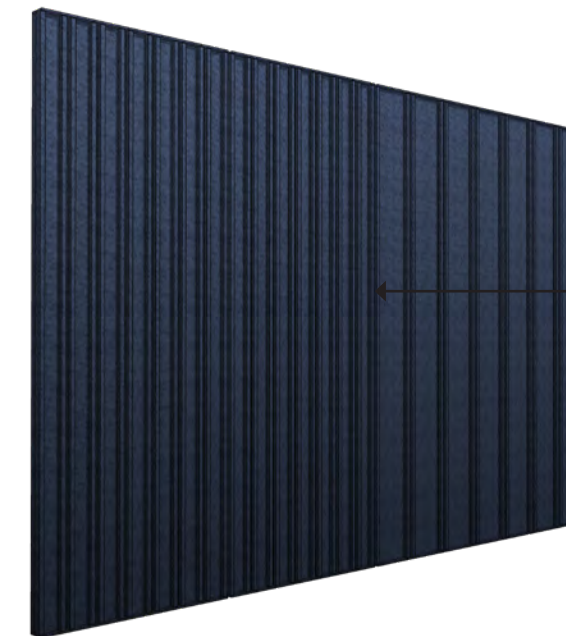
Close up illustrating texture and sheen.



Storey height single panels (closer grain)

Storey height double panels (wider grain)

Cladding diagrams (Elevation)



Continuous rhythm when viewed obliquely (profile conceals vertical joints between panels)

Cladding diagrams (Perspective view)



# 5.0 PROPOSALS

## 5.15 Current Scheme Visuals

5.15a Illustrative View 01





# 5.0 PROPOSALS

## 5.15 Current Scheme Visuals

5.15b Illustrative View 02





# 5.0 PROPOSALS

## 5.15 Current Scheme Visuals 5.15c Illustrative View 03





# 5.0 PROPOSALS

## 5.15 Current Scheme Visuals

5.15d Illustrative View 04





# 5.0 PROPOSALS

## 5.15 Current Scheme Visuals

5.15e Illustrative View 05





# 5.0 PROPOSALS

## 5.15 Current Scheme Visuals

5.15f Illustrative View 06





# 5.0 PROPOSALS

## 5.15 Current Scheme Visuals

5.15g Illustrative View 07





# 5.0 PROPOSALS

## 5.15 Current Scheme Visuals

5.15h Illustrative View 08





# 5.0 PROPOSALS

## 5.15 Current Scheme Visuals

5.15i Illustrative View 09





# 6.0 ACCESS & SERVICING



# 6.0

## ACCESS

### 6.1 Access Summary

This section of the document describes the design of the Brill Place tower in terms of accessibility. The tower design has been considered with regard to resident access, guest/user access, and maintenance/repair access. The access principles remain almost identical to the previously consented scheme (albeit adjusted to suit the new layouts) but are restated here for clarity.

#### Entrances

The building has a number of entrances appropriate to specific uses, which are described below.

#### Residents' Lobby

The residents' entrance is on the north eastern corner of the building and is controlled either by fob or by a concierge. Access is possible either to the communal staircore or the two passenger lifts leading up to the apartments. A disabled wc is provided at ground floor level for use by residents, the concierge and visiting guests.

#### Commercial Unit

Access to the proposed commercial unit is to the south western side of the building at grade level, from the hard landscaped area to the west of the tower. From these entryways, guests can only access the commercial unit itself; the residential areas are not accessible. Staff have some restricted access to the basement for the depositing of waste.

#### Deliveries And Maintenance

Various provisions are made for deliveries, parking is made available temporarily on the southern side of Brill Place. Postal deliveries will come through the main residents' lobby entrance and are taken by the concierge. There is specific area for post within the lobby which can be accessed by the residents. Large bulky items can be stored by the concierge on the mezzanine level. There is also a space provision for the storage of food deliveries.

#### Maintenance Access

Maintenance access is controlled by the concierge, and is permitted via the main communal stairs and lifts. Plant rooms are accessed via the goods lift, or alternatively the stairs or either of the passenger lifts. Access to the roof top plant and BMU garage is by the main staircase.

#### Refuse Access

The refuse strategy suggests all access to dedicated waste stores to be via the goods lift. With regard to collection refuse collectors do not need to enter the building at any time.

#### Manifestation

Two rows of bespoke semi translucent manifestation are provided to the ground floor glazed façades in accordance with the requirements of Approved Document Part M of the Building Regulations.

#### Parking And Drop Off

The residential tower is a car free development with the exception of blue badge on street parking for disabled users, subject to consent from Camden Council. Drop off parking is available directly opposite the residents' entrance on the southern side of Brill Place. Deliveries by larger vehicles will be handled in the same manner. Please refer to the original Transport Assessment for more information.

#### Approaches And Levels

All entrances have level/step free access permitting wheelchair access to all areas. The level access to the residents' entrance is maintained along the facade to the east of the building.

#### Cycle Parking

Cycle parking is afforded to all residents and visitors. 86 spaces were previously provided. 119 spaces are now proposed due to the increase in apartment numbers (the uplift has been calculated in accordance with London Plan standards). Storage is proposed as double stacked racks and sheffield stands. The cycle storage is accessible via both the goods lift or the passenger lifts - residents will bring their bicycles into the building via the goods lift. The

goods lift is positioned on the south of the building adjacent to the substation.

#### Fire Access And Escape

The tower has been designed in accordance with the recommendations of BS 9991. In line with this guidance, people outside of the apartment of fire origin should usually be relatively safe to remain there in the event of fire. Fire safety features are proposed whereby it should not usually be necessary to evacuate the entire building, except those who are immediately affected by fire, those who are otherwise directed to do so by the Fire Brigade, and to facilitate the safe escape of those who choose to do so. The building is served by a single staircase, protected in accordance with the guidance for such arrangement contained within BS 9991.

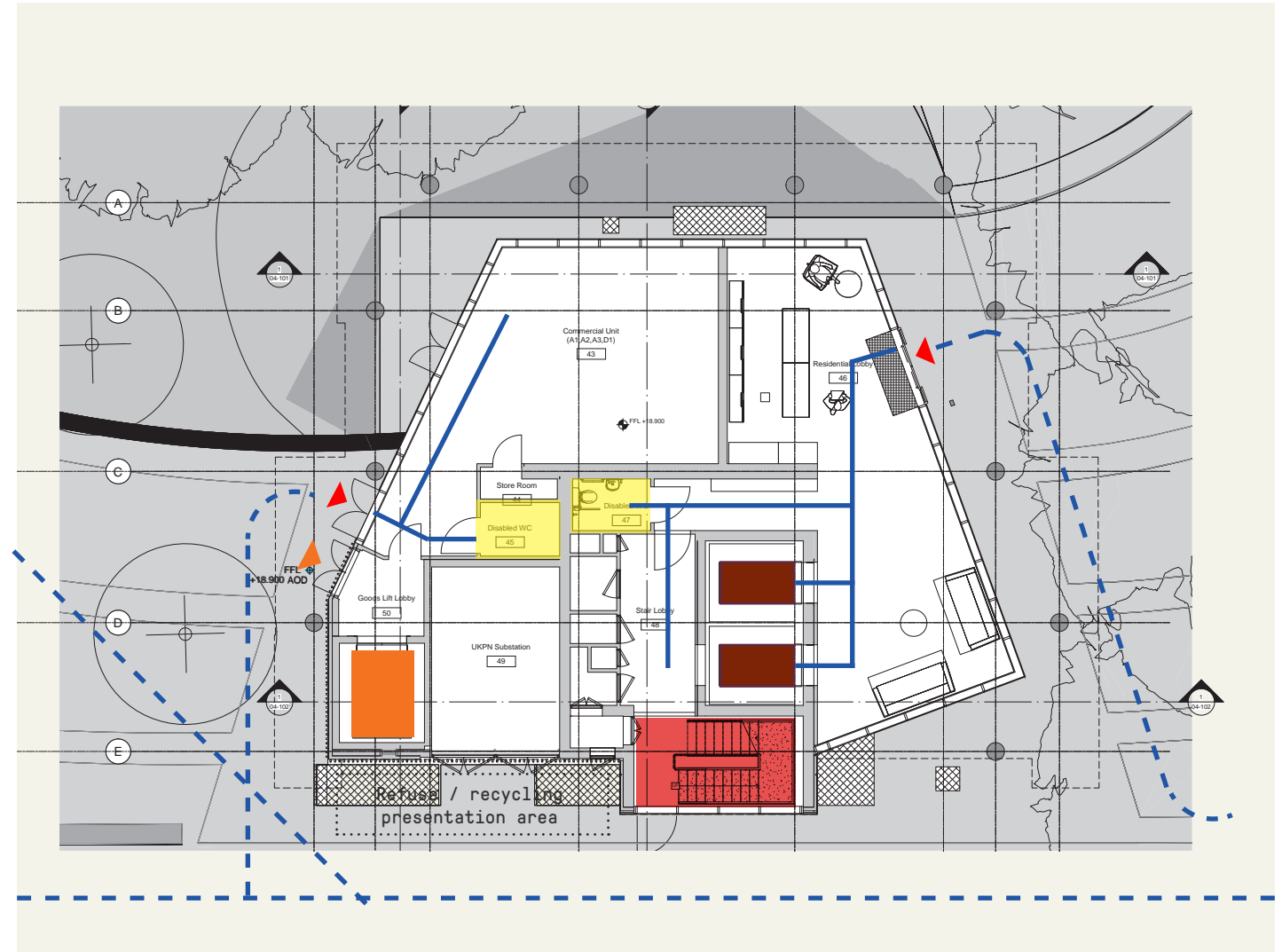
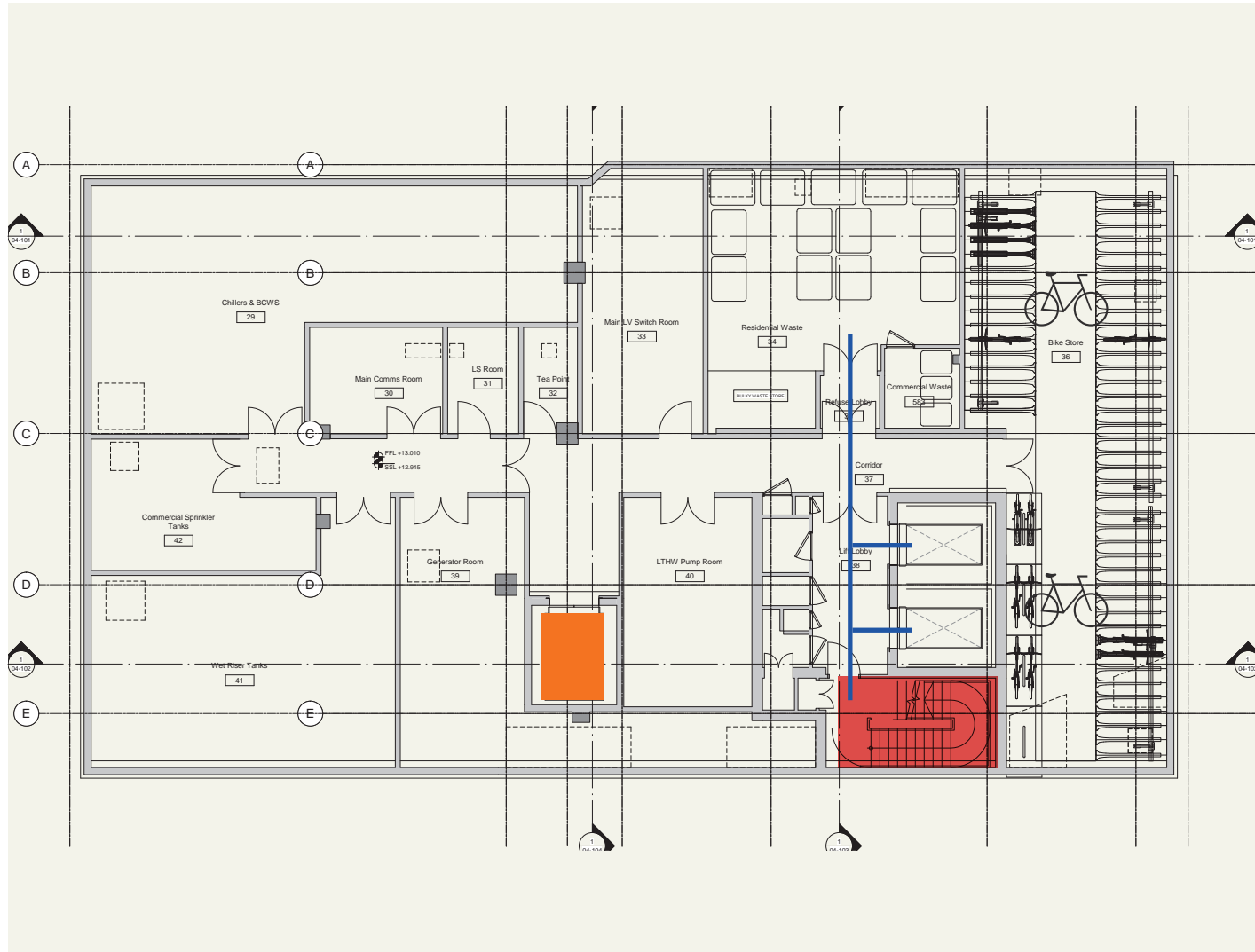
Some aspects of the building's design differ from the recommendations of the BS 9991, and in these cases fire engineering will be used to justify deviations from guidance documents, with solutions subject to approval from Building Control and the Fire Brigade.









The main focus for the fire strategy is in developing an engineered means of escape and open plan apartment layout strategy based on the provision of enhanced fire safety measures. Measure will also be used to justify links between the residential stairs and ancillary accommodation, the design of the penthouse and triplex apartments. Sprinklers are provided throughout for the purposes of structural fire protection, and to facilitate the open plan layouts. Enhancements have been made over and above the standard BS 9251:2005 sprinkler design in order to reflect the increased height of the tower.



# 6.0 ACCESS

## 6.2 Access Diagrams



- Key:
-  Accessible Entrance
  -  Service entrance
  -  External Wheelchair Route
  -  Internal Wheelchair Route
  -  Goods Lift
  -  Passenger Lift
  -  Accessible WC
  -  Escape Stair



Delivery /  
loading bay

BRILL PLACE



Vehicle pick up /  
drop off

Left: Basement plan  
Right: Ground Floor Plan

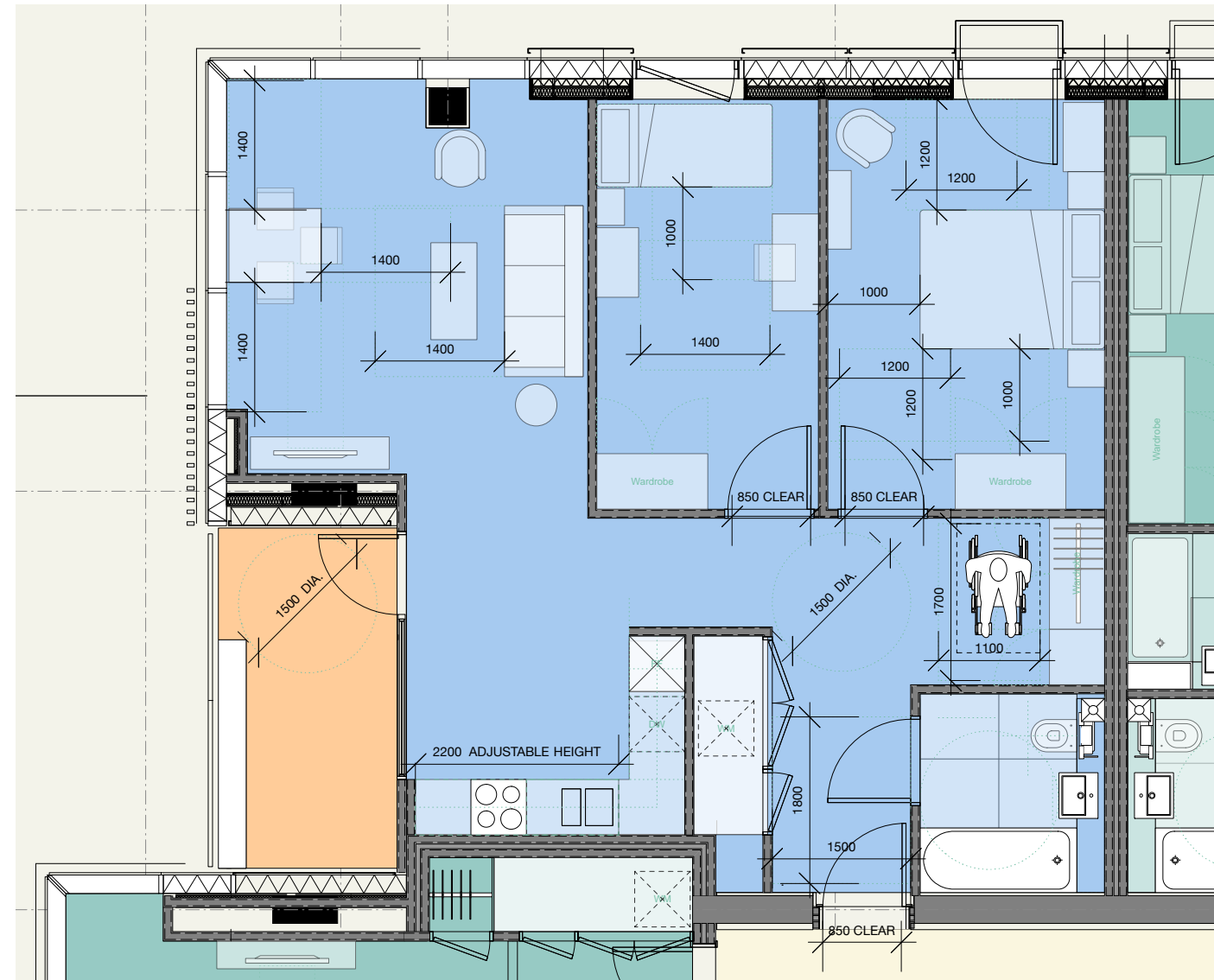


## 6.0 ACCESS

### 6.3 Wheelchair Accessible Dwelling Layout & Provision

The plan opposite shows how a typical two bedroom apartments on levels 03-14 can be readily adapted to be compliant with the Camden Wheelchair Housing Design Brief. Assuming full uptake this would achieve above 10% of the total units within the building. The typical converted apartment loses one person bed space, but remains largely the same as the typical layout which limits impact upon structure and services.

The residential units have been designed with consideration of Building Regulation Approved Document Part M, with 90% of units meeting requirement M4(2) and 10% meeting M4(3).



Wheelchair accessible layout showing wheelchair charging space, minimum clear widths and activity zones



# 6.0 ACCESS

## 6.4 Facade Access & Maintenance

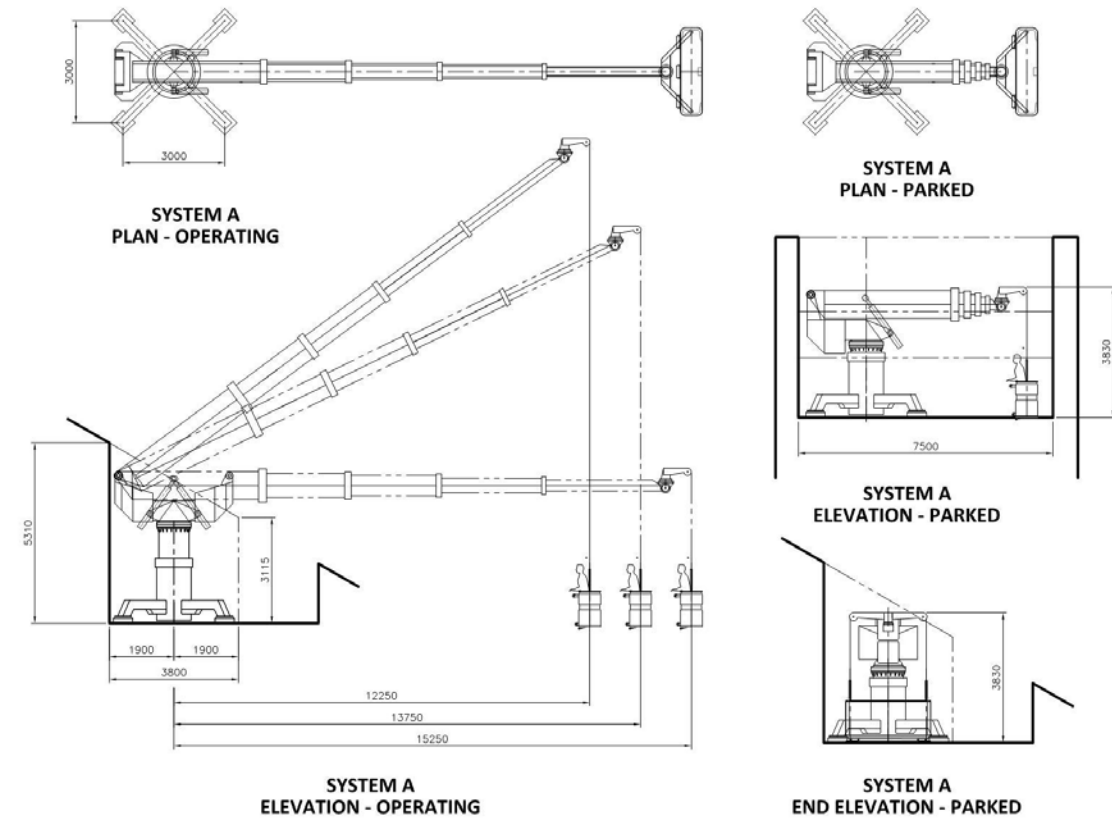
Consideration has been given regarding how the installation, cleaning and maintenance of the facade will be carried out in a safe and efficient manner. The strategy remains as per the previously consented scheme: i.e a static fully powered BMU (Building Maintenance Unit) shall be used, complete with a two person cradle and an auxiliary glass replacement hoist.

The RAL colour of the BMU is to be agreed. Sulphur yellow (RAL 1016) is no longer proposed.

The BMU is located on the upper roof in the centre of the building and can access all façades and the full extent of the roof from this location, with the exception of the lobby/commercial space floor facade and soffit which is accessed using a MEWP at grade level. Facade restraints are provided at levels 10, 15 and 20 for the gantry of the BMU.



BMU with simple glass manipulator



Building Maintenance Unit plans and elevations



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