

EXTERNAL MATERIALS PROPOSAL

Document reference 175-MAT-01- PL1

**Materials details for conditions discharge application Condition Nos. 3
(Materials) of planning permission ref: 2014/1731/P**

**for: Erection of single storey roof extension to provide 10 additional bedrooms
and common areas to existing residential care centre (Class C2) and replacement
of existing mesh panels with glazed balustrades at ground, first, and second floor
levels**

Site address: St Johns Wood Care Centre, 48 Boundary Rd, London NW8 0HJ.



The existing care home architectural aesthetic forms part of the character of the so-called Alexandra Road Housing Estate which was designed for and built by Camden's Architect's Department in the 1970s.

The principal elevation faces South, where the first and second floors cantilever gradually, and steps back from West to East shaping three blocks. The side elevations are much smaller, and the rear elevation is much simpler with its three upper floors, and a cantilever on the ground floor.

The facades are principally concrete cladding panels in two tones and textures:

- A smooth one in light beige tone
- A coarse one in a dark beige tone

A pattern is repeated in the main body of the building: horizontal dark grey panel at the approximate height of the slab, encased by light grey panels. Above and below there are the windows, again surrounded by dark panels. This pattern repeats in the prominent first and second floors, the ones defining the character of the building.

The top has metal mesh balustrades (also present in the rest of the terraces above first and ground floor) that will be substituted by modern and high quality glazed balustrades replicating those that have already been previously installed on the terraces at the south west corner of the building.



Picture 1 - South view from Boundary Road

The proposed roof extension seeks to integrate seamlessly with the existing, enhancing the existing volumetric combination and complementing it on a new upper floor. The materials for this extension have both to be:

- Currently available
- Compliant with current building regulations, and subject to approval from building control



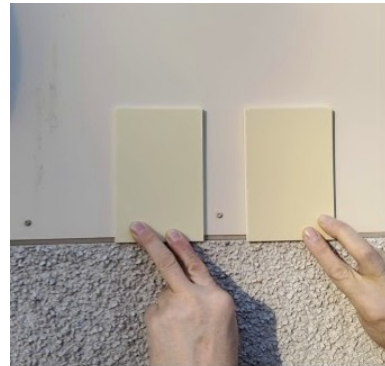
Picture 2 - Proposed roof extension from Boundary Road

Similar panels to the installed ones can be found today by the same company: Steni, founded in 1965 and based in Norway. The *smooth & beige* panel (see picture 3) is a stone composite panels with a smooth surface of electron beam-cured acrylic. They have more than 60 standard colours and three gloss levels, so it is feasible to replicate and match with the existing ones. It is possible that time has actually changed the original color, so the new ones shall match the current state, or go for a lighter tone that blends more with the high level and the typical grey London skyline.

Steni Colour



Picture 3 - Steni Colour SN3413-Matt



Sample on site

The *dark & coarse* panels are available in 12 different natural stone colours, many of them with up to four different grades of coarseness: fine micro, fine, medium, coarse. In this case the grade that matches the existing ones is the medium (see below):

Steni Nature



Picture 4 - Steni Nature SN106-Medium



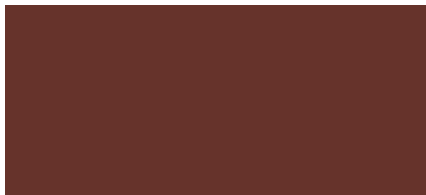
Sample on site

The fixation system of the panels would be similar to the existing: panels mounted over vertical battens with fixing points along the side edges and at centres max. 300 mm (see picture 5)



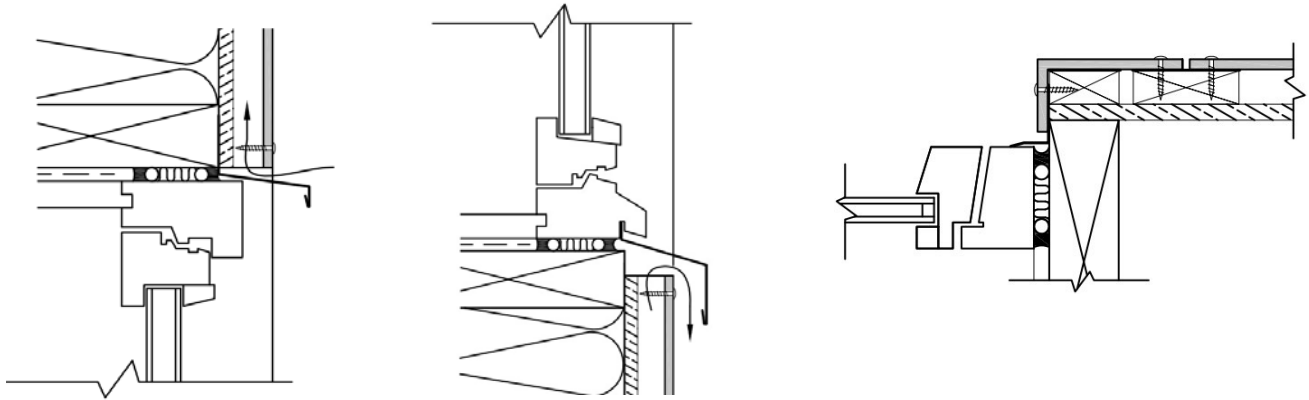
Picture 5 - Existing elevation survey and Steni fixing system diagram

The proposed windows will match exactly the dimensions of those existing which comprise wooden frames currently stained in the dark brown spectrum, with a certain saturation in color namely Red brown (See picture 6).



Picture 6 - RAL 8012

Lastly, the standard details between windows and cladding would be as shown below and replicating the existing arrangement:



Diagrams A, B, C - A: Vertical section at lintel - B: Vertical section at sill - C: Horizontal section with corner element combined with fittings

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