

17-088 Glenilla Road Design Updates for Planning Amendment

Ben Adams Architects 



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5.1 Design Update

Revision	Date	Description	Editor	Approved By
-	12.02.2020	PLANNING	HL	EH

Project Lead	Emma Holt
Project Director	Ben Adams
File Location	17-058\Reports Presentations\Stage Reports\Design Updates
Client Contact	Stuart and Suki Swycher

Section 1.0

Design Updates



1.1 Design Updates

1.1.1 Introduction

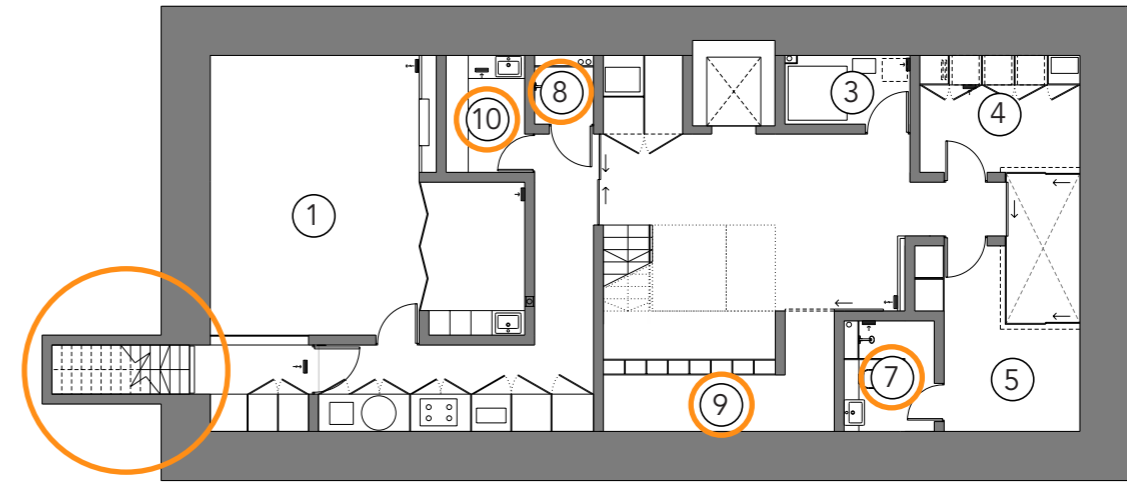
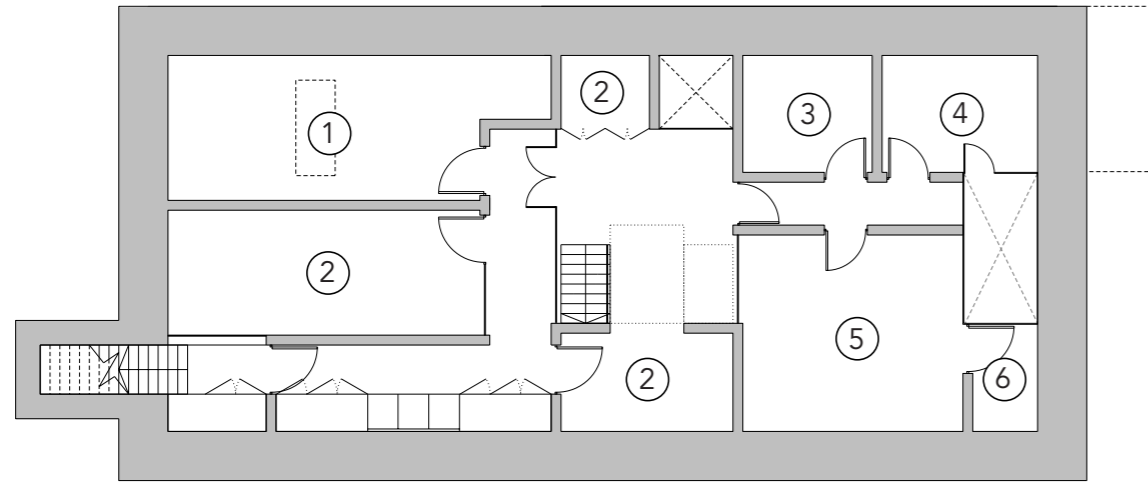
This report has been prepared by Ben Adams Architects on behalf of Stuart and Suki Swycher in relation to 30 Glenilla Road, London, NW3 4AN. The report describes changes that have been made to the proposals since planning approval was granted on 10.01.2019.

Section 2.0

Updated Plans



2.1 Basement



Planning Drawing - Granted 10/01/2019

Updated Drawing

Key:

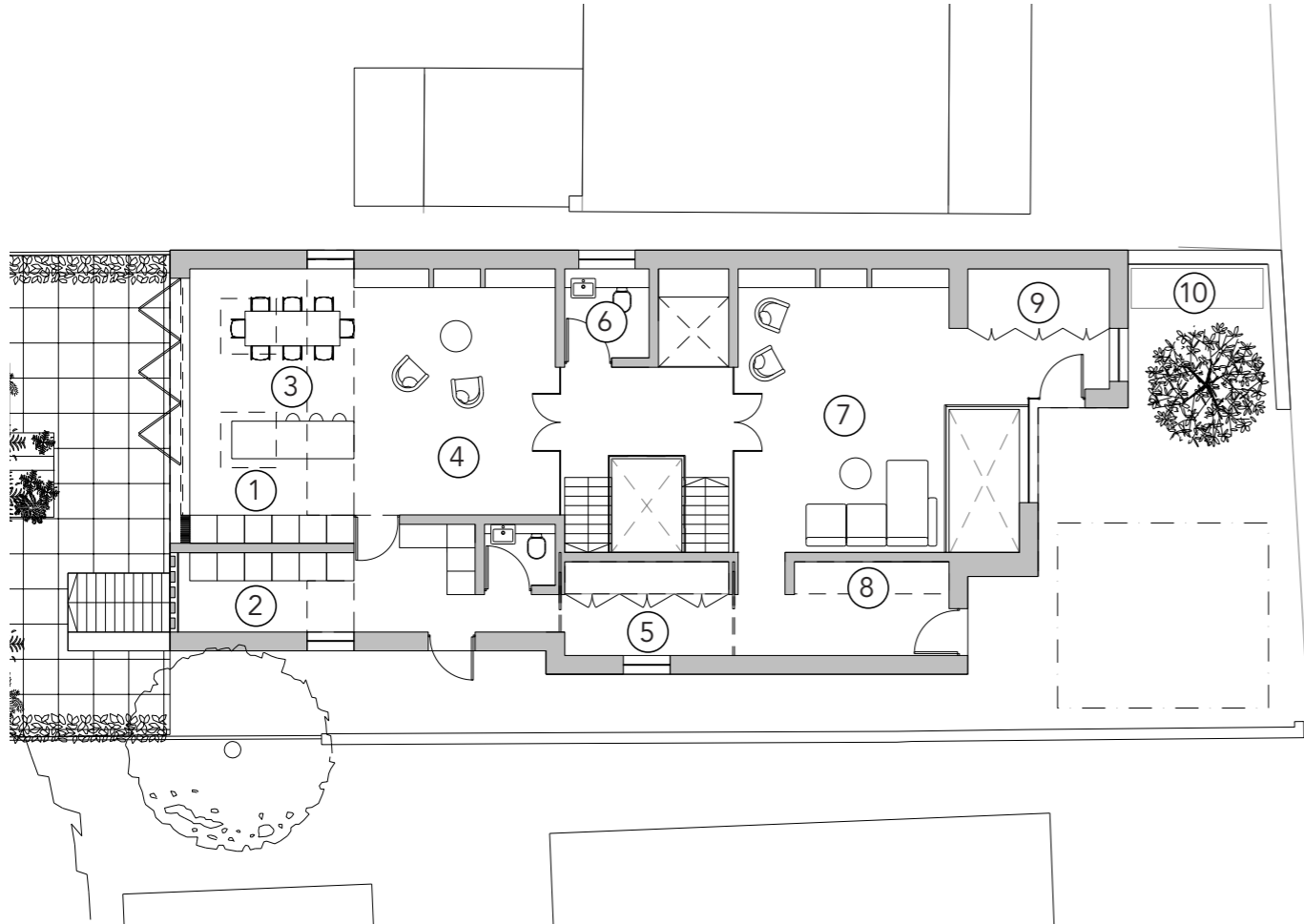
- 1 Workshop
- 2 Store
- 3 Plant
- 4 Laundry
- 5 Studio
- 6 WC
- 7 Shower room with WC
- 8 Accessible Shower
- 9 Chilled Store
- 10 Steam Room

Design Updates:

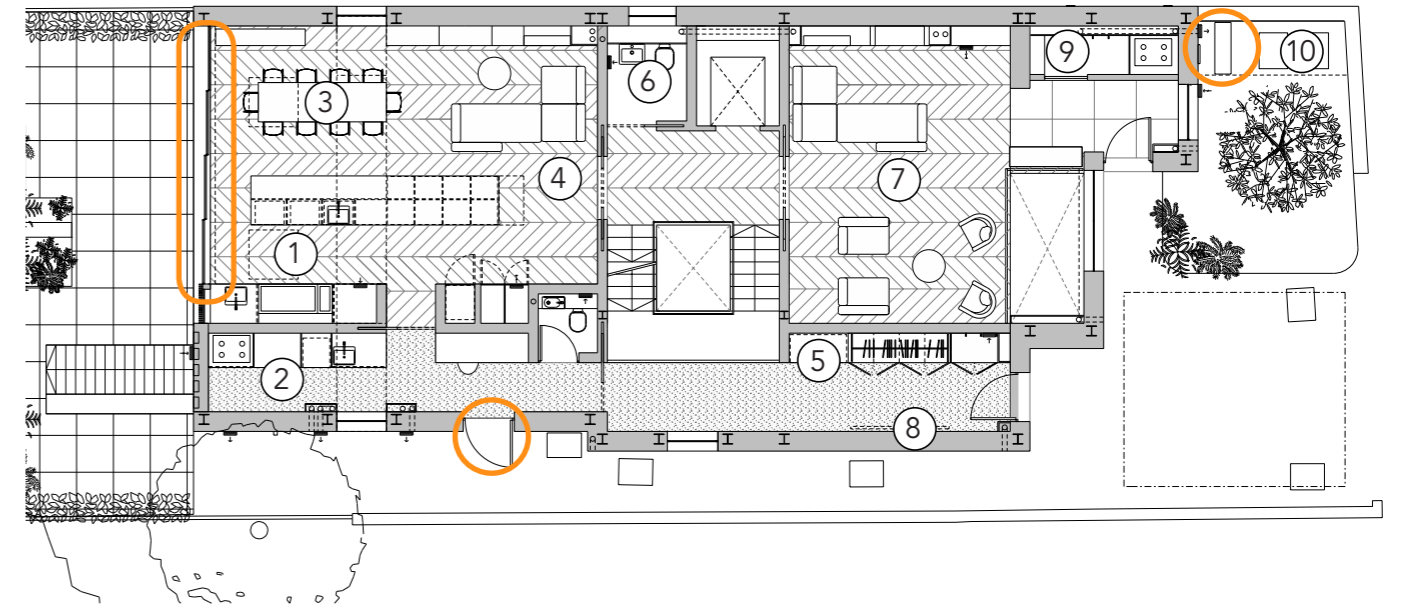
- Longer Stair
- New steam room
- Store now chilled
- Shower added to WC
- Additional accessible shower



2.2 Ground Floor



Planning Drawing - Granted 10/01/2019



Updated Drawing

Key:

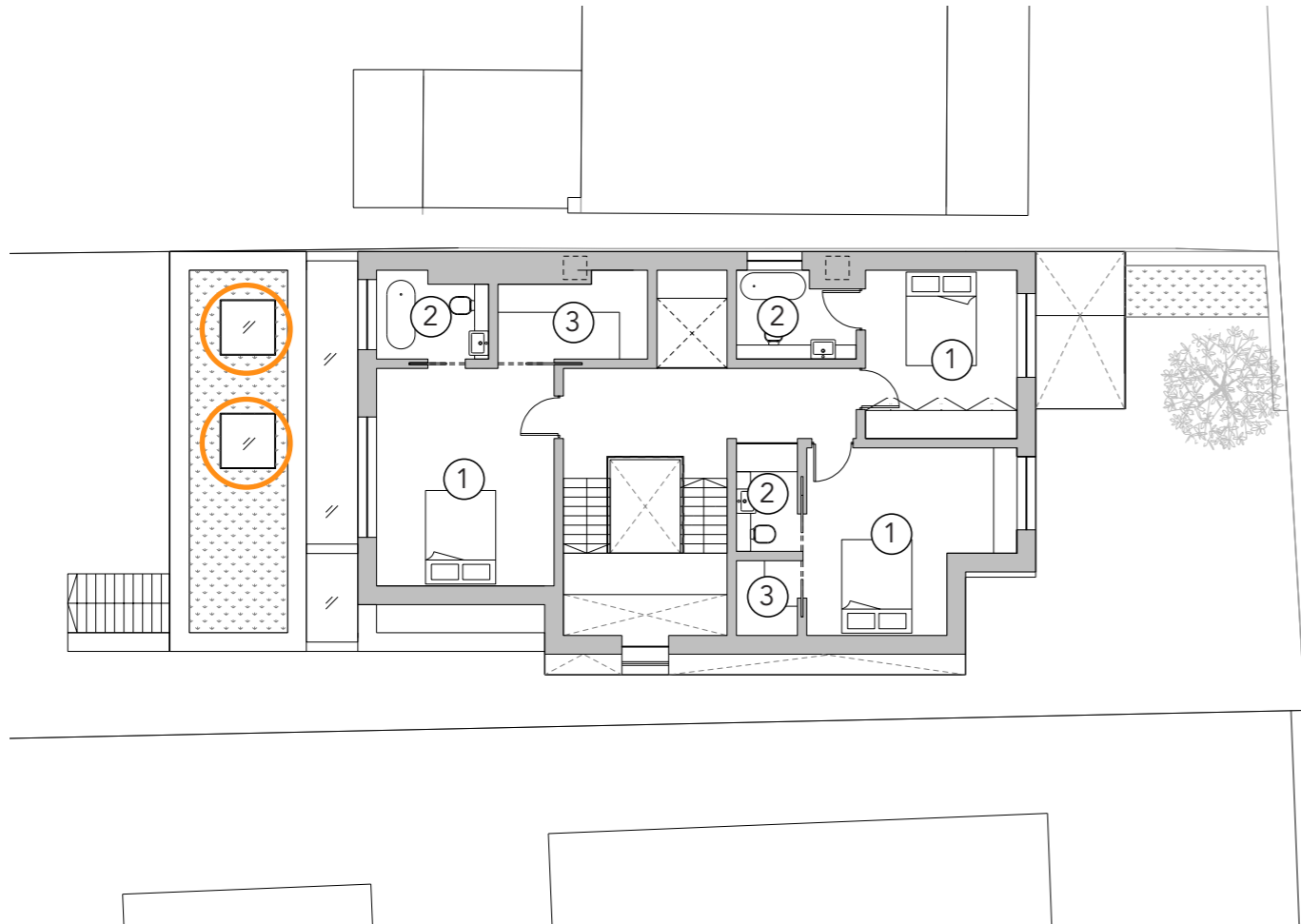
- 1 Kitchen
- 2 Pantry
- 3 Dining Room
- 4 Living
- 5 Boot Room
- 6 WC
- 7 Drawing Room
- 8 Cycle Store
- 9 Store
- 10 Bin Store

Design Updates:

- Air conditioning unit in bin store
- Bi-folding doors changed to sliding doors
- Pantry door changed to glazed door and position updated



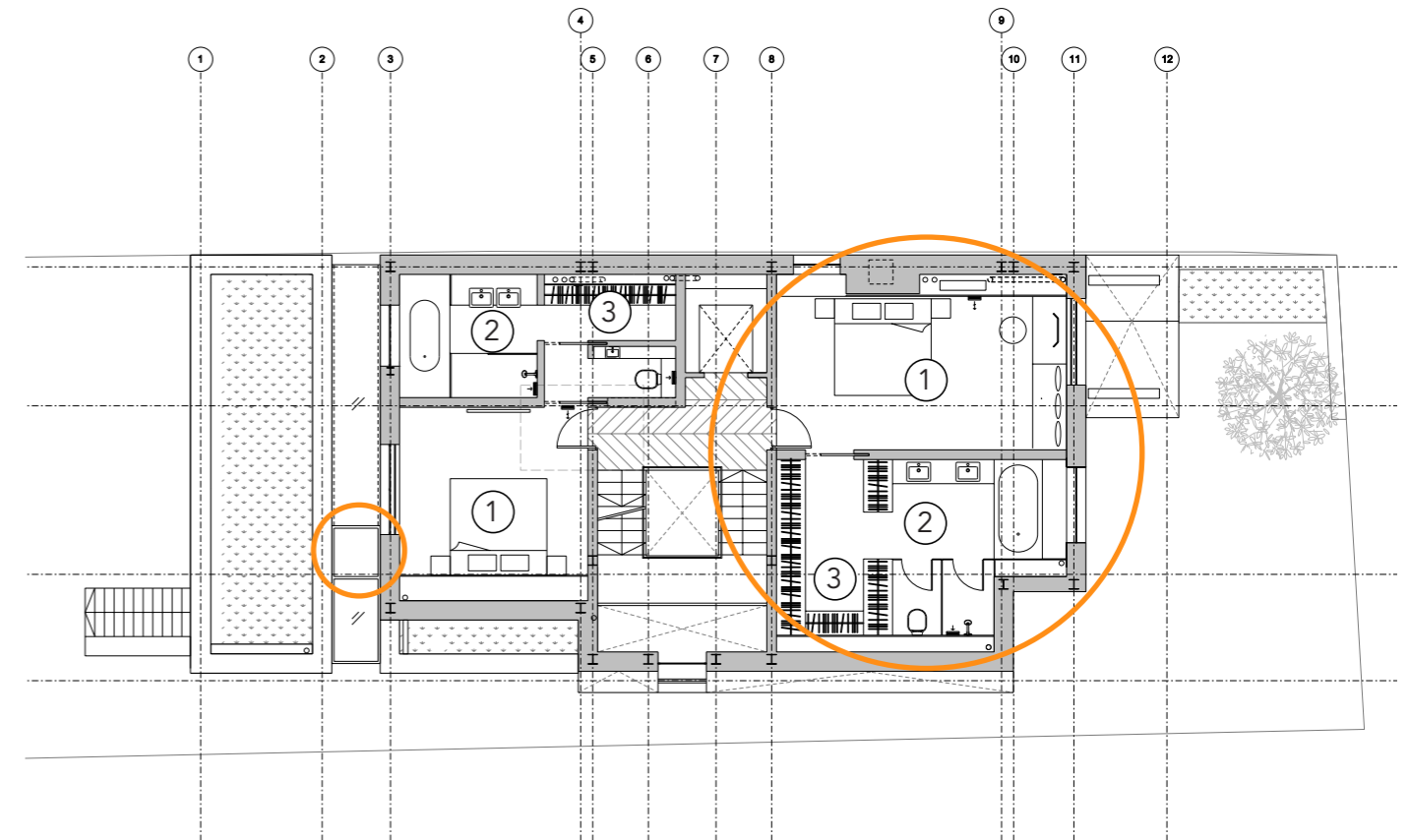
2.3 First Floor



Planning Drawing - 10/01/2019

Key:

- 1 Bedroom
- 2 Bathroom
- 3 Walk in wardrobe



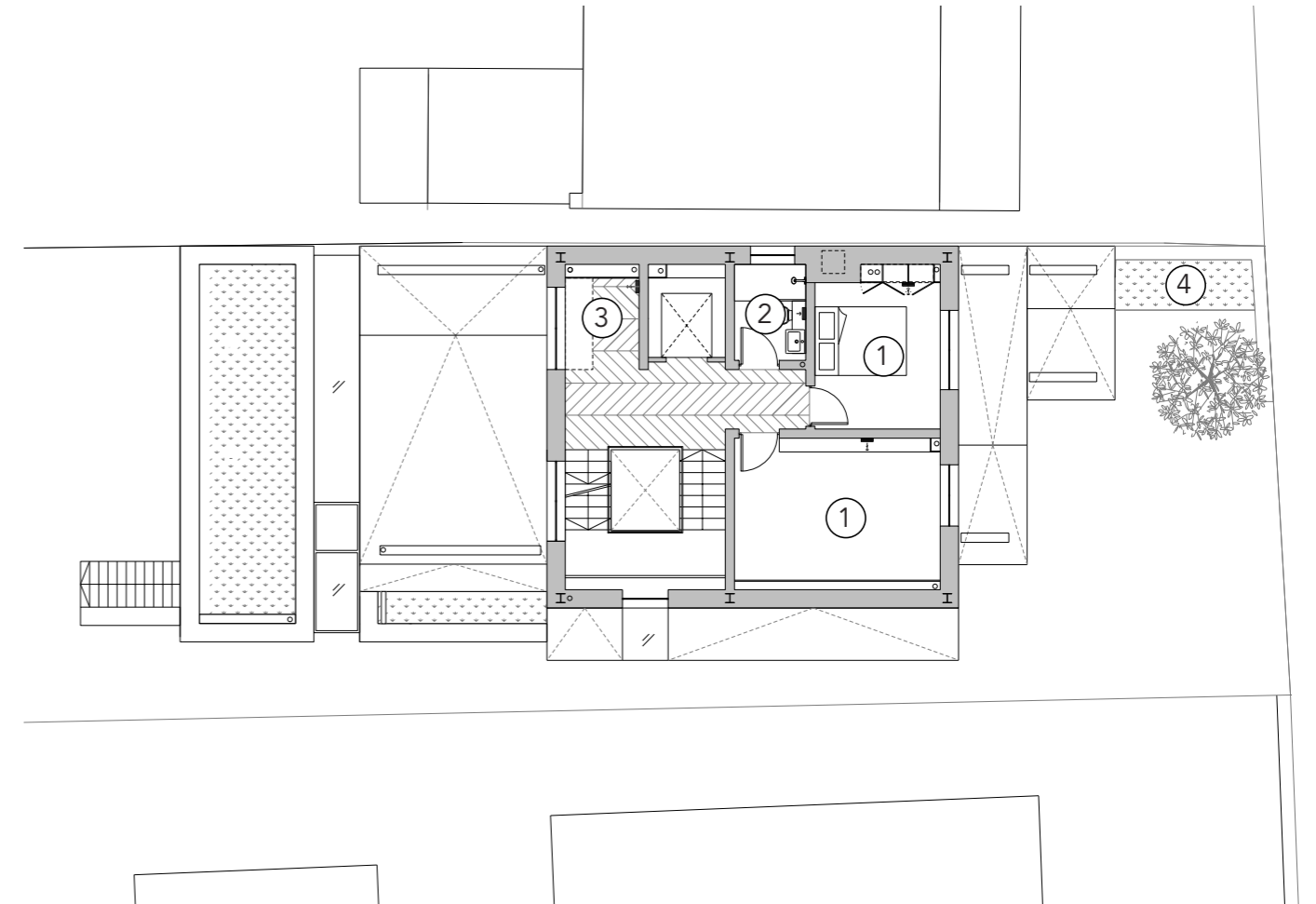
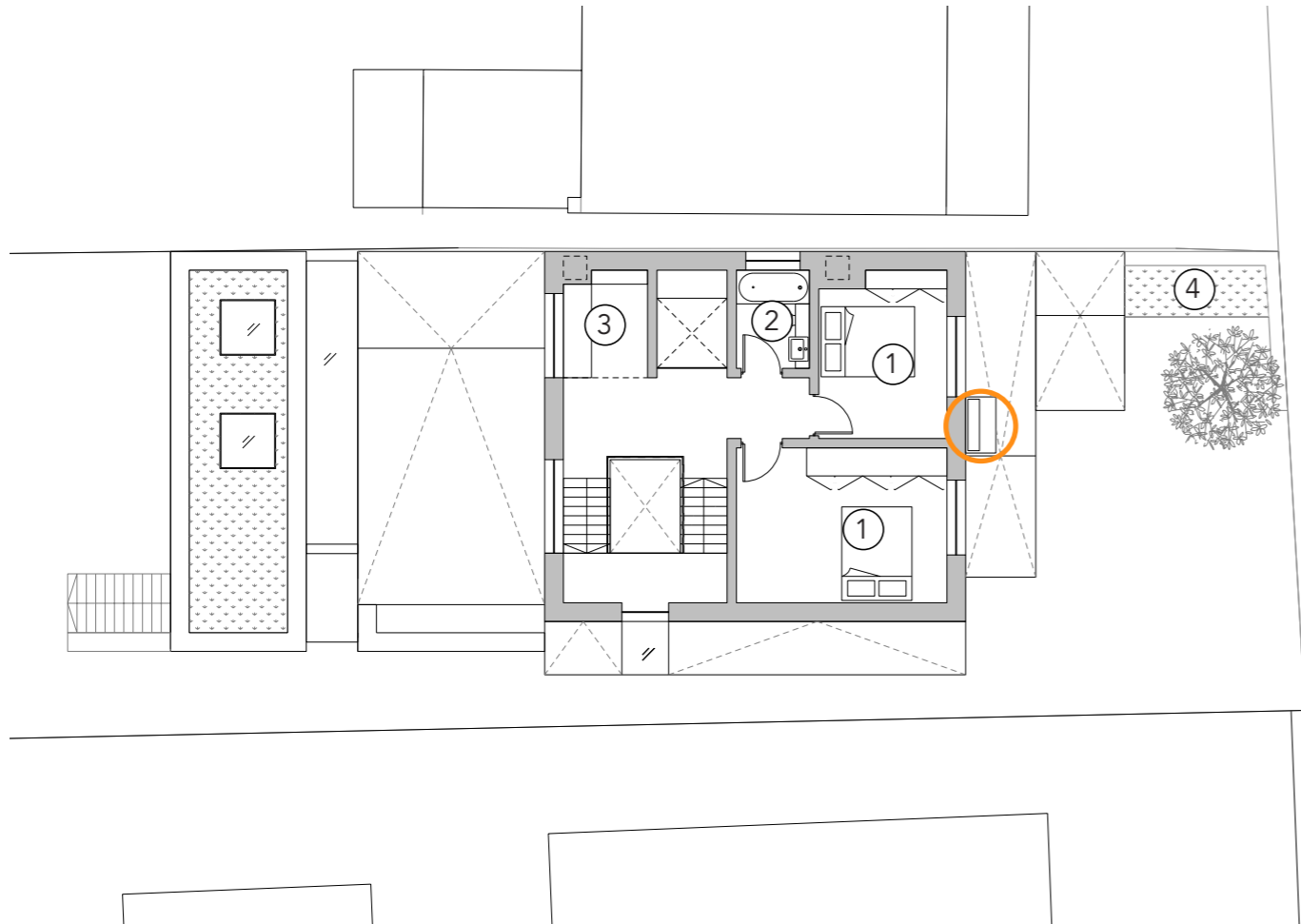
Updated Drawing

Design Updates:

- Rooflights removed
- One bedroom omitted and replaced with larger bedroom and ensuite bathroom / wardrobe
- Solid panel added to kitchen rooflight



2.4 Second Floor



Planning Drawing - Granted 10/01/2019

Updated Drawing

Key:

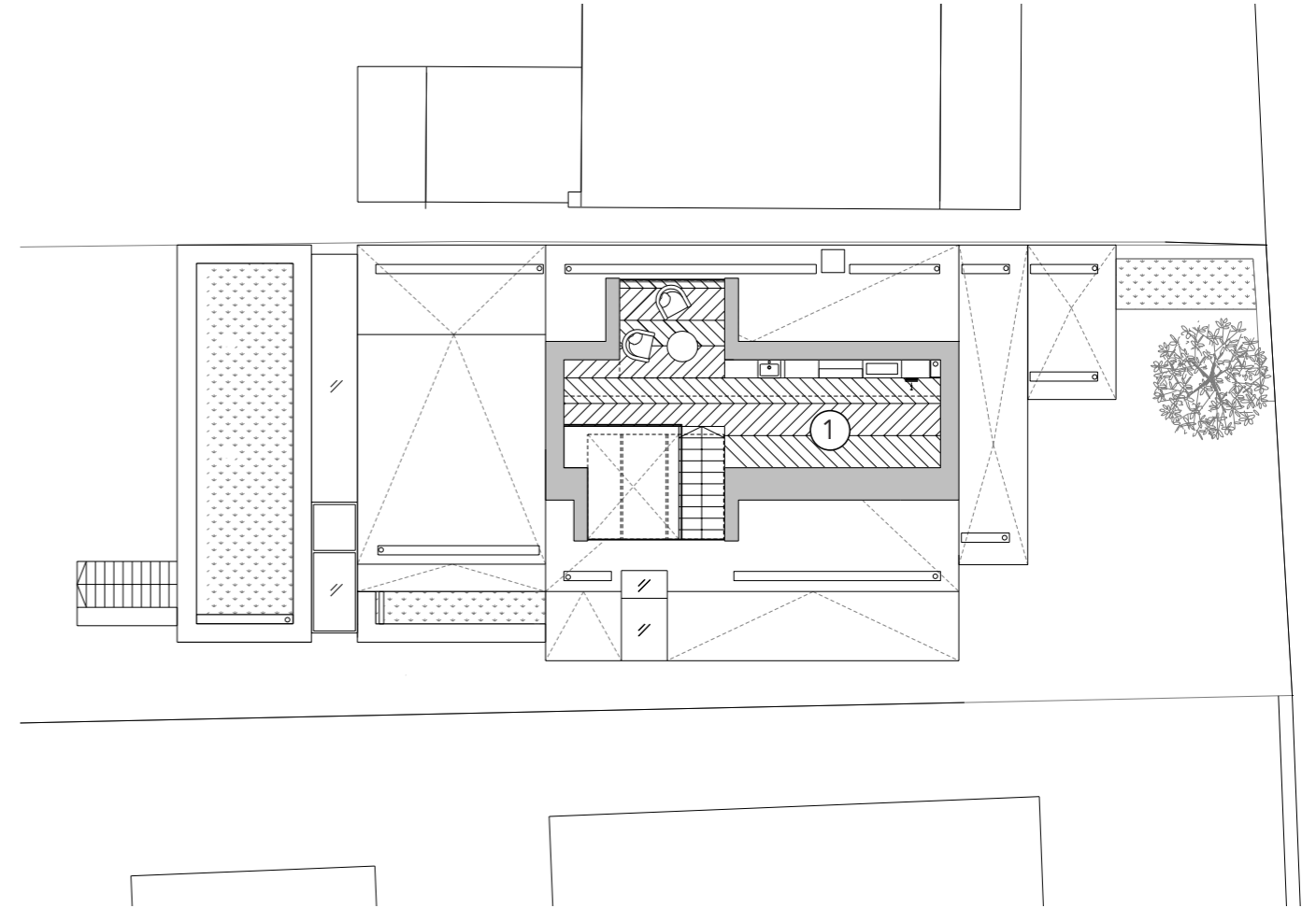
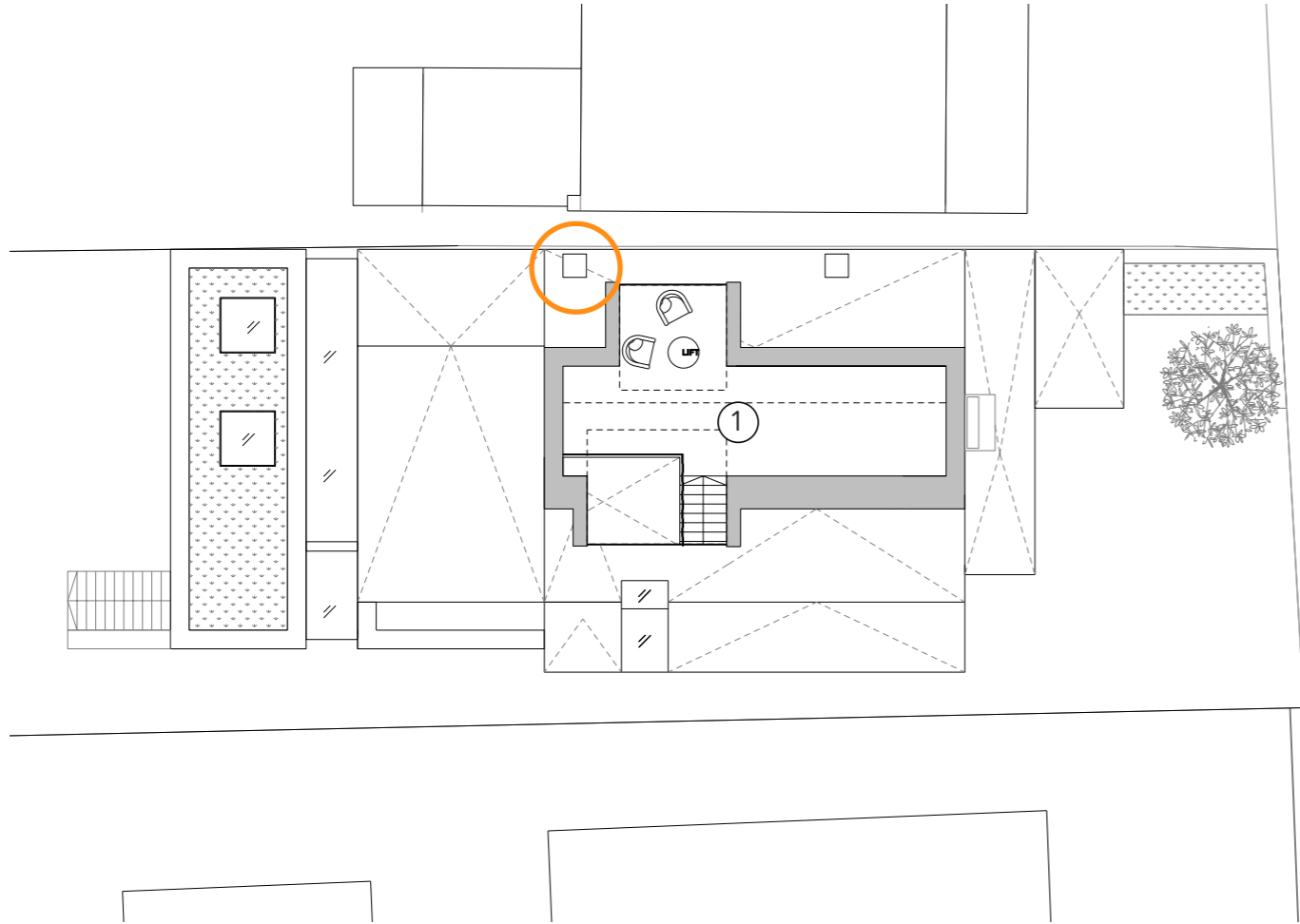
- 1 Bedroom
- 2 Bathroom
- 3 Study
- 4 Bin Store

Design Updates:

- Air conditioning unit relocated to bin store



2.5 Third Floor



Planning Drawing - Granted 10/01/2019

Updated Drawing

Key:

1 Study

Design Updates:

- Chimney removed

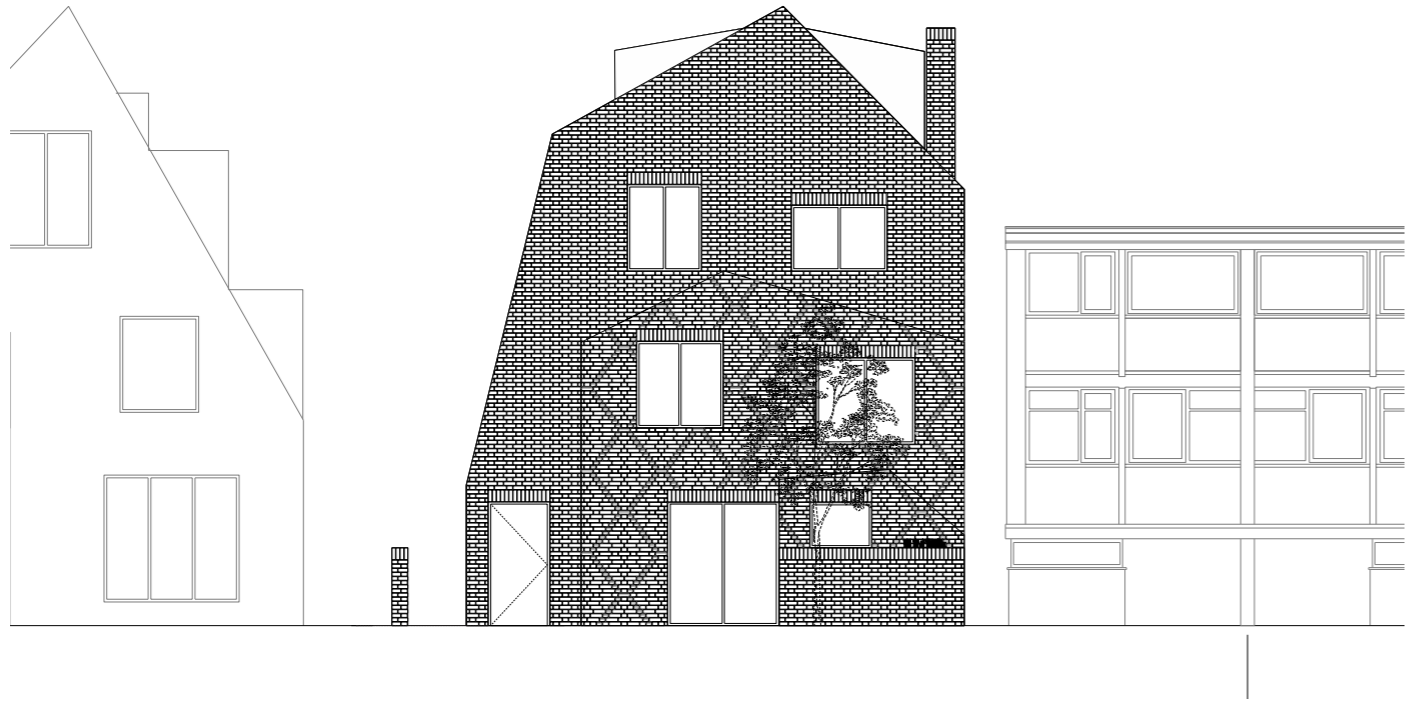


Section 3.0

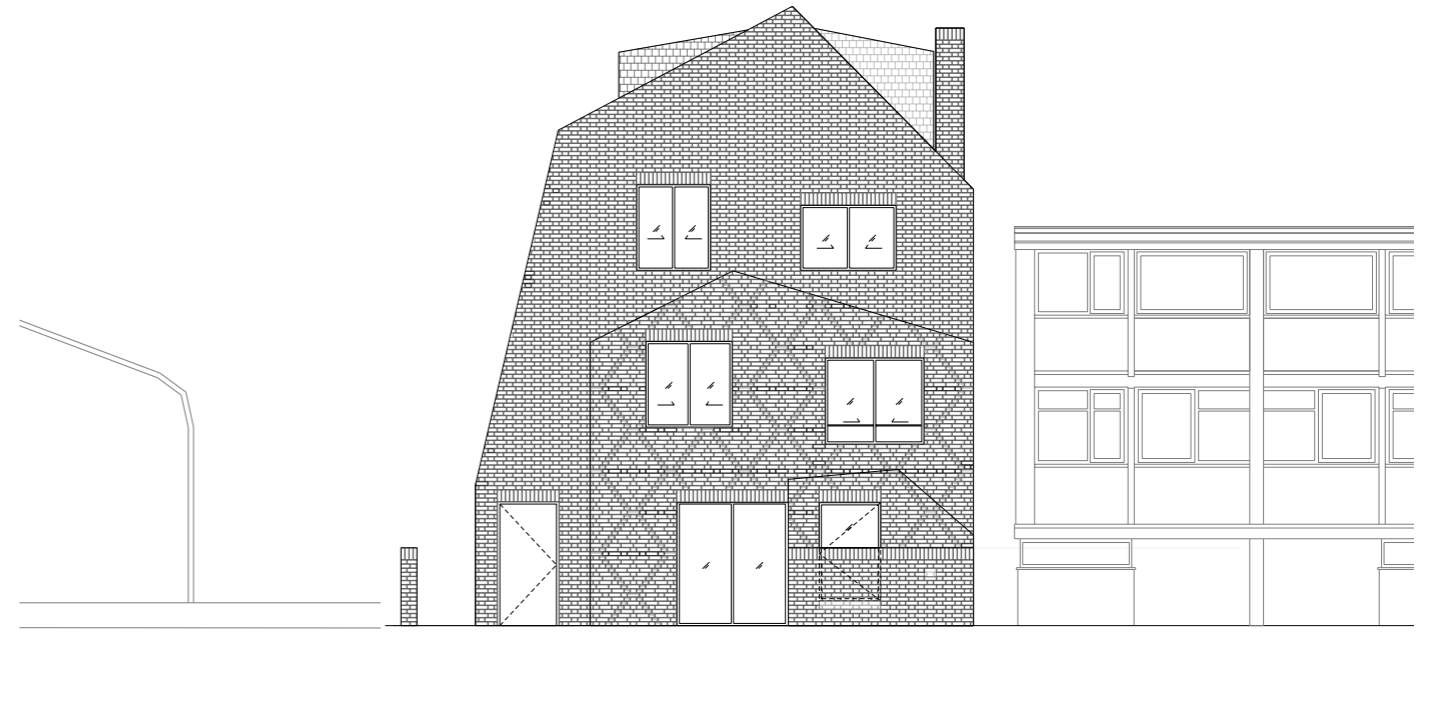
Updated Elevations



3.1 North East



Planning Drawing - Granted 10/01/2019

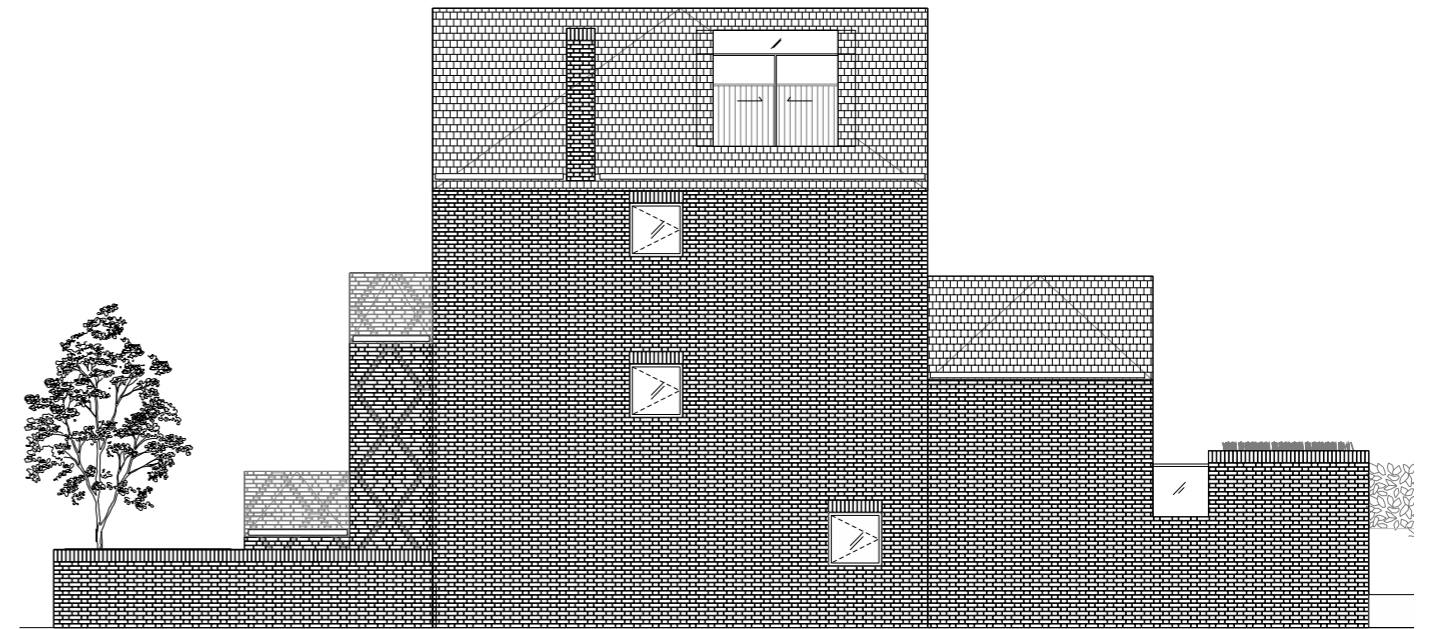
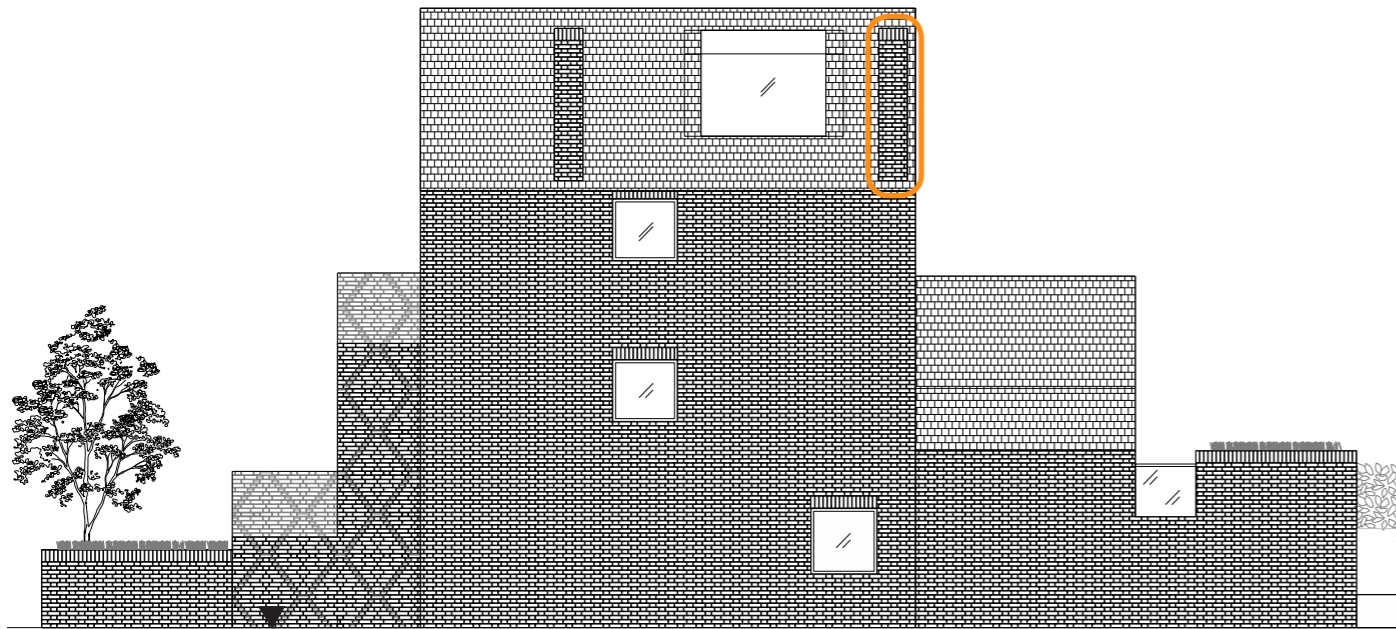


Updated Drawing

Design Updates:

- No changes

3.2 North West



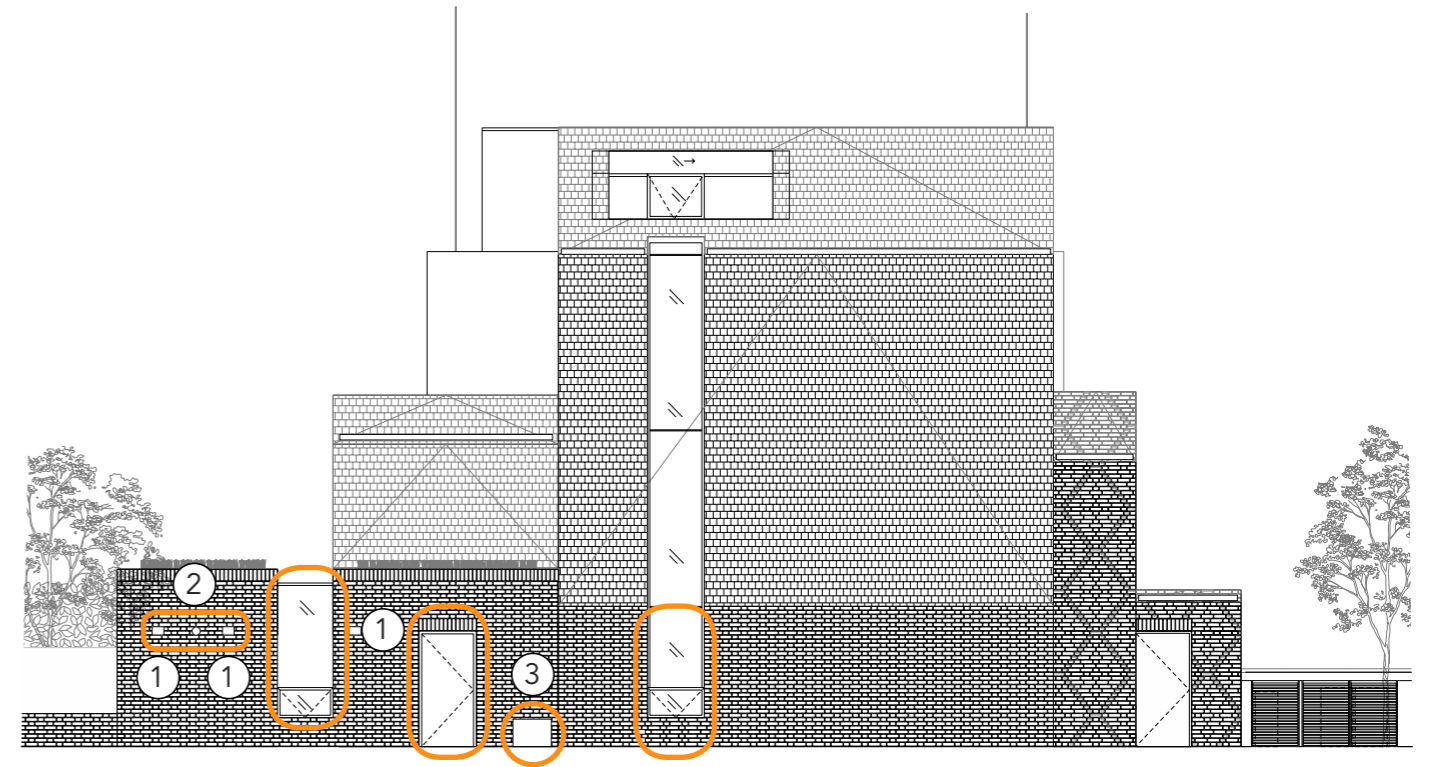
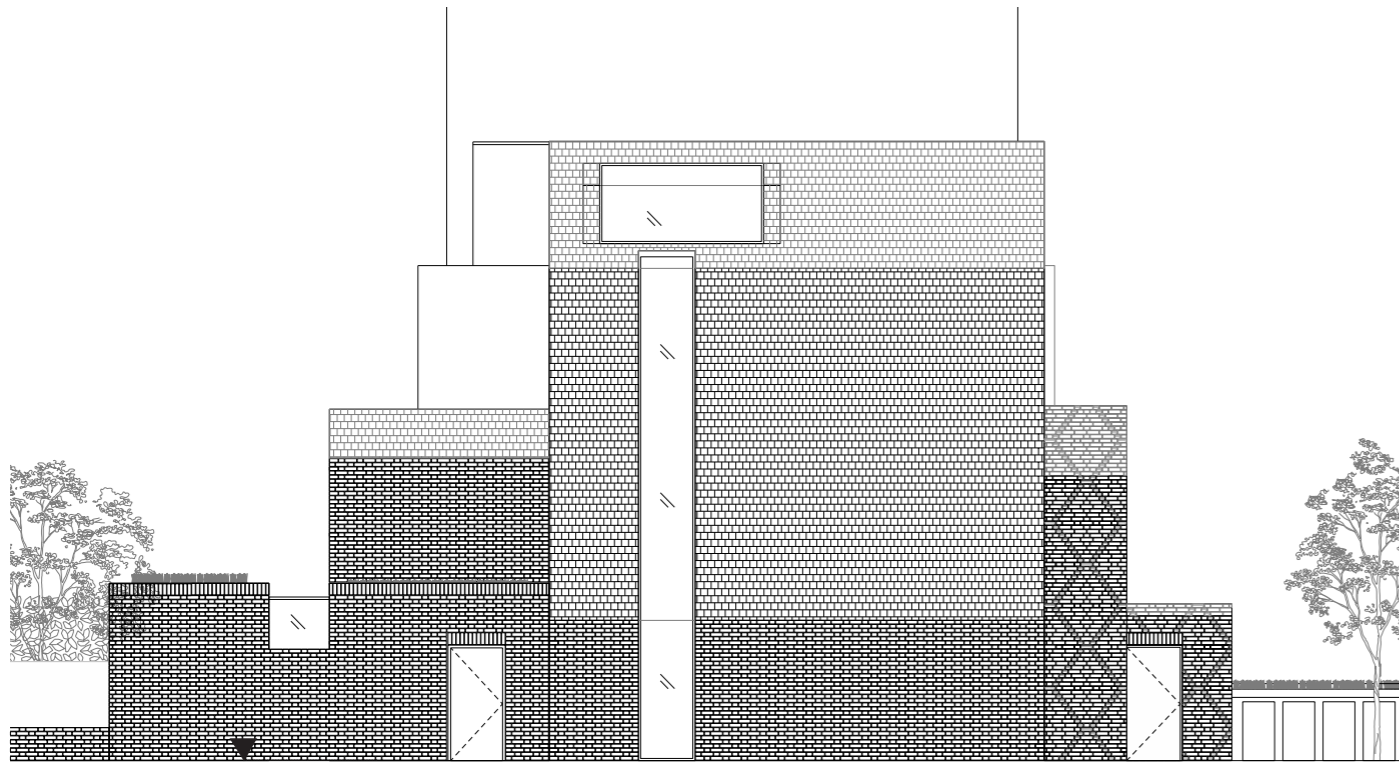
Planning Drawing - Granted 10/01/2019

Updated drawing

Design Updates:

- Chimney removed

3.3 South East



Planning Drawing - Granted 10/01/2019

Updated drawing

Key:

- 1 Extracts
- 2 Boiler Flue
- 3 Chiller Unit

Design Updates:

- Pantry door changed to glazed door and position updated
- Window extended
- Linear window adjusted
- Extracts and boiler flue added to elevation
- Chiller unit for chilled store in basement

3.4 South West



Planning Drawing - Granted 10/01/2019

Updated drawing

Design Updates:

- Glazing size updated

Section 4.0 Facade System Updates



4.1 Brick Slip Cladding

4.1.1 Introduction

Sections 4.1.1 to 4.1.5 were sent to Camden Council for initial review on 03.06.2019. The response from Camden Council on 12th June was that they could not see any issue with this proposal and asked for it to be submitted as an NMA. Additional diagrams and details have been added in section 4.1.6 for further clarification.

4.1 Brick Slip Cladding

4.1.2 Justification for use of Brick Slips

Further to design development with the design team post planning, it has been determined that a brick slip system would be the most suitable method for constructing the brickwork facades. The reasons for this are as follows:

- Materiality

The facing material (fired clay brick) would be the same as a traditional brick constructed facade. Only the system of its application differs. See section 1.3 for more information.

- Speed

Brick slips can be installed in any weather condition unlike traditional brickwork, which can be slowed down by cold and wet weather. As a result, brick slip construction will have less impact on the local area in terms of construction duration.

- Loadings

Loadings onto the existing ground will be less than with traditional brickwork, therefore reduced impact on the ground below.

- Thermal

There are inherent thermal benefits in using this system. It is easier to avoid cold bridging as the external skin is hung from an insulated panel. Steel work is not needed in the external wall line for support.

4.1.3 Appearance and Materiality

The proposed brick slips are made of brick and use a cut brick as a type of veneer, rather than a full brick. Mortar is used to fill in the joints, just as it would be for brickwork constructed using a traditional method. Therefore the materiality of a slips system would have the same appearance as if it were constructed using a traditional brick work method.

- Detailing

The detailing would be carefully designed to ensure that the approved design would display the same appearance and quality that traditional brickwork would. Corner slips can be used around corners and at brick window reveals.

- Samples

Samples and colours would be agreed with Camden Council for approval prior to construction as per the planning conditions.

- Traditional brick

The low boundary walls, which are the closest part of the scheme to the street, will be constructed as ordinary brick and mortar walls.