

Arthur Stanley House

Planning Condition 03



Condition No. 03

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 before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all new external window and door at a scale of 1:10.

b) Typical details of all balustrades at a scale of 1:10.

c) Samples and manufacturer's details of all new facing materials including windows and door frames, glazing, balconies, balustrades and cladding.

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.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Response

This document has been prepared by AHMM to satisfy planning condition 03 as outlined above. Due to the current situation regarding COVID-19 samples have been photographed and included in this report to provide a means of remote appraisal as part of the discharge for this condition.

All samples included in this report have been gathered by the contractor and are stored on site. These will be kept available should the planning officer wish to see them in person.

The details provided in this report represent the design intent developed by AHMM whilst incorporating the fabrications details of the chosen window manufacturer. As a summary, all windows being proposed are of a high quality with particular attention being paid to sight lines and slim profiles ensuring an elegance to the new façades.

Planning Condition 03

Facing Materials Overview

Key

- 1 Fluted GRC cladding
- 2 Interpon bronze PPC to all windows, balustrades and ribbed fascias above windows
- 3 Pale grey concrete brick as per planning condition 04
- 4 Slim line aluminium windows PPC bronze



Note the samples shown opposite are all available to view on site.

Planning Condition 03

Window Types

The summary below illustrates the different window types across the 4 primary elevations. Each type is then fully detailed as a double page spread throughout this report.

Note all evevations in this report refelect the S73 application, pending approval at time of application.

MATERIALS PALETTE



GRC cladding
used to over clad primary structure with a fluted detail to pick to key features of the facade

Bronze PPC metal

Pale concrete brick
raked joints to residential building

Pale concrete brick
flush joints to office building

Existing retained brick
refurbished and cleaned



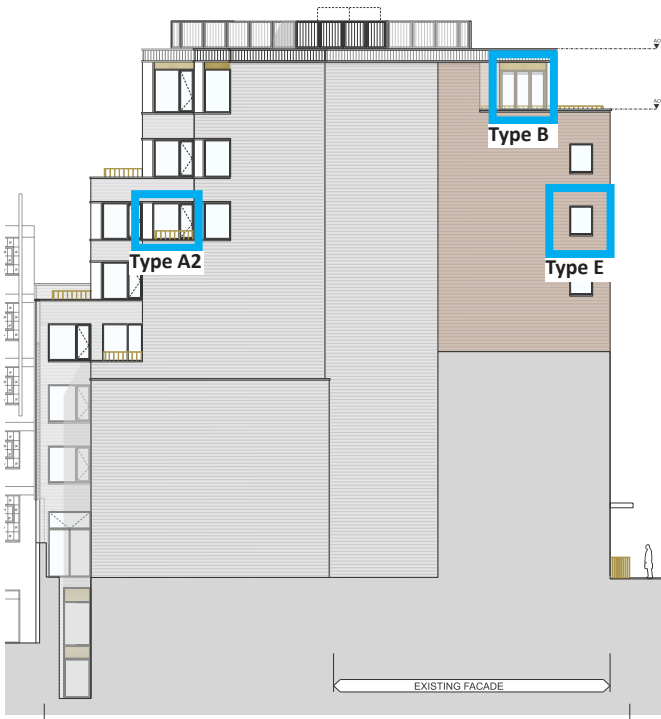
Proposed south elevation



Proposed east elevation



Proposed north elevation



Proposed west elevation

KEY

OFFICE

- TYPE A1**
OFFICE: typical window to existing elevations, fixed pane with side opening vent
- TYPE A2**
OFFICE: typical window to new elevations, fixed pane with side opening vent
- TYPE B**
OFFICE: full height glazed folding doors
- TYPE C**
OFFICE: full height glazed curtain walling with integrated AOV's
- TYPE D**
OFFICE: curtain walling to stair well
- TYPE E**
OFFICE: flank windows, fixed

RESIDENTIAL

- TYPE F**
RESIDENTIAL: typical window with juliet balcony
- TYPE G**
RESIDENTIAL: terrace full height glazing with french doors

Planning Condition 03
OFFICE typical windows - Type A1 (to retained elevations)



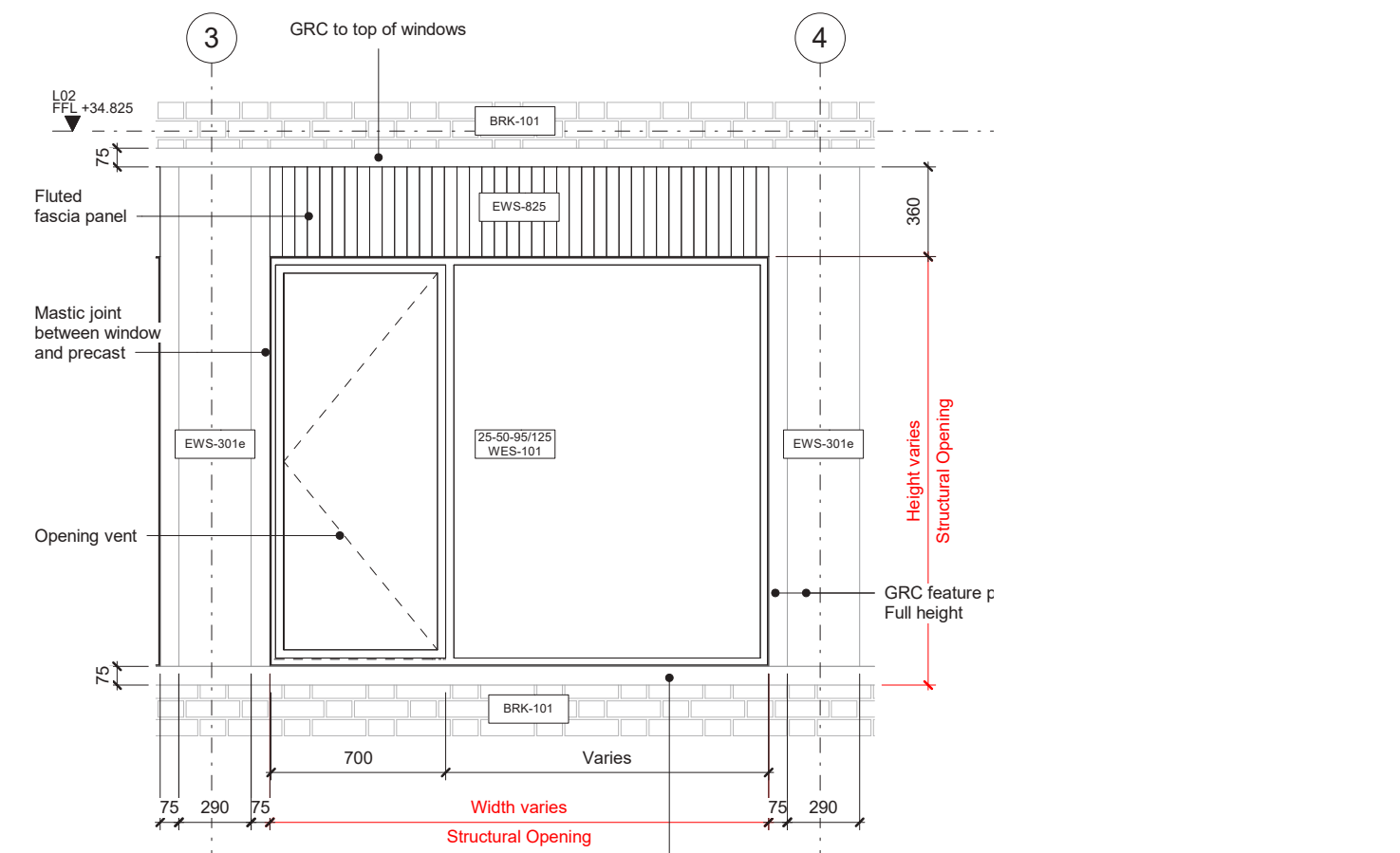
Example of proposed window system
Slim line aluminium frames PPC bronze
(note the typical windows at Arthur Stanley House will be triple glazed)



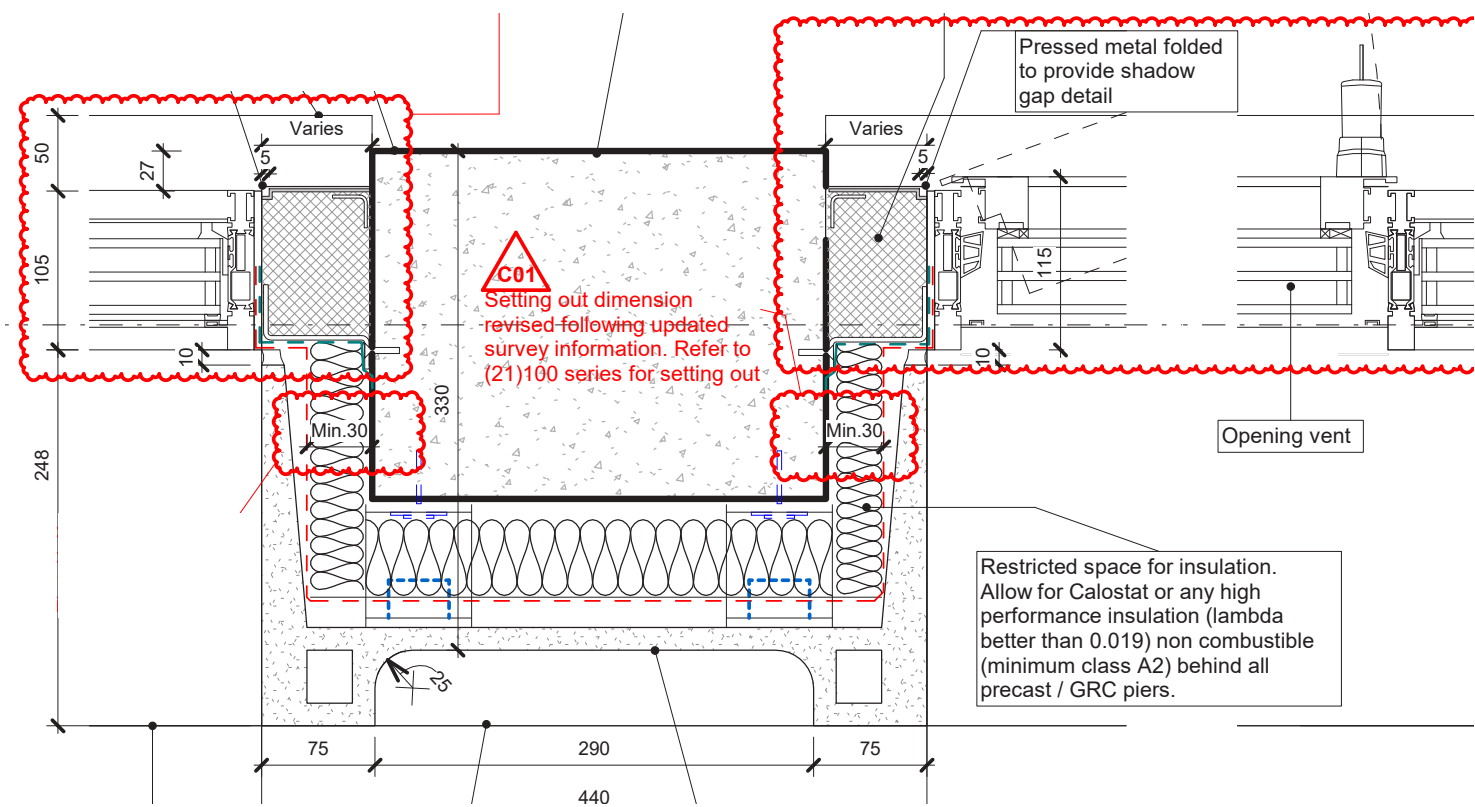
Proposed south elevation

Planning Condition 03

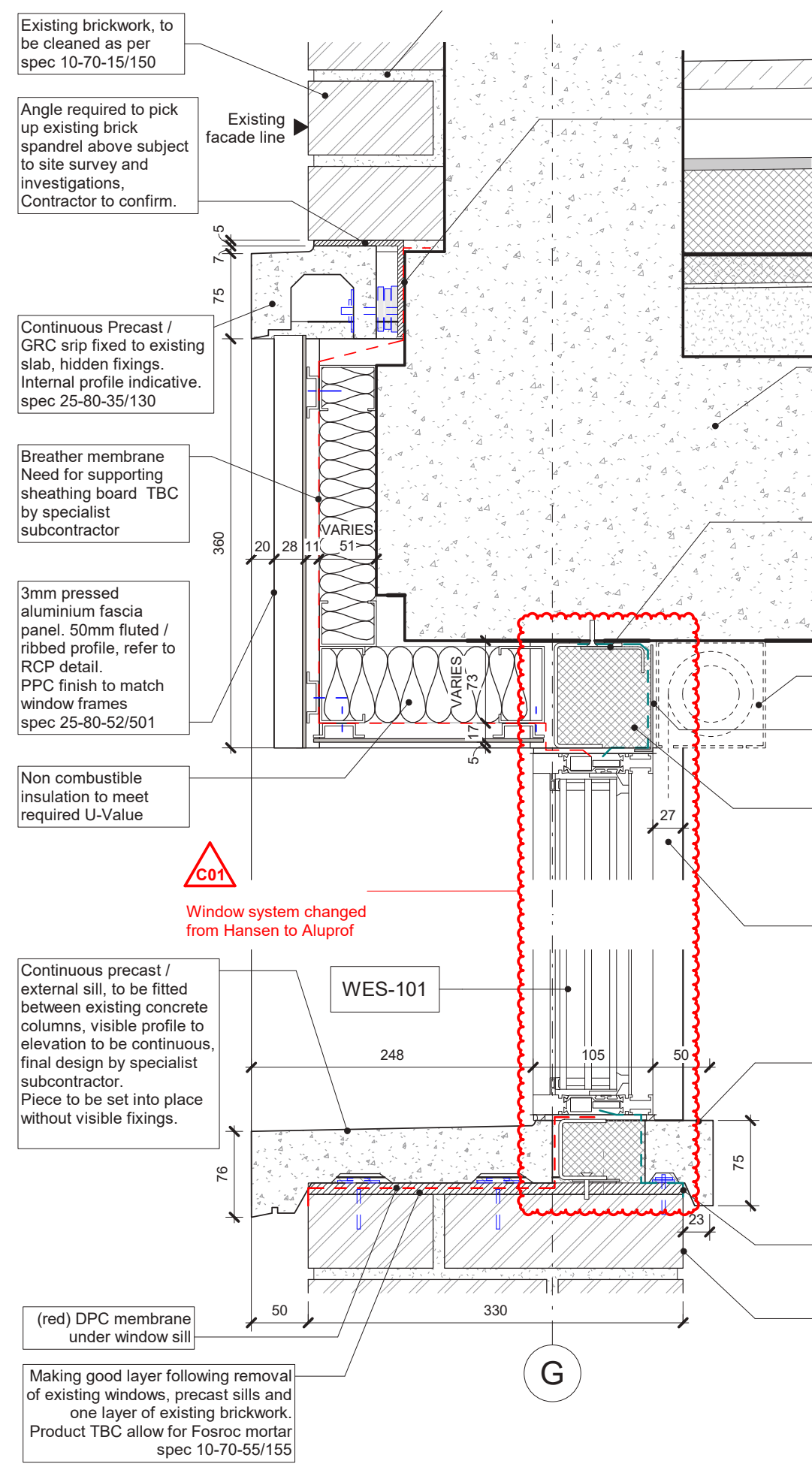
OFFICE typical windows - Type A1 (to retained elevations)



Typical office window elevation in existing façades - nts



1:10 @ A3 plan detail of window jamb



1:10 @ A3 section detail of window head and cill

Planning Condition 03
OFFICE L07 folding doors - Type B



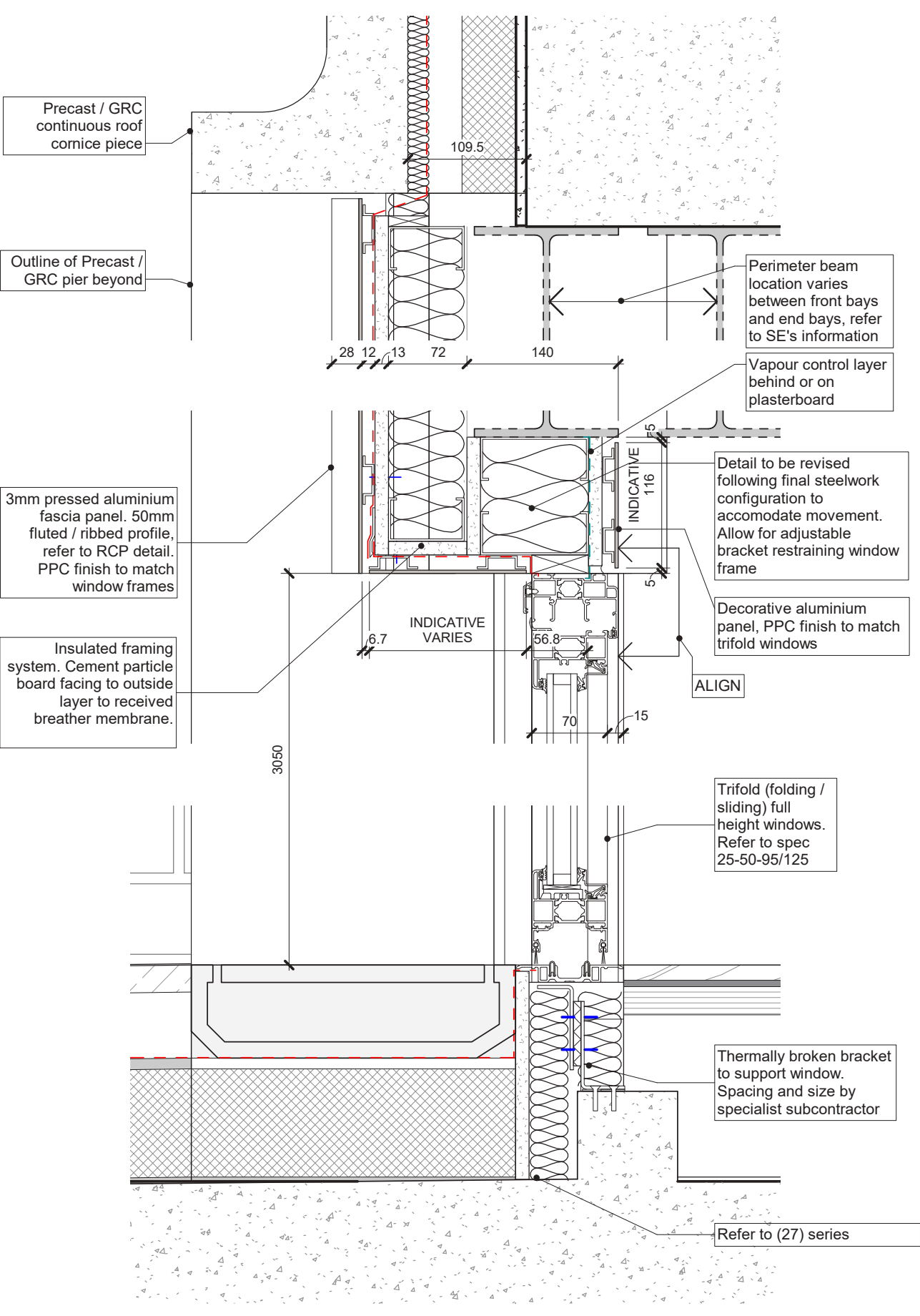
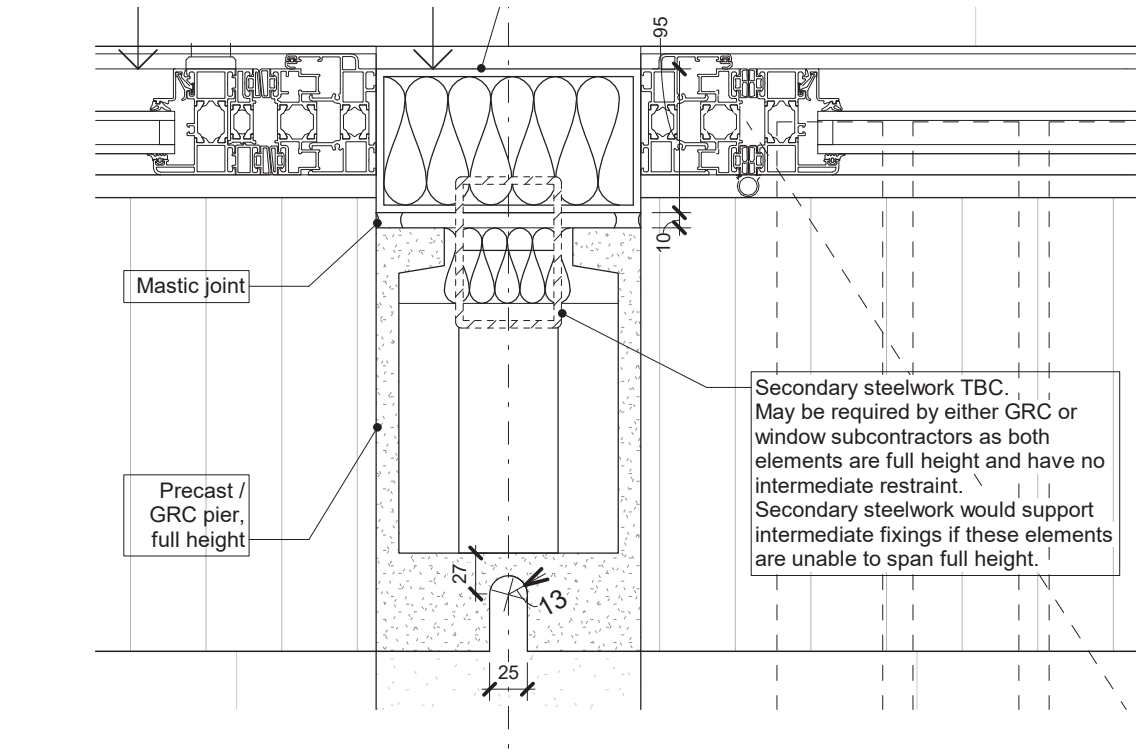
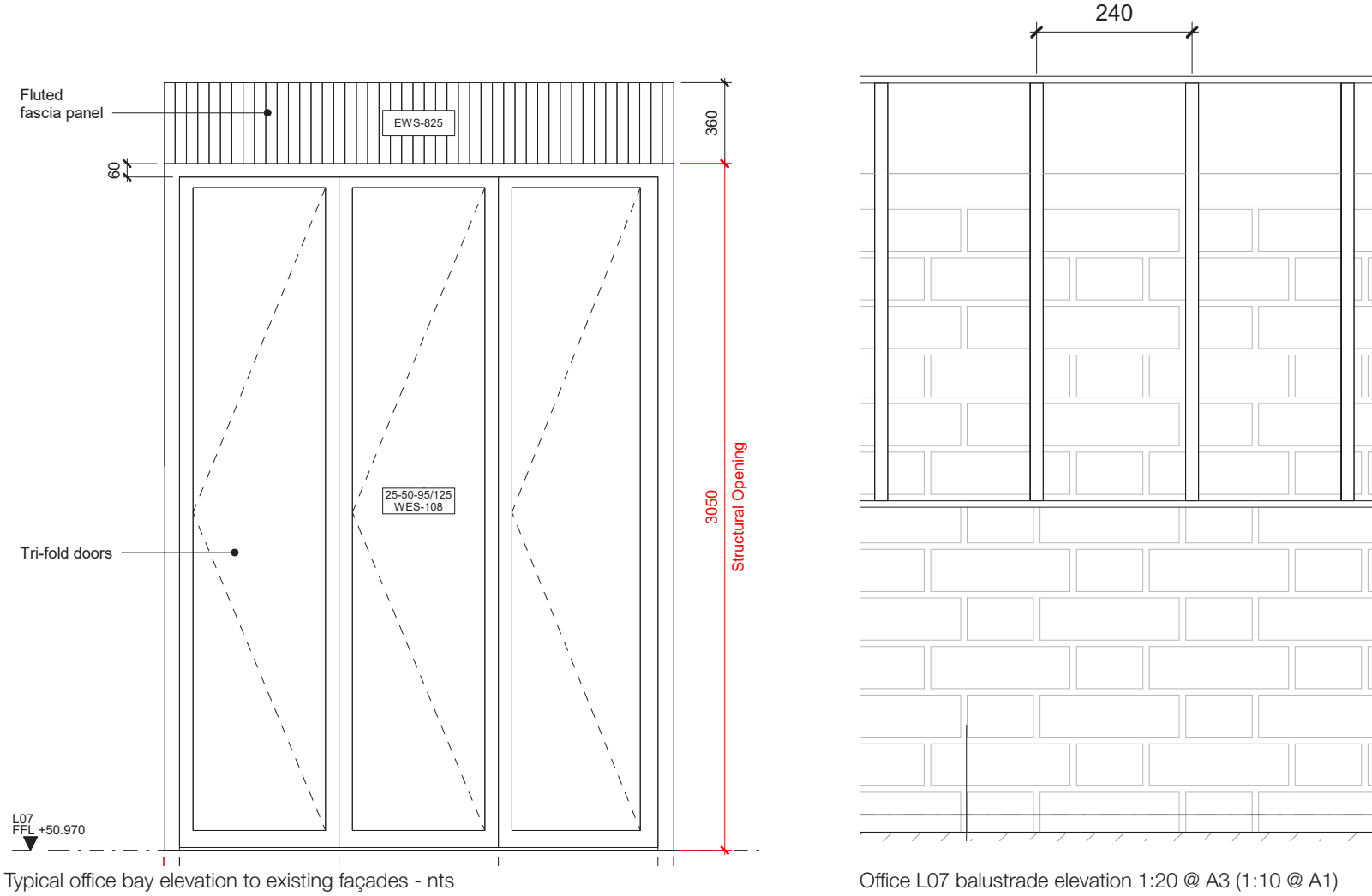
Example of specified glazed folding door system
High performance aluminium frames PPC bronze



Proposed south elevation

Planning Condition 03

OFFICE L07 folding doors - Type B



Planning Condition 03

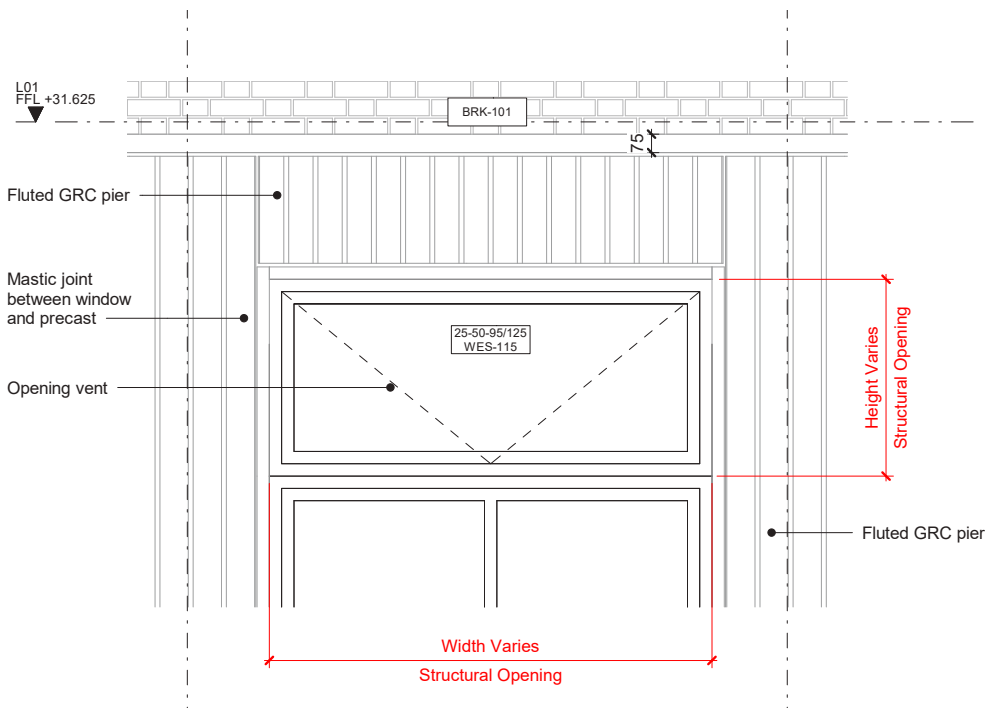
Office lower floor curtain walling - Type C



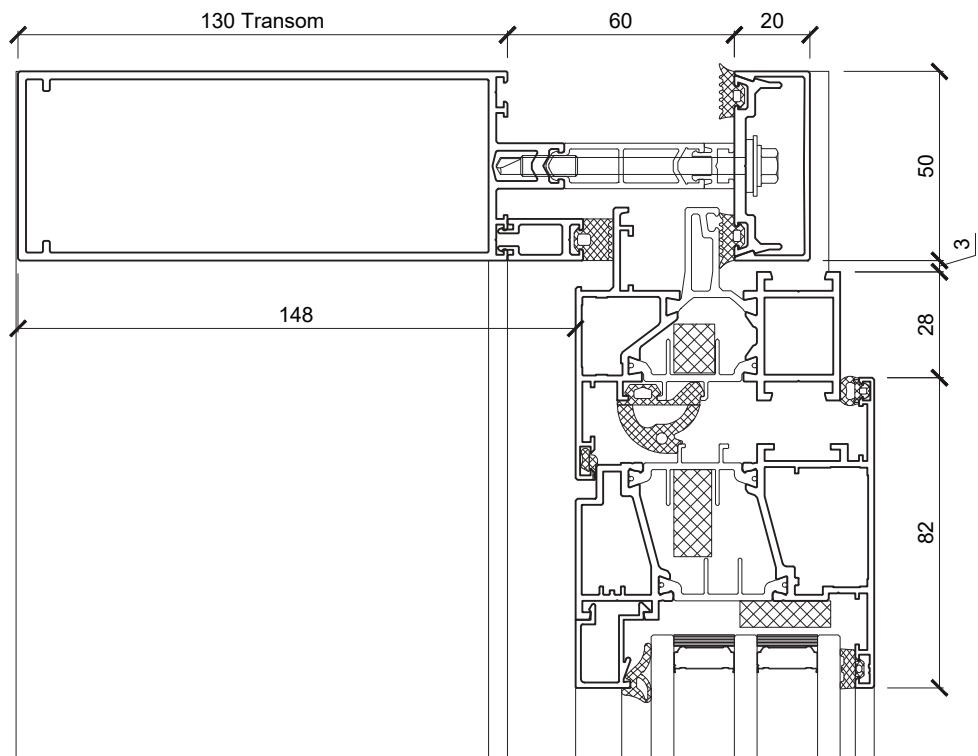
Proposed south elevation

Planning Condition 03

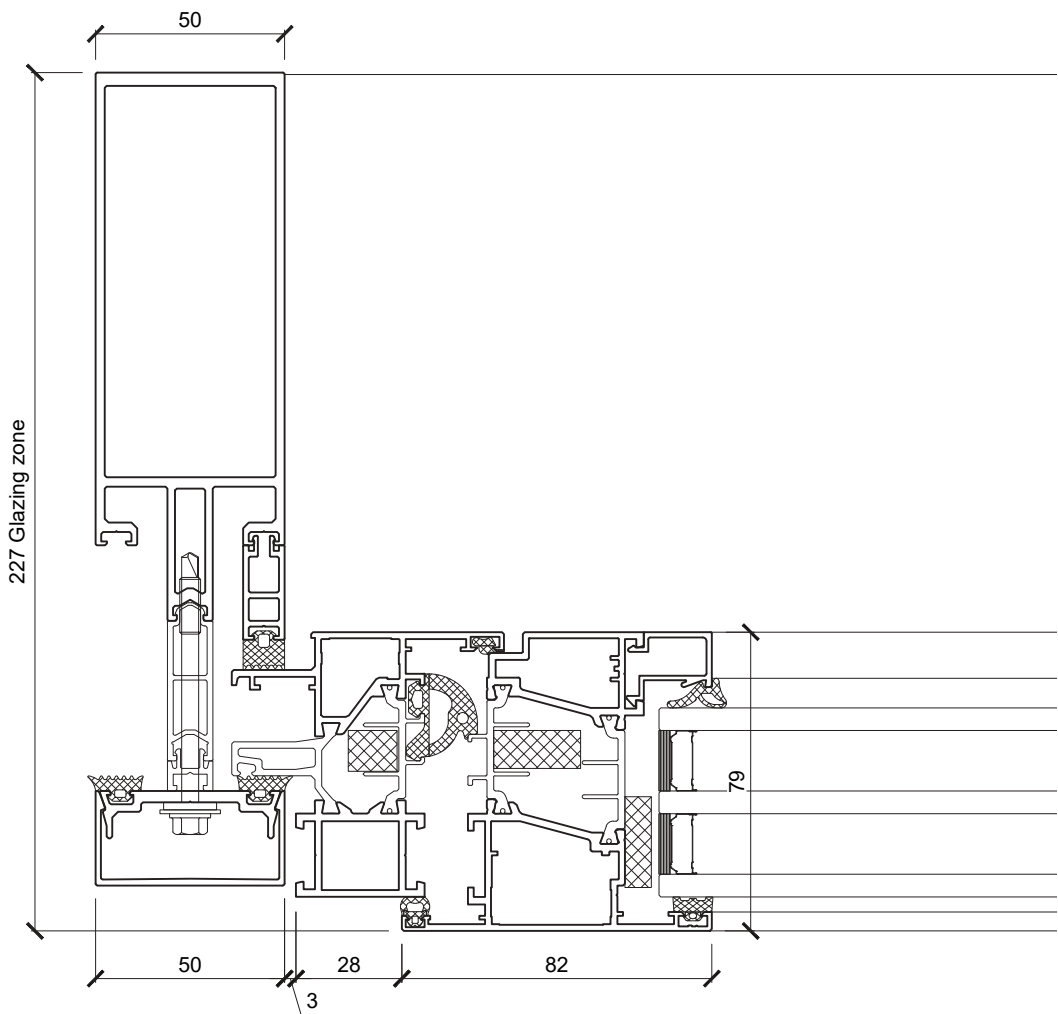
Office lower floor curtain walling - Type C



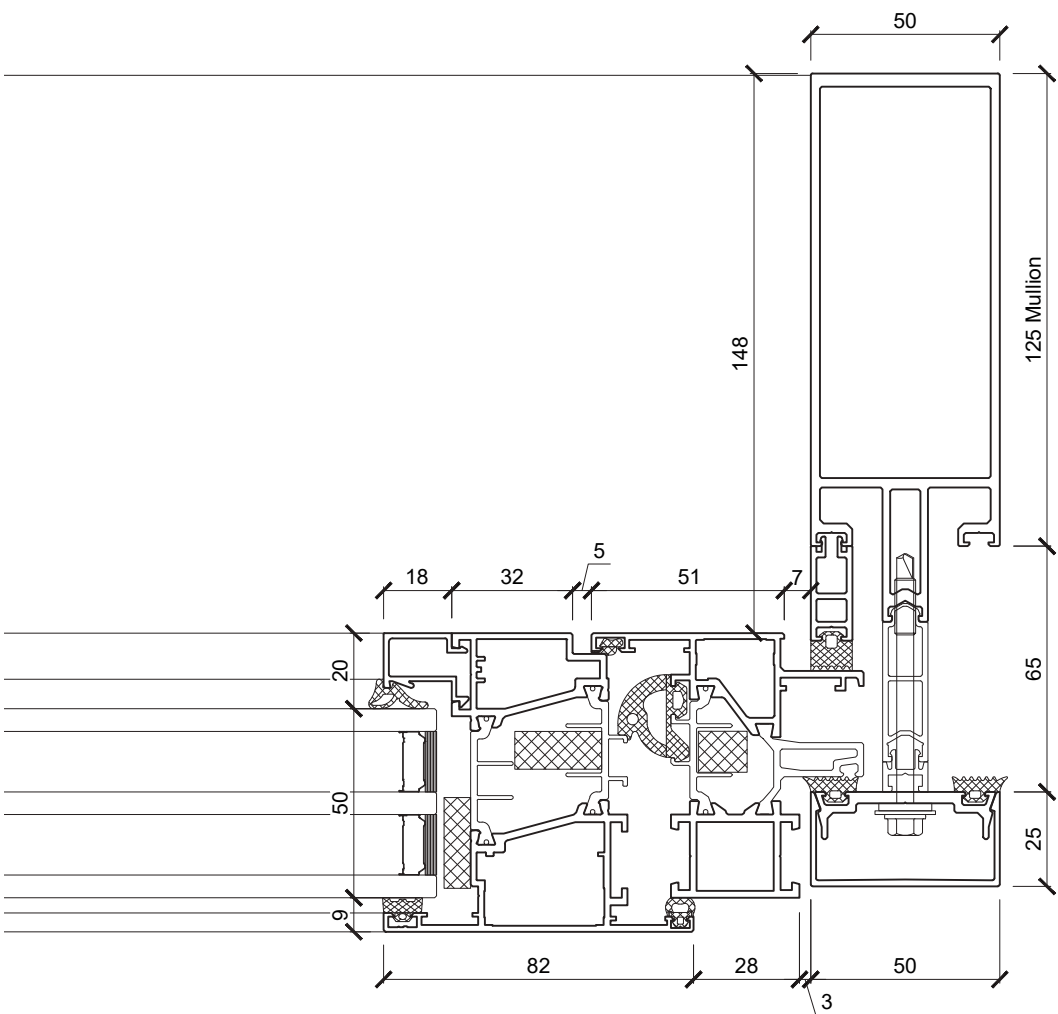
Office lower floor curtain wall elevation to south façades - nts



1:2 @ A3 section detail



1:2 @ A3 plan detail



Planning Condition 03

Office curtain walling to stair well - Type D



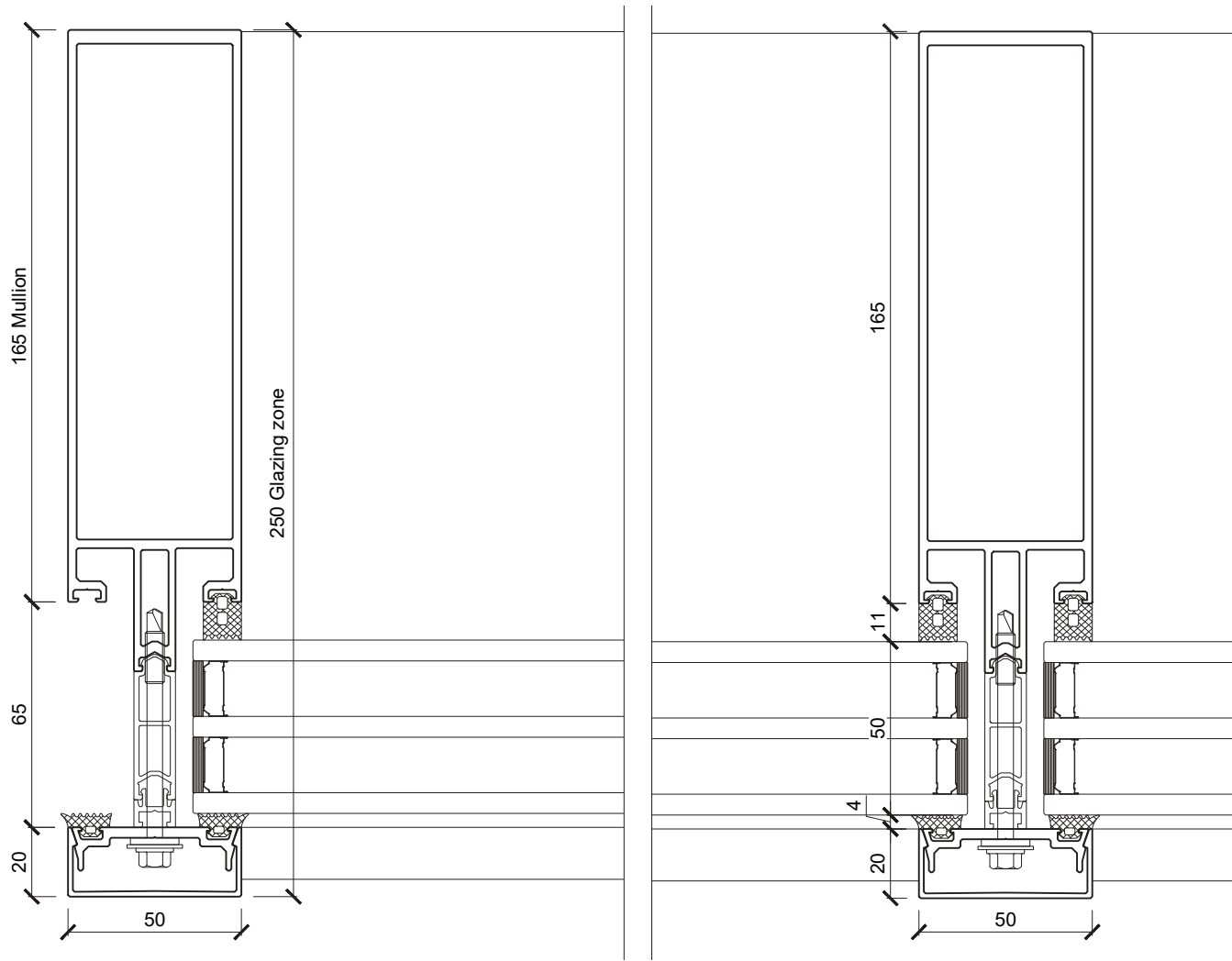
Proposed north elevation

Planning Condition 03

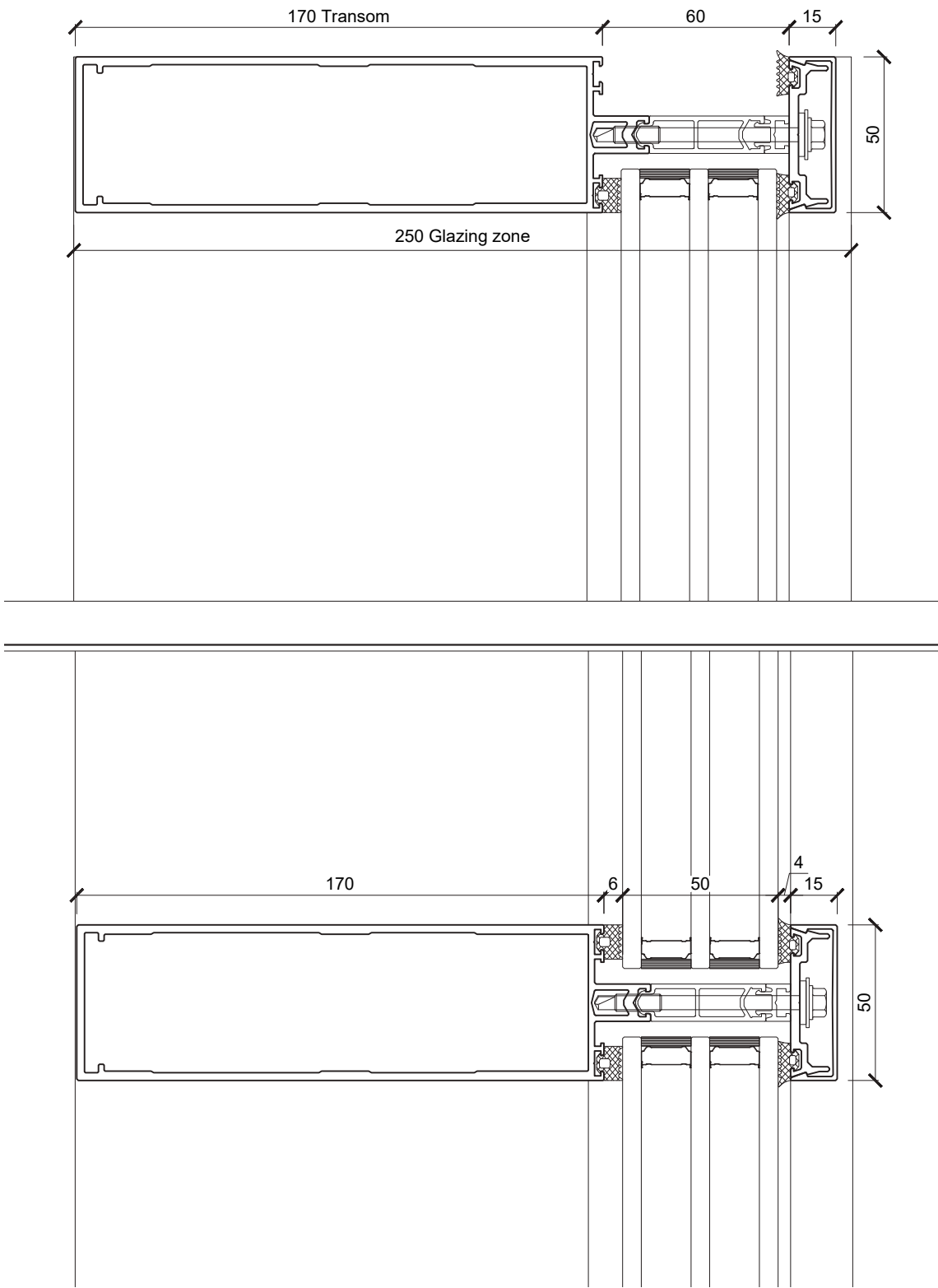
Office curtain walling to stair well - Type D



Office bay elevation to north facade - nts



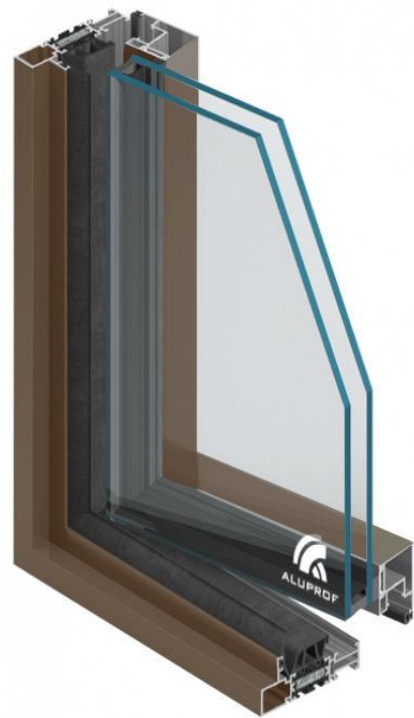
1:2 @ A3 plan detail of window jamb



1:2 @ A3 section detail of window head and transom

Planning Condition 03

Office typical windows - Type A2



Example of proposed window system

Slim line aluminium frames PPC bronze

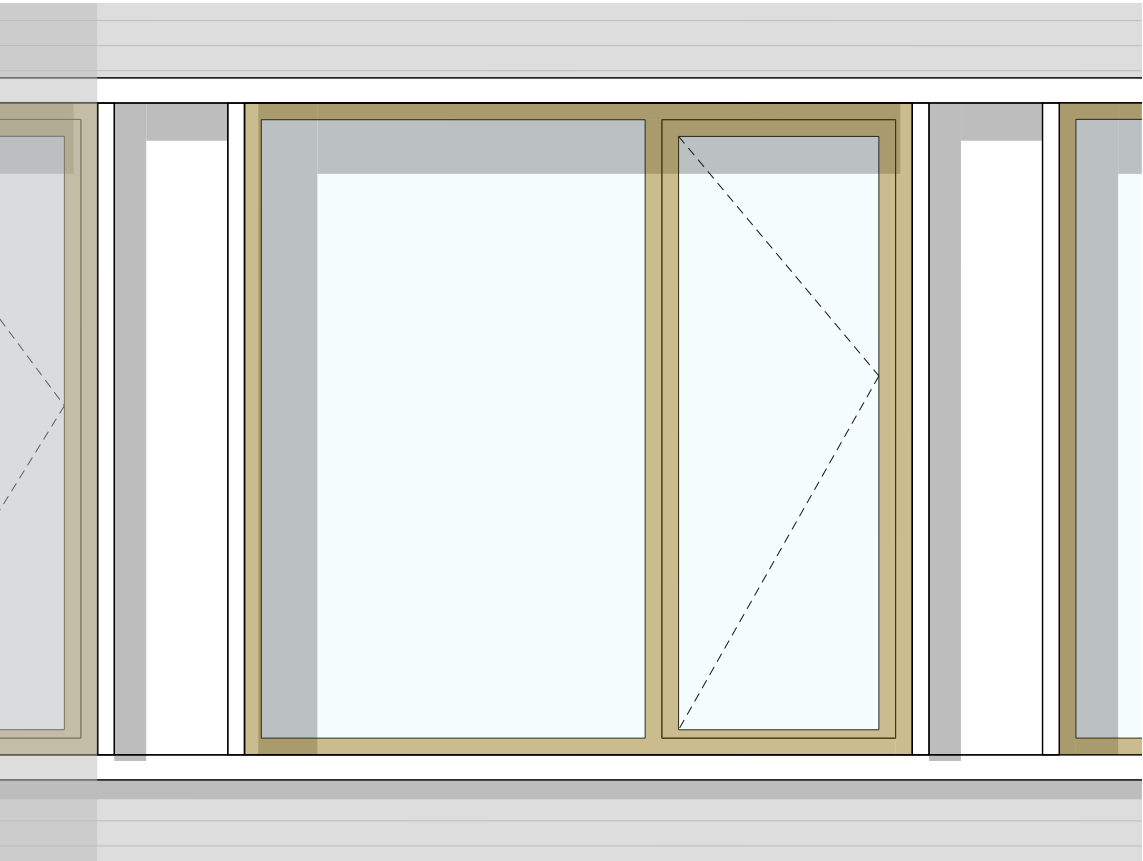
(note the typical windows at Arthur Stanley House will be triple glazed)



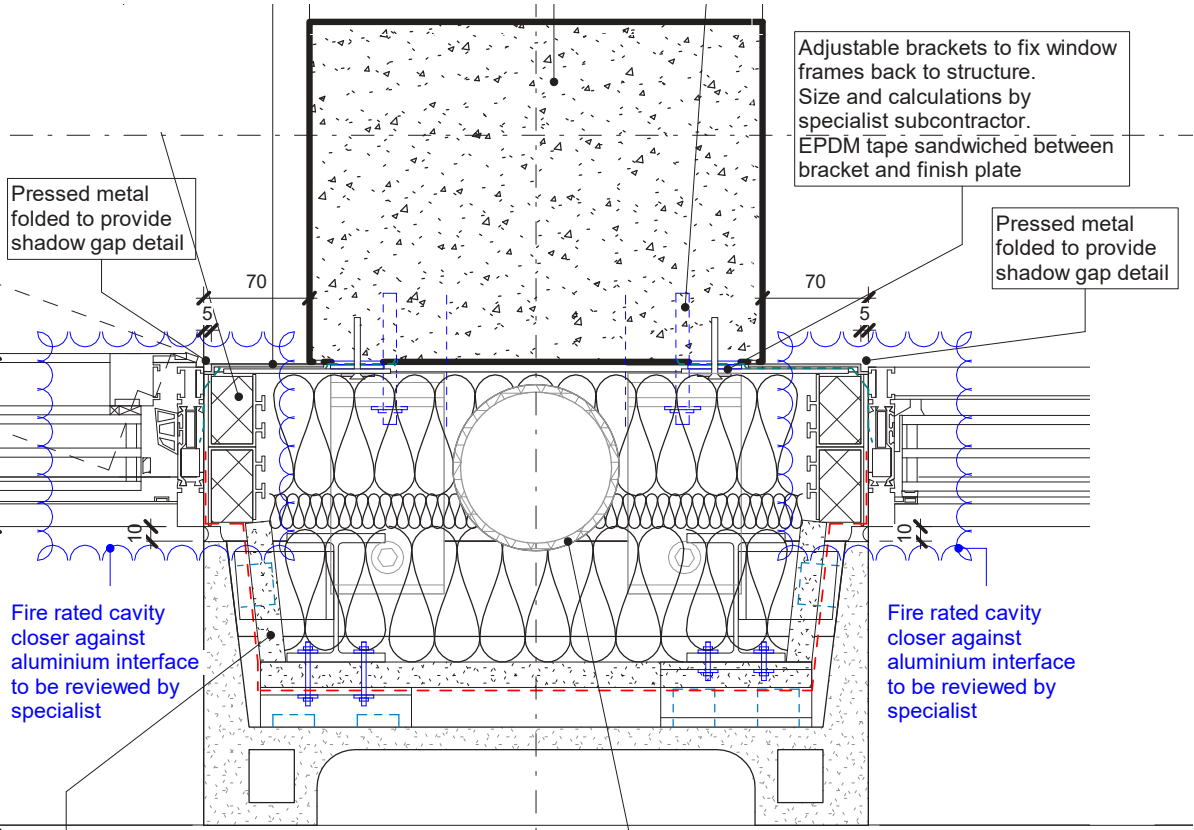
Proposed north elevation

Planning Condition 03

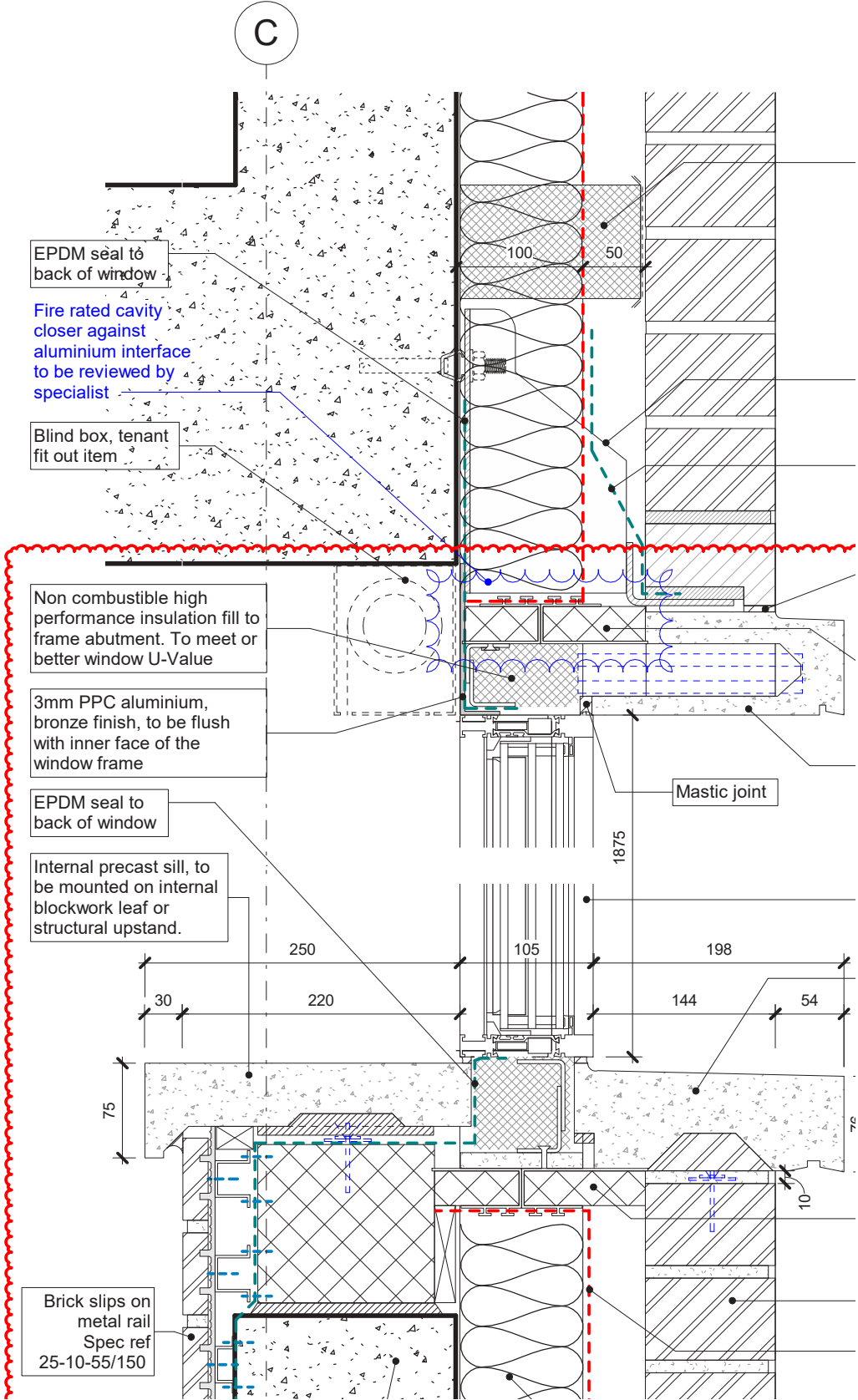
Office typical windows - Type A2



Typical office bay elevation to new facades - nts



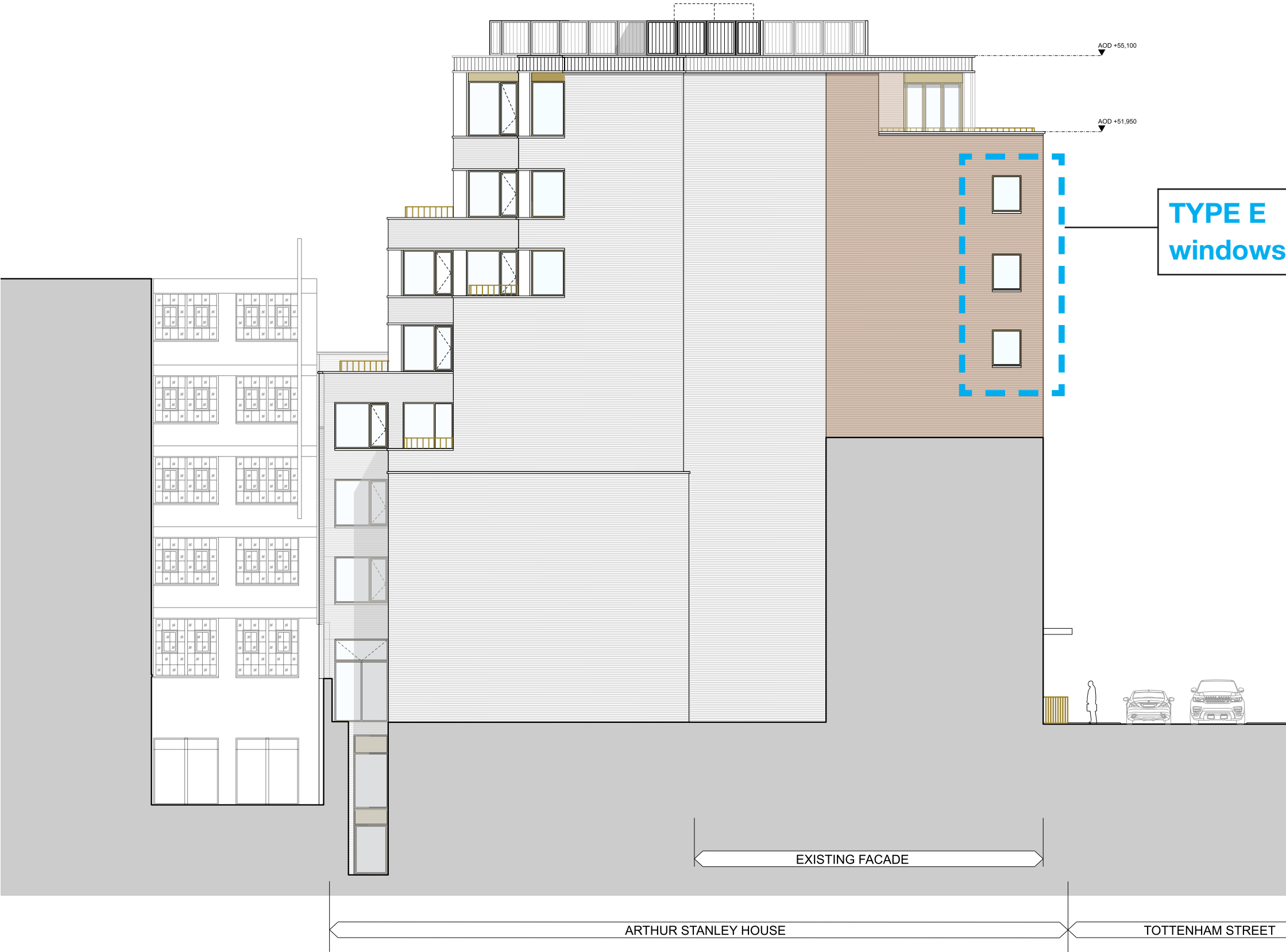
1:10 @ A3 plan detail of window jamb



1:10 @ A3 section detail of window head and cill

Planning Condition 03

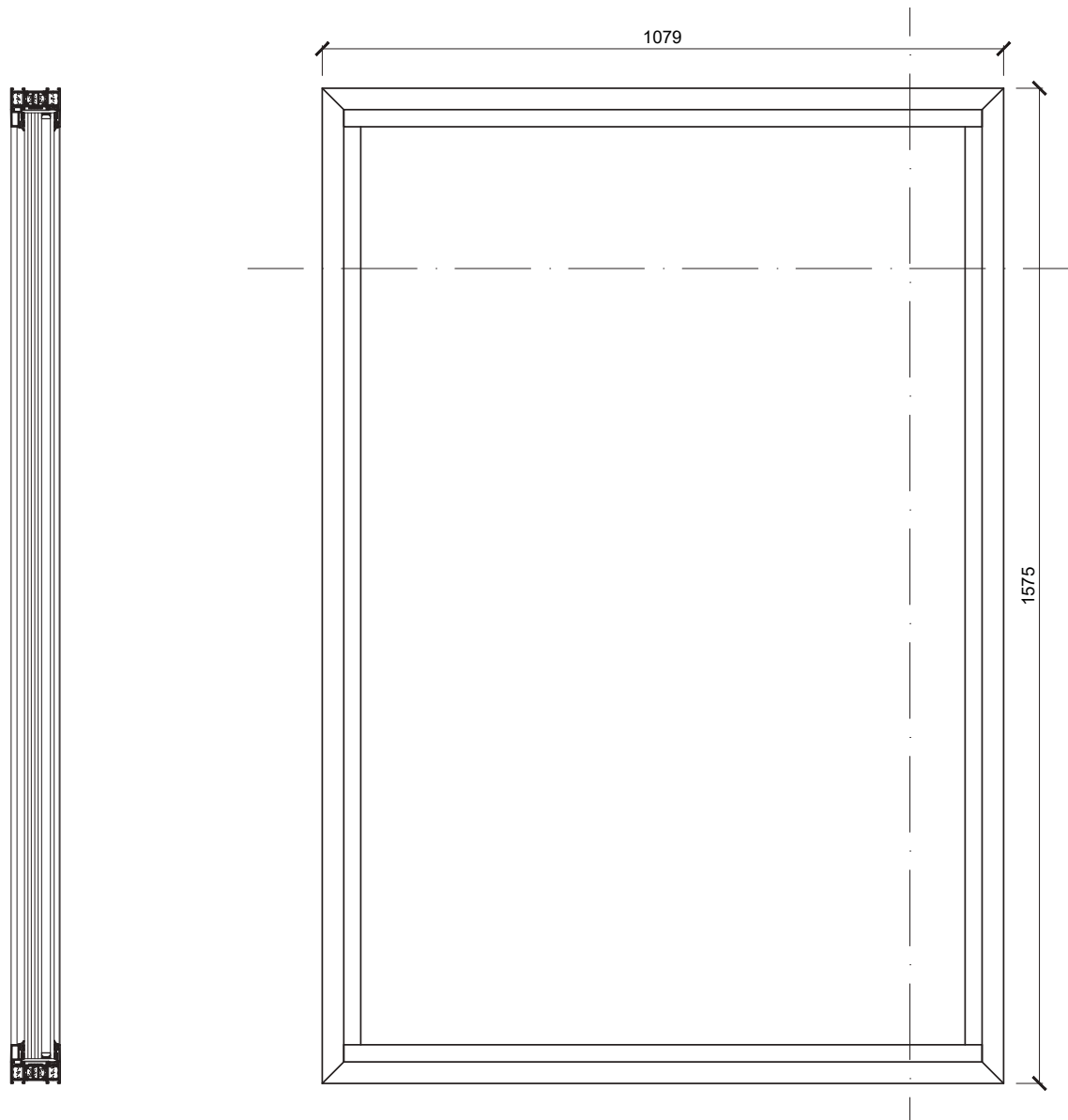
Office flank windows - Type E



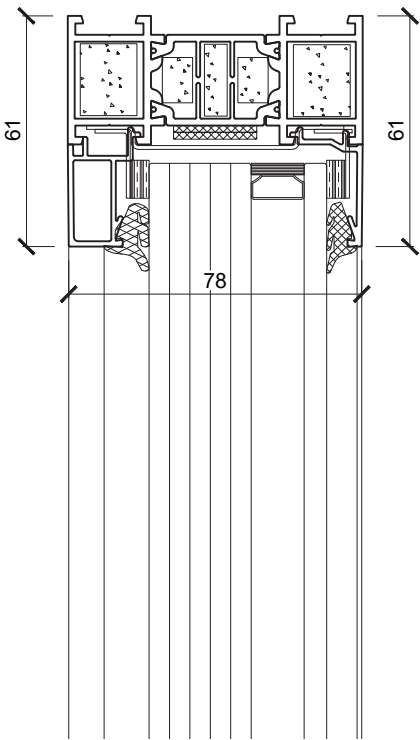
Proposed west elevation

Planning Condition 03

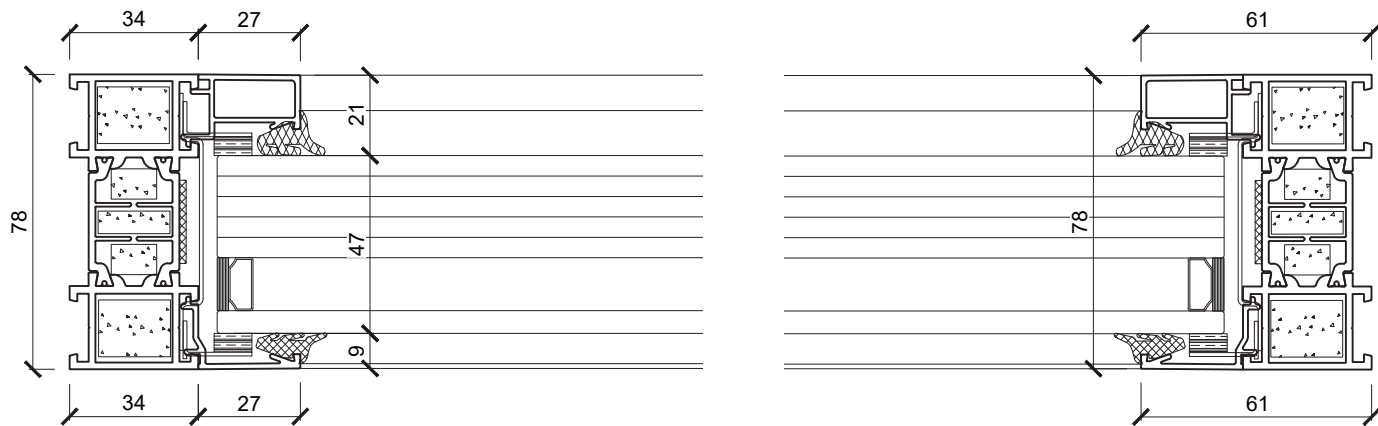
Office flank windows - Type E



Office flank window bay elevation - nts



1:2 @ A3 section detail of window head and cill



1:2 @ A3 plan detail of window jamb

Planning Condition 03
Residential typical window and juliet balcony - Type D



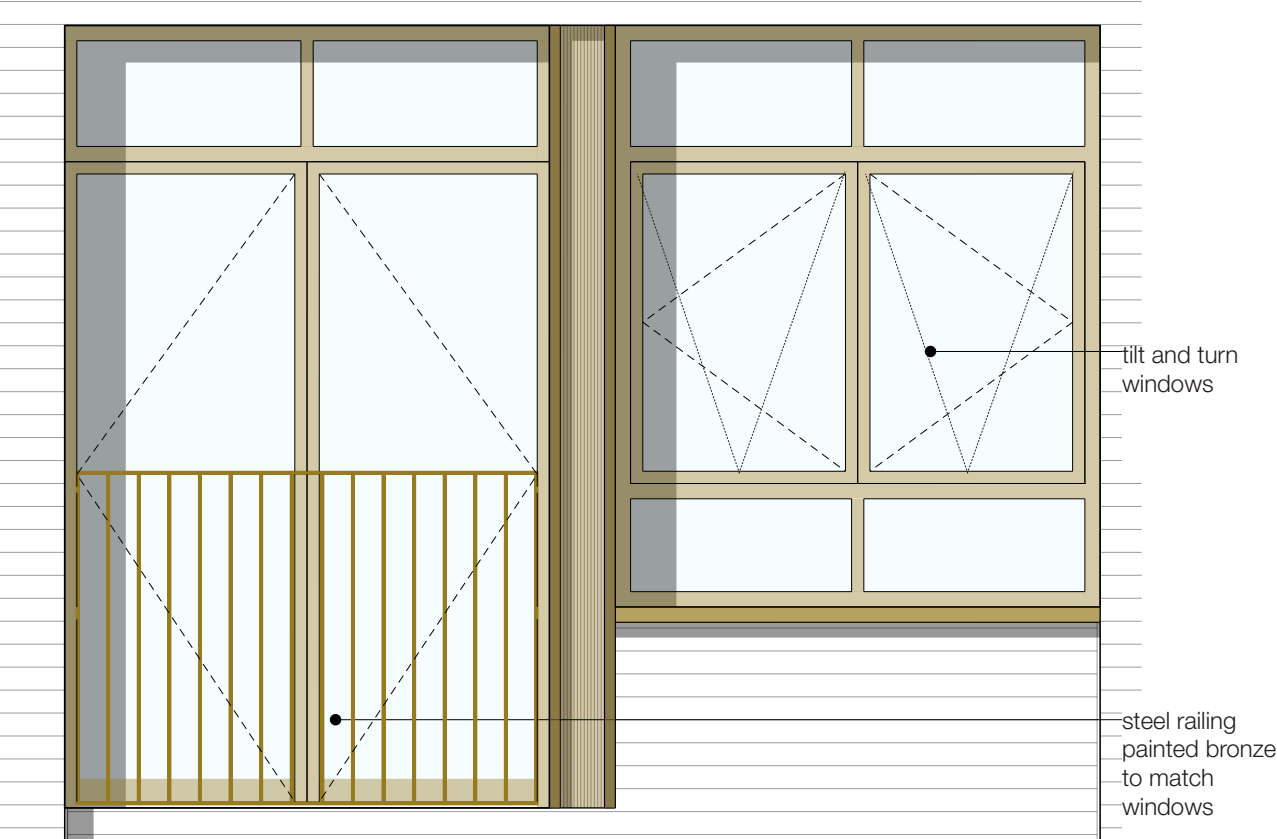
Example of proposed window system
Slim line aluminium frames PPC bronze
(note the typical windows at Arthur Stanley House will be triple glazed)



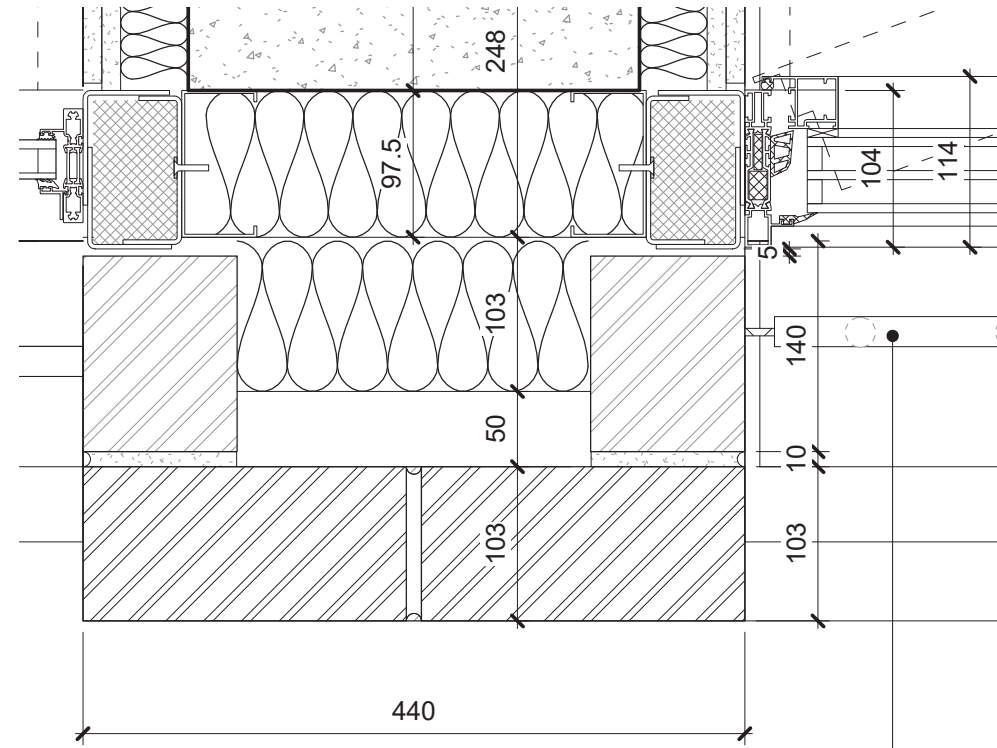
Proposed east elevation

Planning Condition 03

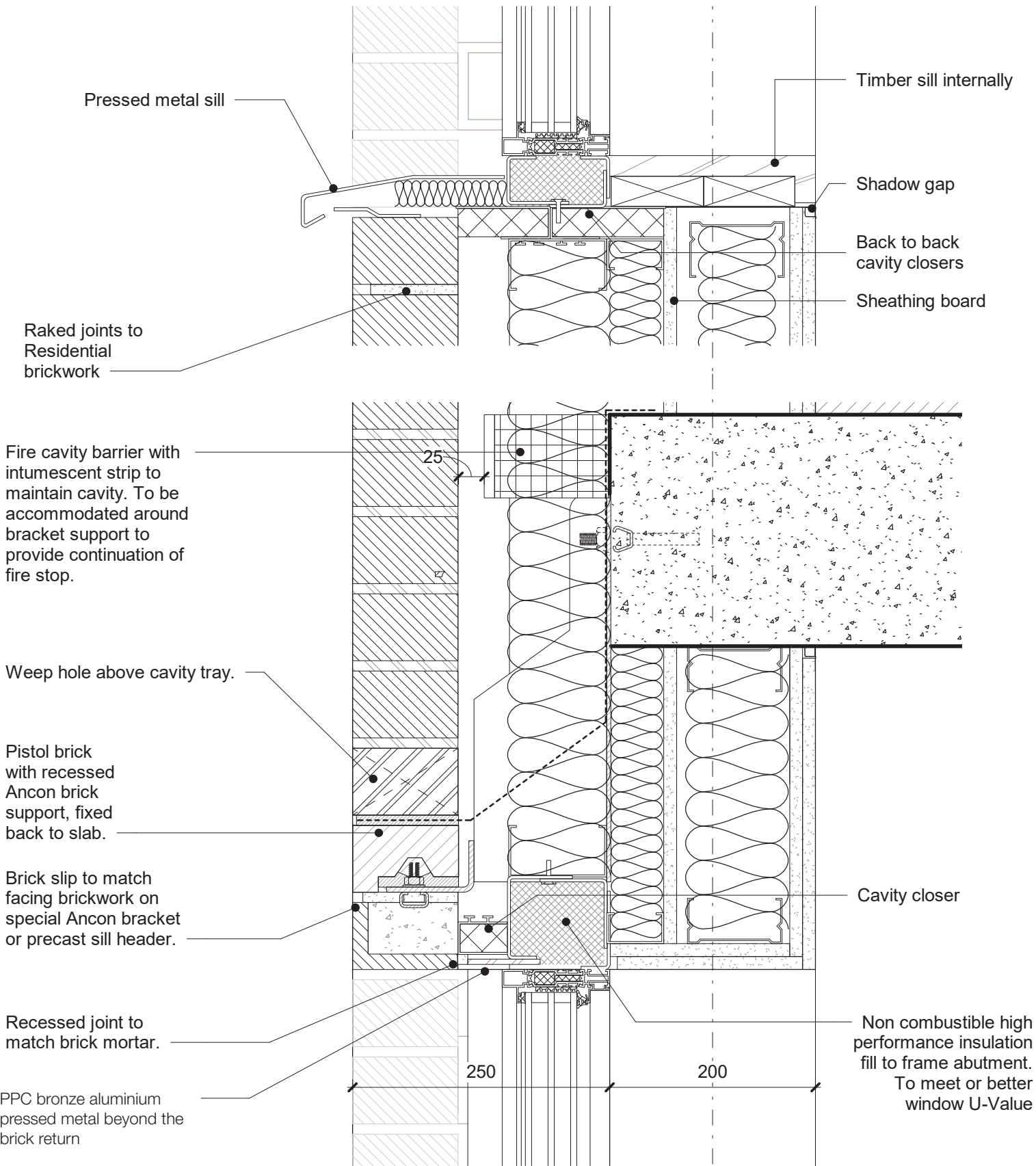
Residential typical window and juliet balcony - Type D



Typical residential Mews elevation - nts



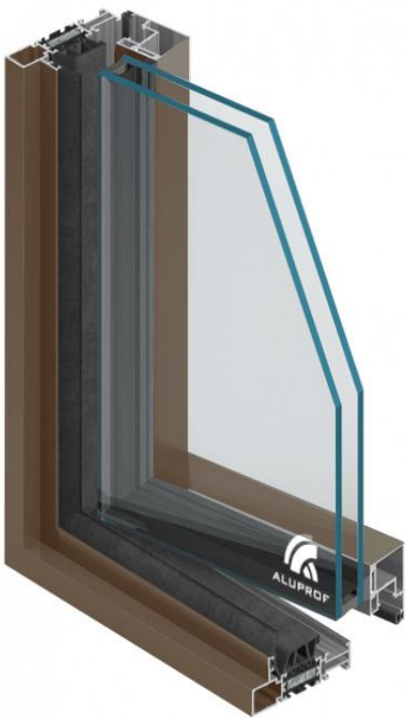
1:10 @ A3 plan detail of window jamb



1:10 @ A3 section detail of window head and cill

Planning Condition 03

Residential terrace glazing and french doors - Type E



Example of proposed window system

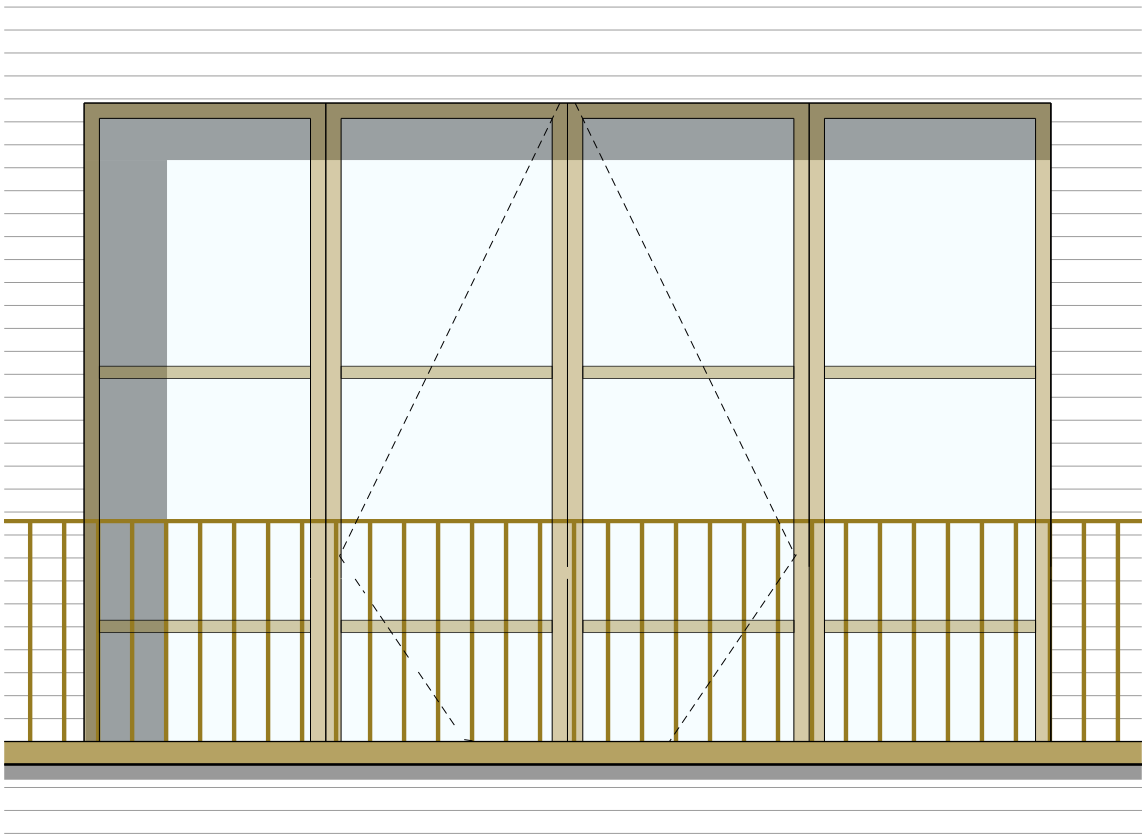
Slim line aluminium frames PPC bronze



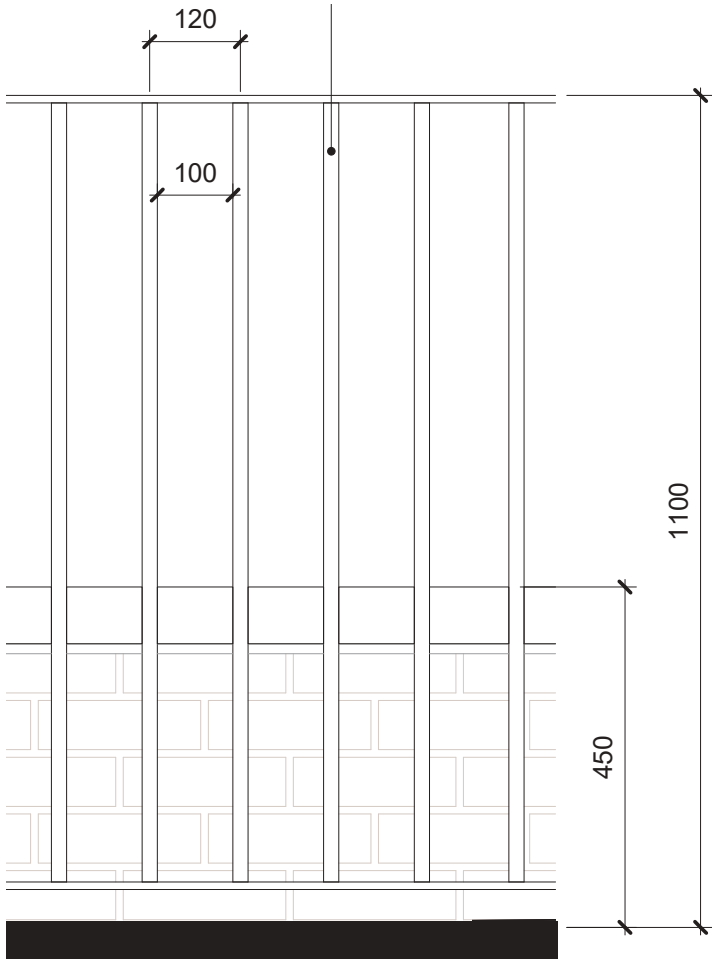
Proposed east elevation

Planning Condition 03

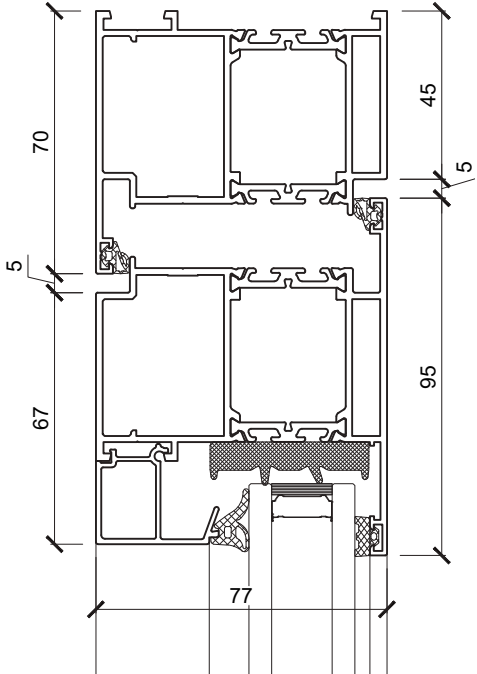
Residential terrace glazing and french doors - Type E



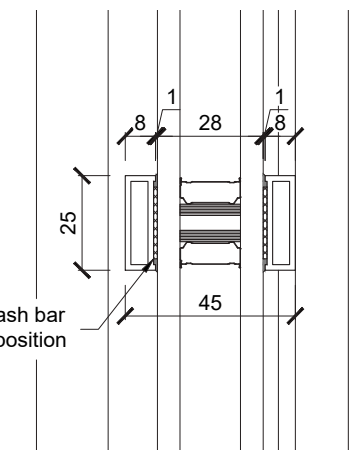
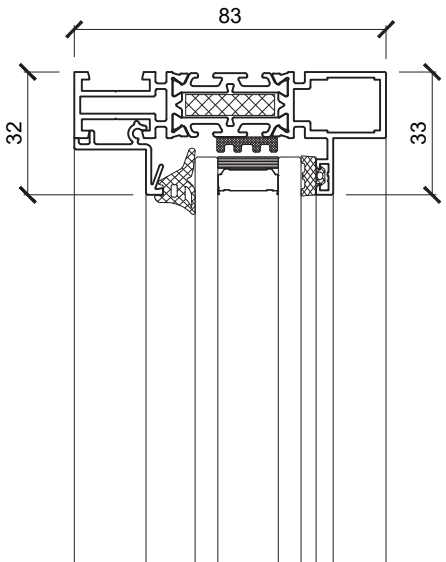
Typical residential upper floor terrace elevation - nts



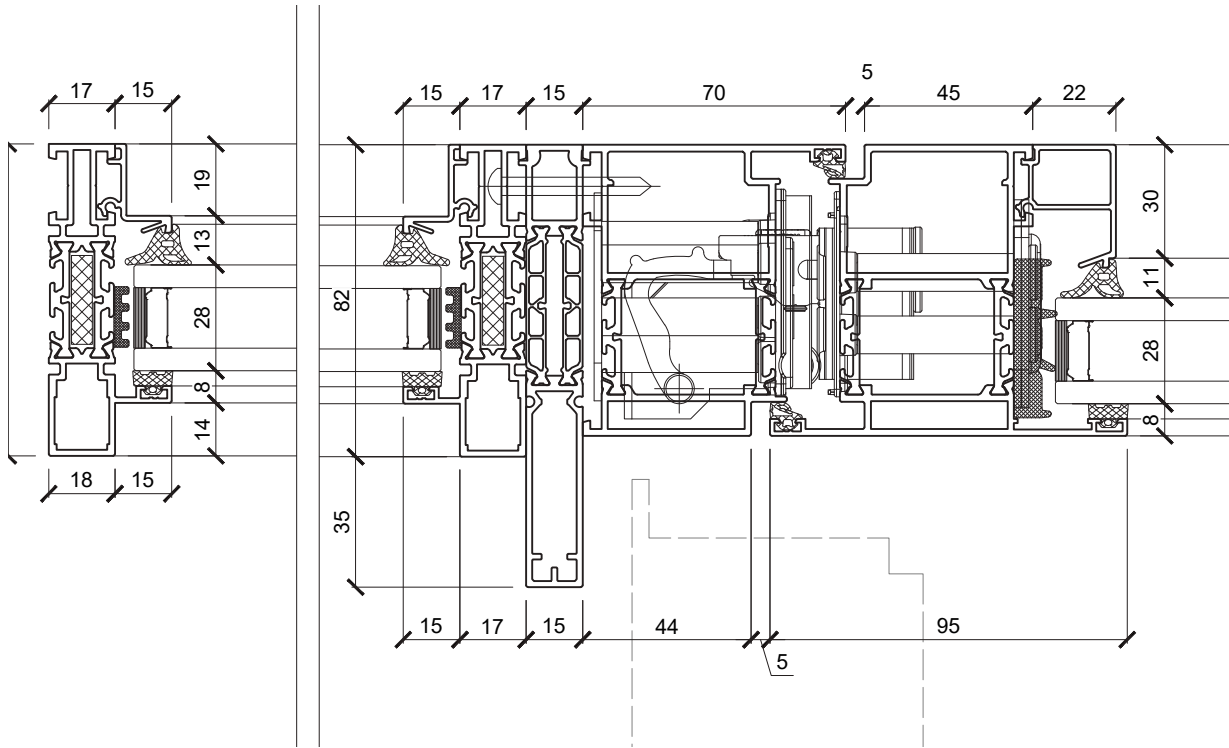
Elevation of metal balustrade 1:20 @ A3 (1:10 @ A1)



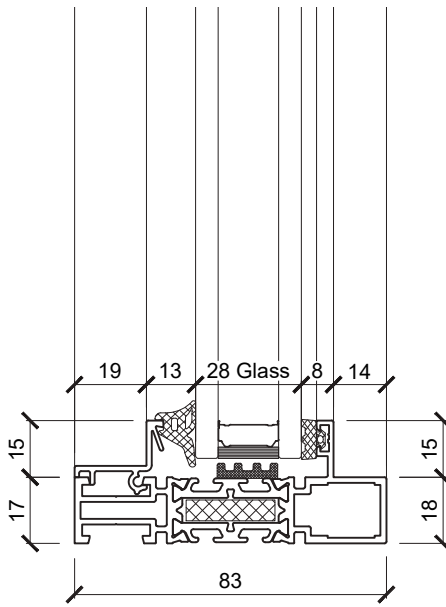
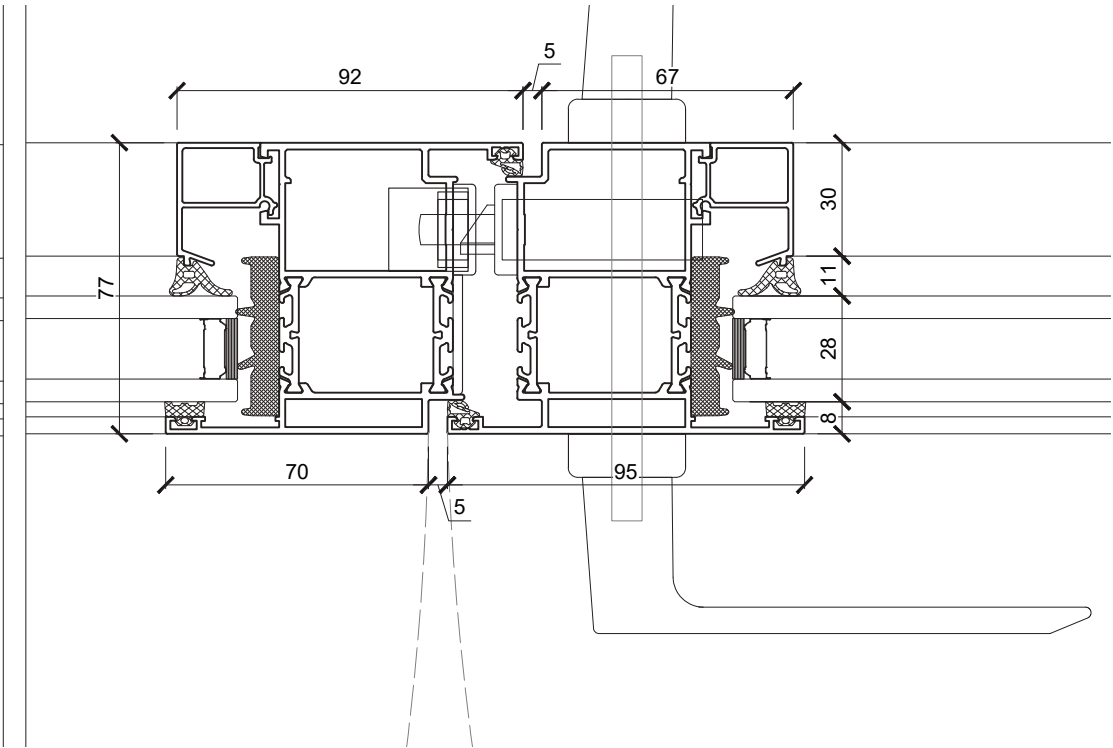
1:2 @ A3 section of door frame



Plant on sash bar bonded in position



1:2 @ A3 plan detail of window jamb



1:2 @ A3 section of fixed screens head and cill