

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

Submission to LB Camden - September 2020



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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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. This document should be considered alongside the previously submitted hand samples and site mock-ups and finishes submissions presented to LB Camden Officers and is submitted for approval under Condition 12 to discharge (i) Louvres & Signage.

The materials submitted for approval are:

Condition 12(i)

- Mount Pleasant frontage - Louvres & Signage

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);
- 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 (Louvres & Signage Strategy)

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

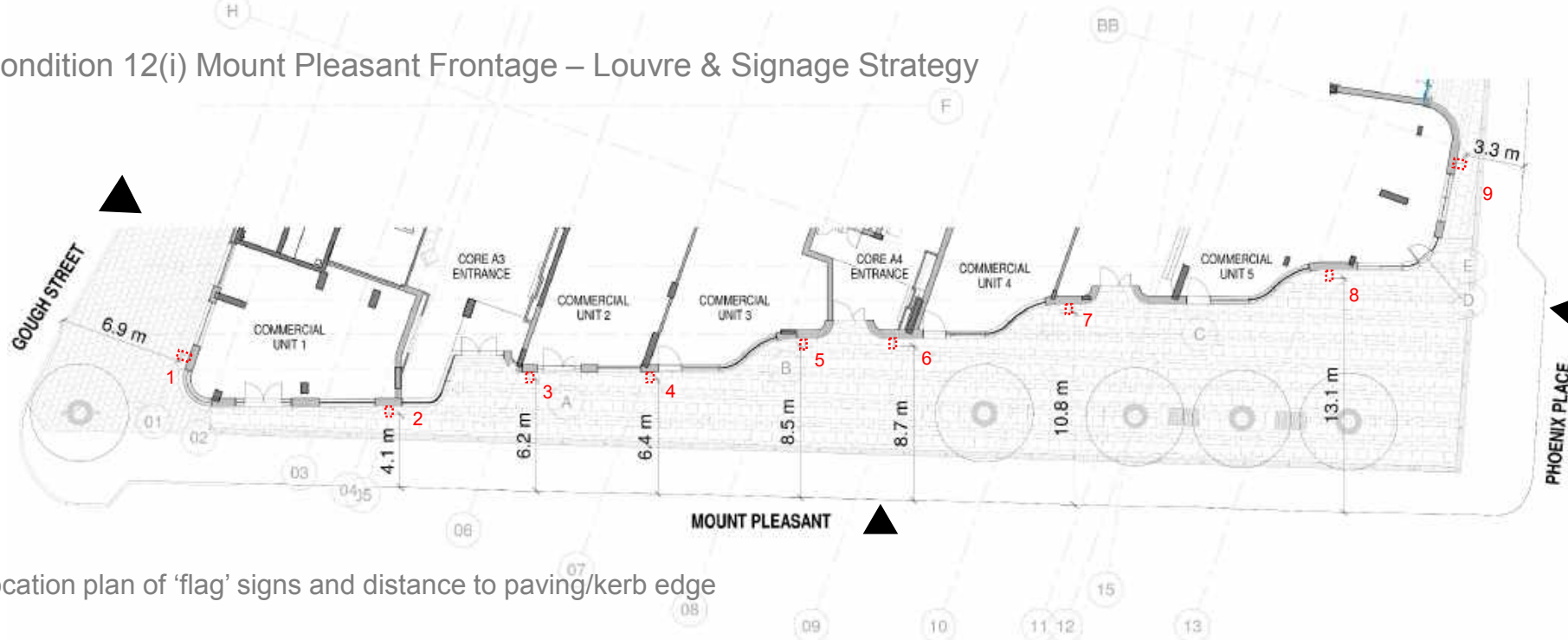
This document provides details of the materials / elements highlighted in red (see left). The materials highlighted in blue have already been submitted and discharged by LB Camden. All remaining material will be submitted in separate reports as the detail design / BYUK procurement concludes.

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.

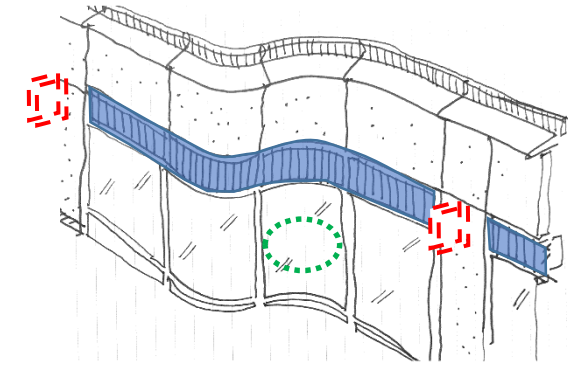
All roof finishes are to be covered in the Condition 16 submission.

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

Condition 12(i) Mount Pleasant Frontage – Louvre & Signage Strategy



Location plan of 'flag' signs and distance to paving/kerb edge



Sketch illustrating concept for vertical fin covered louvre panels to help negotiate the curved geometry of the Mount Pleasant frontage



Gough Street elevation



Mount Pleasant elevation



Phoenix Place elevation

Legend: Cyan = Moleanos limestone, Magenta = Macieira Flamed Granit skirting, blue = anodised louvres, red = changeable 'flag' signs mounted on stone, green = discrete shopfront sign by tenant.

Please refer to page 12 for the materiality of the limestone and granite, page 10 for the materiality of 'flag' signs and page 7 for the anodised louvres.

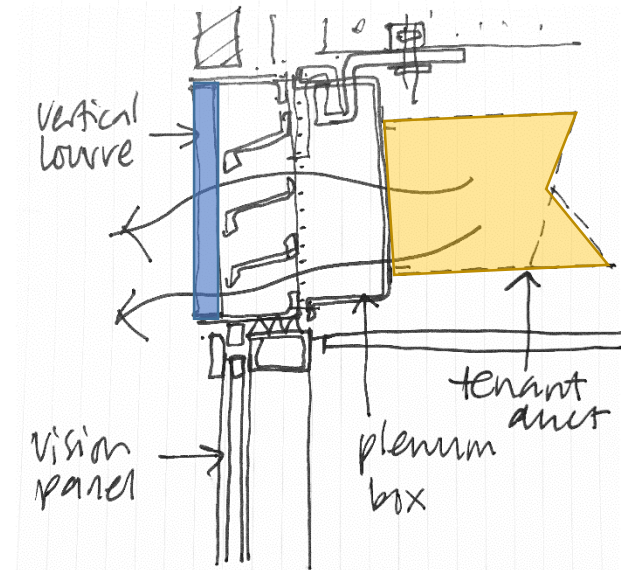
Phoenix Place, Mount Pleasant – Phase 1 (Block A)

Condition 12 - Materials

Condition 12(i) Mount Pleasant Frontage – Louvre & Signage Strategy



AHMM visualisation Mount Pleasant (Edited) – blue = extent of anodised louvres, red = changeable 'flag' signs mounted on stone, green = discrete shopfront sign (by tenant*)



Sketch detail illustrating vertical fin covered louvre panel above the Mount Pleasant shop front. The plenum box (highlighted in yellow) is part of base build for tenants to connect onto.
Refer to Appendix A for Detail intent

*Please note:
Signage behind glass shown indicatively and will require approval under a separate application. To be submitted by commercial tenant prior to installation.

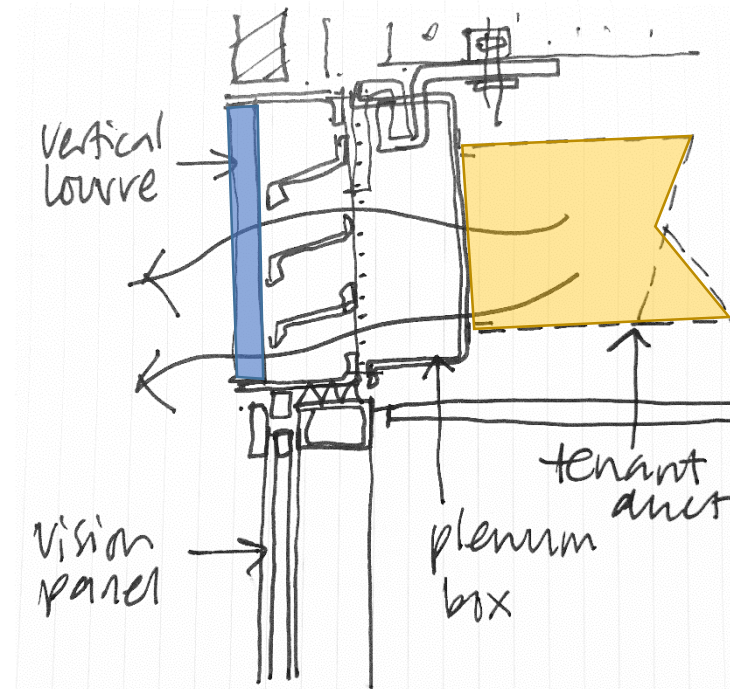
Phoenix Place, Mount Pleasant – Phase 1 (Block A)

Condition 12 - Materials

Condition 12(g) Glazing – Vertical Fin Detail



AHMM visualisation Mount Pleasant (Edited)
Blue = extent of vertical fin covered louvres



Bronze anodised vertical fins covering
weather louvre and plenum box



Anodised Finish

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

Condition 12 - Materials

Mount Pleasant Frontage – Vertical Fin Precedents



Vertical Louvre Precedents:
15 Bishopsgate, London



Vertical Louvre Precedents:
Blue Fin Building, London

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

Condition 12 - Materials

Mount Pleasant Frontage – Flag Sign Precedents



Flag Sign Precedents:
15 Bishopsgate, London



Flag Sign Precedents:
Coaldrop Yards, London

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

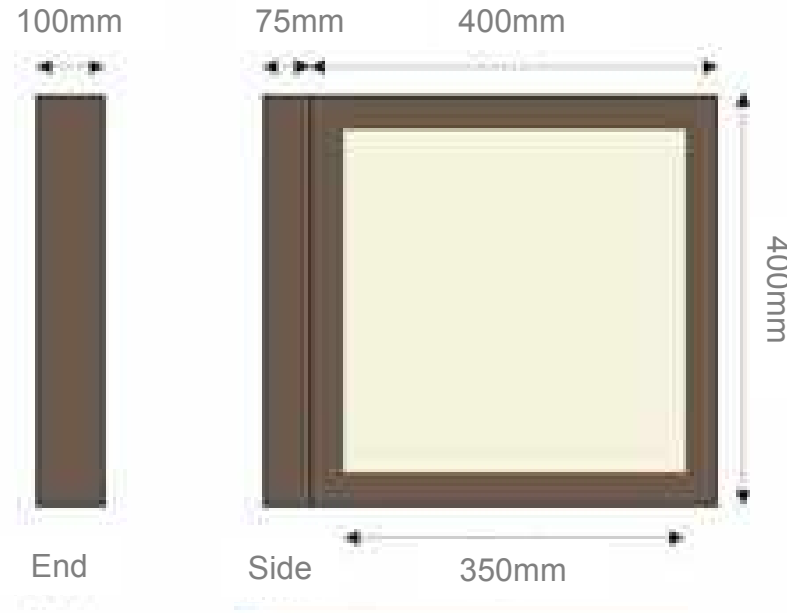
Condition 12 - Materials

Condition 12(i) Mount Pleasant Frontage – Signage

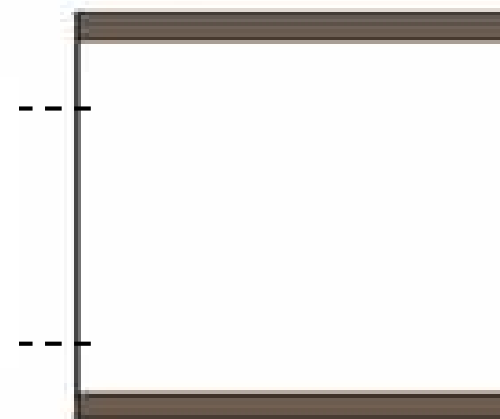


Mount Pleasant Visualisation.

Please refer to page 14 for further information on materiality and maintenance.



Hidden bracket bolted back to building façade, concealing fixings once the main box element is slid onto the bracket



Hidden slide on bracket (stainless steel)



Anodised Finish

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

Mount Pleasant Frontage – Window Sign Precedents



Discrete Window Sign Precedents:
15 Bishopsgate, London



Discrete Window Sign Precedents:
Battersea Power Station, London

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

Condition 12 - Materials

Mount Pleasant Frontage – Limestone & Granite



Mount Pleasant Visualisation illustrating location of flat / curved limestone slabs.
Please refer to page 5 for location and extent of Limestone & Granite



Moleanos Limestone (top) & Macieira
Flamed Granite sample (bottom)



Proposed Joint Colour

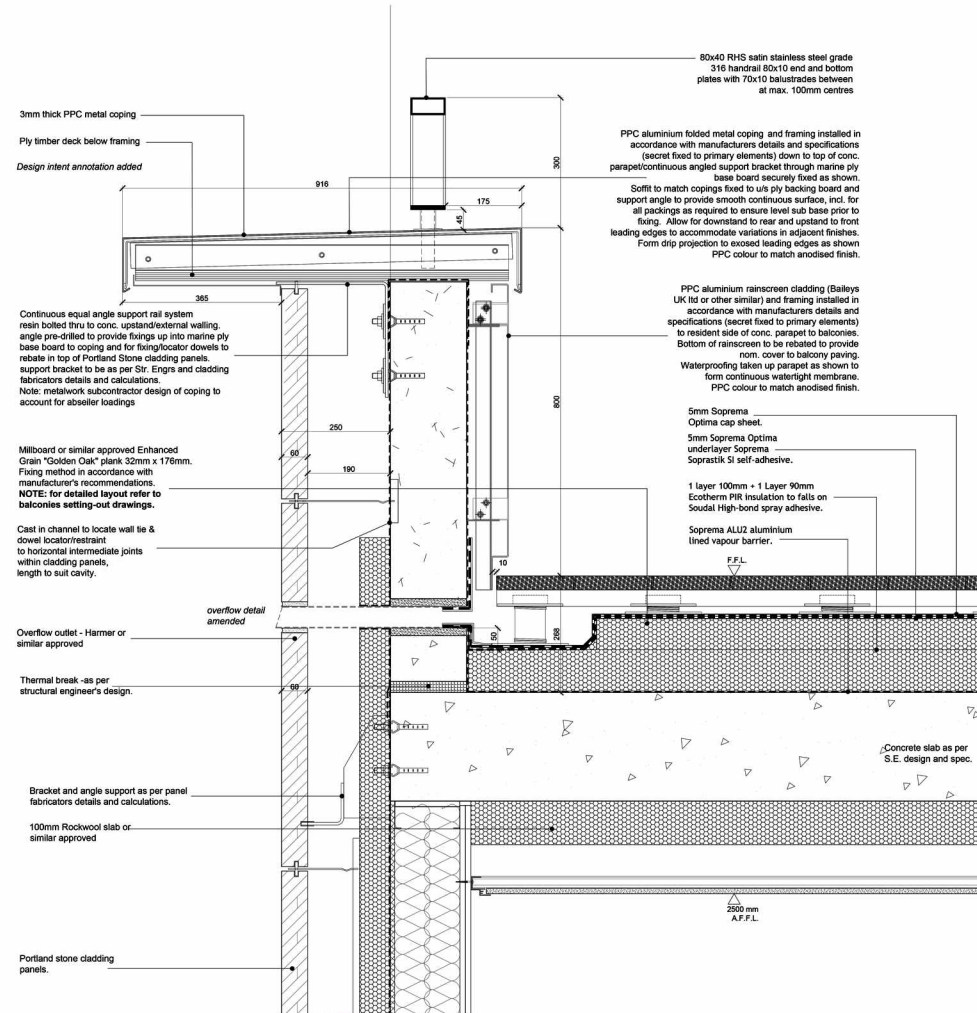
Phoenix Place, Mount Pleasant – Phase 1 (Block A)

Condition 12 - Materials

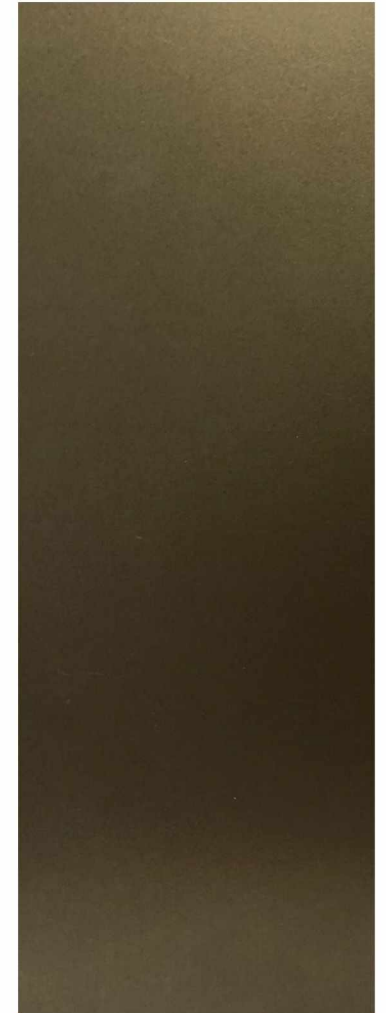
Condition 12(i) Mount Pleasant Frontage – Limestone & Coping



Mount Pleasant Visualisation



Vertical Section of Moleanos Panels & Aluminium Coping



Coping finish: Interpon Y2217F Steel Bronze 2

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

Condition 12 - Materials

Summary of Shopfront Materials

Glazing

Curtain Walling (previously submitted)

System - KAWNEER AA100 Curtain wall with clear toughened heat soaked tested glass and 3mm Aluminium Spandrel sheets finished as Anodised Anolok 545 medium bronze.

Doors – KAWNEER AA190TB Door System in KAWNEER 451TB framing System with clear toughened heat soaked tested glass.

External Finish for Doors and CW - Anodised aluminium, Anolok 545, Dark Umber

Internal Finish for Doors and CW – Anodised aluminium, Anolok 545, Dark Umber

Louvres

Louvres

Description – Vertical fin covered weather louvres with plenum box

Finish - Anodised aluminium, Anolok 545, Dark Umber

Stone

Limestone (previously submitted)

Type – Moleanos Limestone

Finish – Honed finish flat and curved slabs.

Typical slab dimension - 1100x750mm subject to specialist design.

Joints – 5mm wide filled with grout to complement limestone

Granite Plinth

Type – Macieira Flamed granite plinth to extend 150mm from external level to prevent water staining at the base of the limestone wall. Granite sample to be submitted to LB Camden once submitted by stonemason.

Double-Sided ‘Flag’ Sign

9no. Flag Signs

System – Changeable flag signs with 3mm thick folded anodised aluminium (ref: Anolok 545, Dark Umber) frame located on a concealed internal stainless steel bracket that is mechanically fixed to limestone slab. The main external box portion of the sign slides onto the concealed internal bracket hiding the bracket fixings used for attachment to the building.

Graphics can be changed by sliding the main external box portion of the sign off the concealed internal supporting bracket, allowing the Perspex pieces to be removed from the main box portion & replaced with Perspex pieces displaying updated graphics.

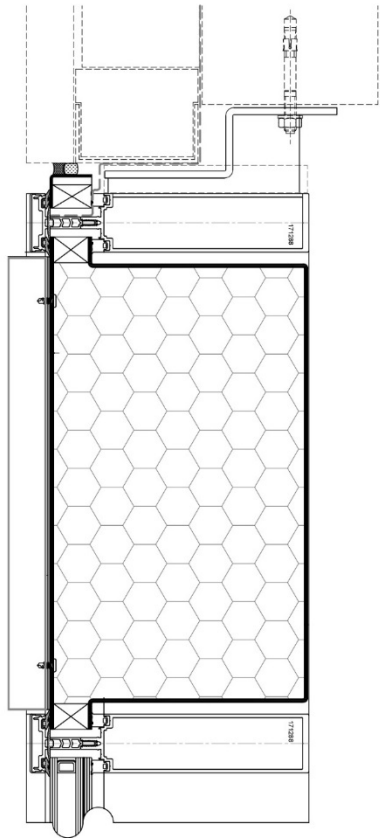
Internally illuminated with cool white LEDs – approx. 1000 Lumens.

Tenant graphics applied onto 5mm thick opal 050 Perspex within anodised aluminium frame.

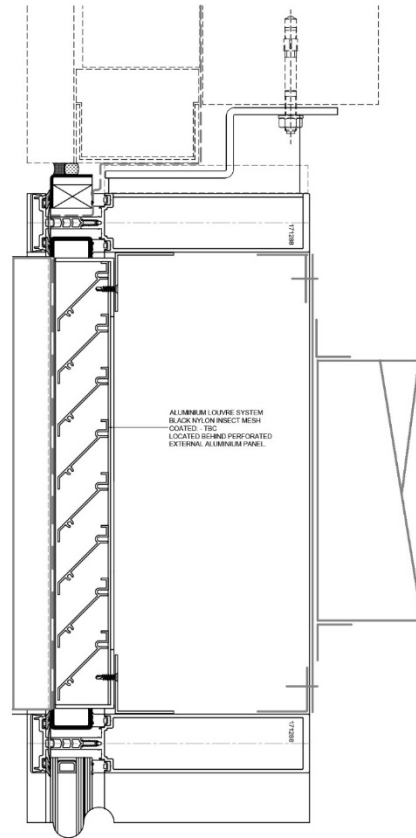
Electrical containment to be concealed behind stone cladding and enter flag sign bracket via waterproof cable gland

APPENDIX A – TYPICAL DETAILS

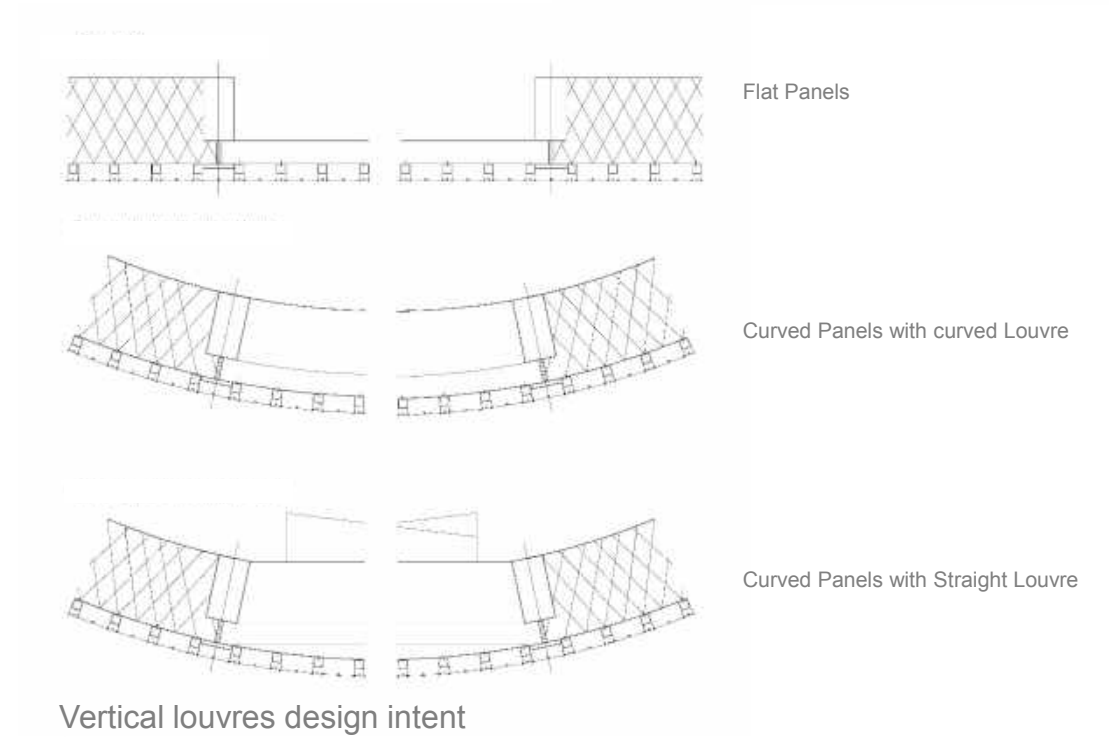
Curtain Wall – Vertical louvres intent



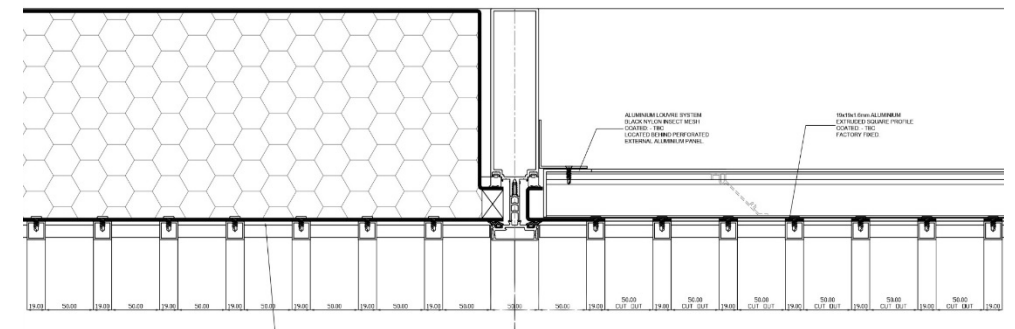
Vertical Section through Solid Top Spandrel



Vertical Section through Horizontal Louvres zone



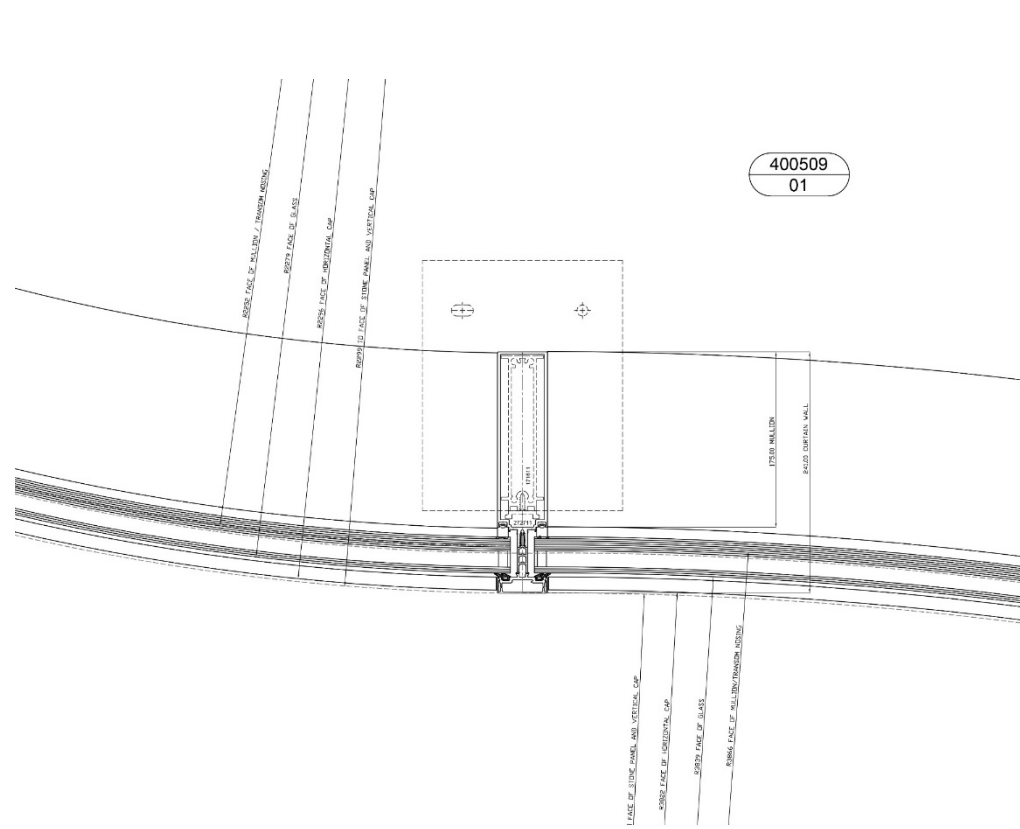
Vertical louvres design intent



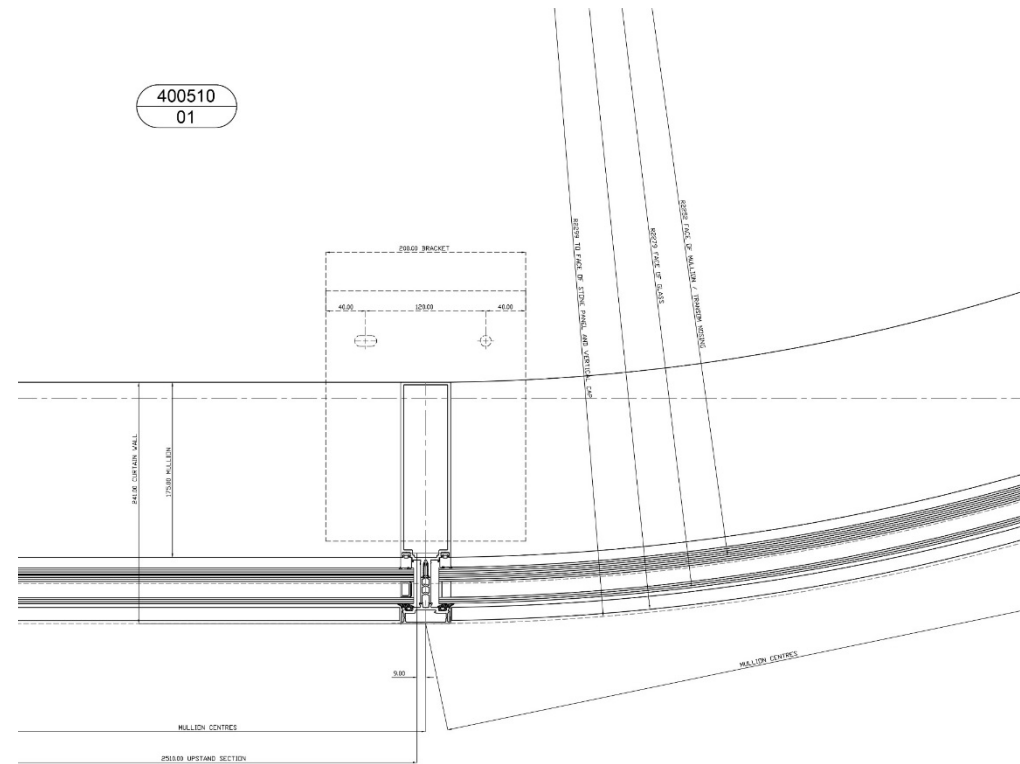
Horizontal Section through interface with Horizontal Louvres zone and Solid Spandrel Zone

APPENDIX A – TYPICAL DETAILS

Curtain Wall – Typical Mullion Section



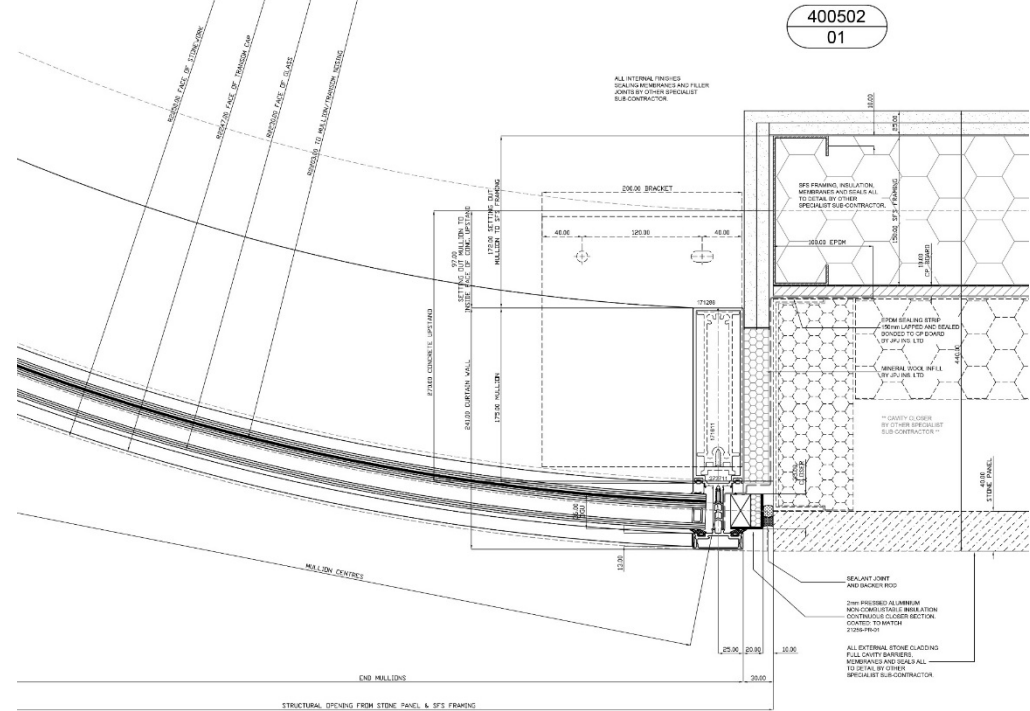
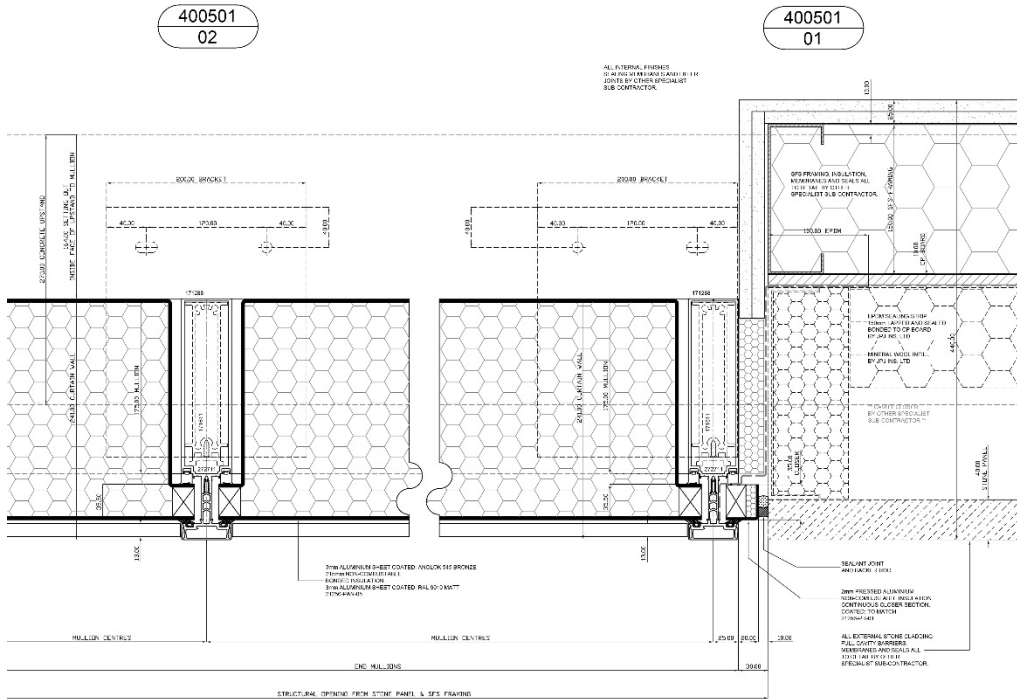
Curtain Wall – Typical Mullion Section



APPENDIX A – TYPICAL DETAILS

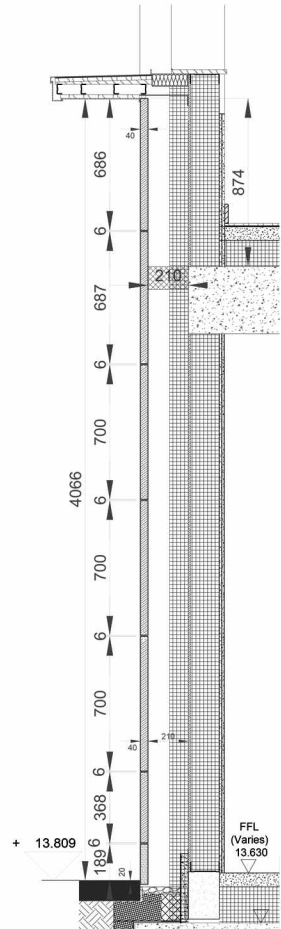
Curtain Wall – Typical CW Bottom Spandrel Interface with Stone Cladding

Curtain Wall – Typical CW Interface with Stone Cladding

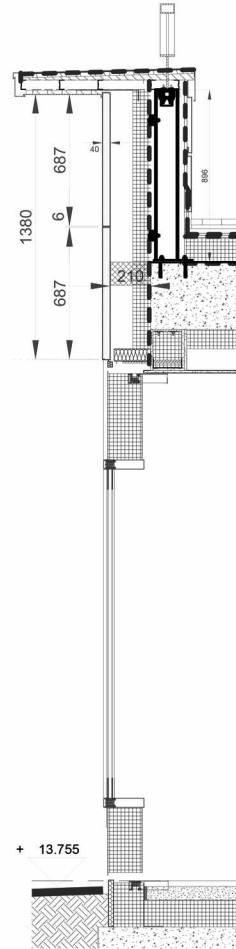


APPENDIX A – TYPICAL DETAILS

Stone Cladding – Wall Section



Stone Cladding – Curtain Wall Section



Stone Cladding – Recessed Entrance

