

5.0 Panther House Massing

Approved Planning Schemes vs S73 Proposal

Refine massing of Panther House top

As part of our s73 submission there have been refinements made to the Panther House roof extension massing and architecture.

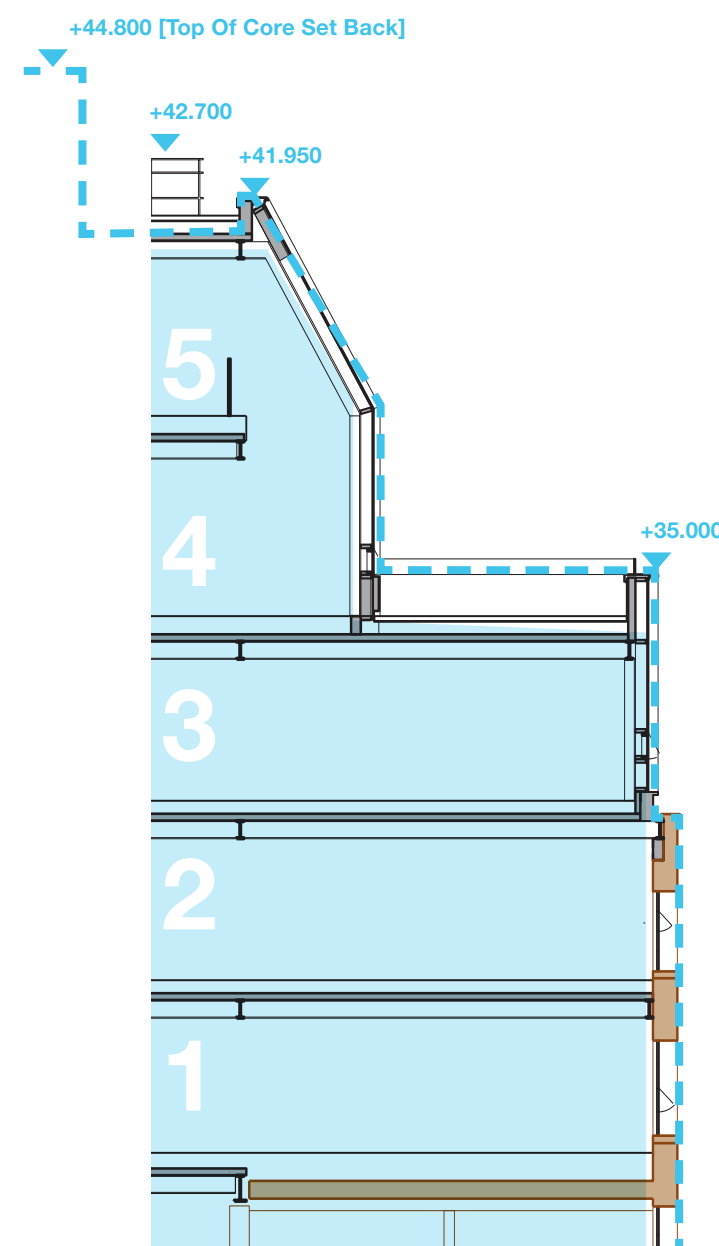
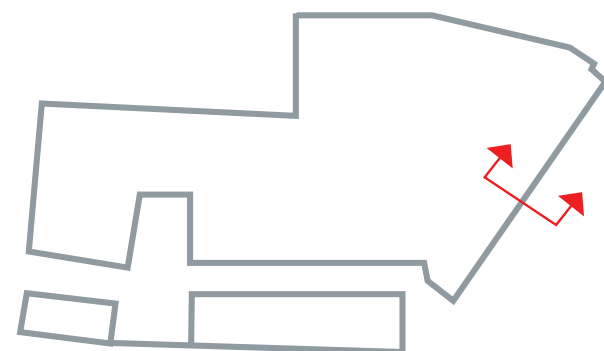
The three partial section diagrams on this page show the three different outlines: The AHMM 2017 approved scheme (blue), The Canno Lasso approved scheme (orange) and the AHMM 2021 s73 proposal.

The new proposed parapet height on Mount Pleasant at level 4 terrace is actually lower than the AHMM 2017 approved scheme. Levels 3, 4 and 5 tier back to reduce the overall massing impact but to also create valuable staff amenity terraces.

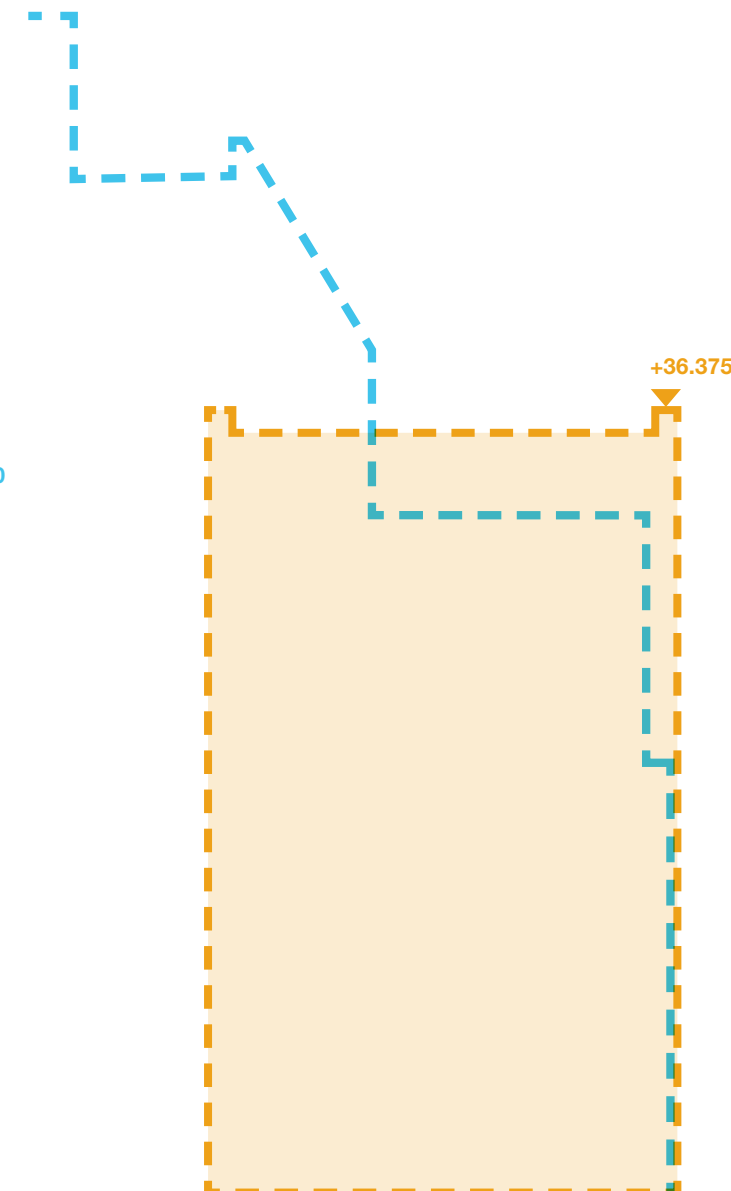
All the terrace balustrades have been detailed so that they are integrated as part of the external cladding with a chamfered edge which softens each tier. The proposed chamfer is also introduced at the at roof level for the plant screen to reduce its visual impact.

(Refer to townscape visualisations on pages 31-33)

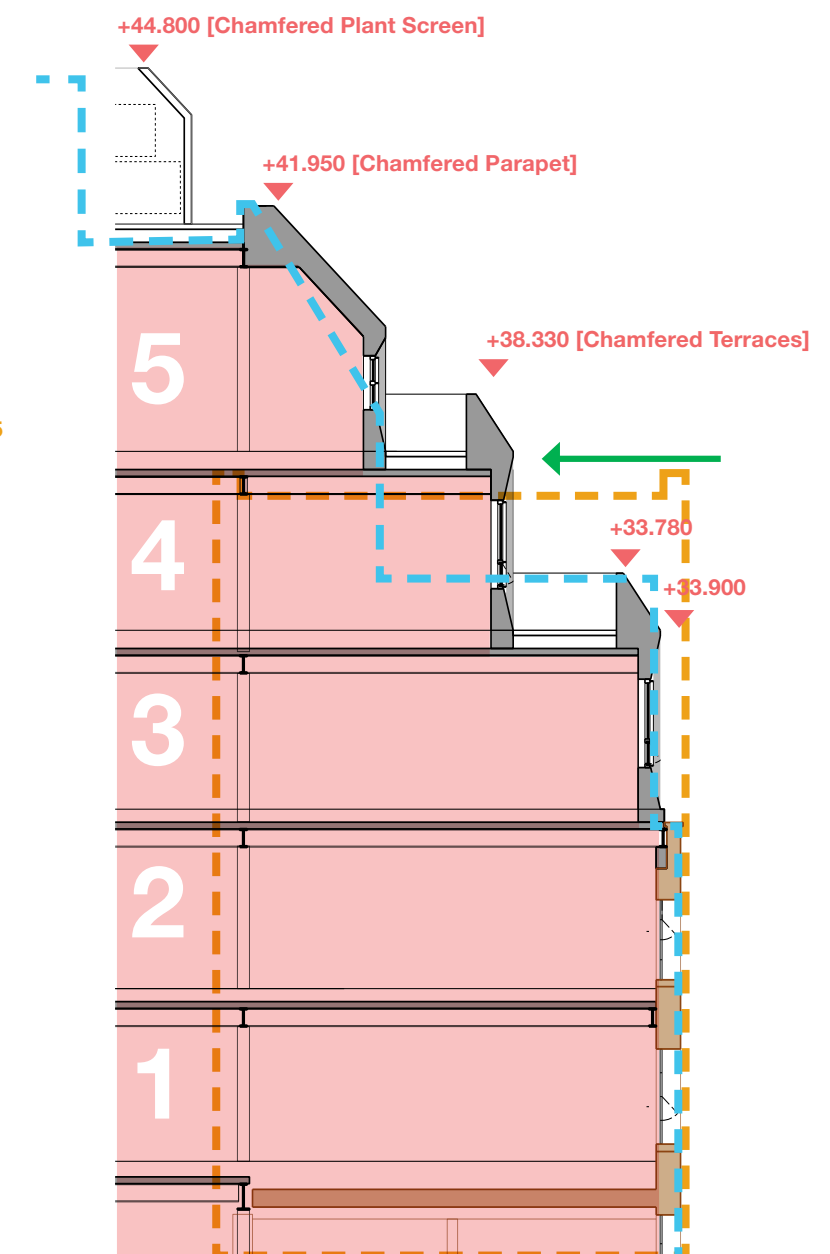
Gordan Ingram Associates daylight/sunlight surveyors have compiled a separate summary document which outlines no material change to daylight sunlight following proposed s73 changes.



1 2017 Approved Planning Scheme



2 2020 Canno Lasso Approved Scheme



3 2021 S73 Proposal

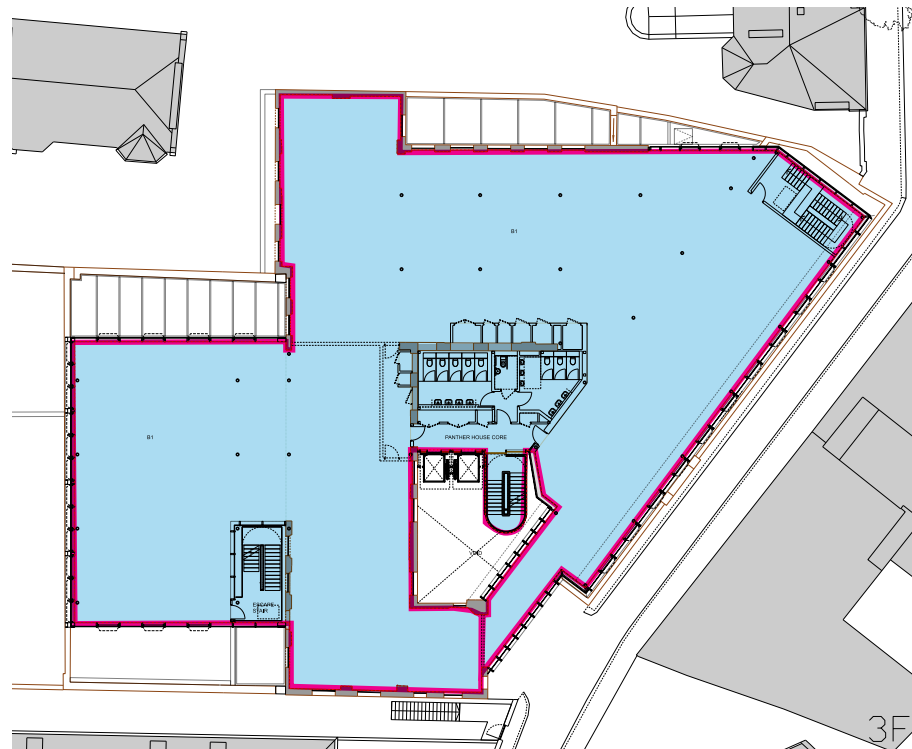


Image: Morelands, AHMM Offices, Clerkenwell - an AHMM Project

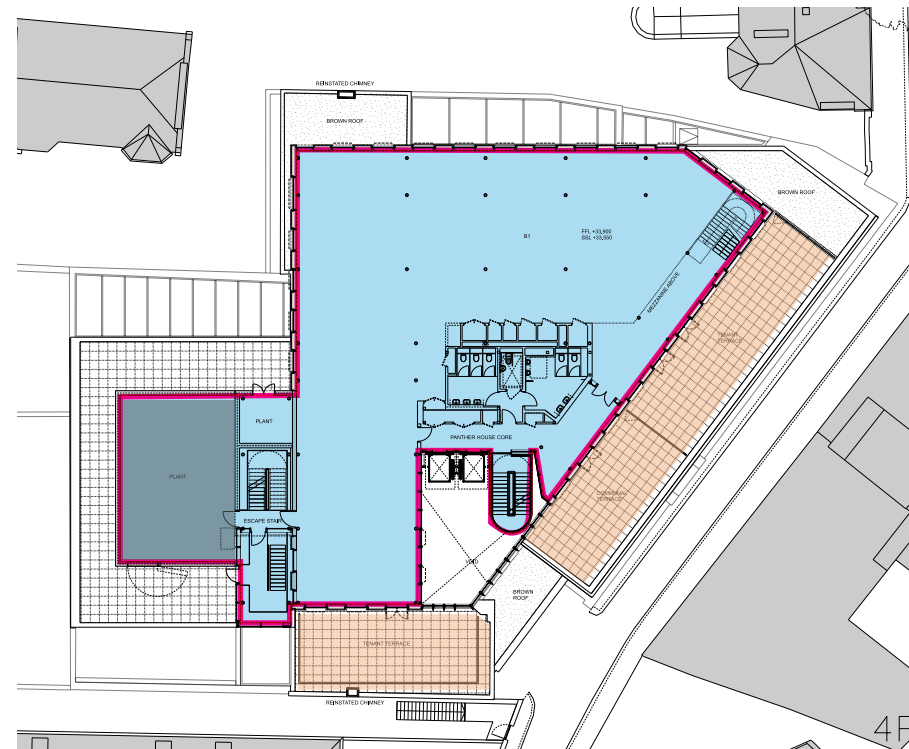
5.1 Panther House Massing

Approved Planning Scheme vs S73 Proposal

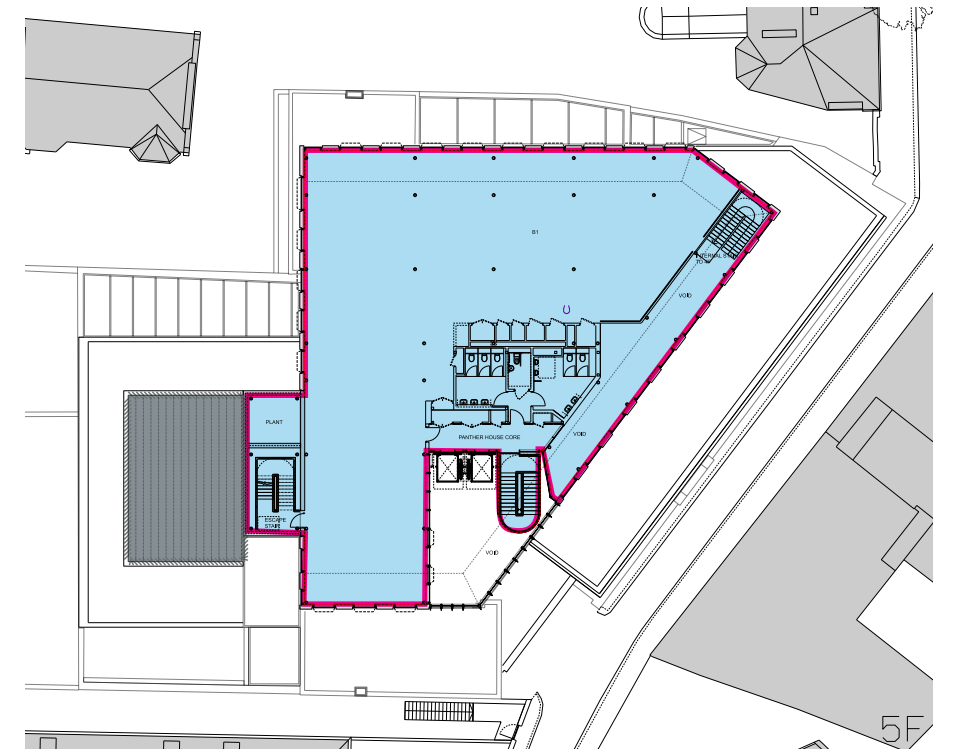
Changes to office layouts L03 - L05



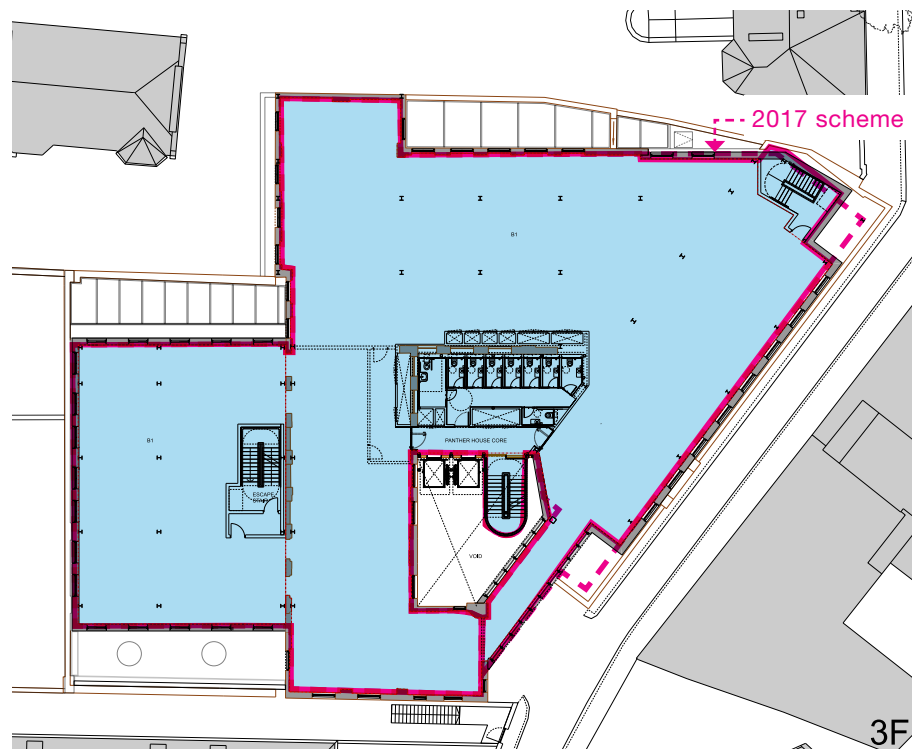
2017 Consented scheme | Third floor plan



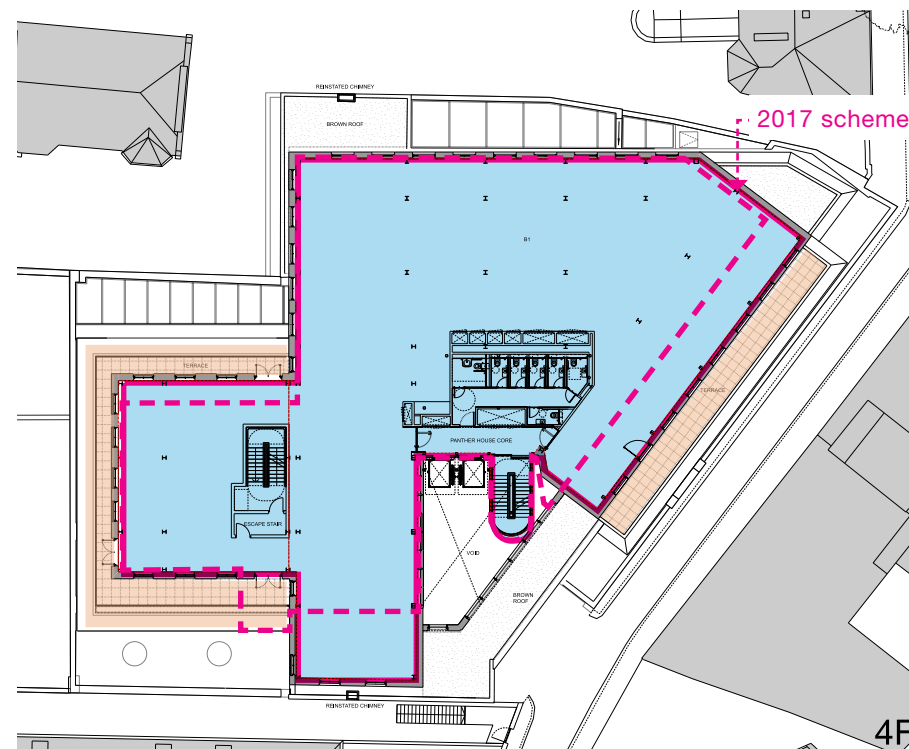
2017 Consented scheme | Fourth floor plan



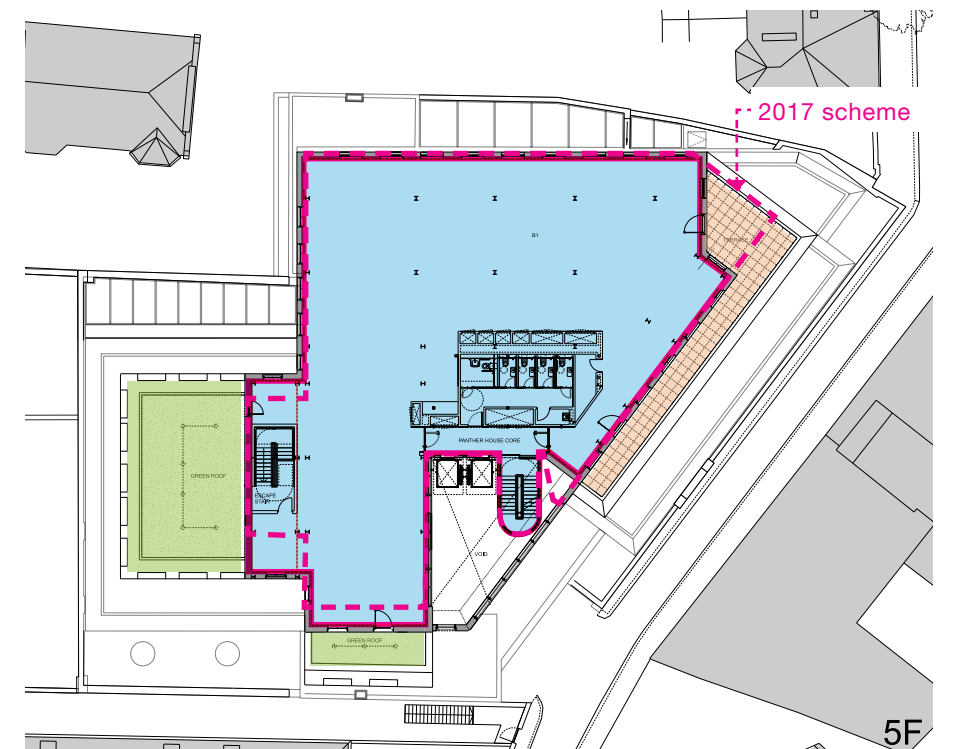
2017 Consented scheme | Fifth floor plan



2021 S73 Proposal | Third floor plan



2021 S73 Proposal | Fourth floor plan



2021 S73 Proposal | Fifth floor plan

5.2 Panther House Facade

Approved Planning Scheme vs S73 Proposal

Panther House Elevation

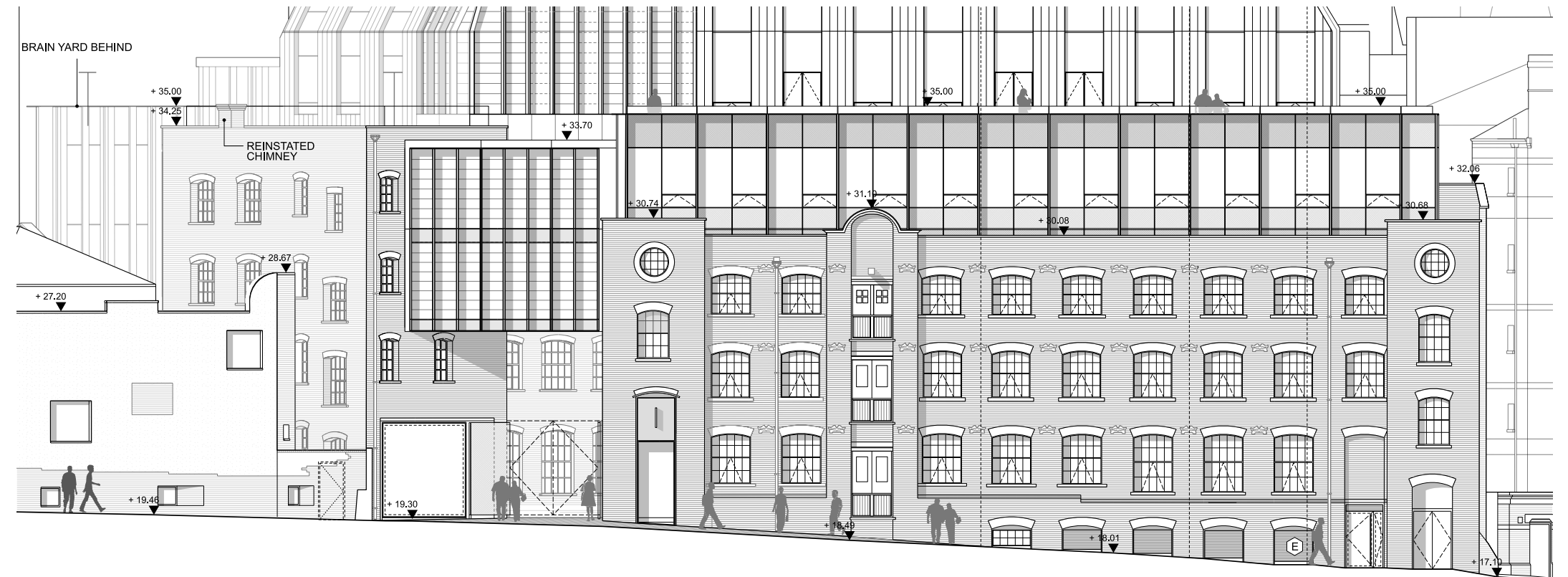
As illustrated in the elevation drawings on this page, the proposed s73 elevation seeks to work better with the existing Panther House building. The new punched windows on the roof extension align with the existing Panther House windows so that an overall consistency is achieved.

The various levels also tier and cascade backwards to make the massing and envelope appear more recessive.

Chamfered edges articulate each floor to further soften the overall impression.

Existing Panther House Building Improvements

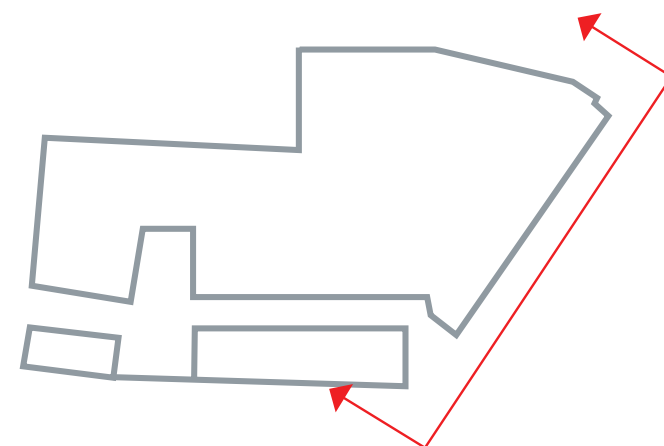
Improvements to the existing Panther House Mount Pleasant elevation are also proposed; the loading bay doors are replaced with new crital style doors with Juliet balcony to match the window replacements. The approved application also showed the end window above the new bike park entrance to be bricked up. Our new proposal seeks to maintain the existing window opening and install a new crital window to match surrounding sets to provide crucial daylight to the bike park entrance lobby.



2017 Approved Scheme | Panther House Partial Elevation



S73 Proposal | Panther House Partial Elevation



5.3 Panther House Facade

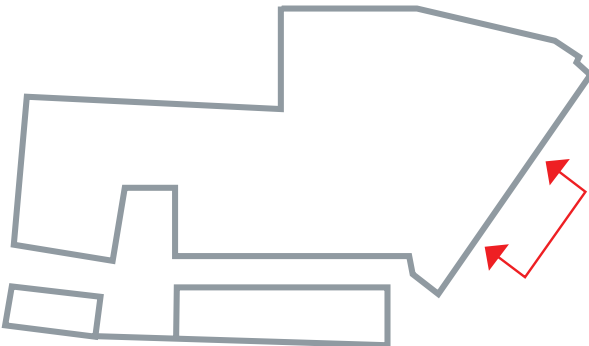
Approved Planning Scheme vs S73 Proposal

Material Palette - Panther House

In the approved 2017 scheme the proposed material palette for the new extension building above Panther House was a glazed curtain wall box with roof plant louvres.

The current s73 proposal is to reduce the amount of glazing in lieu of punched windows in solid walls. This idea is to make the new extensions read similar to the existing Panther House building.

As Brain Yard, the introduction of warm toned weathered steel (or similar) gives the new extension a better relationship with the existing warehouse 'host' building and the new proposed material pallet as a whole is more homogeneous with the wider development.



2017 Approved Scheme



2021 S73 Proposal

5.4 Panther House Massing

Approved Planning Schemes vs S73 Proposal

Panther House View from South

The views here show how the proposed massing and in particular level 4 is visibly beneath the AHMM approved 2017 massing and much lower than the approved Canno Lasso parapet height on the Mount Pleasant elevation

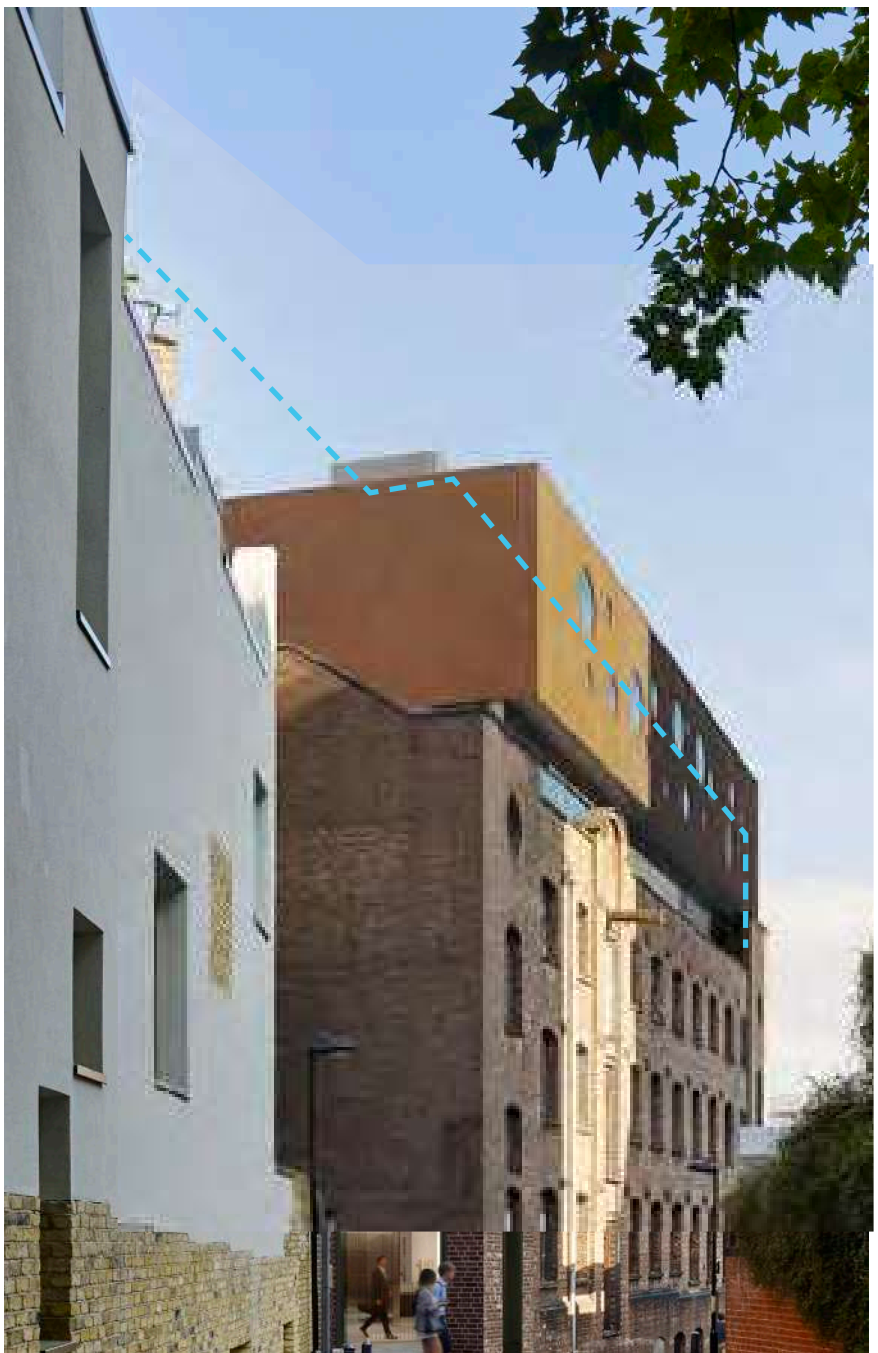
Panther House roof plant is not visible.

2017 AHMM Approved Scheme

2019 Canno Lasso Approved Scheme



2017 Approved Scheme



2019 Canno Lasso Approved Scheme



2021 S73 Proposal

5.5 Panther House Massing

Approved Planning Schemes vs S73 Proposal

Panther House View from Laystall street

The views here show how the proposed massing has been reduced at the ends of the roof extension compared with the AHMM approved 2017 massing and the approved Canno Lasso scheme.

Panther House roof plant is not visible.

2017 AHMM Approved Scheme

2019 Canno Lasso Approved Scheme



2017 Approved Scheme



2019 Canno Lasso Approved Scheme



2021 S73 Proposal

5.6 Panther House Massing

Approved Planning Schemes vs S73 Proposal

Panther House View from North

The views here show how the proposed massing and in particular level 4 is visibly beneath the AHMM approved 2017 massing.

Panther House roof plant is not visible.

2017 AHMM Approved Scheme

2019 Canno Lasso Approved Scheme



2017 Approved Scheme



2019 Canno Lasso Approved Scheme



2021 S73 Proposal