

22 Tower Street

Discharge of Conditions

Rev A
24.02.21

CLARIDGEARCHITECTS



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Introduction



Introduction

Planning Ref: 2019/0004/P

Pre-Commencement Planning Conditions

C4(a):Details of materials: Windows, ventilation grilles and external doors. Scale 1:10
C4(b): Manufacturer specification of facing materials and samples

This report has been prepared to discharge the above architectural pre-commencement and pre-occupation planning conditions for Planning Ref: 2019/0004/P.
The site is bound to the south-west by Tower Street, and to the north-east by a pedestrianised alley, Tower Court. The site is located just metres away from Seven Dials and it falls within the Seven Dials Conservation Area.

The main property forming 22 Tower Street comprises a ground floor plus 4 storeys above and a basement, considerably taller

than the surrounding buildings, with a varied roof-scape.

At the rear of the site, the courtyard houses a large conservatory, added in the 1980s, after the conversion of the school to office accommodation in the 1960s.

The site also includes a single storey wing to the North facing Tower Street extending to the rear and a separate three storey house (2 Tower Court), also part of the Listed designation, but not part of this application.

General Note

All finishes & fittings specified on a 'or Equal & Approved' basis, unless otherwise stated.

- 1 Front facade as existing
- 2 Main entrance as existing
- 3 Existing orangery, to be replaced

C4(a) Details of facing materials

External windows, ventilation grilles and doors details

Please refer to attached drawings

C4(b) Specification of Materials



Proposed front elevation



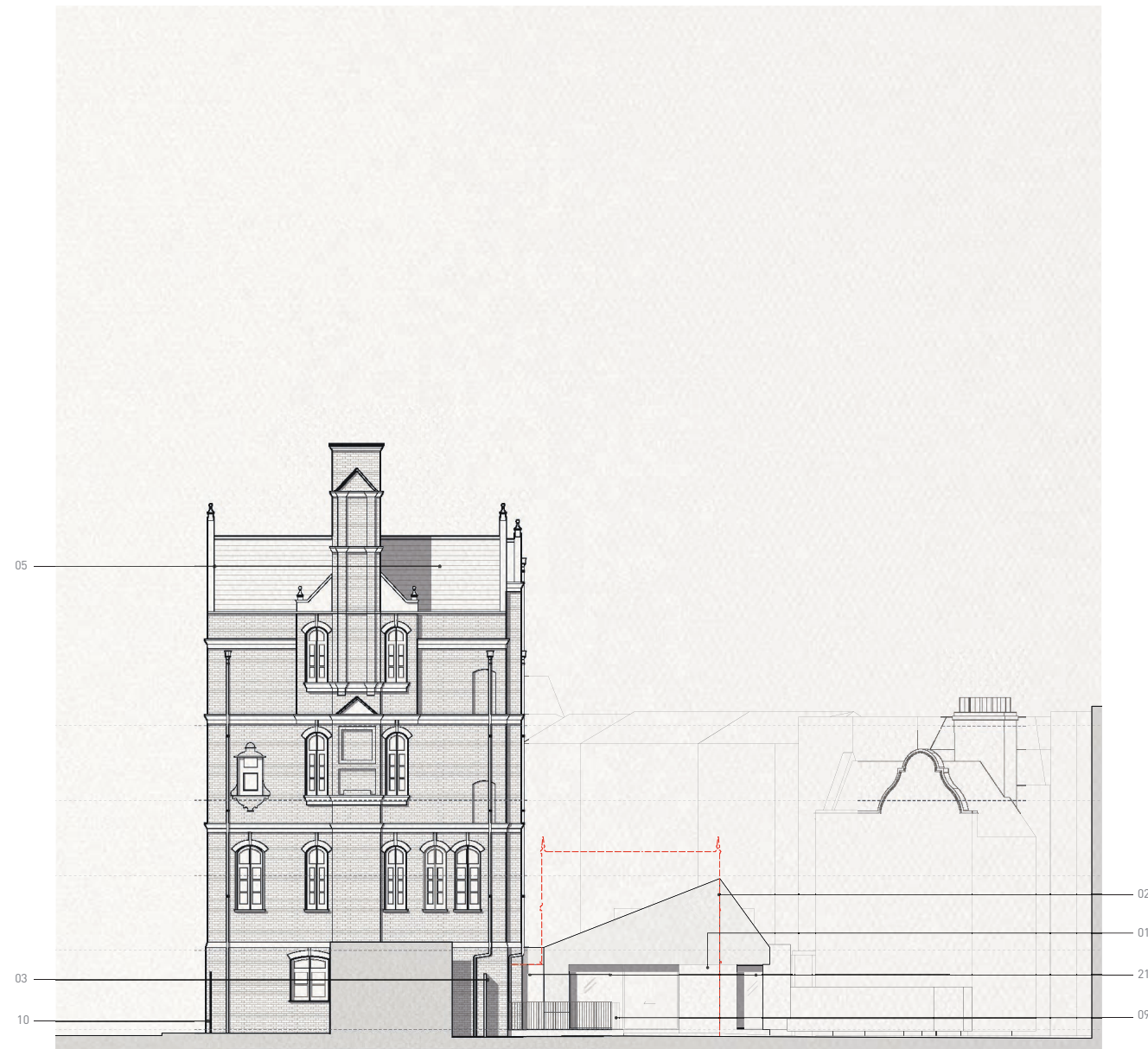
Proposed rear elevation



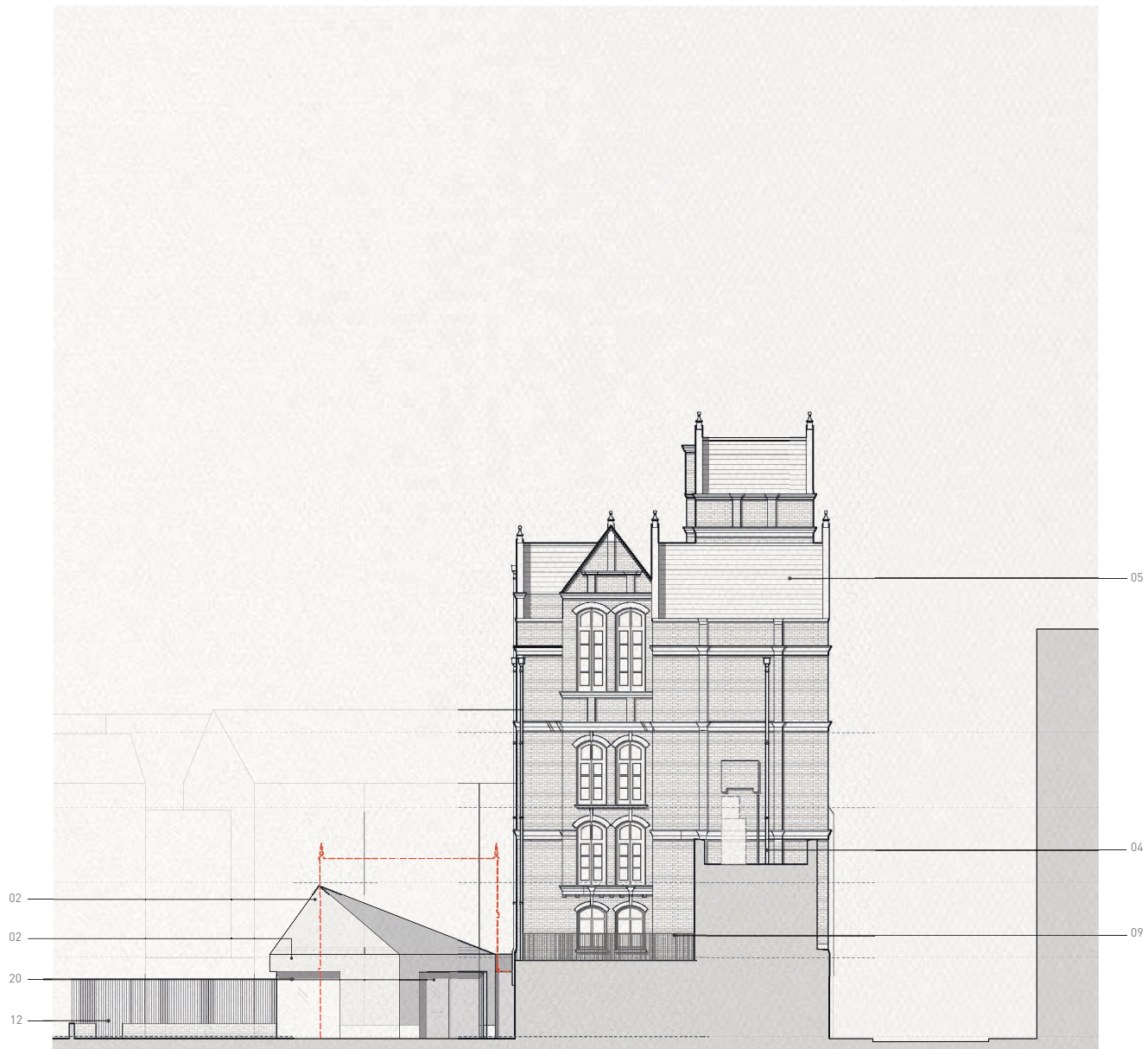
Side extension - Coloured elevation



Rear extension - Coloured elevation



Proposed East elevation



Proposed West elevation

EXTERNAL CLADDING

- 01

TERRAZZO CAST STONE - GREY

Spec: 20mm Terrazzo Stone

Dimensions: Varies max panel sizes 2.5mx1.25m

Colour: Torcello MSCA SB 240

Finish: Honed 120
- 02

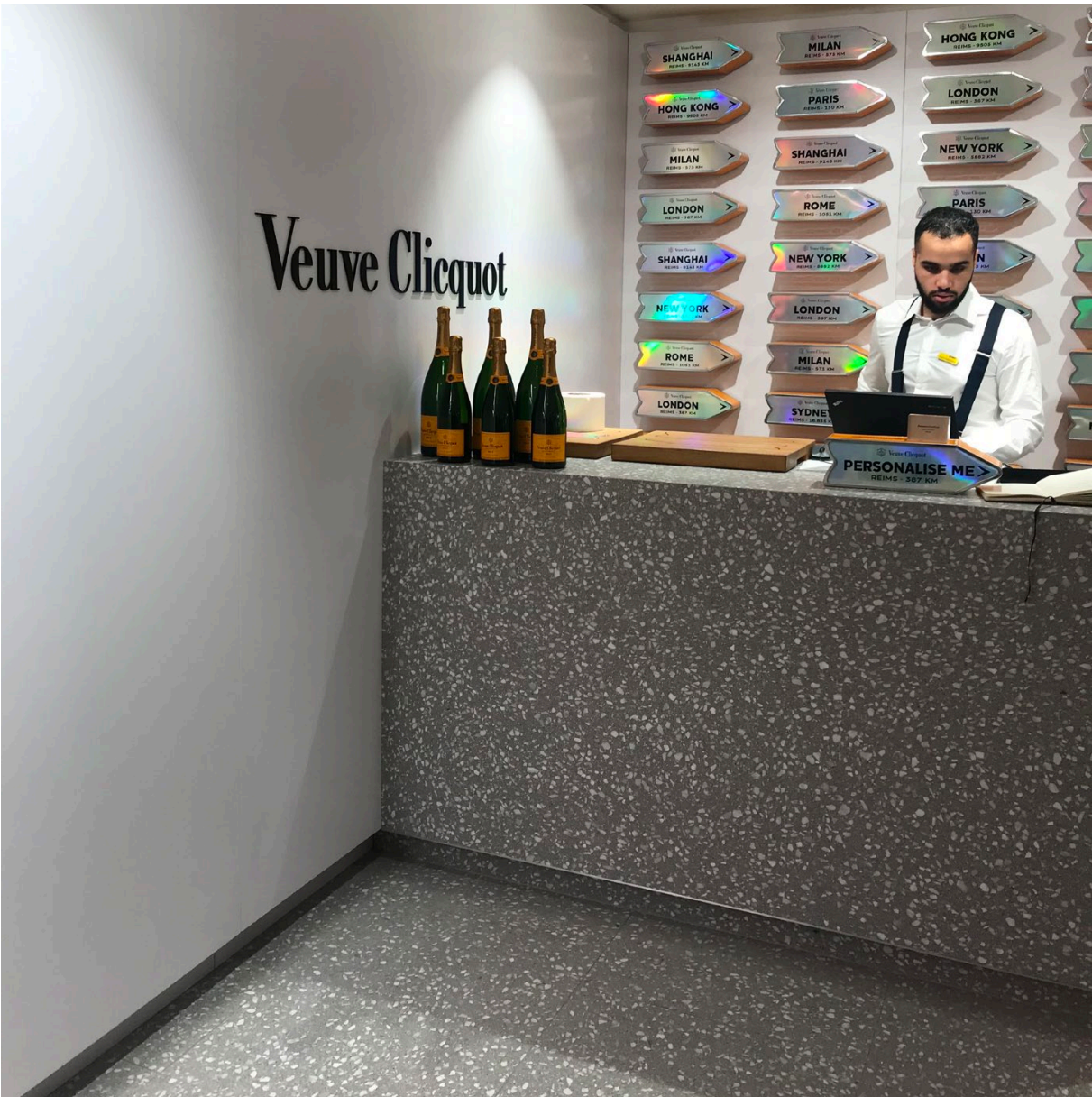
STONE - RED

Spec: 20mm Agglomerate Stone

Dimensions: Varies max panel sizes 2.5mx1.25m

Colour: DTA 155

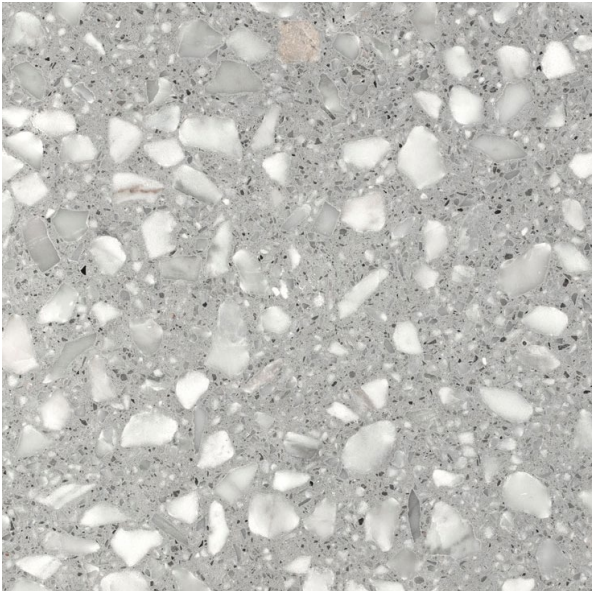
Finish: Honed 120



Grey terrazzo cladding precedent



Red agglomerate stone

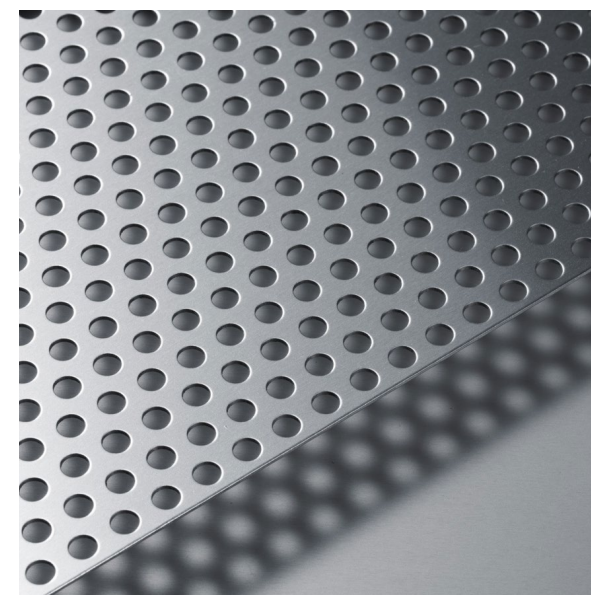
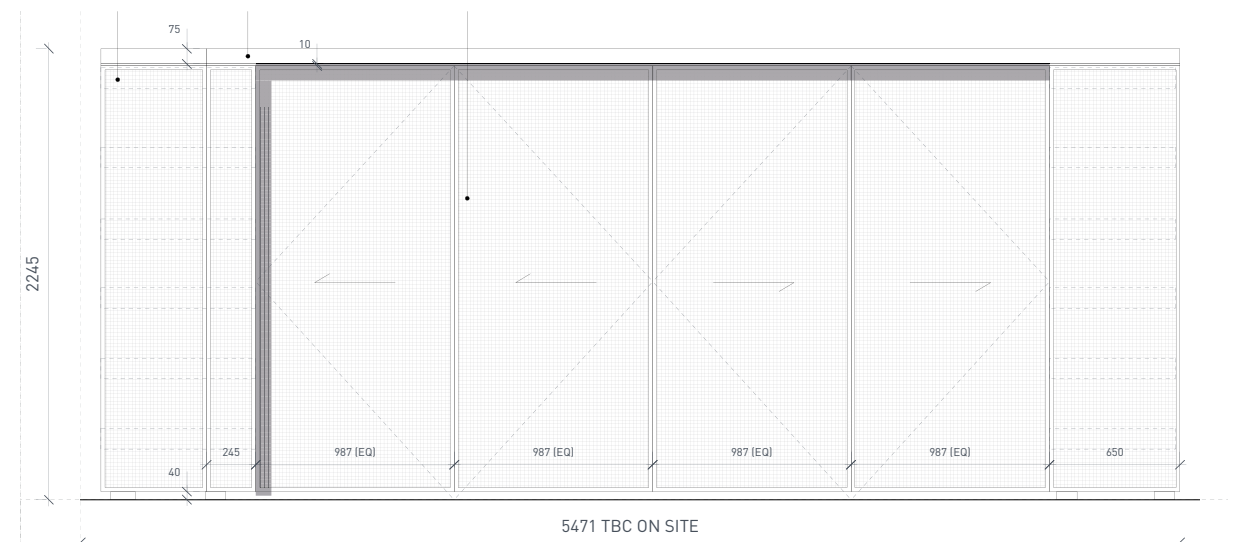
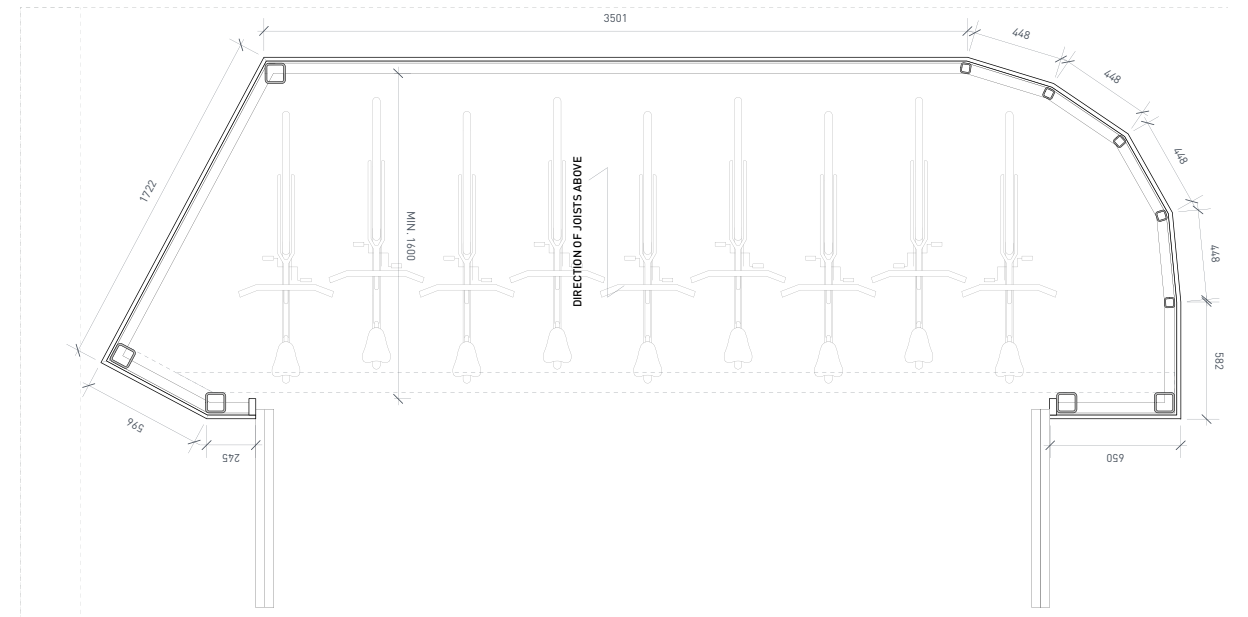


Grey terrazzo stone

EXTERNAL CLADDING
CONT'D

03 BIKE / BIN STORAGE CLADDING

Spec: PPC aluminium perforated wall cladding panels GA WC3 (RAL 9004 Signal Black), with secret fixings to 2mm split horizontal battens. Perforation pattern: 12mm round, staggered, 40% open area.



Bike shelter & plant screen cladding (in RAL 9004)



RAL 9004 - Signal Black