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187 Kentish Town Road Condition 2 Supporting Statement

Introduction

Cladding Treatment

Copings, Parapets and Window surrounds

Windows within existing facade

Door Details

Glass Balustrade

Enquiries

If you have any queries about anything contained within this document then please don't hesitate to contact us

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Introduction

This document provides supporting information for the discharge of Condition 2 of Planning application 2019/5059/P.

Following approval of the S73 and 96a application the consultant team has developed the scheme through to detailed design for construction. This document provides examples of the submitted details and products proposed in order to meet the design requirements of the consented scheme.

Although 187 Kentish Town Road is not listed or within a conservation area it is a locally listed building on a prominent corner of Kentish Town Road and has been identified as a 'non designated heritage asset'. With this in mind the team have taken great care to preserve and enhance the original building through the use of high quality materials and careful detailing.

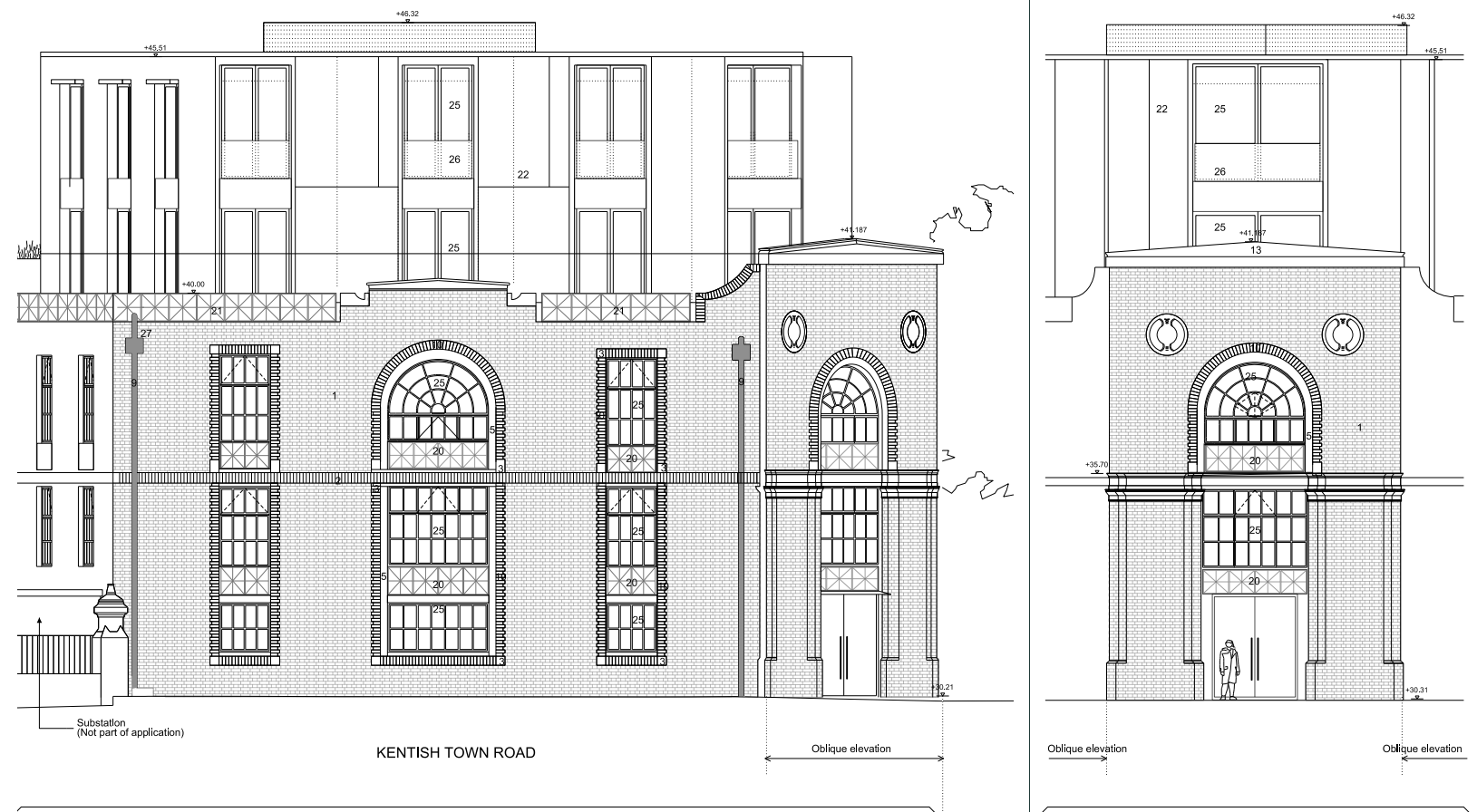
The Approved Drawings

Alongside the original design principles, the team has developed the design to comply with the most recently approved S73 and S96a planning applications (ref 2018/5059/P).

The following key materials associated with the windows, doors, parapet and cladding were noted on the consented drawings and have been adhered to when preparing the details to be submitted for discharge of Condition 2.

- Powdercoated metal cladding.
- Powdercoated metal spandrel panel.
- Reconstituted (cast) stone to arches, copings, and parapets (replacing existing concrete arches and copings)
- Steel framed metal ‘Crittall’ windows within the original openings to replicate the existing windows on the building.

KEY TO EXISTING MATERIALS:		KEY TO PROPOSED MATERIALS:
1. Dark brick wall (Flemish Bond).	8. Steel balustrade.	20. Powder coated or patinated metal.
2. Light brick string course (Soldier Bond).	9. Cast iron down pipe.	21. Reconstituted stone with detailing.
3. Plain- tiled corner window surround.	10. Light brick window surrounding.	22. Powder coated or patinated metal
4. Glazed windows.	11. Star shaped glazing bars.	23. Render.
5. Concrete arch.	12. Concrete coping.	24. Brick.
6. Timber door.	13. Cast stone (Cornice and pediment)	25. Glazing.
7. Glass sky-light.		26. Glass.
		27. Cast Iron Air Brick.
		28. Powder coated ventilation grille.
		29. Glass Block.



Roof Extension Cladding

The original design principles set out a clear distinction between old and new are reiterated on this page. The design of the top floor cladding has been developed to comply with the most recently approved planning application (ref 2018/5059/P) and follows the design intent for contemporary and minimal cladding panels to the top two floors.

The detailed design has been undertaken with a specialist cladding manufacturer in order to achieve the narrow portal frames and wide cassette sizes shown on the consented elevations. These finely executed details, alongside the high quality textured coating, will enhance the existing fabric of the building.

The proposed material is a thick sheet aluminium with a high quality textured warm brown, powdercoat by Adapta (finish - Gaelic). This system is proposed for the following reasons:

- The system can be detailed to achieve the design intent set shown in the consented drawings.
- The narrow contemporary style dormers can be constructed to meet the design intent of the planning application. If these dormers were made of lead or standing seam zinc then the details would differ from the planning drawings and the dormer cheeks would be significantly wider, creating an awkward relationship between old and new.
- The system employs non combustible metal bracketry and substrates as required by building regulations. Note the details submitted by the previous applicant are no longer allowed to be used on the building.
- The consented application did not reference lead or zinc and labelled the material as 'powder coated or patinated metal' and these drawings were approved.

A more detailed response is provided in the cover letter accompanying this document.



Model of the design concept for the scheme by Allies and Morrison

3.2 TEN PRINCIPLES

In advance of the first pre-application meeting with Camden planners, ten key principles were identified by the design team. The starting point for this brief were the comments made by the Inspector from the appeal of the previous scheme.

1 Completing the block

The original building was developed as part of the North Western Polytechnic. Its use and design complemented the adjoining building at 1 Prince of Wales Road. The proposed redevelopment of 187 Kentish Town Road should allow this building to recover its prominent role at the front of the block.

2 Old and new

Similar to Allies and Morrison's intervention in 1 Prince of Wales Road, the new scheme should enhance the historic character of the building with modern interventions.

3 Existing facade

The new scheme should retain the character of the existing building, maintaining elements of the new facade while adjusting its fabric to engage with the public realm. All brick facades should be retained, with new fenestration for the ground floor space and flats above.

4 Corner entrance

The chamfered corner in the existing building should be enhanced and celebrated. The new scheme should maintain this entrance as the main access point to the ground floor.

5 Active frontage

The building was originally designed as an assembly hall and as such, it is an inward-looking enclosure for a single volume. This is no longer an appropriate or viable use of space for the building to thrive in its local context. The new scheme should introduce an active frontage on the high street and create a more usable space internally.

6 Ground floor use

The new scheme will include a new single screen cinema on the ground floor. The use of this unit should provide a meeting place for the local community, in addition to a local entertainment venue.

7 Massing

Any extension to the existing building should not be higher than the top of the mansard roof of 1 Prince of Wales Road.

8 Roof extension

Any extension to the existing building should be complimentary but not identical to the existing fabric and the adjoining building at 1 Prince of Wales Road. It should not be apologetic in character. Instead it should celebrate the prominence of this corner site.

9 Unit mix

The residential units should exceed the Council's residential design guidelines. The layout of the flats should provide good internal living spaces with natural light and a variety of external amenity spaces.

10 Good design

We are committed to clarity of design and well resolved details using robust, high quality materials that will weather well, and good execution on site. The new scheme for 187 Kentish Town Road should raise the bar for residential design in the area.

Aluminium Cladding Case Study:
Great Portland Street, Fitzrovia

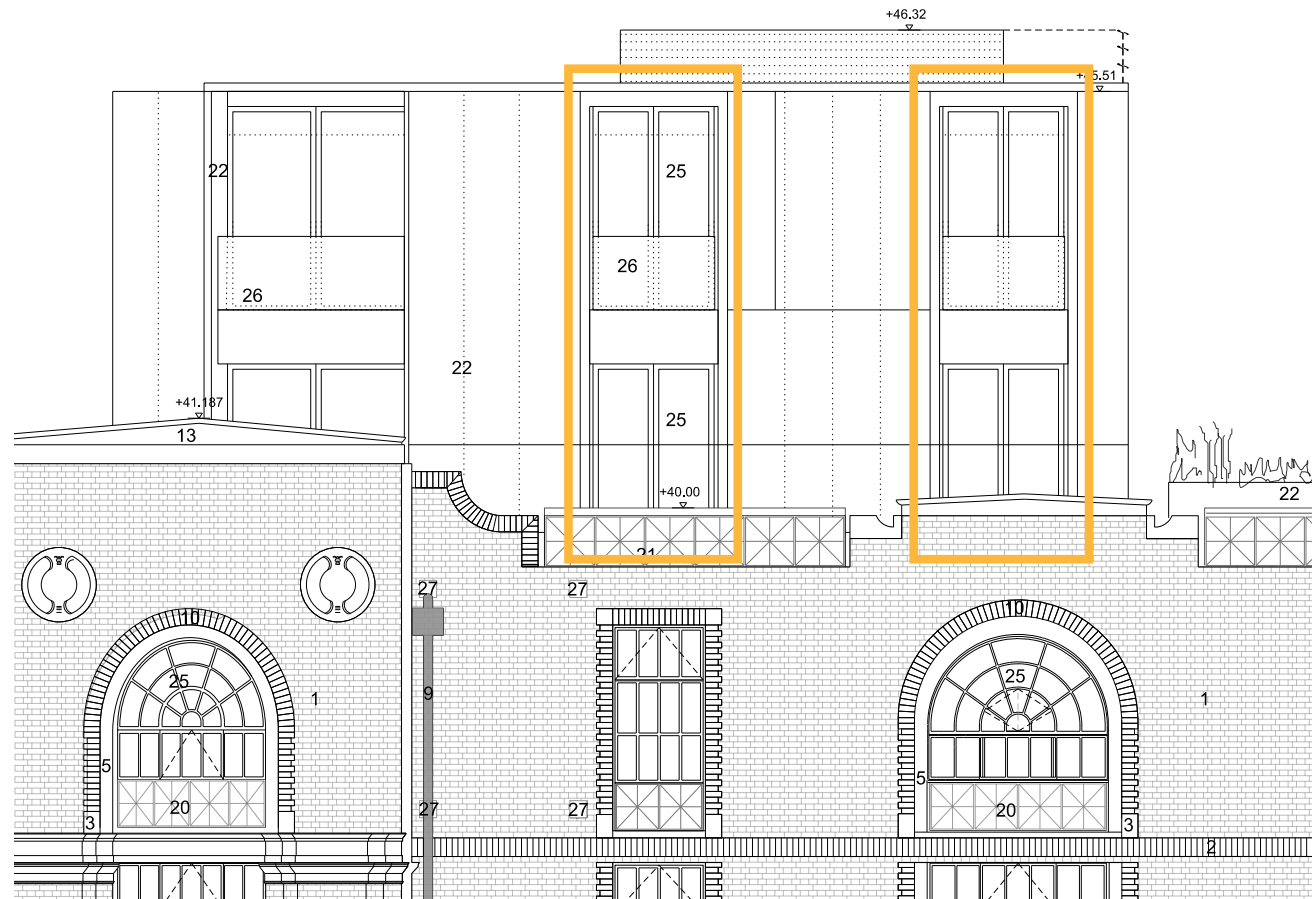


The proposed cladding system and Adapta Gaelic finish has been used on a similar Vabel development in Great Portland Street, London. The coating has a varied texture that captures the light to provide a patinated appearance and depth to the cladding. This allows the building to appear contemporary whilst relating to the surrounding Edwardian and Victorian architecture.

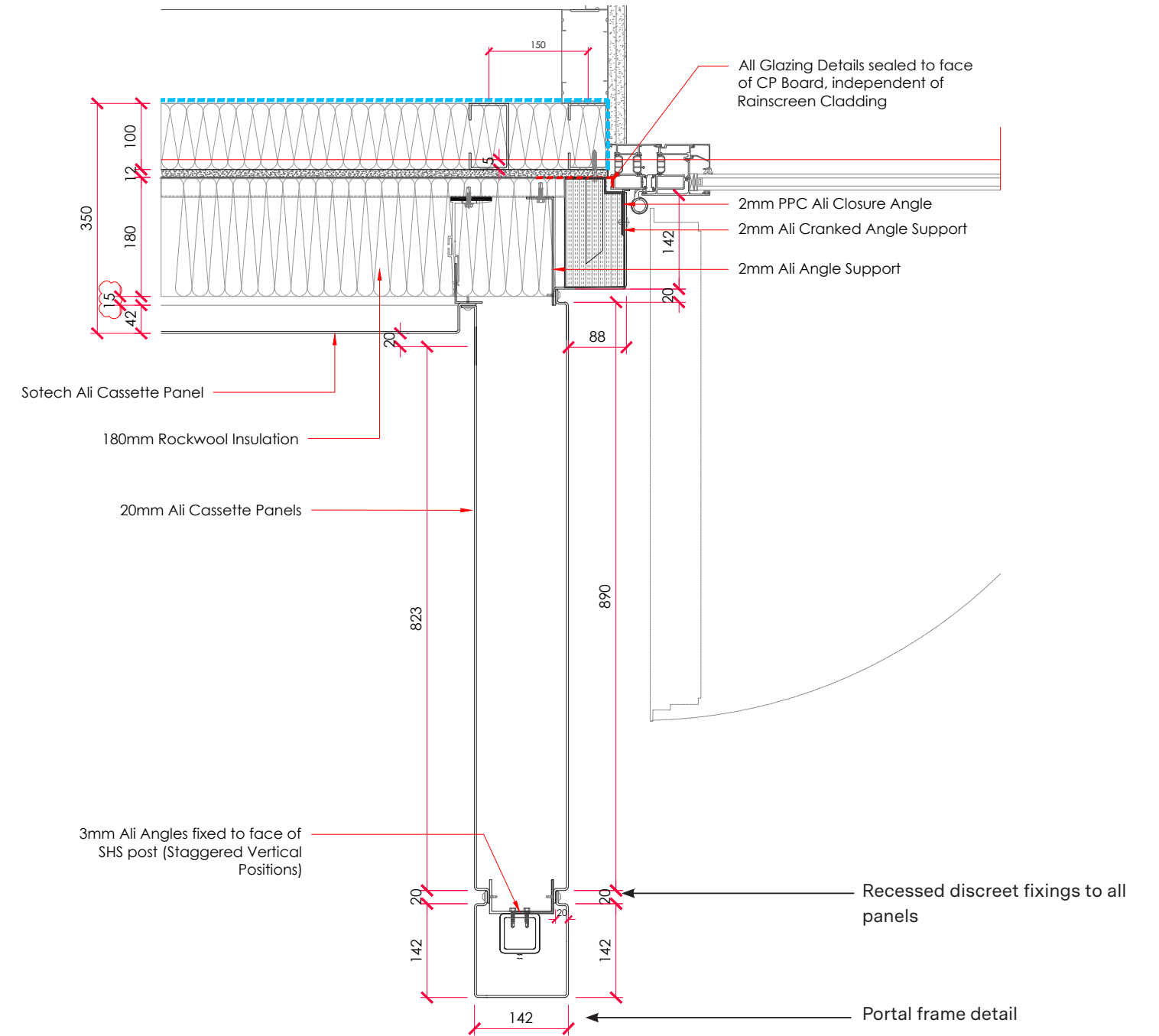


Cladding: proposed scheme

The detail of the contemporary dormer side panel and protrusion on this page demonstrates the discreet recessed fixings and narrow portal frames to achieve the minimalist design that was indicated shown in the approved drawings. These details would not be possible in Lead or Zinc.



Great Portland Street, London Borough of Westminster.










Developed detail subcontractor design showing the narrow portal frame profile.

Upper floor - Aluminium Window Specification - Raynaers Masterline 8 System

The Raynaers Masterline 8 System has been specified for all window and door systems to the 3rd and 4th floor of the North, East and South elevations. The system can be configured in many different ways to allow for a consistent finish and profile across all elevations of the upper two floors.

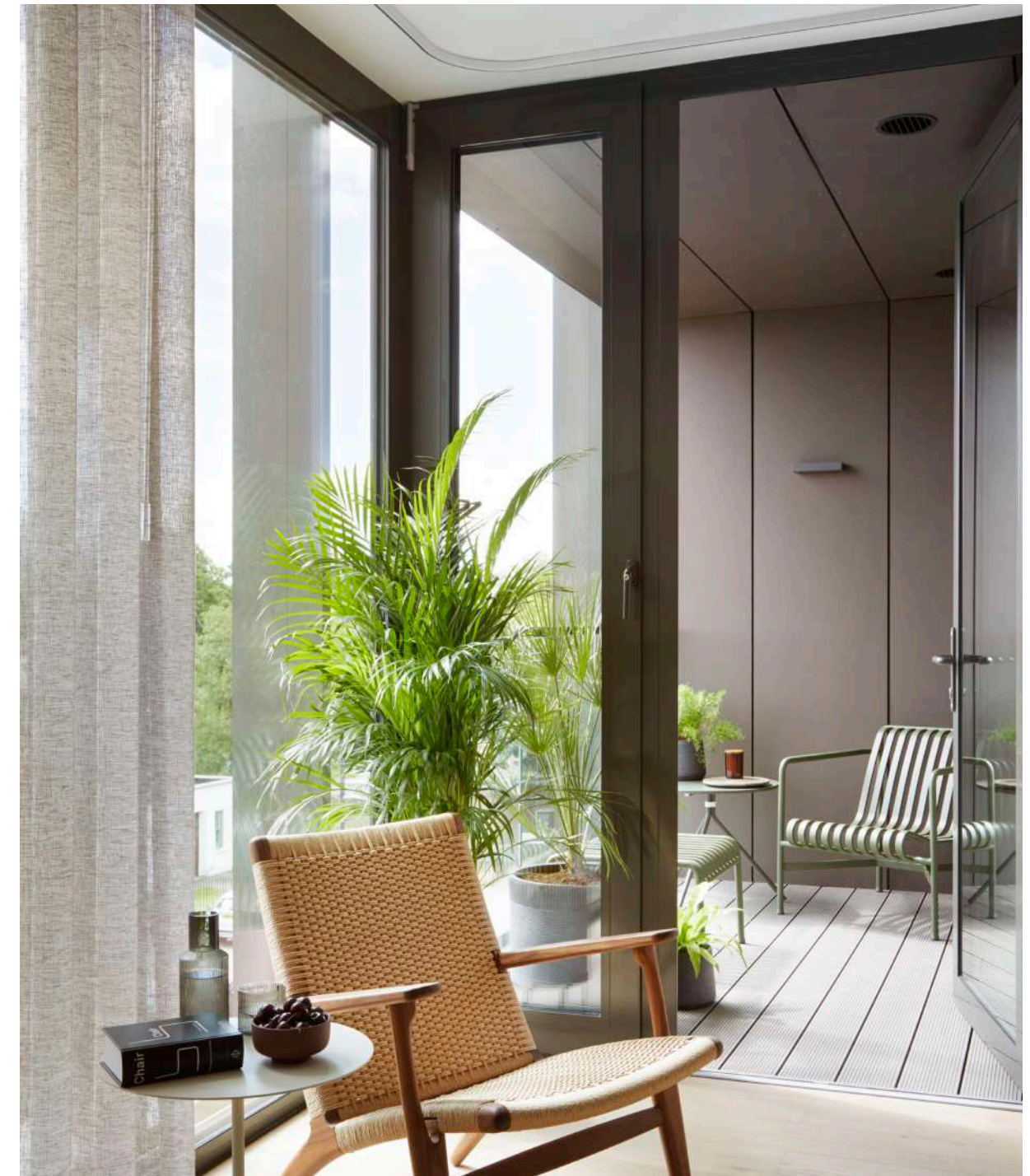
It is a market leading product that meets the demanding thermal and acoustic requirements whilst being easy to operate and minimal when viewed externally. Much of the frame can be concealed by the cladding externally.

The photo below shows the system in use at a recent Vabel development in Kensal Rise. The image below shows slightly thicker meeting styles due to differing window types being combined.

PERFORMANCES												
ENERGY												
	Thermal Insulation windows ⁽¹⁾ EN ISO 10077-2	Uf-value down to 1.0 W/m²K depending on the frame/vent combination and the glass thickness.										
	Thermal Insulation doors ⁽¹⁾ EN ISO 10077-2	Uf-value down to 1.4 W/m²K depending on the frame/vent combination and the glass thickness.										
COMFORT												
	Acoustic performance windows ⁽²⁾ EN ISO 140-3; EN ISO 717-1	Rw(C;Ctr) = 45 (-1;-4) dB, Hidden Vent: Rw(C;Ctr) = 49 (-1;-5) dB, depending on glazing and opening type										
	Acoustic performance doors ⁽²⁾ EN ISO 140-3; EN ISO 717-1	Rw(C;Ctr) = 43 (-1;-4) dB, depending on glazing and opening type										
	Air tightness windows & doors, max. test pressure ⁽³⁾ EN 1026; EN 12207	1 (150 Pa)	2 (300 Pa)	3 (600 Pa)	4 (600 Pa)							
	Water tightness windows ⁽⁴⁾ EN 1027; EN 12208	1A (0 Pa)	2A (50 Pa)	3A (100 Pa)	4A (150 Pa)	5A (200 Pa)	6A (250 Pa)	7A (300 Pa)	8A (450 Pa)	9A (600 Pa)	E1200 (1200 Pa)	
	Water tightness doors ⁽⁴⁾ EN 1027; EN 12208	1A (0 Pa)	2A (50 Pa)	3A (100 Pa)	4A (150 Pa)	5A (200 Pa)	6A (250 Pa)	7A (300 Pa)	8A (450 Pa)	9A (600 Pa)	E1200 (1200 Pa)	
	Wind load resistance windows, max. test pressure ⁽⁵⁾ EN 12211; EN 12210	1 (400 Pa)	2 (800 Pa)	3 (1200 Pa)	4 (1600 Pa)	5 (2000 Pa)	Exxx (> 2000 Pa)					
	Wind load resistance windows to frame deflection ⁽⁵⁾ EN 12211; EN 12210	A (≤ 1/150)			B (≤ 1/200)			C (≤ 1/300)				
	Wind load resistance doors, max. test pressure ⁽⁵⁾ EN 12211; EN 12210	1 (400 Pa)	2 (800 Pa)	3 (1200 Pa)	4 (1600 Pa)	5 (2000 Pa)	Exxx (> 2000 Pa)					
	Wind load resistance doors to frame deflection ⁽⁵⁾ EN 12211; EN 12210	A (≤ 1/150)			B (≤ 1/200)			C (≤ 1/300)				
	SAFETY											
	Burglar Resistance ⁽⁶⁾ EN 1627 - 1630	RC 1			RC 2			RC 3				

This table shows possible classes and values of performances. The values indicated in orange are the ones relevant to this system.

(1) The Uf-value measures the heat flow. The lower the Uf-value, the better the thermal insulation of the frame.
 (2) The sound reduction index (Rw) measures the capacity of the sound reduction performance of the frame.
 (3) The air tightness test measures the volume of air that would pass through a closed window at a certain air pressure.
 (4) The water tightness test involves applying a uniform water spray at increasing air pressure until water penetrates the window.
 (5) The wind load resistance is a measure of the profile's structural strength and is tested by applying increasing levels of air pressure to simulate the wind force. There are up to five levels of wind resistance (1 to 5) and three deflection classes (A,B,C). The higher the number, the better the performance.
 (6) The burglar resistance is tested by statistical and dynamic loads, as well as by simulated attempts to break in using specified tools.



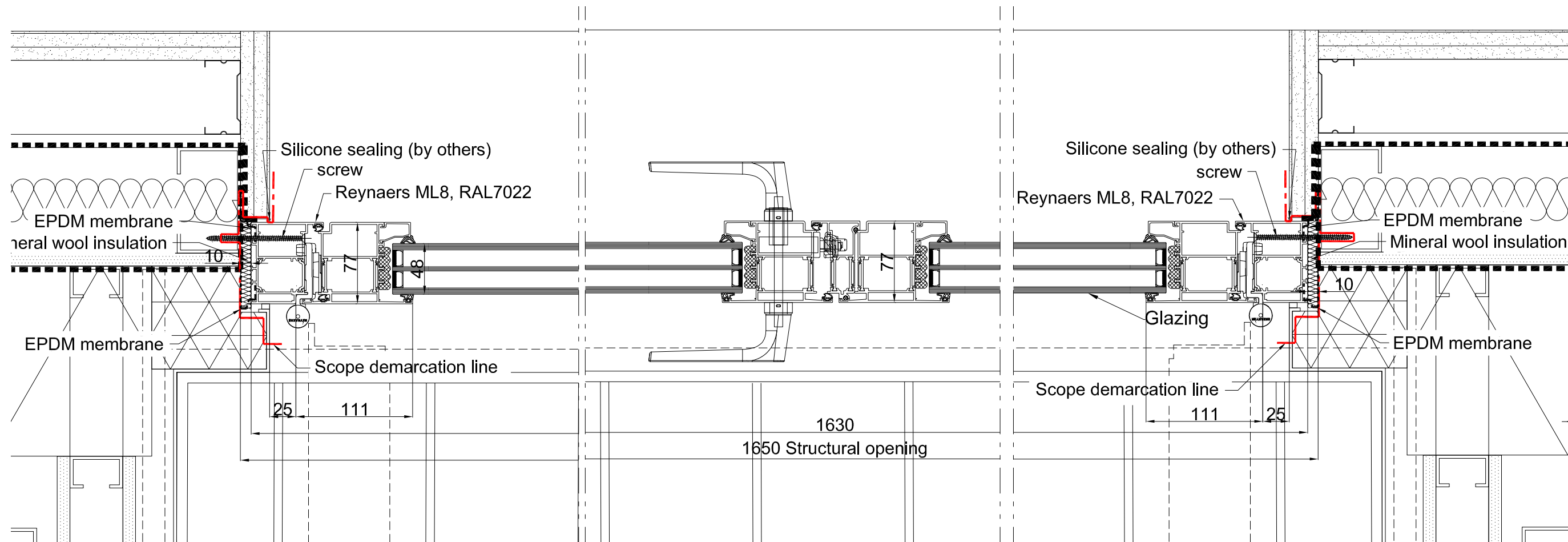
Raynaers Masterline 8 System system datasheet and cross profile. The base and side profiles will be partially concealed by the surrounding cladding to achieve a reduced sight-lines.

Aluminium Window Specification: North and East Elevation

Raynaers Masterline 8 System, Casement French doors are a high-quality aluminium frame system that complies with all performance requirements. Casement doors are specified for all upper floor window and door systems to the North and East elevations. They are set back in deep reveals and within recessed balconies on the fourth floor and this minimises their visibility from street level.



Approved North Elevation ref drawing no. 863_07_211



Proposed fabricators window plan detail of Raynaers Masterline 8 system

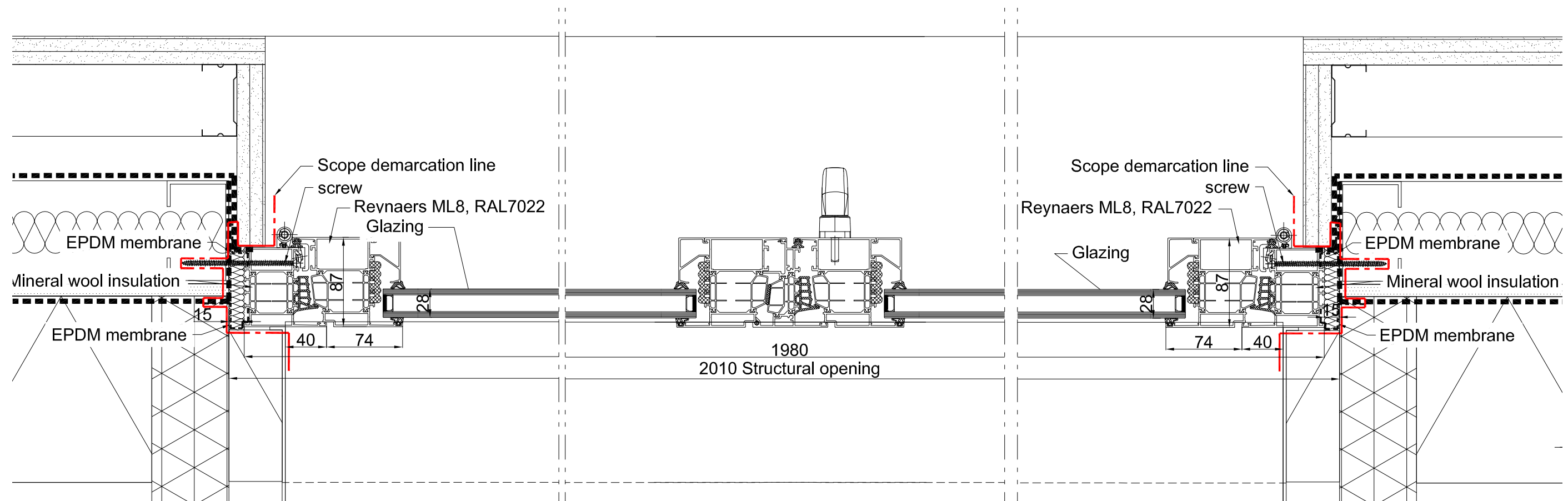
Aluminium Window Profile and Specification: South Elevation

Raynaers Masterline 8, Tilt before turn windows are specified to the South Elevation as they open inwards.

The system is a high quality, secure and easily operated window that provides excellent thermal and acoustic efficiencies and safe night time venting to the bedrooms.



Approved elevation ref drawing no. 863_07_213



Proposed window plan detail of Raynaers Masterline 8 system

Aluminium Sliding door Specification - Raynaers CP 155 System

Raynaers CP 155 System has been specified for the sliding door systems to the North East Elevation and courtyards. The system has been used on another recent Vabel scheme in Kensal Rise and the end result is shown on the photo below.

The system is a premium, lift and slide door that provides excellent thermal and acoustic efficiencies and can also achieve the require dimensions that the project demands.

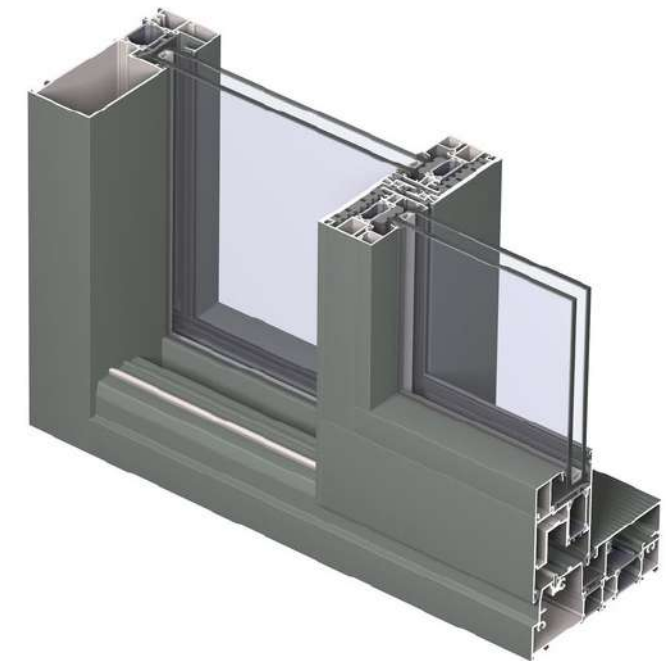


PERFORMANCES												
ENERGY												
	Thermal Insulation ⁽¹⁾ EN ISO 10077-2	Uf-value up to 1.07 W/m ² K (*), depending on the frame/vent combination.										
COMFORT												
	Acoustic performance ⁽²⁾ EN ISO 140-3; EN ISO 717-1	Rw (C; Ctr) = 35 (-2;-5) dB / 42 (-1;-3) dB, depending on glazing type										
	Air tightness, max. test pressure ⁽³⁾ EN 12207	1 (150 Pa)	2 (300 Pa)		3 (600 Pa)		4 (600 Pa)					
	Water tightness ⁽⁴⁾ EN 12208	1A	2A	3A	4A	5A	6A	7A	8A (450 Pa)	9A (600 Pa)	E900 (900 Pa)	
	Wind load resistance, max. test pressure ⁽⁵⁾ EN 12211; EN 12210	1 (400 Pa)		2 (800 Pa)		3 (1200 Pa)		4 (1600 Pa)		5 (2000 Pa)		Exxx (>2000 Pa)
	Wind load resistance to frontal deflection EN 12211; EN 12210	A (≤ 1/150)			B (≤ 1/200)			C (≤ 1/300)				
SAFETY												
	Burglar resistance ⁽⁶⁾ ENV 1627 - ENV 1630	RC 1			RC 2			RC 3				

This table shows classes and values of performances, which can be achieved for specific configurations and opening types.

- (1) The Uf-value measures the heat flow. The lower the Uf-value, the better the thermal insulation of the frame.
- (2) The sound reduction index (Rw) measures the capacity of the sound reduction performance of the frame and glass.
- (3) The air tightness test measures the volume of air that would pass through a closed window at a certain air pressure.
- (4) The water tightness testing involves applying a uniform water spray at increasing air pressure until water penetrates the window.
- (5) The wind load resistance is a measure of the profile's structural strength and is tested by applying increasing levels of air pressure to simulate the wind force.
- (6) The burglar resistance is tested by static and dynamic loads, as well as by simulated attempts to break in using specified tools. This variant requires specific burglar resistance accessories.

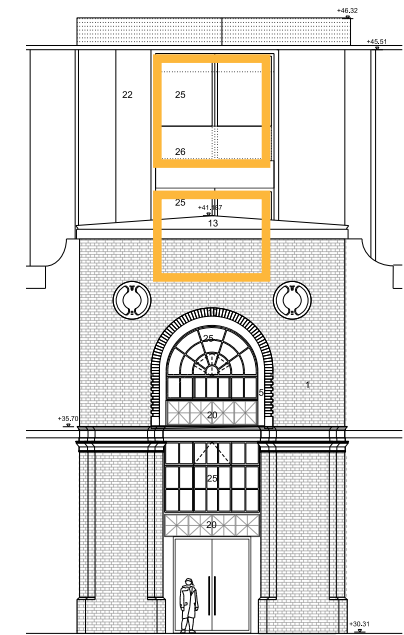
(*) Value for HI-variant with Minergie label



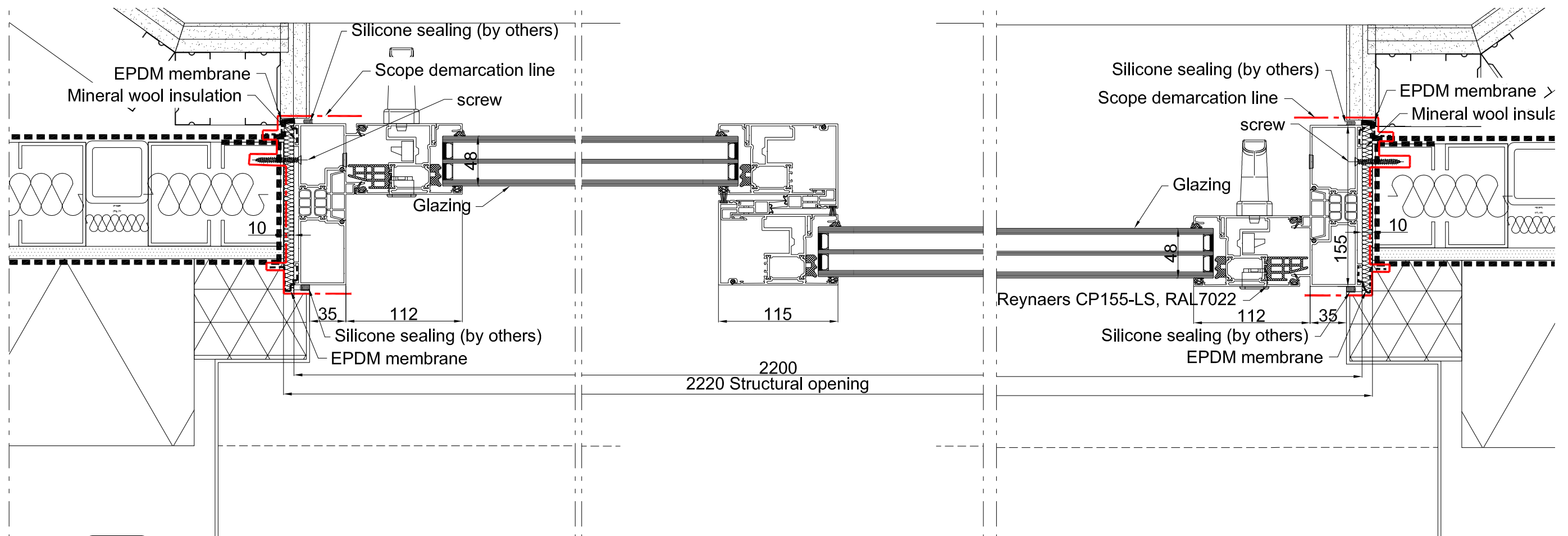
The base and side profiles will be partially concealed by the surrounding cladding to achieve a reduced sight-line.

Aluminium Window Profile and Specification: North East Elevation and Courtyard

The fabricator's proposed window plan detail of Reynaers CP 155 lift and slide, sliding door system is shown below.



Approved North East elevation ref drawing no. 863_07_212



Facade Alterations and Restoration

As this is a locally listed building that makes an important townscape contribution, great care has been taken to retain the architectural style of the building with the adjacent No.1 Prince of Wales Road building. The unifying features of both façades including the detailed red brick banding are retained and restored with custom made bricks from Sussex handmade brickworks and the existing bricks are reclaimed wherever possible to form the new openings. Distinct features such as the red Sussex brick dressings around the windows and mixed Ketley creasing tiles will be retained and extended in matching imperial, English made brickwork as shown in the approved drawings. All re-pointing will be carried out using natural lime mortar form LimeTec.

Key facade details to be retained and reinstated:



01 Flemish bond dark multi-stock brick to external facade

02 Sussex red brick surround to window openings



03 Brick banding
Soldier Course and special sill brick band

04 Creasing tile to window corners
Soldier course window heads and sills

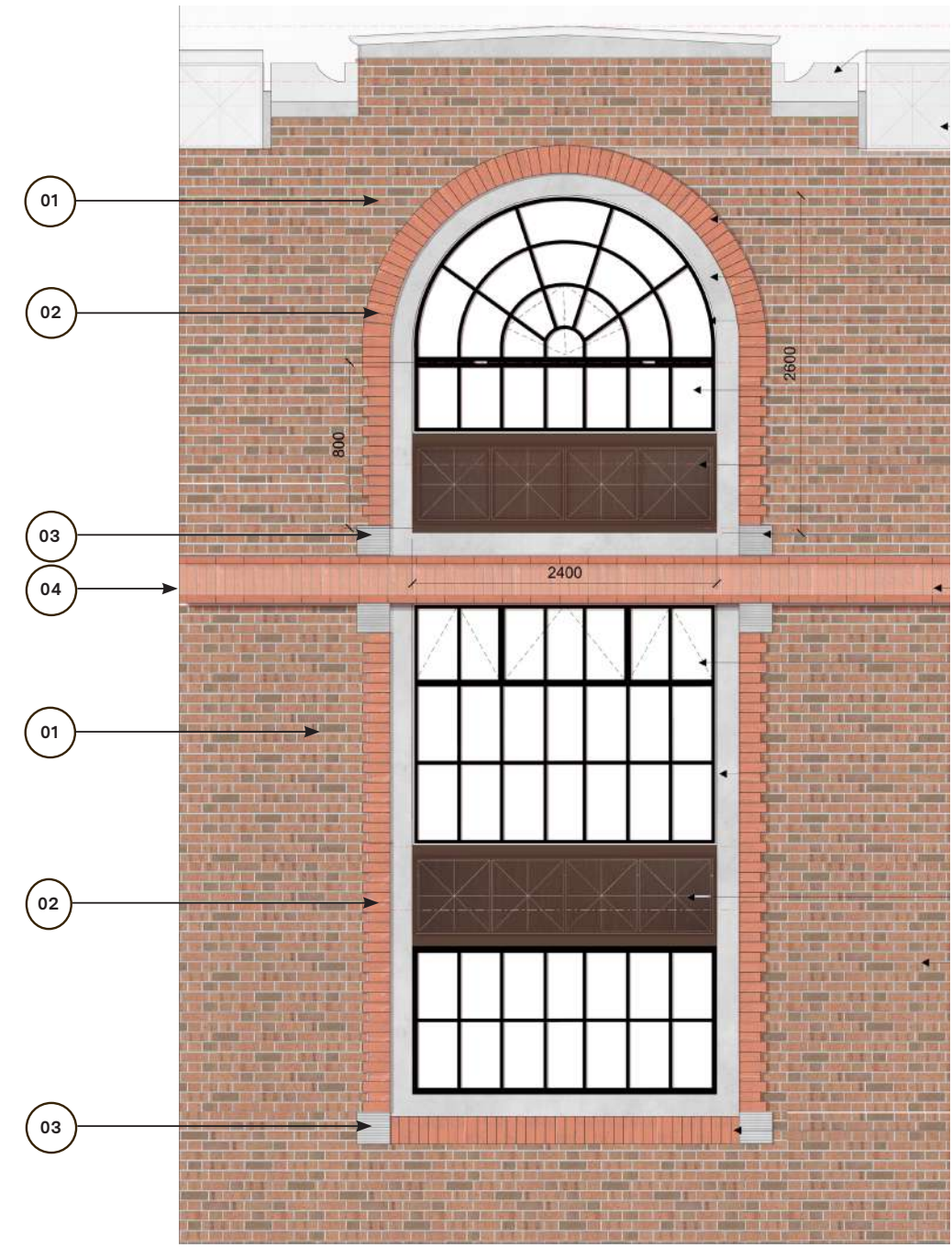


Facade Alterations and Restoration

The facade and brickwork will be cleaned (with a water spray system), repaired and in some cases re-pointed, in accordance with the approved condition 3 discharge. Existing bricks are to be reclaimed where ever possible and moulds have been taken to form special Sussex handmade brick replacements for the damaged areas of the continuous brick banding.



Approved North Elevation ref drawing no. 863_07_211



Key

01	Proposed facade brick - Multistock brick - reclaimed from the existing facade where possible.
02	Proposed Tothing and feature brick- Waverley Orange Red Sussex
03	Proposed creasing tiles - red and brindle mix - Ketley
04	Proposed brick banding - moulded red Sussex 'Cymra Reverse'

New and Replacement Cast Stone

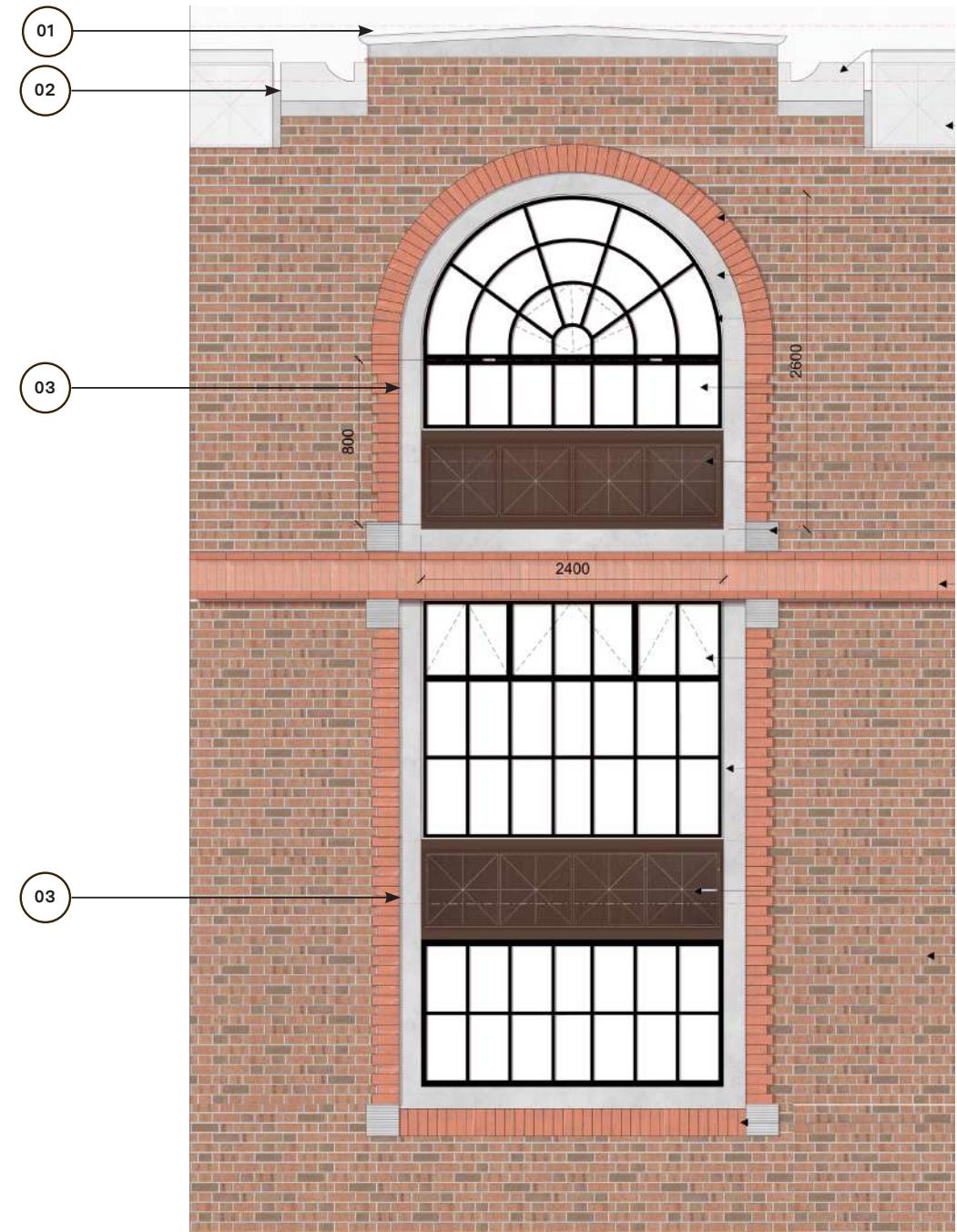
The existing window surrounds are formed of cast stone, concrete or rough stucco render applied over the face of some castings and the arches (they are not natural stone).

The majority of the existing copings, window surrounds, and arches will be replaced using a high-quality Portland dry cast stone. After close inspection and engagement with restoration specialists, the existing cast mouldings were found to be damaged and pitted and in case had been covered with cement render. During demolition care will be taken to remove existing features to enable accurate moulds to be taken to restore these elements to a high-quality, consistent and long lasting finish.



Photographs of the existing coping, decorative scroll and window surround showing the cast concrete and stucco render has become damaged and pitted.

A thick stucco rough render has been applied over the concrete arch castings.



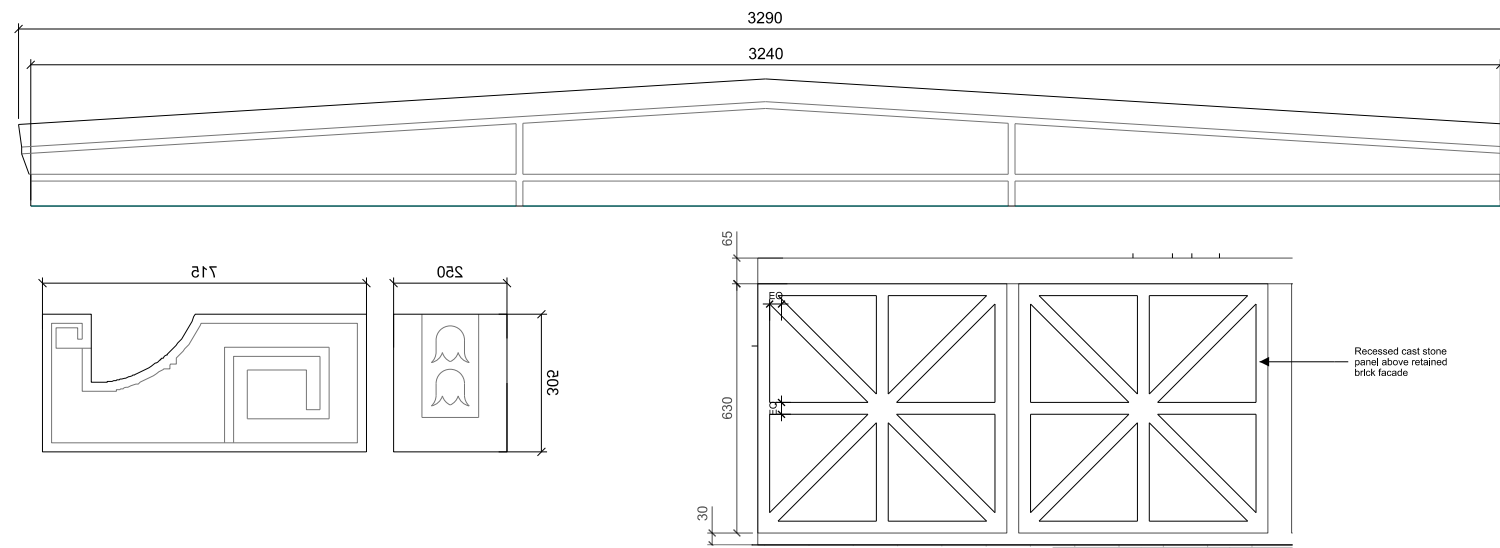
Key

01	Replacement Portland cast stone to parapet
02	Replacement Portland cast stone moulded scroll
03	Replacement Portland cast stone window surrounds

Restoration Measures: Cast Stone

The drawings below show the proposals for replacing the damaged and severely weathered existing cast stone and concrete elements. The dimensions provided below may vary slightly when the specialists take exact replica mouldings.

The existing stonework banding at first floor level on the corner elevation and stucco around the entrance door to the commercial entrance is to be retained and restored.



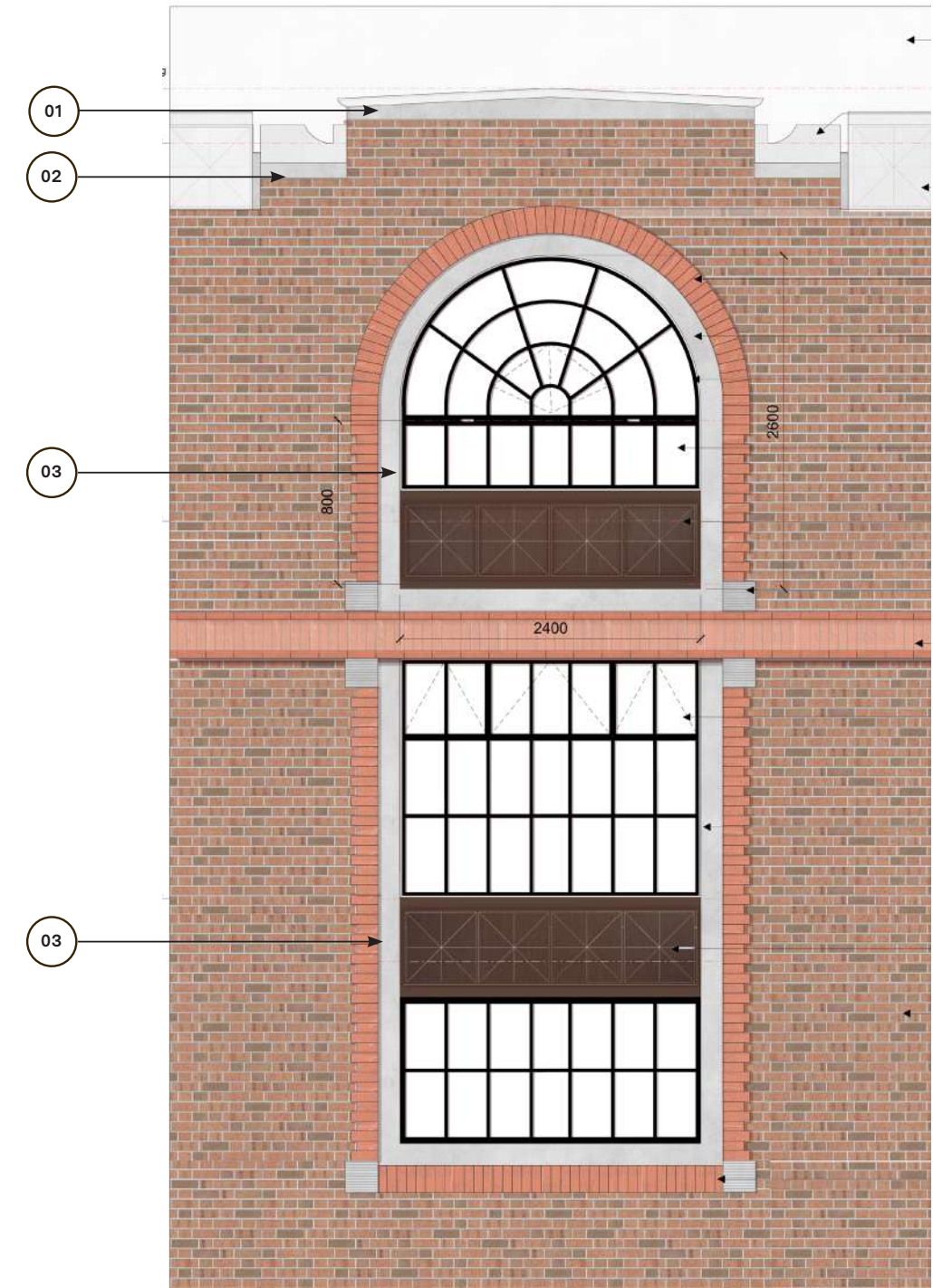
The existing mouldings to the parapets and to be replicated

The new Parapet mouldings in a star motif to match the existing glazing beads and planning drawings.



Photograph by Grecon UK of St Johns Croft, Winchester which uses Portland cast stone Finish

Close up of similar details achieved in Cast Portland Stone - Vobster



Key

01	Replacement Portland cast stone to parapet
02	Replacement Portland cast stone moulded scroll
03	Replacement Portland cast stone window surrounds and arch

Steel Window Fenestration

The proportions of the fenestration of the existing windows have been carefully studied and the design developed with the steel window manufacturer.

The steel window system has been selected in order to replicate the existing steel windows whilst achieving current building regulation requirements for thermal, acoustic and weather tightness. The same or very similar system has been used at 1 Prince of Wales Road next door.

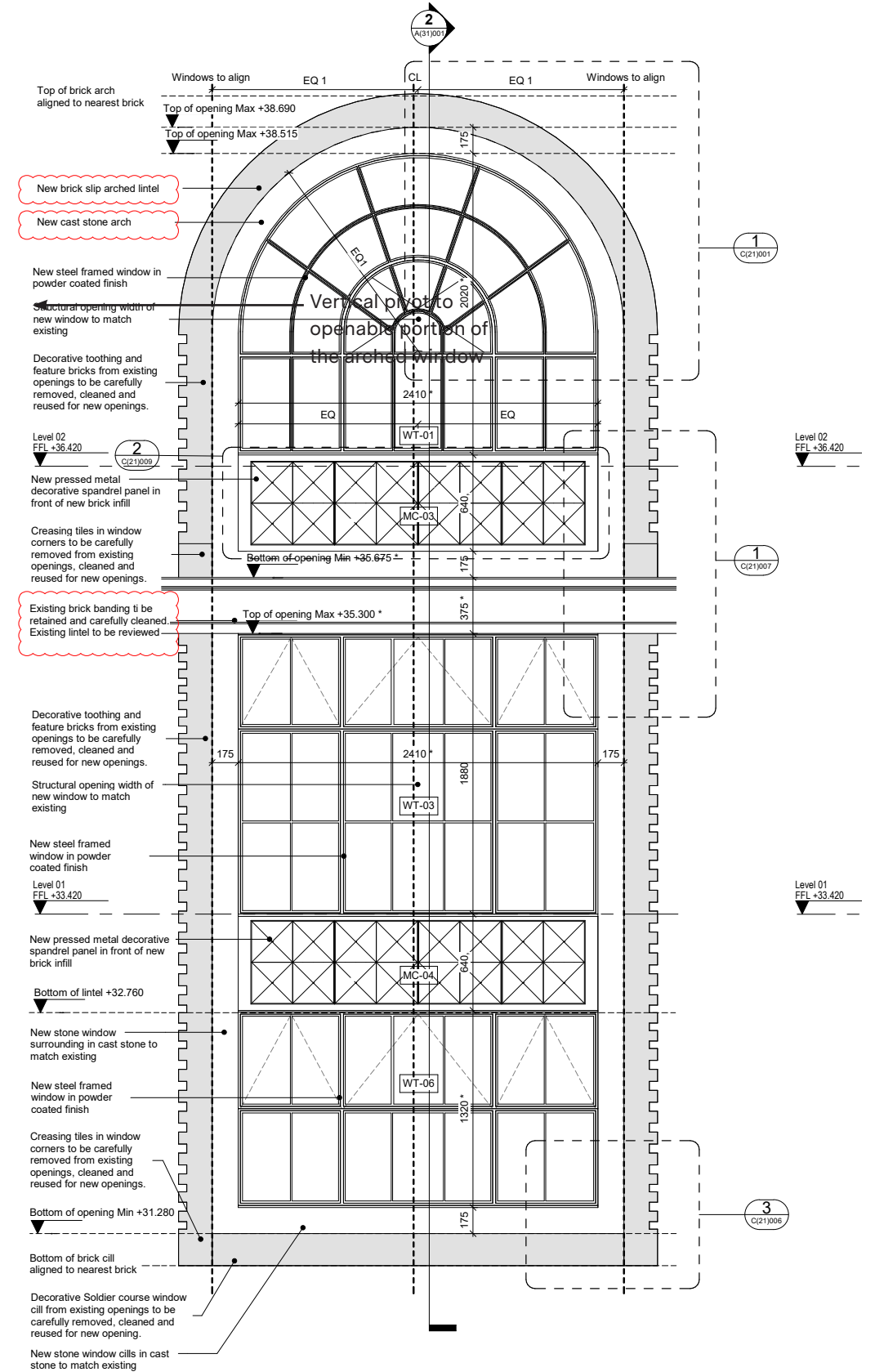
The below photo demonstrates that the original steel window finish was most likely black and the building has since undergone numerous changes, including more art deco style window fenestration to the main feature arches.

The proposed arched windows serve living, kitchen and dining spaces are required to provide purge and background ventilation required to meet Building Regulations Part L1B. This has been achieved through a centrally pivoting opening in order to provide a safe and accessible operation.

Note the previous applicants consented details were for modern aluminium windows within the existing openings - The proposal is an improvement on the previous proposals.



Proposed detail showing the arched opening



Proposed detail showing the arched opening

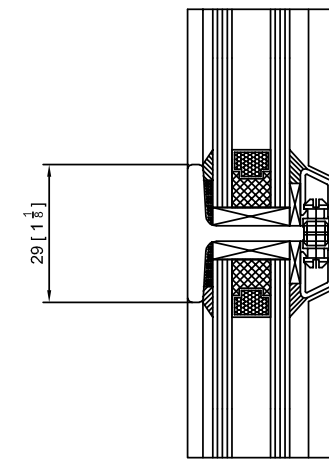
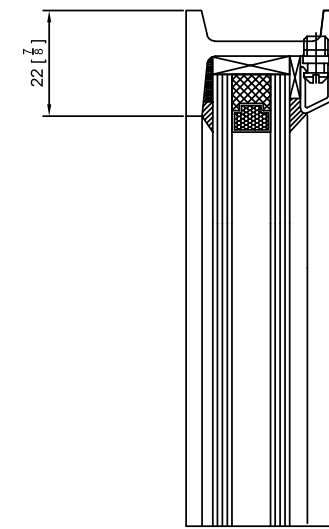
Steel Window - Traditional Steel Framed W20 System

The steel double glazed windows achieve an inner pane U Value of 1.1 Wm²K which has been incorporated into the approved energy statement and SAP calculations (discharged under condition 16 - energy statement).

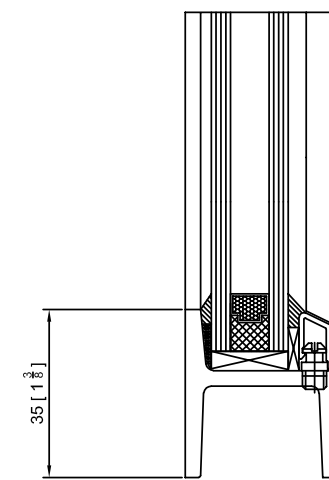
The system has also been developed closely with the acoustic consultant to ensure that the suitable acoustic rating has also been achieved.



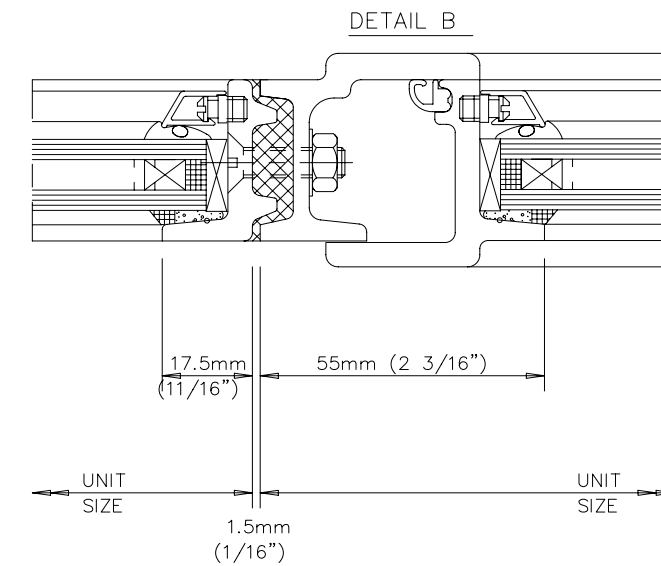
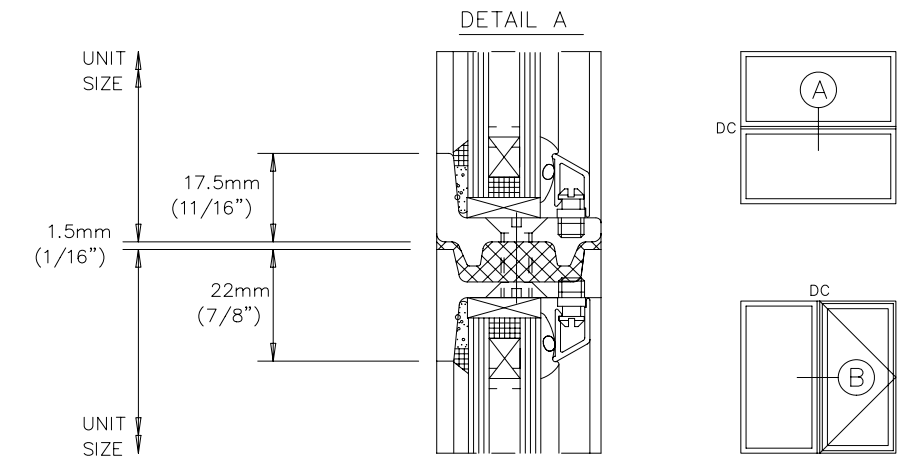
Crittall windows have slim glazing bars and are beaded in the traditional manner - (116 Marylebone Lane - Morrow+Lorraine)



OPTIONAL GLAZING BAR



Corporate W20
Lloyds/Direct Coupling



© CRITTALL WINDOWS LTD. 2005

STEEL
S
C1

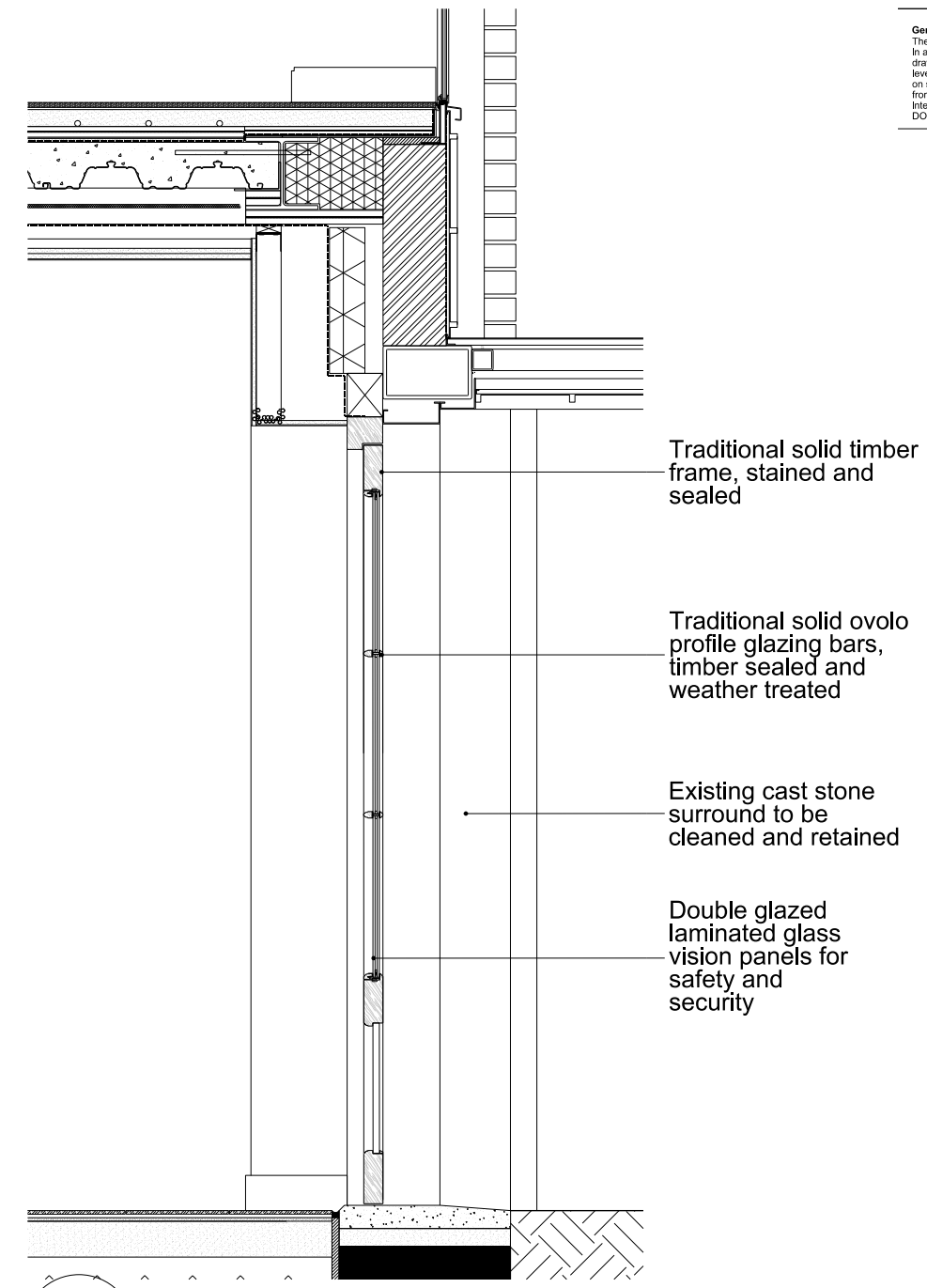
Proposed details through double glazed systems showing slimline profiles in keeping with the existing windows.

Commercial Entrance door detail - Solid timber with Double Glazed Vision Panels

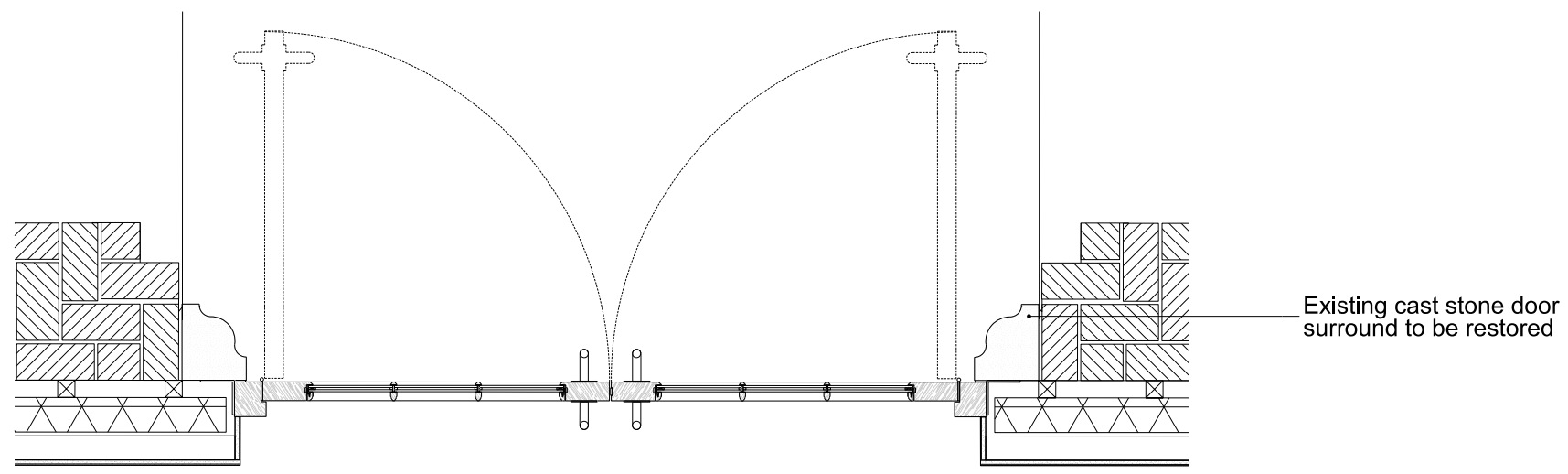
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 DO NOT SCALE.



01 Commercial Entrance Elevation
 07_325 1:10



02 Commercial Door Section
 07_325 1:10



03 Commercial Door Plan
 07_325 1:10

A traditional double door set made from solid dark stained timber is proposed for the commercial entrance door.

The existing stonework around the entrance door to the commercial entrance is to be retained and restored.

Rev	Date	Reason for Issue	Chk
PL01	29/06/20	Planning	NE

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Project
 187 Kentish Town Road, NW1

Title
 Residential Entrance Door Details

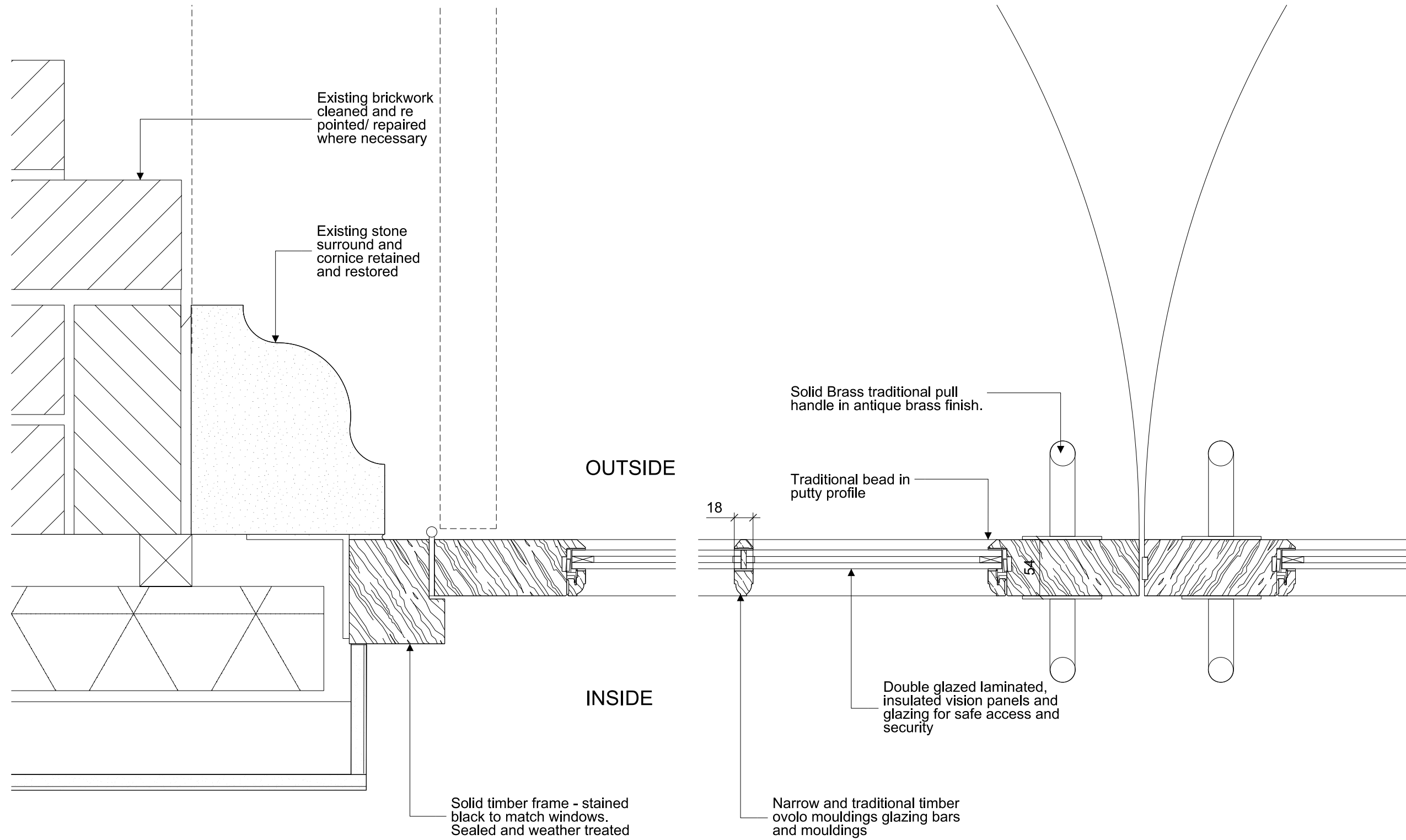
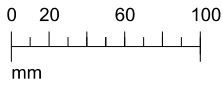
Date	Scale @ A1	Drawn	Checked
30/07/19	1:10	RM	NE

Status
 Planning

Drawing Number	Revision
863_07_327	PL01

Commercial Entrance door detail

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PL01	29/06/20	Planning	NE
Rev	Date	Reason for Issue	Chk

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Project
 187 Kentish Town Road, NW1

Title
 Commercial Entrance Door Detail

Date	Scale @ A1	Drawn	Checked
30/07/19	1:2	RM	NE

Status
 Planning

Drawing Number	Revision
863_07_328	PL01

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30_544

Commercial Entrance Door Detail

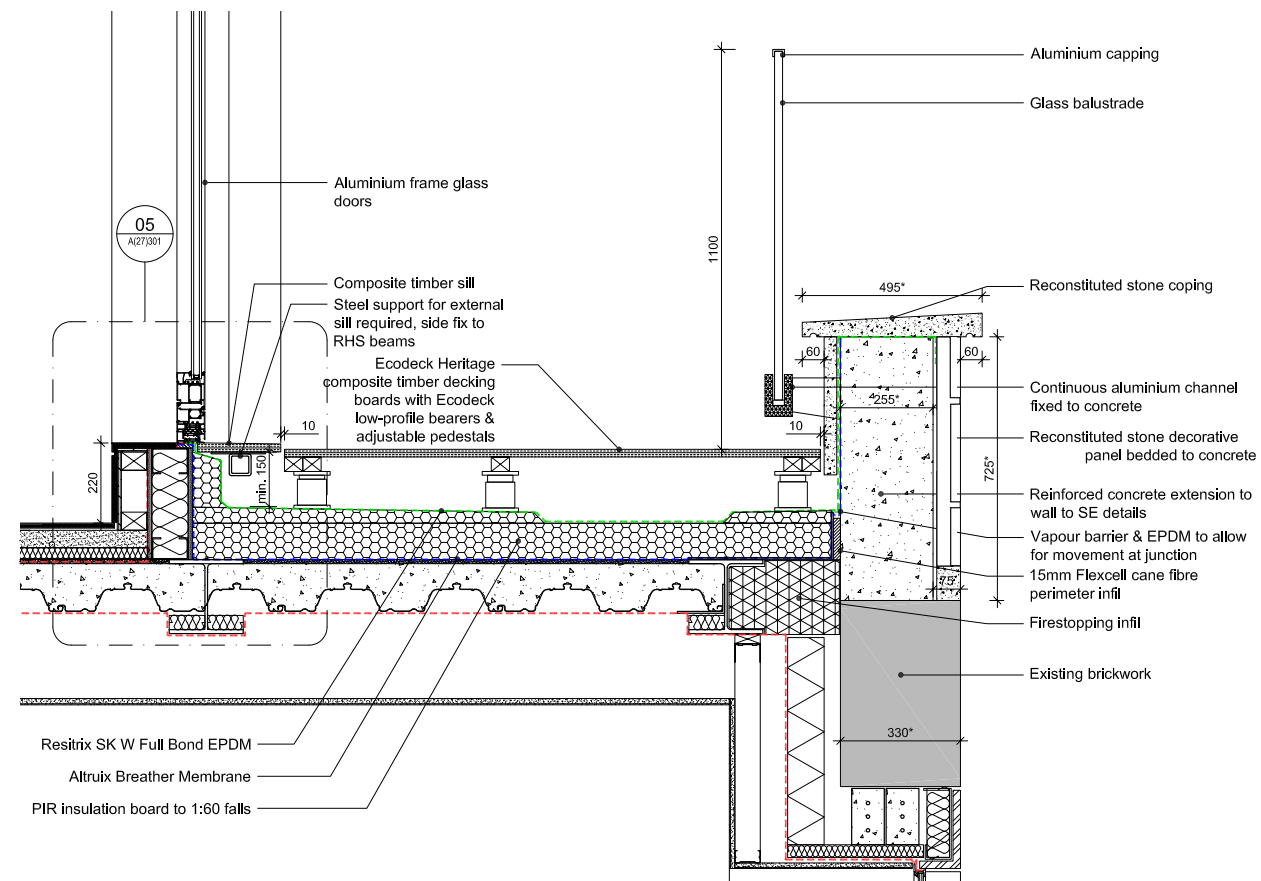
Glass Balustrade

The proposed glass balustrades have been specified using a low profile capping system that is powder-coated dark brown to match the colour of the cladding.

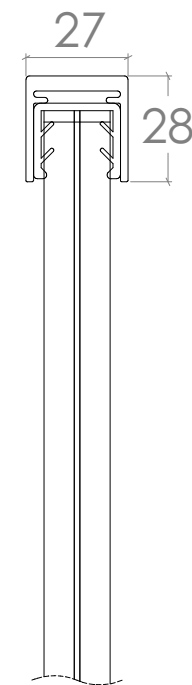
The balustrades can have the capping removed but the capping has several advantages and for these reasons the manufacturer suggests that they be retained.

- The capping protects the exposed top edge of the glass from potential damage and avoids potential ingress of moisture & dirt between the safety laminates.
- The capping provides a means of holding the glass aligned & straight as due to the manufacturing process the glass can become slightly bowed - a higher finish is therefore achieved.

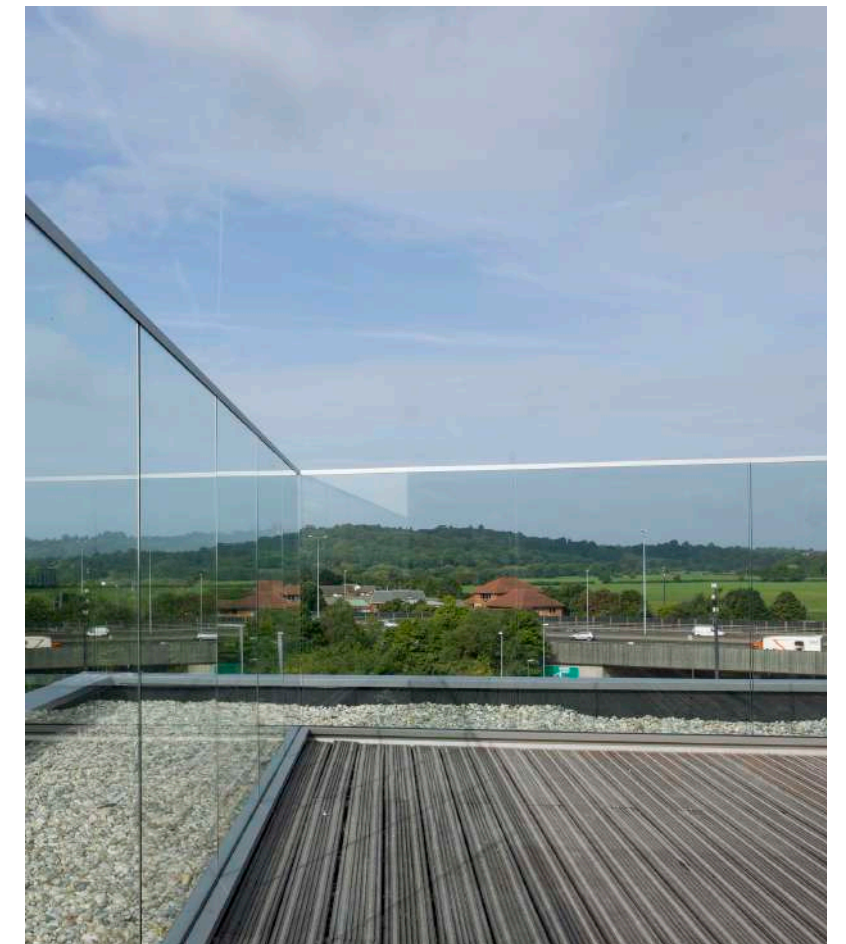
The building has been detailed and coordinated to accommodate the glass balustrade in accordance with the consented drawings.



Proposed detail of laminated glass balustrade system and minimal capping profile please refer to drawing no. A(27)301.



Example of a completed scheme using the proposed laminated glass system and capping profile using BA systems B40 range.



Example of a completed scheme using the proposed laminated glass system and capping profile using BA systems B40 range.

VABEL
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