

BEDFORD HOUSE COMMUNITY CENTRE
Planning Application Condition discharge

Condition 5

Application ref: 2019/0191/P

previous applications

ref. 2014/0304/P

ref. 2016/3333/P

ref. 2017/2151/P

ref. 2017/4450/P

July 2020

6a architects
40 Lambs Conduit Street
London
WC1N 3LW
t 0207 242 5422
f 0207 242 3646

post@6a.co.uk
www.6a.co.uk



Rendered view from Emerald Street Passageway

*Application 2019/0191/P,
Full Planning Permission, decision 20.11.2019
Condition 5*

“Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) the design of the artwork to be applied to the front facade and internal walls, including materials, method of application and scheme of maintenance.*
- b) Manufacturer’s specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site). The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works. “*

Summary of submission:

In order to discharge condition 5b on the following pages we present the details, materiality and colours of the curtain walling.
Aspects that have to do with point 5a, namely the print on glass, signage, external light, bench and planting will be submitted in a separate submission once the artwork design is finalised. This submission aims to cover the curtain walling frames alone.

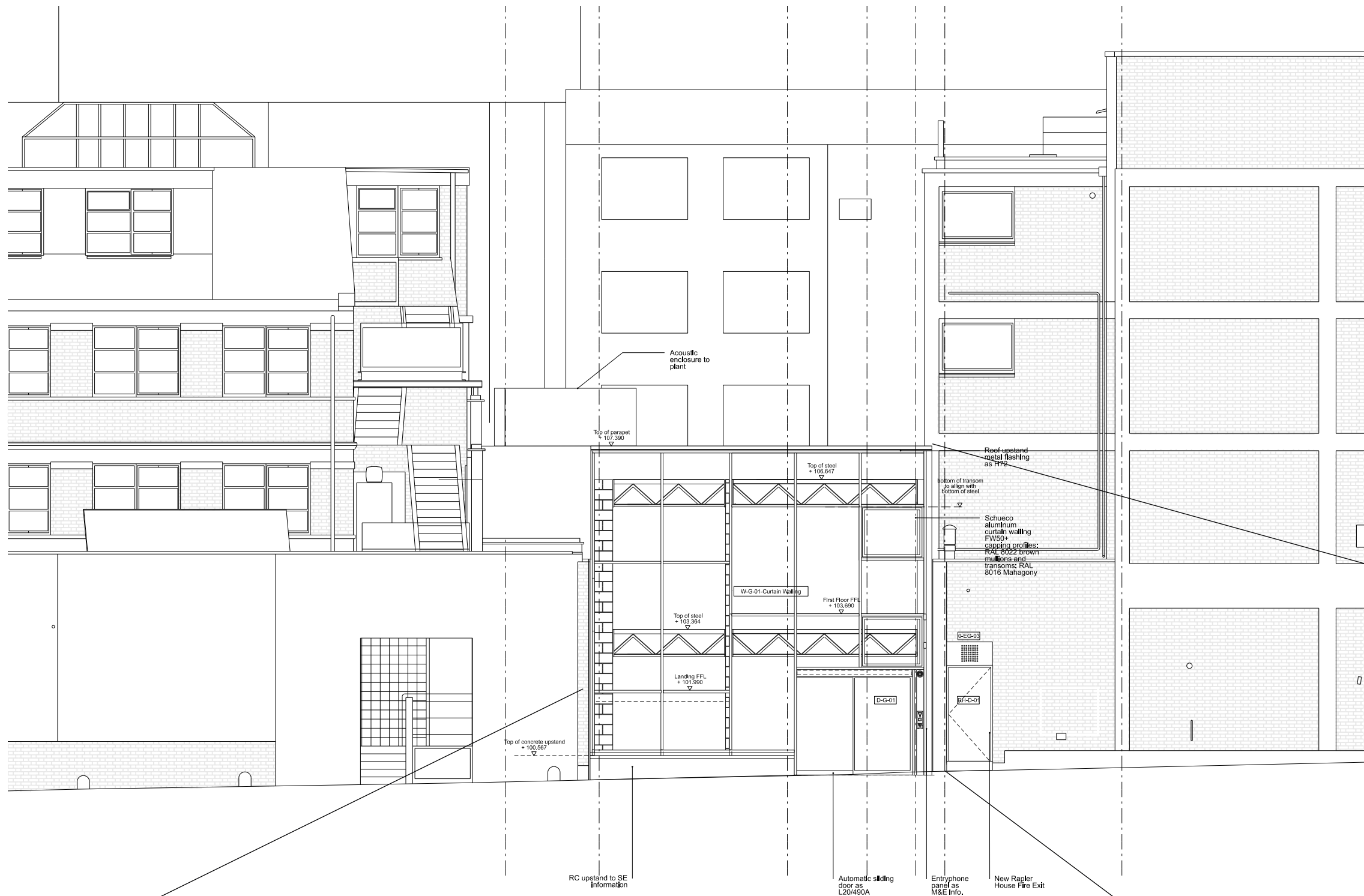
The facade is constructed of the Schueco FW 50 Curtain walling system as presented previously for planning permission. In line with the then presented design, this standard product is appropriated to the local context by careful colouring of frames and shape of capping profiles the exact colours and fabrication design of is shown here.

The design draws from the colours of the surrounding streetscape with two contrasting shades of brown. RAL 8022 Black-brown on the capping profile picks up the darker tones of the surrounding brickwork while the RAL 8016 Mahogany used on all internal transoms and mullions reflects the lighter browns of both the Emerald Street and Lamb’s conduit street.
The capping profiles are all open U shapes instead of standard closed caps. The resulting additional shadow lines will accentuate the various shades of brown and create a finer and more delicate expression.
Facade edge detail has also been simplified and a mill finish aluminium framing edge and parapet around curtain walling was omitted to better fit into the surrounding brick wall.

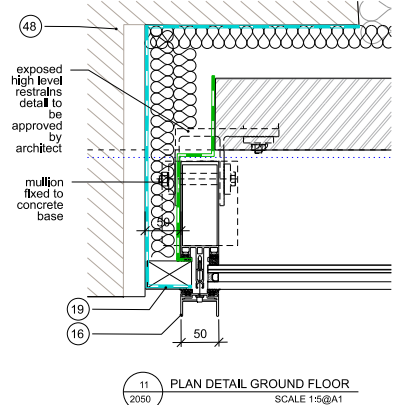
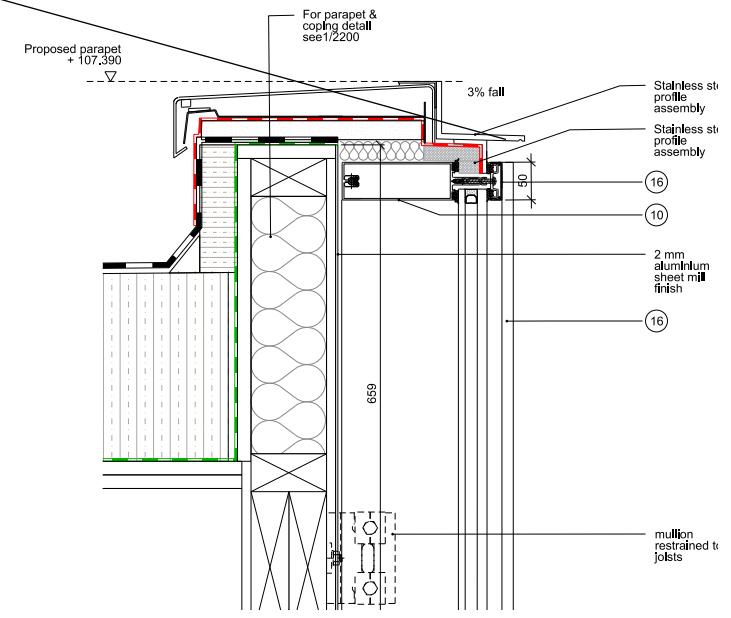
The curtain walling mullions and transoms form a framework for the public Artwork of Caragh Thuring which consists of soft semitransparent etching on the facade glass, as shown on the image. The final design of which will be subject to another Condition discharge submission.

Appendices:

- 01: Details sheet 2050 with facade details at 1:5 at A1
- 02: Elevation drawing at 1:50 at A1
- 03: View of West Window with details at 1:5 at A1

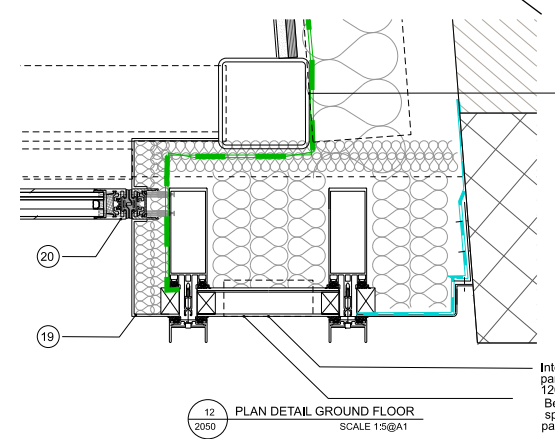


- Key
- 1 Insulation as P10/129
 - 2 Fibre cement sheathing board
 - 3 Rigid insulation fillet
 - 4 Rigid thermal break
 - 5 Cavity Fire Barrier
 - 6 Aluminium parapet coping
 - 7 External Render M21/210A
 - 8 Folded aluminium sheet cladding to H92
 - 10 Aluminium curtain walling H11
 - 11 Outward opening window H11
 - 12 Double Glazed Unit as L10/5
 - 14 Aluminium transom
 - 15 Aluminium mullion
 - 16 Aluminium end-cap
 - 17 Metal Support bracket
 - 18 Siderise HB Fire and Acoustic Insert
 - 19 Aluminium pressing
 - 20 Glazed Sliding Door to H11
 - 21 Threshold
 - 22 Intumescent & acoustic seal
 - 23 Shallow depth brickslot drainage channel to Q10/170A
 - 24 25 mm plywood
 - 25 Plywood cill to K13/115
 - 26 plasterboard with skim coat as K10
 - 27 Hardwood edge K13/115
 - 41 Joisted floor to SE spec
 - 42 RC upstand to SE spec
 - 43 Primary steel to SE spec
 - 44 Secondary steel
 - 45 Secondary timber
 - 46 Existing concrete wall
 - 47 Existing concrete column
 - 48 Existing brick wall
 - 50 Entry phone panel as M&E Info



Capping profiles:

U shaped aluminium caps powder coated to RAL 8022 Black-brown are used to achieve a more delicate and lighter appearance. Horizontals and verticals will thus appear differently depending on light and shading conditions. All details on Appendix 1, 6a drawing 2050



Facade detail improvement summary:

Design previously submitted for planning had a nominally 350 mm mill finish aluminium frame all around the glazed facade. The detailed design puts the coloured curtain walling frame flush against the neighboring property on either side to better fit into the otherwise completely solid wall of Emerald Street passageway. All details on Appendix 1, 6a drawing 2050



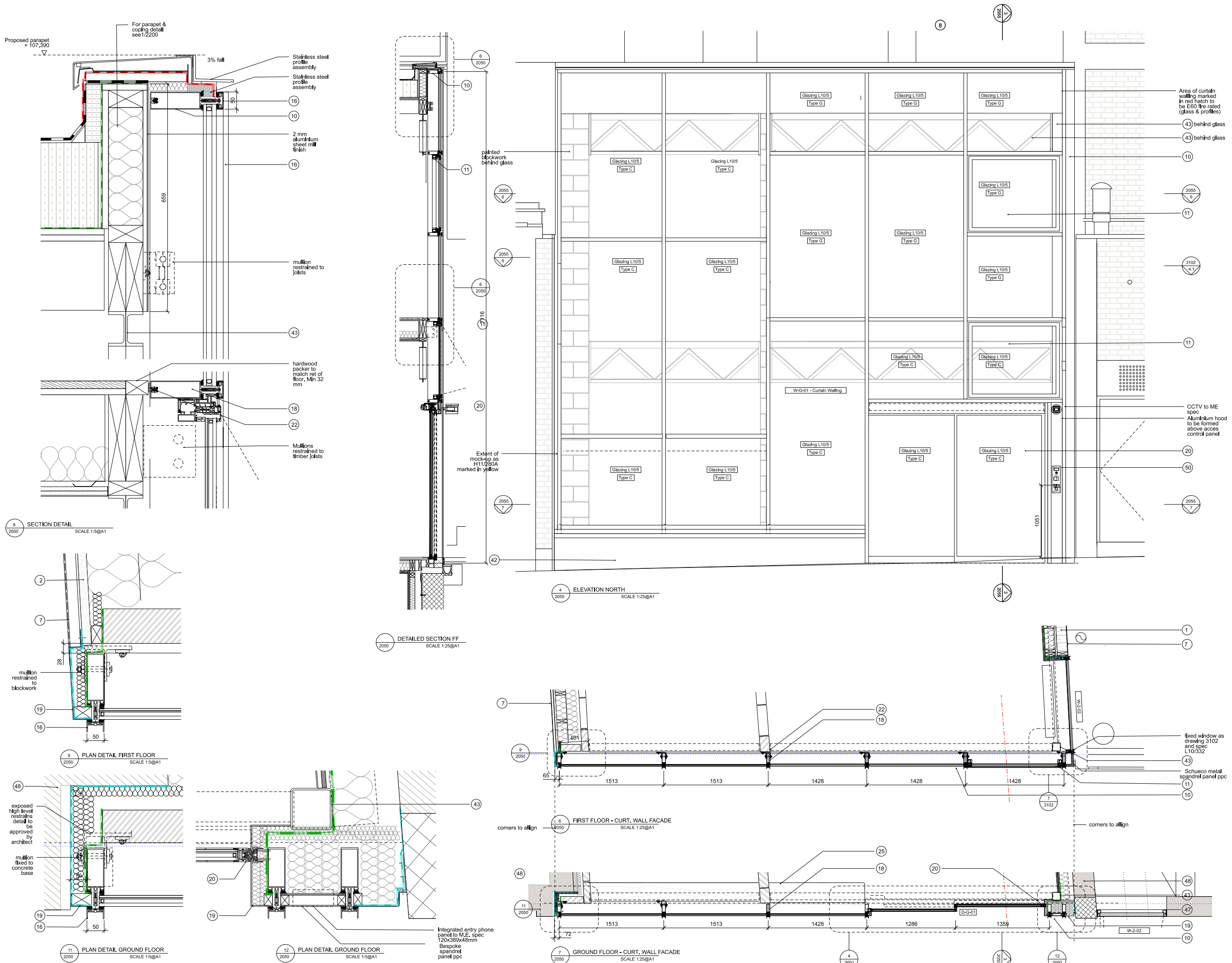
West window:

Corner detail of West window was improved by omitting mill finish aluminium panel between front curtain wall and side window. Corner is now formed of a single steel corner piece of matching Black-Brown powder coated finish.



Sign Light and Bench and Planting:

Signage, Light and Bench, and planting together with facade Artwork final print design will be covered in a separate condition discharge submission.



NOTES:

CONTRACTORS DESIGN PORTION

Key

- Insulation as P10/129
- Fibre cement sheathing board
- Rigid Insulation
- Rigid thermal break
- Cavity Fire Barrier
- Aluminium parapet coping
- External Render M21/210A
- Folded aluminium sheet cladding to H82
- Aluminium curtain walling H11
- Outward opening window H11
- Double Glazed Unit as L10/5
- Aluminium transom
- Aluminium mullion
- Aluminium end-cap
- Metal Support bracket
- Slidertite HB Fire and Acoustic Insert
- Aluminium pressing
- Glazed Sliding Door to H11
- Threshold
- Intumescent & acoustic seal
- Shallow depth brickslot drainage channel to Q10/170A
- 25 mm plywood
- Plywood cl to K13/115
- plasterboard with skim coat as K10
- Hardwood edge K13/115
- Joisted floor to SE spec
- RC upstand to SE spec
- Primary steel to SE spec
- Secondary steel
- Secondary timber
- Existing concrete wall
- Existing concrete column
- Existing brick wall
- Entry phone panel as M&E info

REV NOTE:
Glazing specification in abeyance subject to approval of contractor's costing of artwork glass print

EPDM Vapour Control Membrane
Sheet DPM type 1 as J40/297A
Sheet DPM type 2 as J40/190A

EXISTING
PROPOSED

Rev	Date	Description
C1	21.04.20	CONSTRUCTION
T2	08.04.19	TENDER
R2	5.3.2019	Stage 4 Coordination
R1	07.12.18	Stage 3 Costing

6a Architects
Rapier House
40 Lambs Conduit Street
London WC1N 3LJ
t +44(0)20 7242 5422
f +44(0)20 7242 3646
post@6a.co.uk
www.6a.co.uk

PROJECT: Bedford House

JOB: 255

TITLE: North facade - Curtain walling

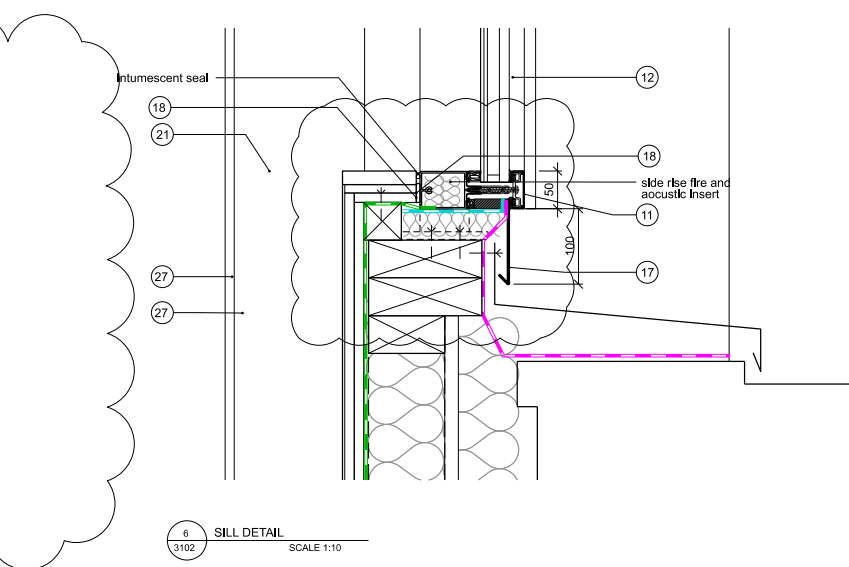
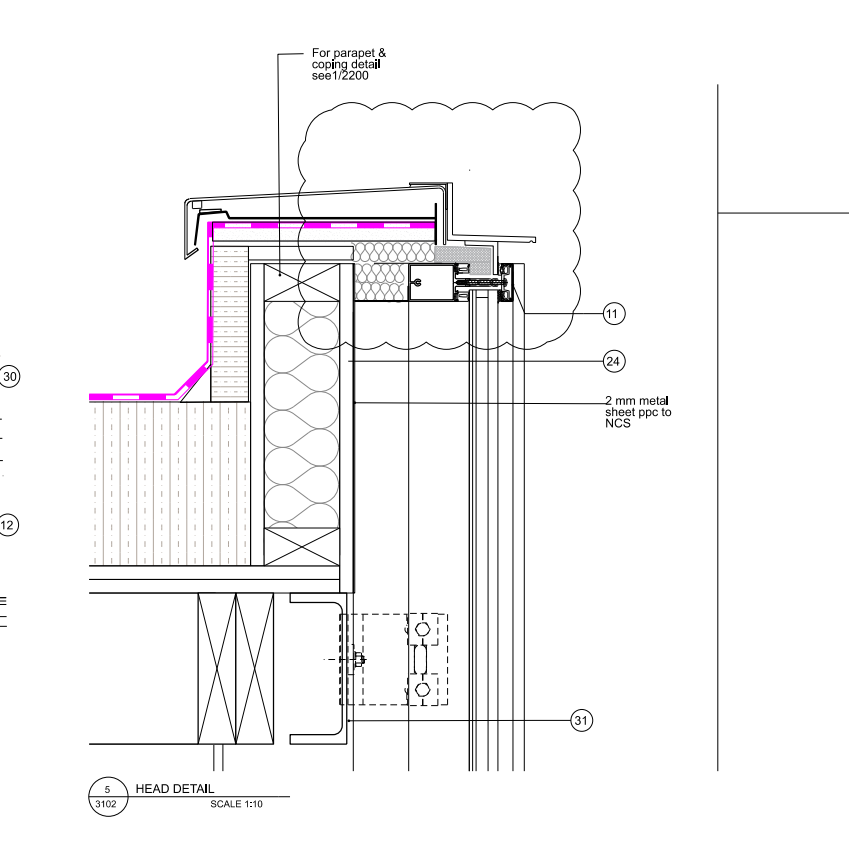
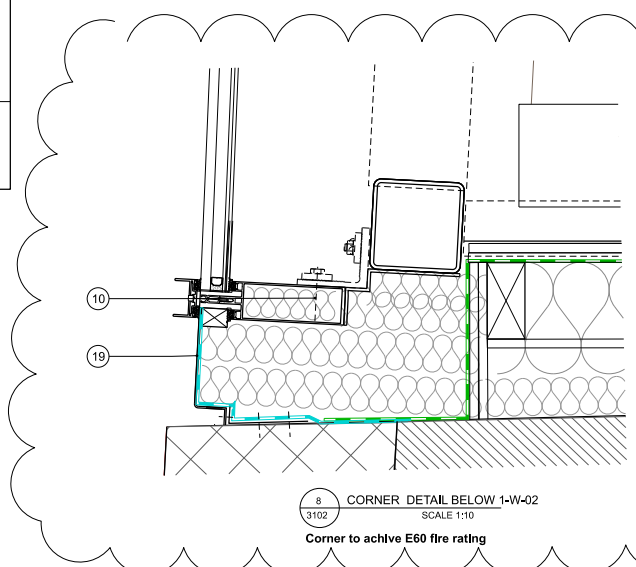
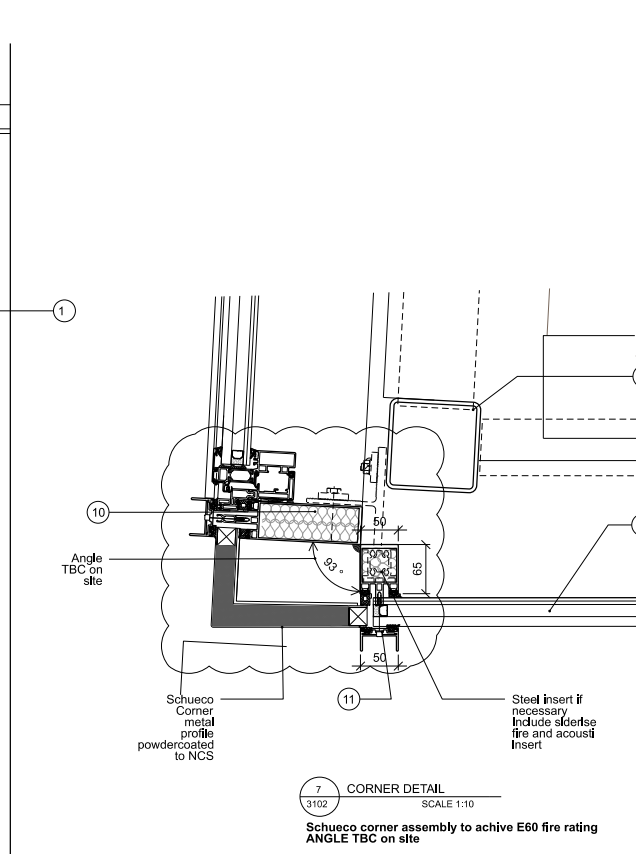
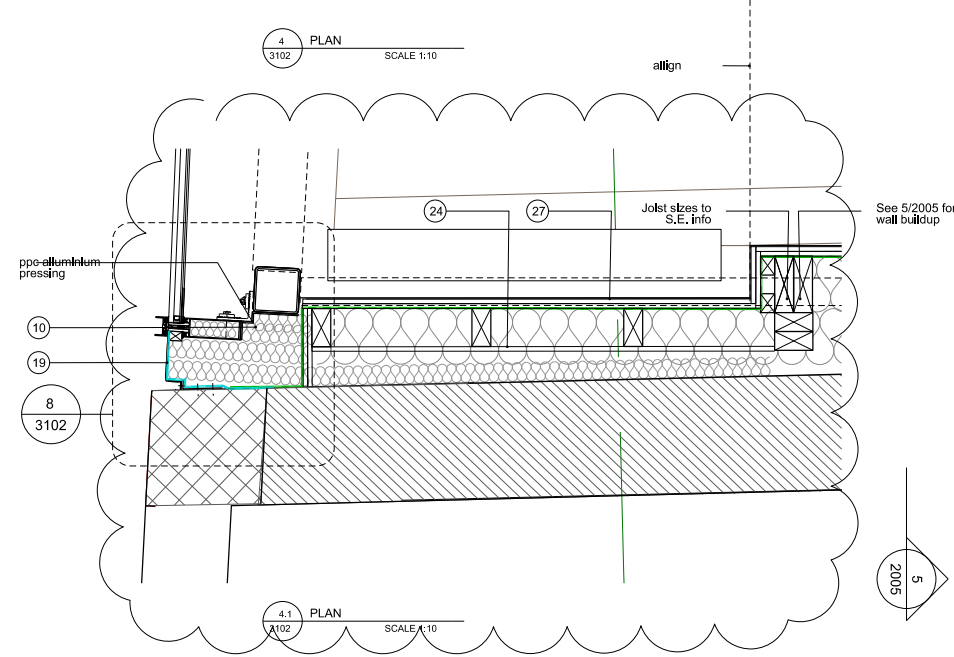
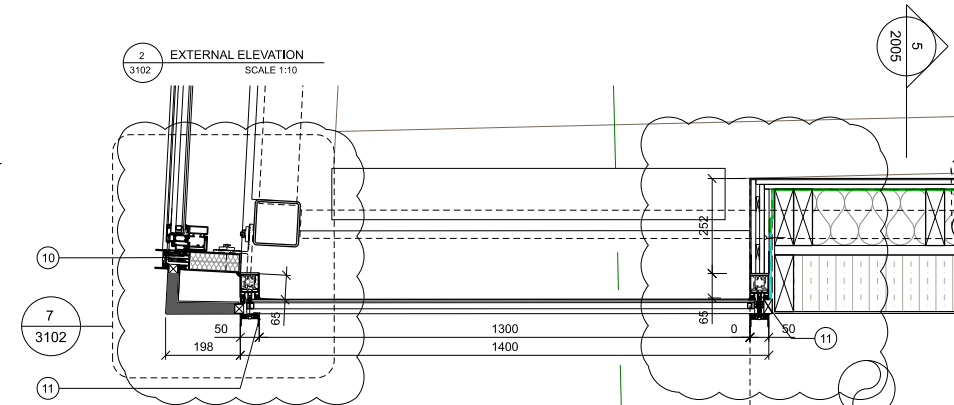
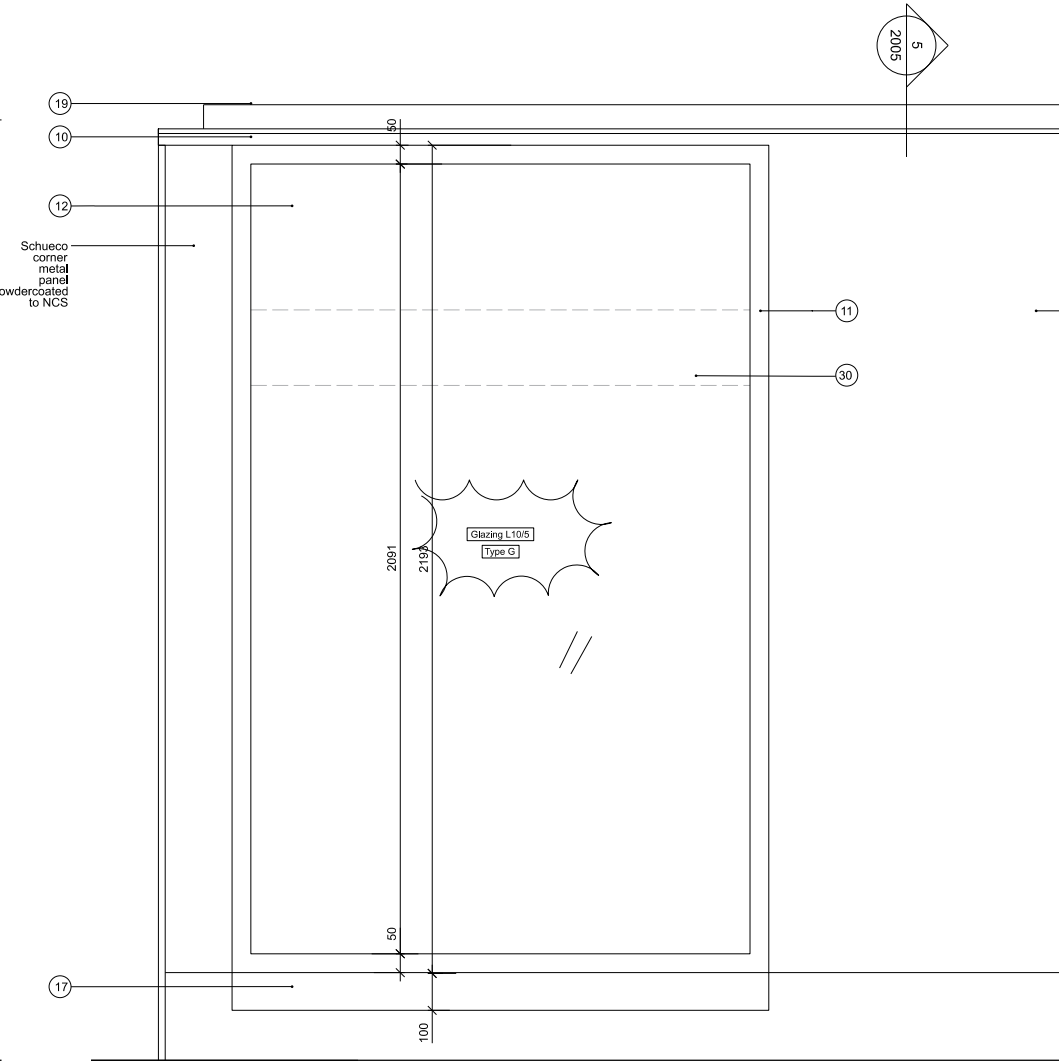
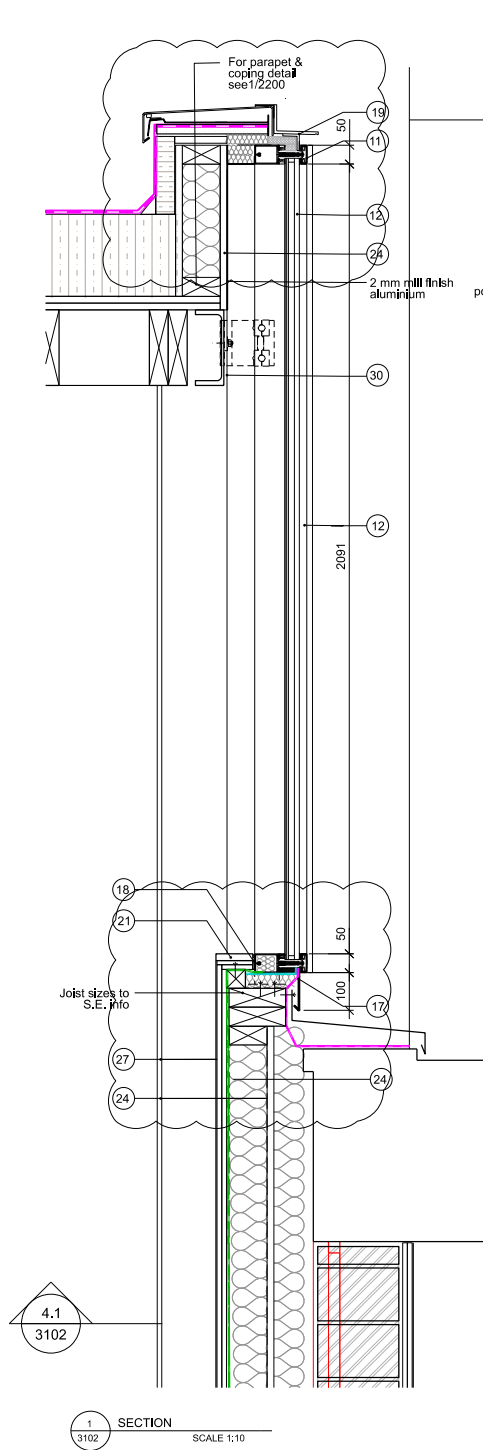
STATUS: CONSTRUCTION

DATE: 21.04.20 SCALE: 1:25(A1)
1:50(A3)

REV: C1 NUMBER: 2050

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION

DRAWN: TR INSPECTED: SI



THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, STRUCTURAL ENGINEER'S, MEP ENGINEER'S, SPECIALISTS' DRAWINGS AND SPECIFICATIONS.

ALL DIMENSIONS TO BE CHECKED ON SITE AND RECORDED ON SHOP DRAWINGS.

PRODUCE SHOP DRAWINGS FOR COMMENT PRIOR TO FABRICATION.

ALL INFORMATION ON EXISTING BUILDING BASED ON INITIAL OUTLINE SURVEY, DETAILS AND CONDITION OF EXISTING CONSTRUCTION TO BE CONFIRMED FOLLOWING DEMOLITIONS AND OPENING UP WORKS.

Drawing to be read in conjunction with External Window & Door Schedule 8100.

W-01-02 Including reveal, sill & parapet, to be E60 fire rated

W-01-02 Schueco profile size TBC by sub-contractor and if necessary reinforced by steel inserts

PART OF NORTH FACADE CURTAIN WALLING CONTRACTORS DESIGN PORTION (note added for clarity)

- Key
- External Render M21/210A
 - Timber studwork to G20 & SE spec
 - Rockwool Cavity Insulation as P10/128
 - Render stop bead to M21/210A
 - Aluminium sheet cladding as H72
 - Aluminium curtain walling as H11
 - Aluminium window as L10/332
 - Double Glazed Unit as L10/5
 - Backer Rod & Site Applied silicon
 - Air tightness membrane
 - Waterproofing Membrane
 - High performance insulation
 - Powder coated aluminium flashing
 - Intumescent tape as L10/790
 - Aluminium pressing
 - 12mm plywood as K11/815
 - 18mm plywood (Sill/Reveal) as L10/331 & L10/3222
 - Painted hardwood edge as L10/331
 - Timber packing
 - Fibre cement board
 - 12.5 m Plasterboard as K10
 - 3mm skid as K10
 - Fireline Plasterboard K10/404
 - Primary Steel to S.E. spec
 - Jolsted Floor to S.E. spec
 - Secondary Steel to S.E. spec

- Key
- EPDM
 - Air tightness control membrane/Vapour control layer P10/310A
 - Breather membrane as P10/320A
 - Sheet DPM type 2 as J40/190A
 - Roof waterproofing J42

N.B. Setting out of window to be confirmed on site relative to structural opening

N.B. All Ironmongery to be confirmed. Ironmongery drawings indicative only.

6a Architects
Raper House
40 Lamb Conduit Street
London WC1N 3LJ
t +44(0)20 7242 5422
f +44(0)20 7242 3646
post@6a.co.uk
www.6a.co.uk

PROJECT: **Bedford House**

JOB: **255**

TITLE: **External window 1-W-02**

STATUS: **CONSTRUCTION**

DATE: **21.04.20** SCALE: **1:50(A1)**
1:100(A3)

REV: **C** NUMBER: **3102**

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION

DRAWN: **13** INSPECTED: