

The Pears Building S73 Application Amendments to External Materials - Louvre Panels

Approval Record

The initials below certify that this document has been approved:

Date	Revision	Approved By
01/05/2020	A	EF

Amendment Record

A record of contextual additions or omissions are given below:

[illegible]

Introduction

Further to onsite review of façade mock-ups and samples in November 2019 and a presentation to London Borough of Camden planning officers in March 2020, this document summarises the process for selection and proposal of revised external materials, and specifically the external louvres, for the S73 application.

Over the following pages we set out:

- i) the materials proposed in the original 2014 application;
- ii) the framework for agreed views of the building to assess these materials in context;
- iii) a selection of new finishes/colours for louvre frames/blades;
- iv) photographs of on-site samples;
- v) discussion and proposals.

Overall Approach to Materials

As proposed in the original application, the building is conceived as a highly articulated assemblage of elements expressing their individual internal identities within a larger unifying framework of consistent materiality and finish across its various facades. A colonnade at 'ground' level together with a setback at upper levels provide a sense of engagement for passersby in addition to a modulated skyline and north-western corner which respond to the local context of St Stephen's Church.

The materiality of the building defers to the pastoral nature of Hampstead Green on the one hand whilst reflecting the use of concrete and masonry in the Royal Hospital behind. In this sense the building has always been seen as a mediator between the two urban characters of the Hospital and Rosslyn Hill. Our new proposals reflect this duality whilst preserving that distinction.

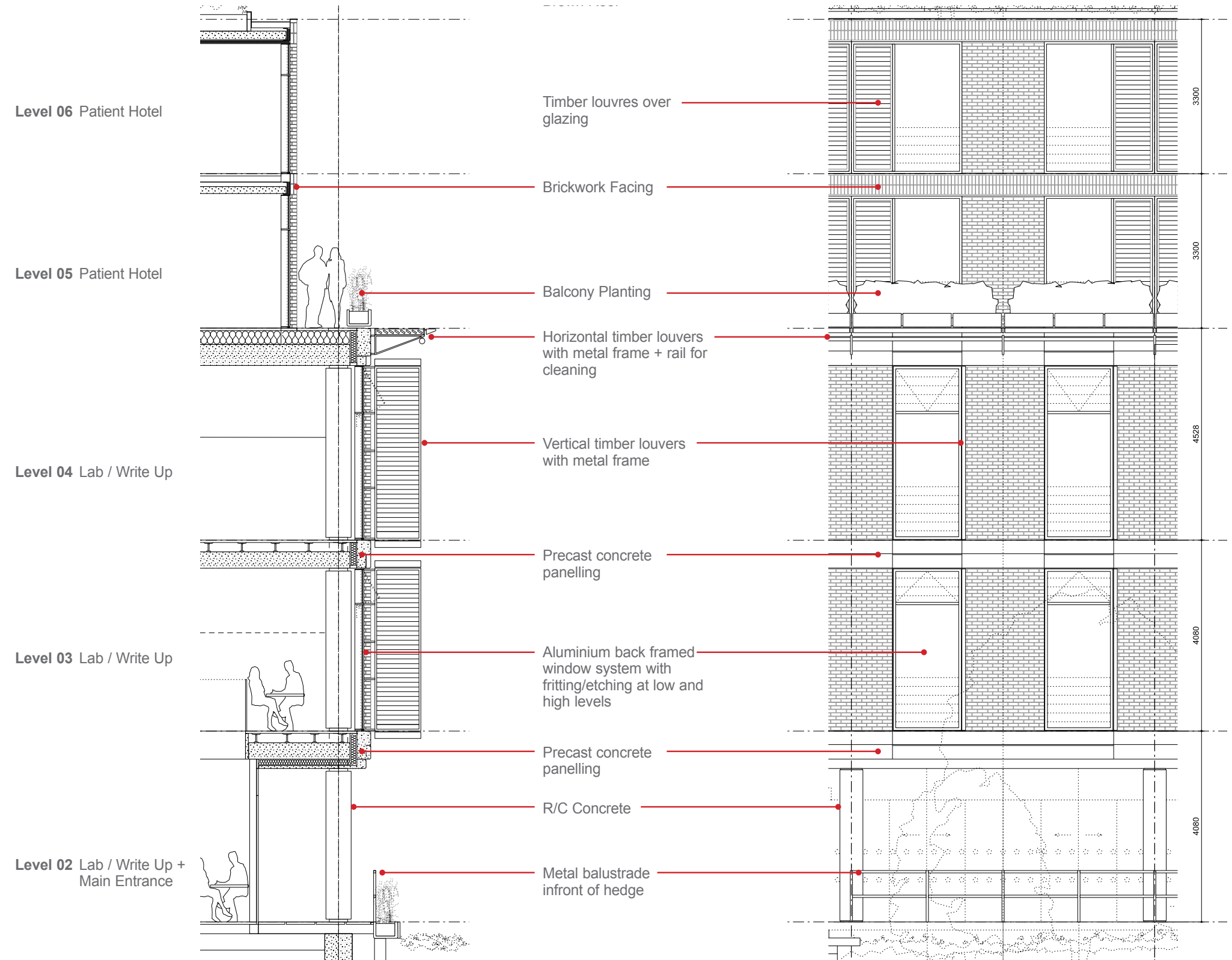
The exterior of the building continues to deploy a cladding system comprised of hand-laid clamp-fired brickwork panels with fritted double-glazed panels and either parallel or projecting louvres in frames.



View from Rosslyn Hill

The 2014 Planning Application

The 2014 planning application showed a 'layered' typical building façade in which brickwork panels and glazing were overlaid with a louvre panel system, comprising timber louvre blades set within composite metal and timber frames. This overlay created a nuanced balance between a technically advanced façade providing good environmental control to the interior and a sense of increased architectural interest with a material engagement with the Green.



Excerpt from Planning Application Design and Access Statement

Initial tests for louvre material and finish

Once the decision was reached to move to an all aluminium system, Hopkins Architects, the main contractor Willmott Dixon and its subcontractors have worked closely together to optimise the design whilst maintaining the key features described above.

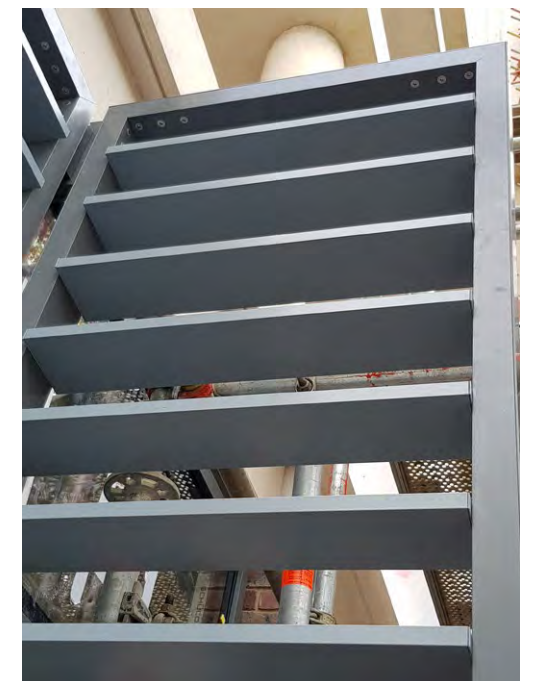
The design of both the louvre framing system and of the louvre blades themselves has been rationalised and simplified to create a system with clean lines which can be used both vertically and horizontally, with the louvre blades protruding slightly from the thickness of the frames to provide a sense of lightness.

In terms of colour, the louvre frames were conceived as similar to the glazing mullions, themselves coloured a relatively dark but neutral grey to show off the brickwork.

In November 2019 we examined a site mock-up with LBC Officers. At this point the louvre blades themselves were thought of as being a slightly different grey from the frames to offset any feeling of heaviness. Whilst it was felt that the overall material combination of brickwork, precast concrete and glazing were good, it was generally agreed that the feeling of warmth and resonance with the Green in particular was no longer evident in the louvre blades. We therefore decided to conduct a series of tests for the materials.



Sample mock up reviewed November 2019



Examining a further range of options

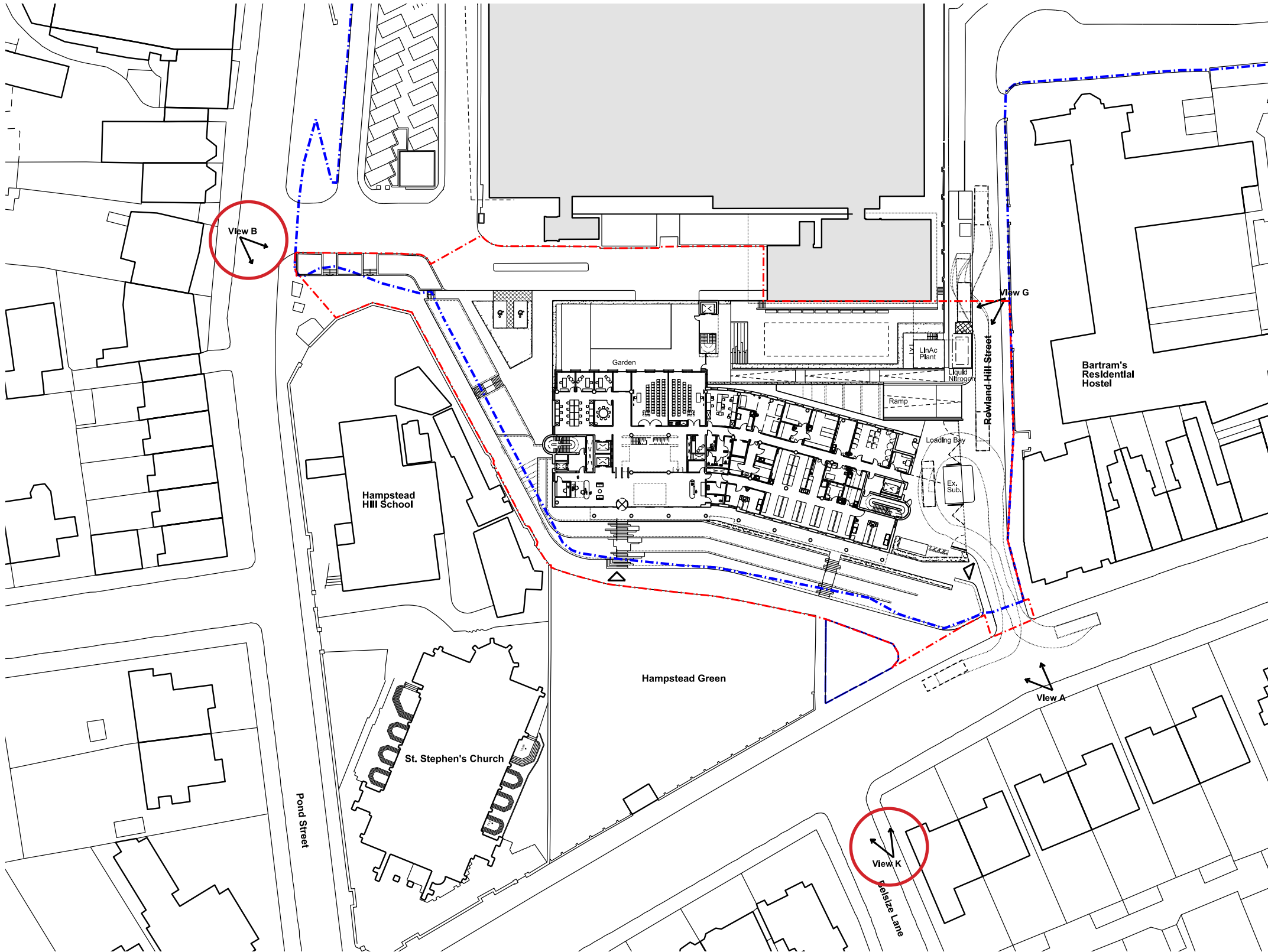
A range of colours was selected for the louvre blades in particular, to assess what might be suitable in light of the discussions in November 2019. The RAL swatch adjacent shows a selection of colours to be tested. It was felt that these should be metallic paints in particular, as these would have the ability to catch the light in various ways, creating interest in the façade according to daylight conditions, weather, viewpoint and so on.

On the following pages, each of the colours represented in the swatch is shown both as a longer view and in close up, in both summer and winter conditions, as per the original application views. We started from the premise of a cooler colour (RAL 9006) and progressed through to warmer colours (RAL 1036 and 1035).



Key viewpoints

A number of medium-distance views around the building from key Hampstead vantage points were agreed to assess the bulk, massing and materiality of the scheme. These have been used again to provide an equitable basis for review of the new proposals.



View K Summer: Planning Application 2014 Scheme:
Timber louvre blades in metal/timber frame



View K Summer: Planning Application 2014 Scheme:
Timber louvre blades in metal/timber frames



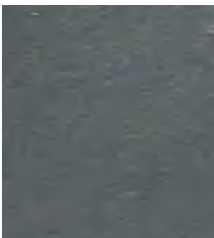
Precast:
Light Etch Ref Amber 0158



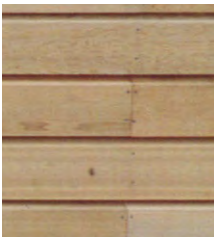
Brick:
Freshfield Lane Pears Blend



External glazing mullions:
TBC



Louvre frames:
Metal / timber



Louvre blades:
Timber

View K Winter: Planning Application 2014 Scheme:
Timber louvre blades in metal/timber frame



View K Winter: Planning Application 2014 Scheme:
Timber louvre blades in metal/timber frame



Precast:
Light Etch Ref Amber 0158



Brick:
Freshfield Lane Pears Blend



External glazing mullions:
TBC



Louvre frames:
Metal / timber



Louvre blades:
Timber

View K Summer (2020):
Aluminium louvre blades in RAL 9006



View K Summer (2020):
Aluminium louvre blades in RAL 9006



Precast:
Light Etch Ref Amber 0158



Brick:
Freshfield Lane Pears Blend



External glazing mullions:
RAL 7012



Louvre frames:
RAL 7012



Louvre blades:
RAL 9006

View K Winter (2020):
Aluminium louvre blades in RAL 9006



View K Winter (2020):
Aluminium louvre blades in RAL 9006



Precast:
Light Etch Ref Amber 0158



Brick:
Freshfield Lane Pears Blend



External glazing mullions:
RAL 7012



Louvre frames:
RAL 7012



Louvre blades:
RAL 9006