

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

Submission to LB Camden - April 2020

BroadwayMalyan^{BM}



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

Condition 12 - Materials

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 5th February 2020. This document should be considered alongside the previously submitted hand samples and site mock-ups presented to LB Camden Officers and is submitted for approval under Condition 12 to discharge (b) brickwork (accessories), (d) window treatment (accessories) (e) (part) metal copings to brick parapets, all other finishes to be submitted in Con 16; (g) (full); (h) (full); (i) full

The materials submitted for approval are:

Condition 12(b)

- Anthracite Brick Vent – street facing
- White Brick Vent – courtyard facing

Condition 12(d)

- Anodised spandrel ventilation louvre

Condition 12(e)

- PPC Metal Copings to brick parapet walls

Condition 12(g)

- Wintergarden Glazing System
- Curtain Wall System
- Bi-fold door system

Condition 12(h)

- Stainless Steel Balcony Railings
- Stainless Steel Juliet Railings
- PPC Balcony Railings
- PPC Juliet Railings
- PPC Metal Copings

Condition 12(i)

- 'Moleanos' Limestone for Mount Pleasant frontage
- Balcony divider screens

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

Condition 12 - Materials

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);

Vent bricks

- 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 materials highlighted in blue have already been submitted and discharged by LB Camden. All remaining material will be submitted in separate reports as the detail design / BYUK procurement concludes.

The elevational mock-up 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.

Other than metal copings illustrated on the following pages, all roof finishes will be covered in the Condition 16 submission.

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

Condition 12(b) Brick Vents – Street & Courtyard Facing Elevations.

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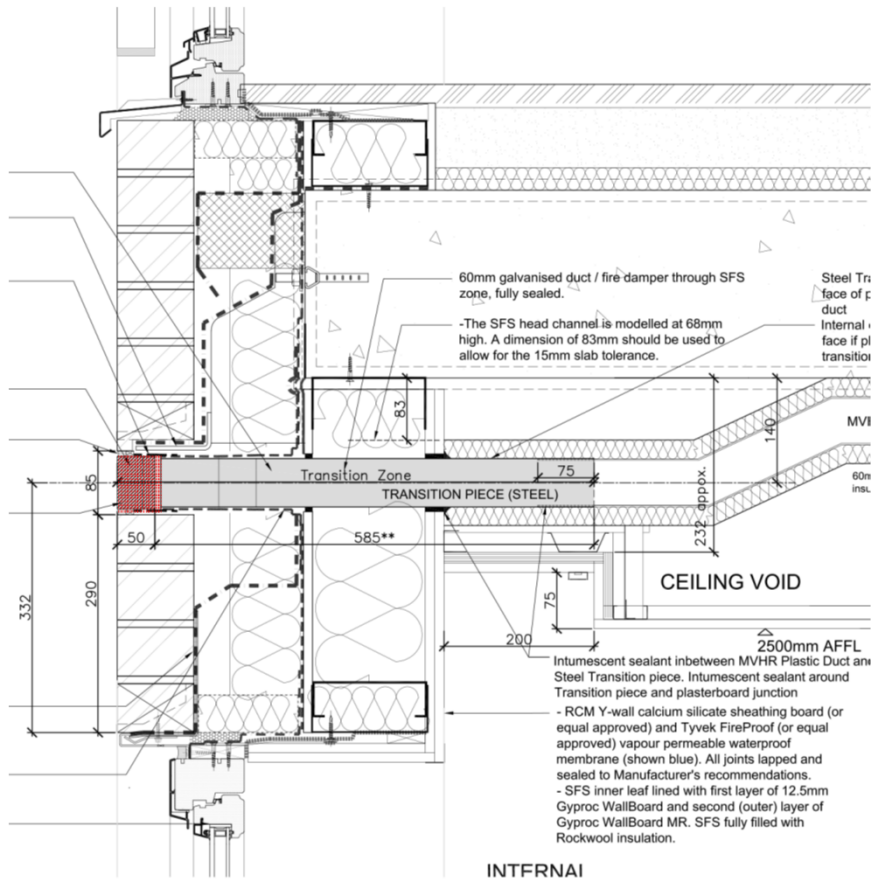
Anthracite Brick Vent – Indicative Sample Colour with Street Facing Brick (Weinerberger – Pagus Grey Black Mud Creased Multi)- for details refer to page 22.



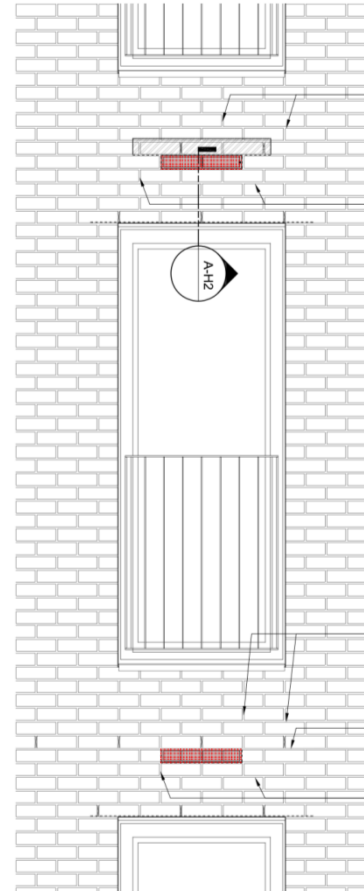
White Brick Vent – Indicative Sample Colour with Courtyard Facing Brick (Karma White Grey Handmade)- for details refer to page 22.

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

Condition 12(b) Brick Vents – Street & Courtyard Facing Elevations



Vertical Section – Typical Window Head with Brick Vent



Typical Location of Vents



Modular Vent Brick installed over typical window (protection yet to be removed)

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

Condition 12 - Materials

Condition 12(e) Window Treatment – Spandrel Louvre



Mock-up of Spandrel Vent Panel (louvre minus flange and with incorrect finish)



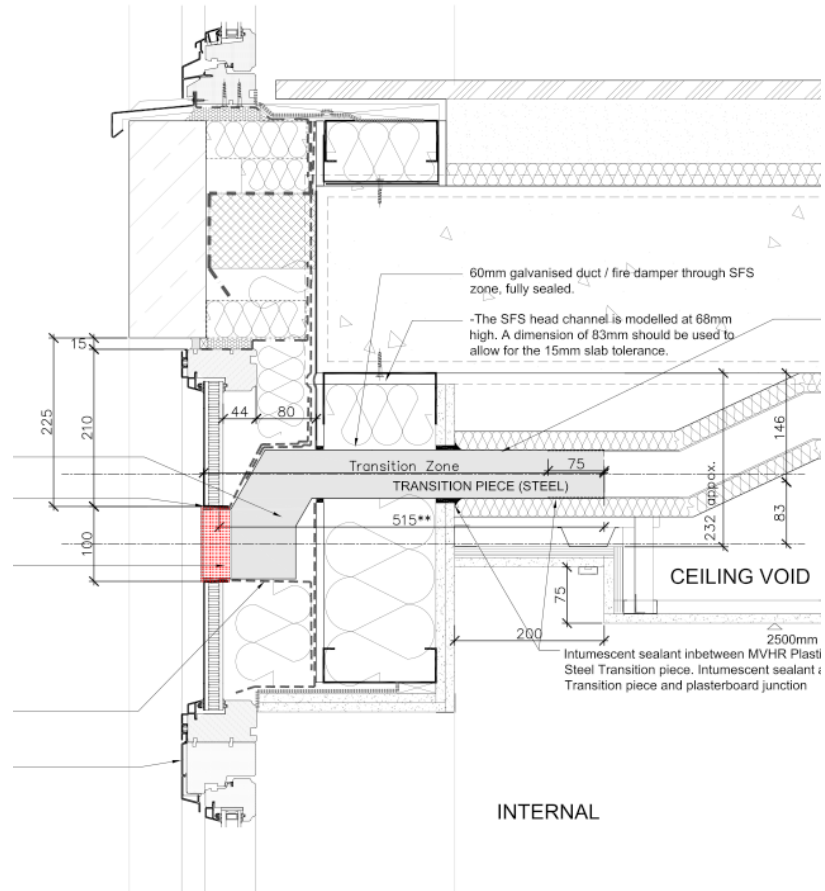
Close-up (incorrect finish)



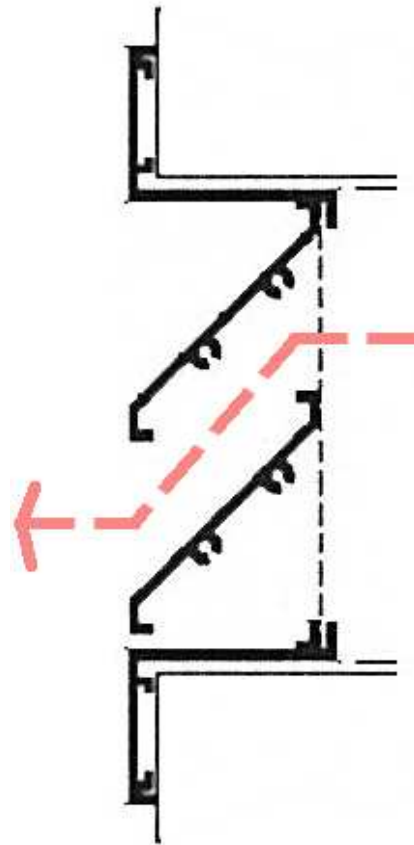
Adjusted photo to illustrate correct louvre finish with 20mm flange

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

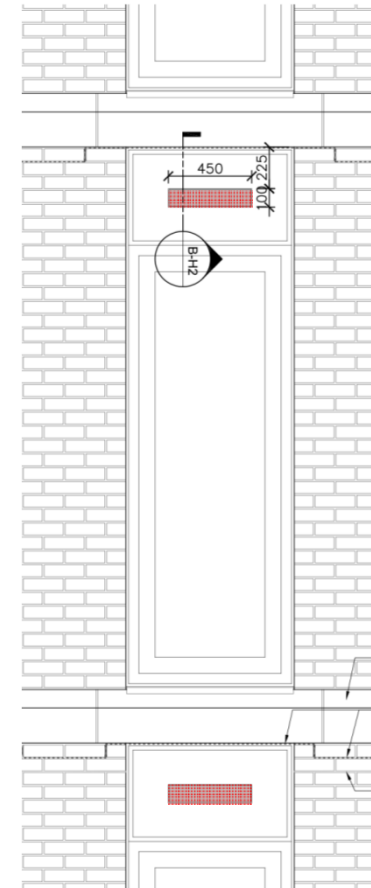
Condition 12(e) Window Treatment – Spandrel Louvre



Vertical Section - Anodised Aluminium Spandrel Vent



Enlarged Louvre Profile



Typical Location of Vents



Anodised Finish

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

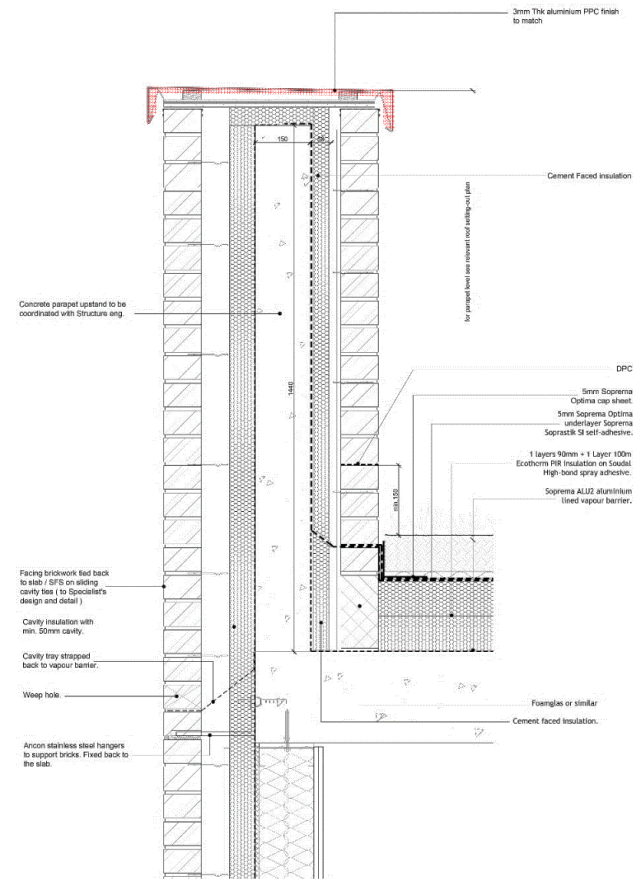
Condition 12(e) Roofing – Brickwork Parapet Copings



Visualisation - The Walk / Courtyard



Visualisation - The Walk / Courtyard



Section of Typical Aluminium Brick Parapet Coping
Finish: PPC (Interpon Y2217F Steel Bronze 2)



Interpon Y2217F Steel
Bronze 2

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

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Condition 12(g) Glazing – Winter Gardens (Gough St / Walk / Courtyard)



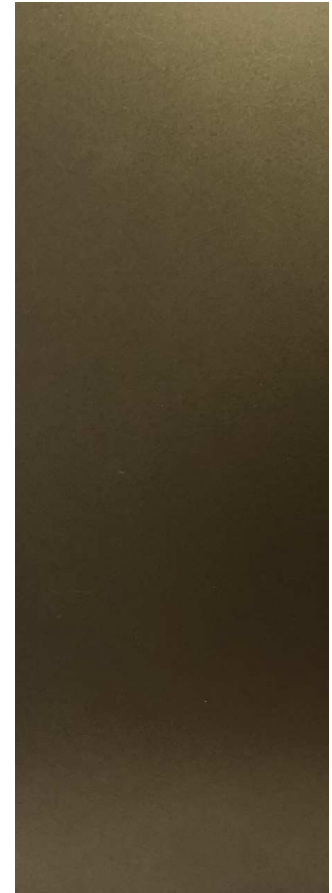
Visualisation - The Walk / Courtyard



Elevation - Gough Street



Full Sample & Opening Method of Winter Garden System ref. Window 1000 Light (incorrect finish)



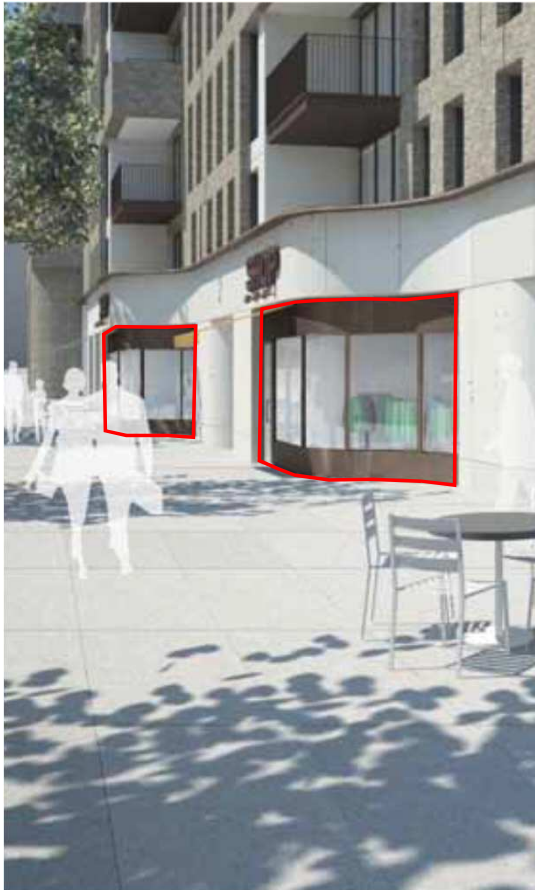
Interpon Y2217F Steel Bronze 2

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

Condition 12 - Materials

Condition 12(g) Glazing – Curtain Wall

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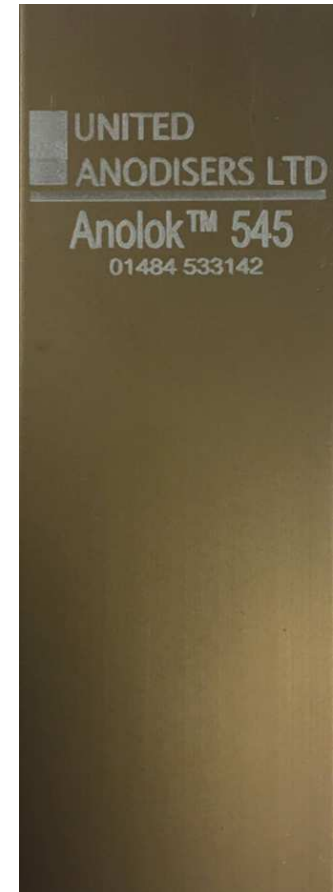
Visualisation - The Walk / Courtyard



CGI from Phoenix Place
(L4 Amenity Terrace)



Raynaers CW 50-HI (L4 Amenity &
Mount Pleasant Shop Fronts)



Anodised Finish

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

Condition 12 - Materials

Condition 12(g) Glazing – Bi Fold System

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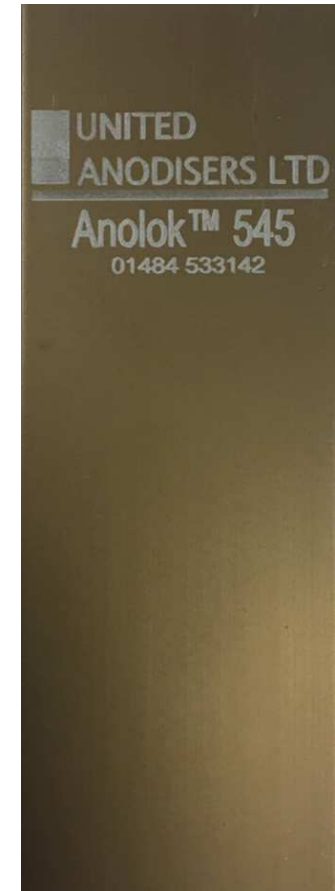
CGI from Mount Pleasant



CGI from Phoenix Place



Schueco ASS-80FD Samples
(Incorrect finish)



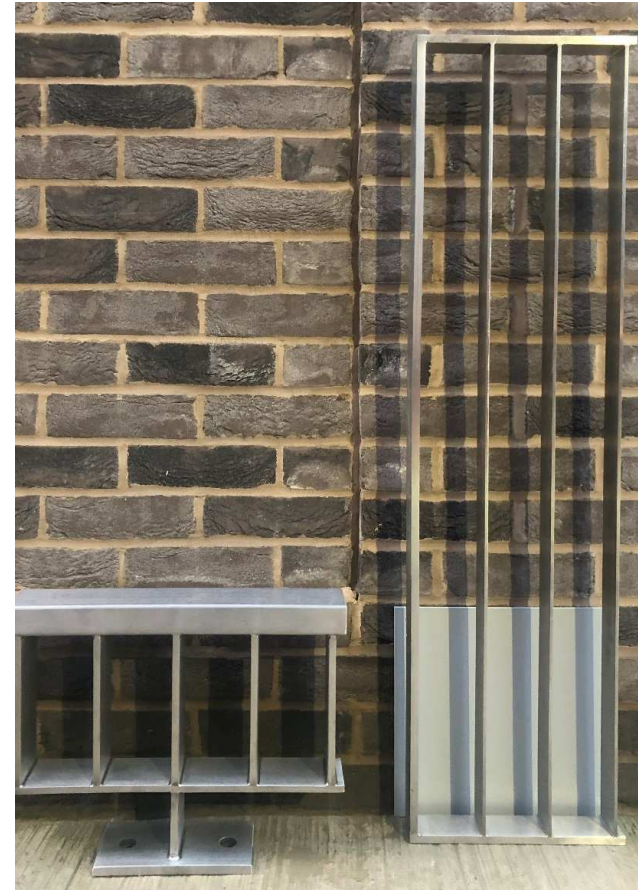
Anodised Finish

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

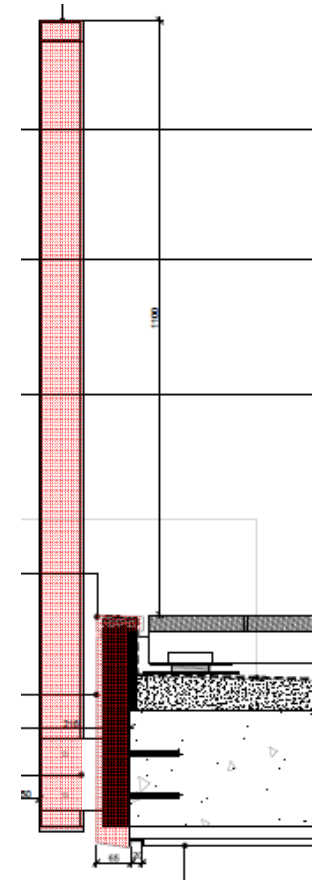
Condition 12(h) Balustrade – Balcony Railings Street Facing Elevations



Visualisation - Mount Pleasant



Stainless Steel Railings & PPC Aluminium fascia
(RAL 9006) Interpon D1036 Matt (30)



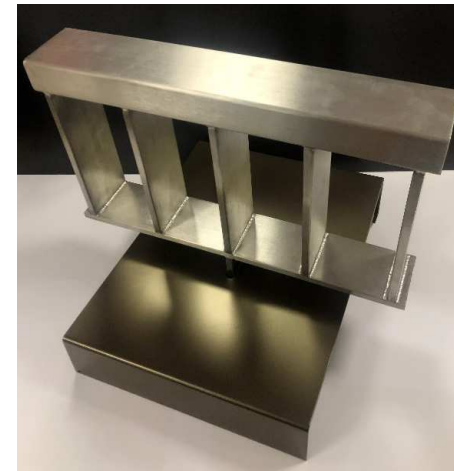
Balcony / Fascia & Soffit
Detail

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

Condition 12(h) Balustrade – Brick Balcony Railing Street Facing



Visualisation - Mount Pleasant

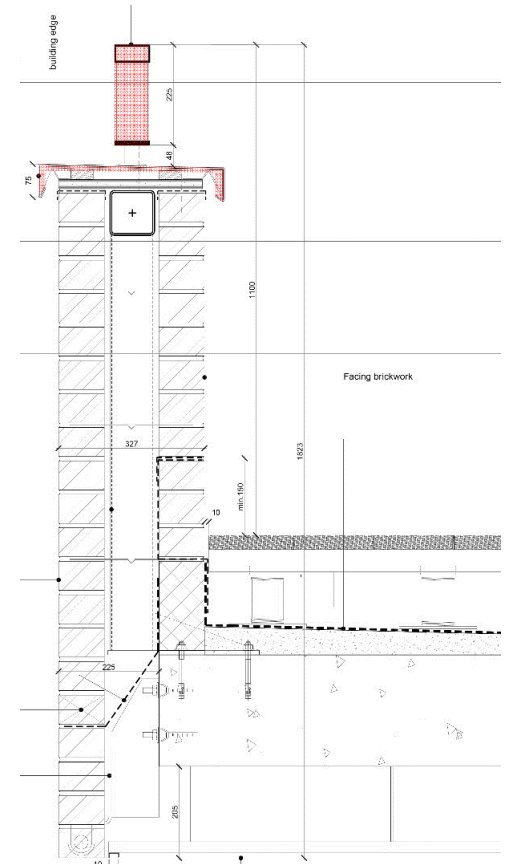


Bronze PPC Aluminium Coping



Stainless Steel Railings

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Section through Railing / Coping

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

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Condition 12(h) Balustrade – Street Facing Juliet Railings



Visualisation - Mount Pleasant



Visualisation - Gough St



Stainless Steel Railing Sample
with Karma White brick



Stainless Steel Railing Sample
with Pagus Grey brick

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

Condition 12 - Materials

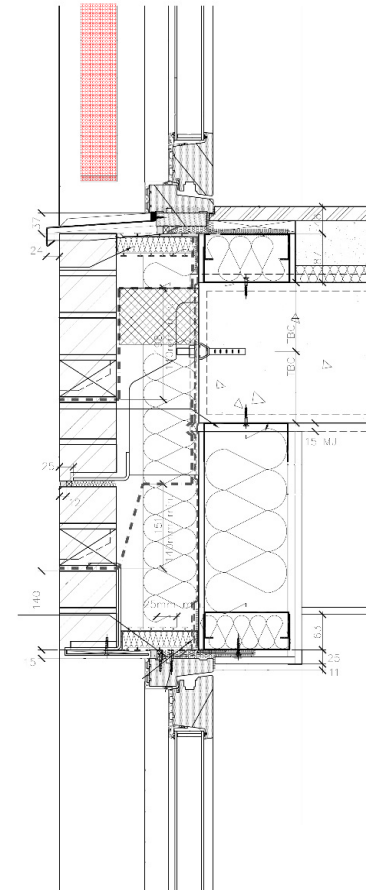
Condition 12(h) Balustrade – Courtyard Facing Juliet Railings



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



Railing - PPC (Interpon Y2217F Steel Bronze 2)
courtyard brick / bronze anodised window frame



Vertical Section

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

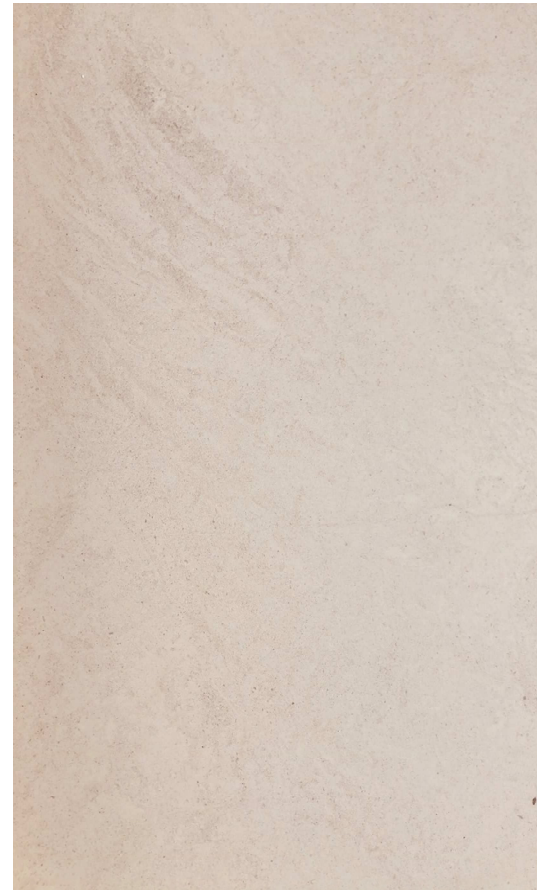
Condition 12 - Materials

Condition 12(i) Moleanos Limestone for Mount Pleasant Frontage

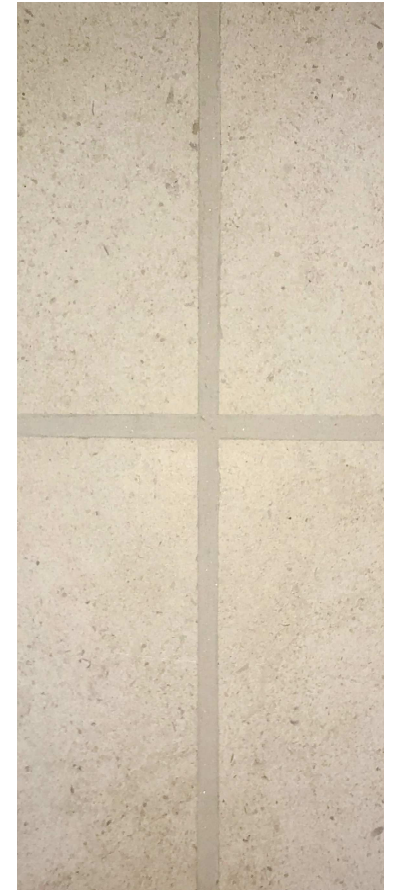


Mount Pleasant Visualisation illustrating location of flat / curved limestone slabs

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Large scale Moleanos Limestone sample



Proposed Joint Colour

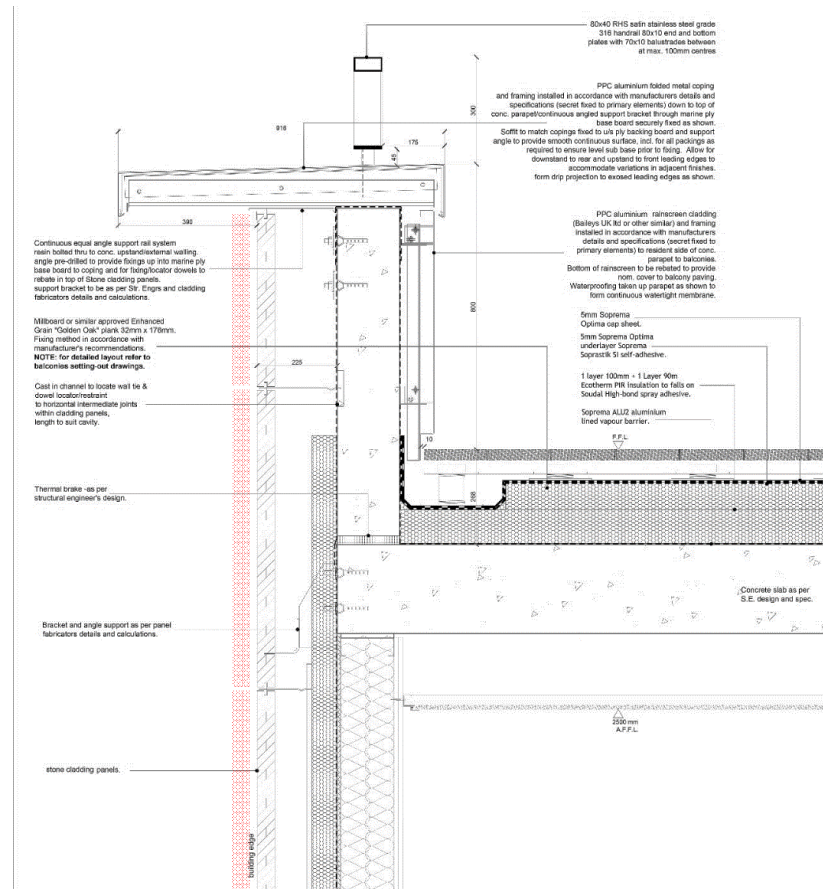
Phoenix Place, Mount Pleasant – Phase 1 (Block A)

Condition 12 - Materials

Condition 12(i) Moleanos Limestone for Mount Pleasant Frontage



Mount Pleasant Visualisation



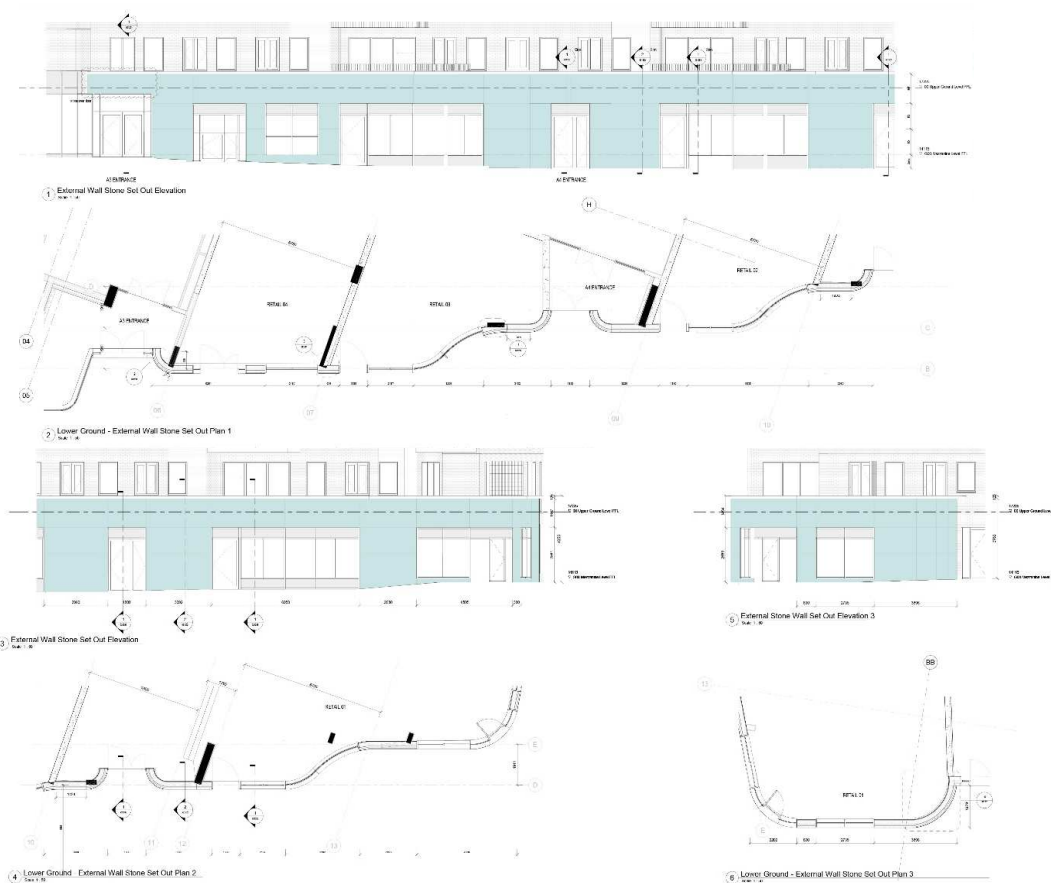
Vertical Section of Moleanos Panels & Aluminium Coping



Coping: Interpon Y2217F Steel Bronze 2

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

Condition 12(i) Moleanos Limestone for Mount Pleasant Frontage



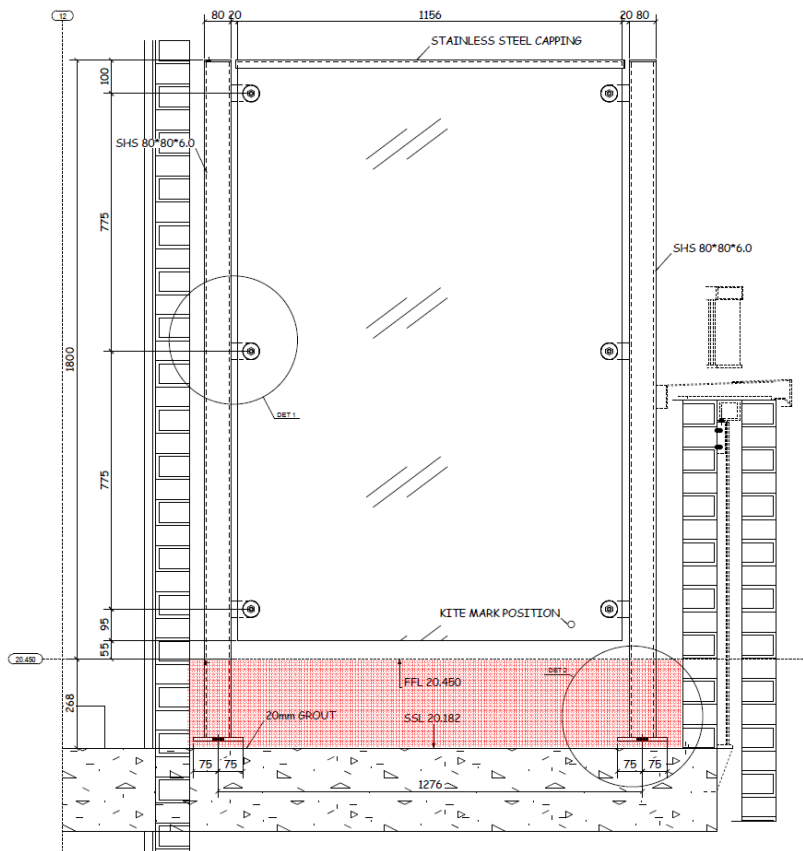
Mount Pleasant elevations - extent of Moleanos Limestone Panels highlighted in blue. Plans indicate curved geometry.

Note

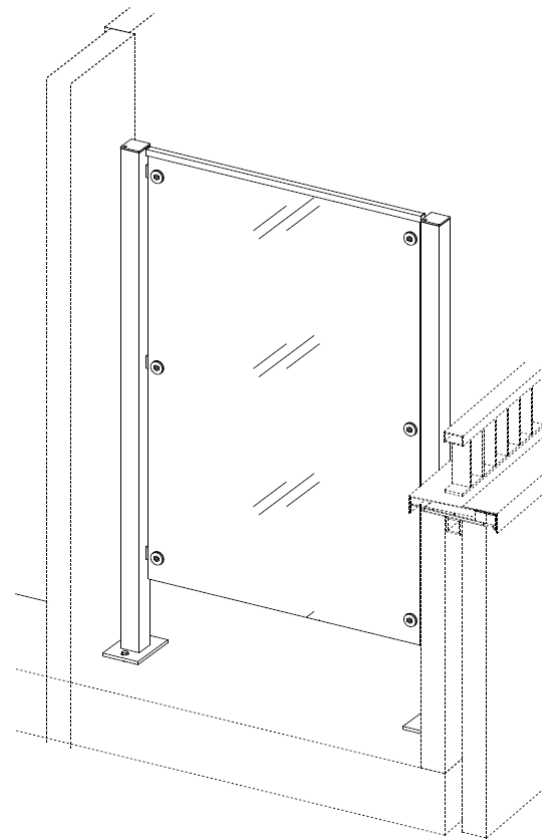
Base of limestone wall to have nom. 150mm high bush-hammered granite skirting to prevent water staining. Sample to be submitted to LB Camden in due course.

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

Condition 12(i) Balcony Divider Screens



Vertical section through typical brick balcony illustrating elevation of glass divider screen with PPC steel posts and small stainless steel capping.



Perspective illustrating glass screen. Endplates will be concealed below the floor finish.



Glass: 12mm toughened opaque satin glass



Steel finish: Interpon Y2217F Steel Bronze 2

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

Condition 12 - Materials

Summary of Materials

Street Facing Architectural Metalwork

Juliet Railing - Stainless Steel (p15)

- 50x12mm top/end/bottom plates, with 50x5mm uprights @ 90mm centres
- Finish - Stainless Steel GRADE 316

Balcony Railings - Stainless Steel - Concrete & Bolt-on Balconies (p13)

- 80x40mm RHS satin stainless steel grade 316 handrail
- 75x10mm end / bottom plates with 75x10mm uprights @ 100mm centres
- Finish - Stainless Steel GRADE 316

Balcony Soffit & Fascia – PPC Silver Aluminium - (p13)

- 3mm thick aluminium fascia and soffit panels on exterior grade metal sub-frame
- Finish - RAL 9006 (metallic silver) Akzo Nobel - Interpon D1036 Matt (30)

300mm Balustrade on Brick Parapet Balcony Stainless Steel (p14)

- 80x40mm satin stainless RHS handrail
- 75x10mm end / bottom plates with 75x10mm uprights @ 100 mm centres
- Finish: Stainless Steel GRADE 316

Metal Coping – PPC Bronze (p9, 14, 18)

- 3mm thick metal coping
- Finish - PPC anodized bronze Akzo Nobel, Interpon D2525, Y2217F Steel Bronze 2 Matt Anodic III Range
- Coping depth varies. Coping over shop fronts has some curved elements – further detail to be submitted once provided by sub-contractor.

Courtyard Facing Architectural Metalwork

Juliet railing - PPC Bronze (p16)

- 50x12mm top / end / bottom plates with 50x10mm uprights @ 90mm centres
- Finish - PPC anodized bronze Akzo Nobel, Interpon D2525, Y2217F Steel Bronze 2 Matt Anodic III Range

Balcony Railing – PPC Bronze (finish as railing on p13)

- 76.2x50.8mm RHS handrail
- 76.2x19.5mm end / bottom plates with 76.2x10 uprights @100mm centres
- Finish - PPC anodized bronze Akzo Nobel, Interpon D2525, Y2217F Steel Bronze 2 Matt Anodic III Range

Metal Coping – PPC Bronze (p9)

- 3mm thick metal coping
- Finish - PPC anodized bronze Akzo Nobel, Interpon D2525, Y2217F Steel Bronze 2 Matt Anodic III Range

Aluminium Balcony Soffit & Fascia – PPC Bronze

- 3mm thick aluminium fascia / soffit panels on exterior grade metal sub-frame
- Finish - PPC anodized bronze Akzo Nobel, Interpon D2525, Y2217F Steel Bronze 2 Matt Anodic III Range

Balcony Glass Divider Screens (p20)

- 80x80 mm SHS steel post galvanised with PPC finish anodized bronze Akzo Nobel, Interpon D2525, Y2217F Steel Bronze 2 Matt Anodic III Range
- Glass screen made of 12mm opaque toughened satin glass

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

Condition 12 - Materials

Summary of Materials

Glazing

Winter Gardens (p10)

System - Window 1000 Light, frameless glass sliding panels / framed glass balustrade

Finish - PPC anodized bronze Akzo Nobel, Interpon D2525, Y2217F Steel Bronze 2 Matt Anodic III Range

Curtain Walling - Level 4 Amenity (p11)

System - Reynaers CW 50-HI Curtain wall & CS77 double doors

External Finish - Anodised aluminium, Anolok 545, Dark Umber

Internal Finish - Anodised aluminium, Anolok 545, Dark Umber

Curtain Walling - Ground (p11)

System - Reynaers CW 50-HI Curtain wall & CS77 double doors

External Finish - Anodised aluminium, Anolok 545, Dark Umber

Internal Finish – PPC White

Bi-fold Doors (p12)

Type - Schueco ASS-80FD Bi-Fold door

External Finish - Anodised aluminium, Anolok 545, Dark Umber

Internal Finish - Anodised aluminium, Anolok 545, Dark Umber

Window Treatment

Accessories (p7)

Description - 3mm thick aluminium sheet with aluminium ventilation louvre

Finish - Anodised aluminium, Anolok 545, Dark Umber

Stone

Natural Stone (p17)

Type – Moleanos Limestone (pX)

Finish – Honed finish flat and curved slabs.

Typical slab dimension - 1100x750mm subject to specialist design.

Joints – 5mm wide filled with grout to complement limestone

Plinth Material – Bush-hammered granite plinth to prevent water staining at the base of the limestone wall. Granite sample to be submitted to LB Camden once submitted by stonemason.

Brick (Accessories)

Air Brick (p5-6)

The proposed airbrick has been selected because it efficiently delivers the required airflow. The project requires a minimum of 5,500mm² free area per airbrick which this product achieves. Alternative clay airbricks (eg lbstock) were considered but they have an inferior free area (up to 3,060mm²) and a limited colour range.

The plastic airbrick is moulded PVCu which is durable, resists weathering (discolouration), and a life expectancy of 80-100yrs. The airbrick colours complement the specified brickwork and the mortar pointing will be continued around the airbrick to match the brickwork.

PVC items are recyclable and can be transformed into new products reducing their environmental impact.

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

Condition 12 - Materials

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Appendix A

Location of Glass Divider Screens

On the following pages the location of the glass divider screens has been highlighted. Details of the terrace divider screens at roof level will be covered in the CON 16 submission.