marks barfield architects

Clarifications of the Roof Plant Screen Proposal

To be read in conjunction with application ref: 2021/0880/P submitted for the discharge of part (c) of Planning Condition 3 – *Detailed Drawings / Materials of Planning Permission* ref: 2018/0663/P.

Drawings included:

01. Plant screen location plan 1 2

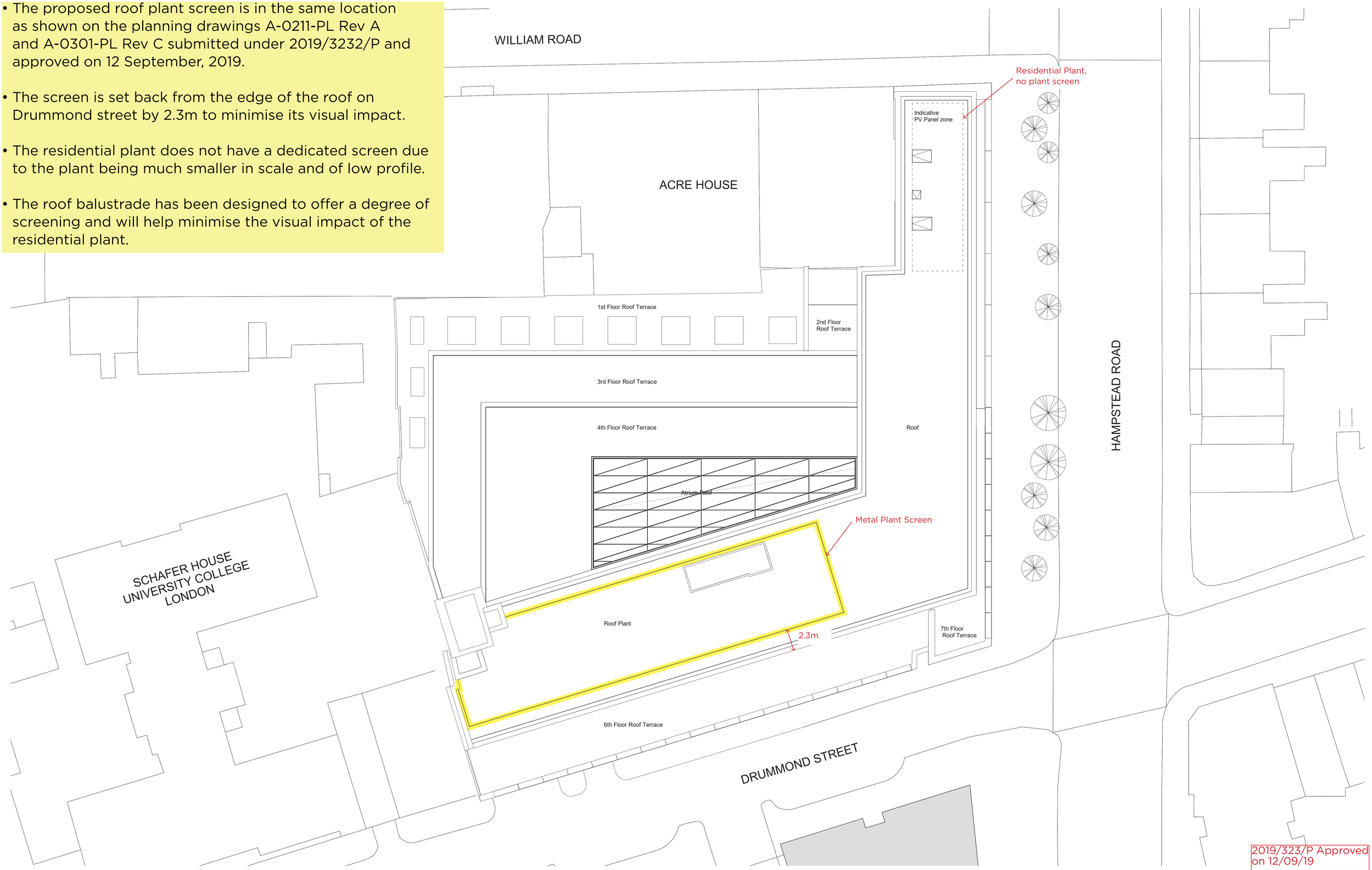
02. Plant screen height 3

03. Plant screen details 4 5

01 Plant Screen Location

- The proposed roof plant screen is in the same location as shown on the planning drawings A-0211-PL Rev A and A-0301-PL Rev C submitted under 2019/3232/P and approved on 12 September, 2019.
- The screen is set back from the edge of the roof on Drummond street by 2.3m to minimise its visual impact.
- The residential plant does not have a dedicated screen due to the plant being much smaller in scale and of low profile.
- The roof balustrade has been designed to offer a degree of screening and will help minimise the visual impact of the residential plant.

- The proposed roof plant screen is in the same location as shown on the planning drawings A-0211-PL Rev A and A-0301-PL Rev C submitted under 2019/3232/P and approved on 12 September, 2019.
- The screen is set back from the edge of the roof on Drummond street by 2.3m to minimise its visual impact.
- The residential plant does not have a dedicated screen due to the plant being much smaller in scale and of low profile.
- The roof balustrade has been designed to offer a degree of screening and will help minimise the visual impact of the residential plant.



2019/323/P Approved on 12/09/19

Rev	Date	by	Description
A	06/09/2019	YZ	Updated to reflect changes to boundary wall on Drummond Street and updated atrium stair to reflect current design

Key

1

5 10 20
Metres

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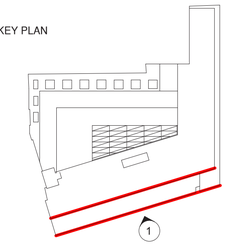
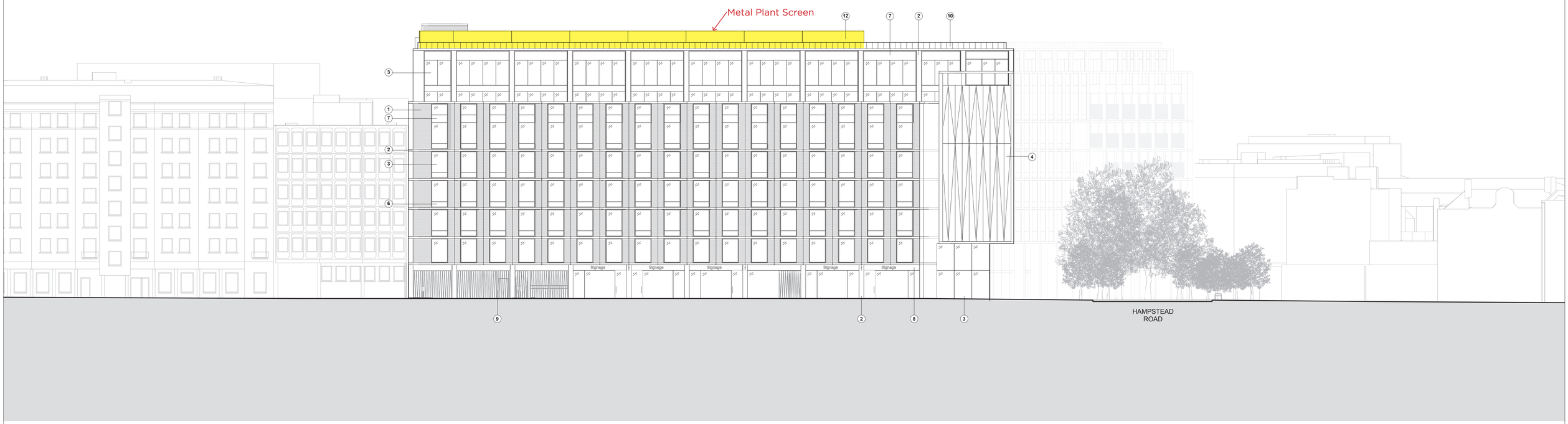
Drawing Title
Proposed Roof General Arrangement Plan

Job no	Scale (@ A1)	Drawing No	Revision	Status
601	1 : 200	A-0211-PL	A	Planning

Date	Checked
02/06/17	YB

KEY PLAN





2019/323/P Approved on 12/09/19

NOTES FOR ALL DRAWINGS:

This drawing is to be read in conjunction with the contract documents, including but not limited to all other drawings, specifications and schedules. This drawing shows the design intent only. This is not a fabrication drawing. Do not scale from this drawing. All setting out dimensions shown are to be checked and verified by the contractor on site. All dimensions and levels are subject to a site survey. Any discrepancies found in this drawing are to be reported to the Architect immediately. Any modifications to these drawings necessary to meet the performance criteria of the specification shall be agreed in writing with the Architect and issued for approval. Please refer to structural engineer's drawings, specifications and schedules for all structural design, sizes and performance criteria.

Rev	Date	by	Description
A	19/12/2017	JT	Updated to reflect Technical Design
B	16/01/2018	JT	Updated to reflect Technical Design
C	30/05/2019	CK	Updated due to existing western boundary wall being retained

Key

1 - Pre-fabricated brick panel
2 - Pre-fabricated masonry panel
3 - Low iron glazing in bronze anodised aluminium frame
4 - Glazed feature 'lantern'
5 - Low iron frameless atrium glazing
6 - Ventilated spandrel panel
7 - Spandrel panel
8 - Bronze anodised aluminium
9 - Bespoke metal gate and louvres
10 - Bespoke PPC metal balustrade
11 - Glazed balustrade
12 - Metal Plant Screen

0 5 10 20
Metres

2

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Stephenson House

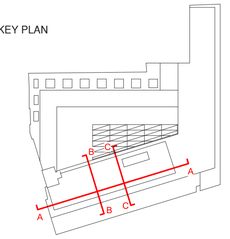
Drawing Title
Proposed South Elevation (Drummond Street)

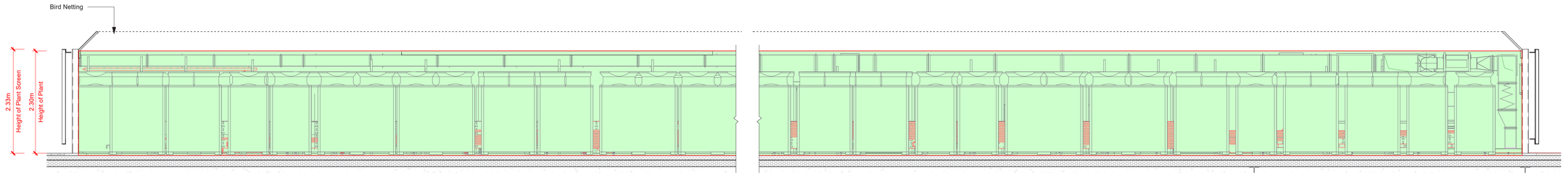
Job no	Scale (@ A1)	Drawing No	Revision	Status
601	1 : 200	A-0301-PL	C	Planning
Date	Checked			
02/06/17	YB			

02 Plant screen height

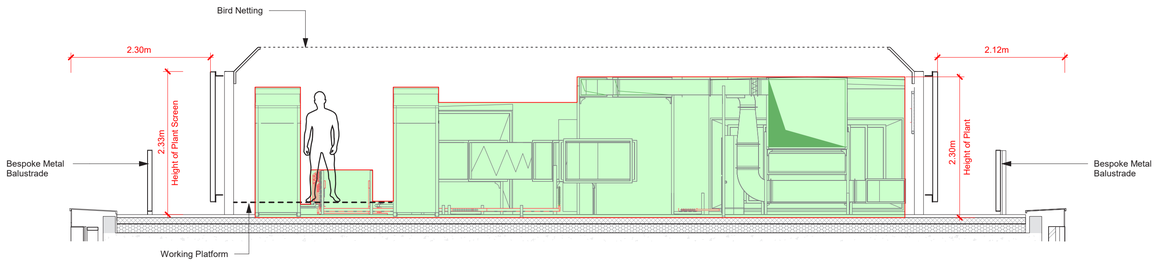
- The extent of the screen is no greater than the commercial plant area it encloses.
- The height of the screen is no greater than the plant it encloses.
- The screen is 2.33m high as measured from the finished roof.

KEY PLAN

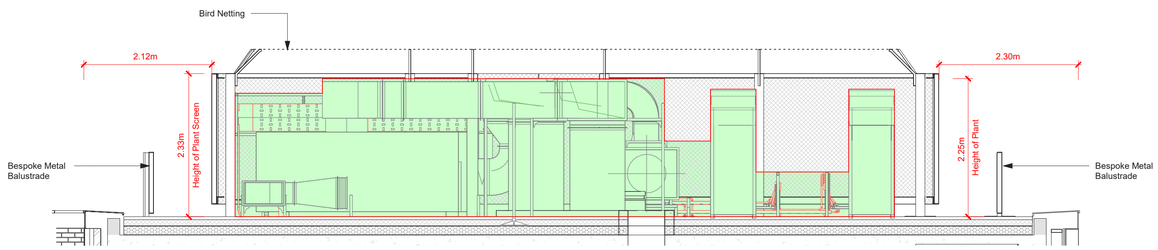




1 Roof Section A
SCALE 1 : 50



2 Roof Section B
SCALE 1 : 50



3 Roof Section C
SCALE 1 : 50

- The extent of the screen is no greater than the commercial plant area it encloses.
- The height of the screen is no greater than the plant it encloses.
- The screen is 2.33m high as measured from the finished roof.

Rev	Date	by	Description

Key

3

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Stephenson House, 75 Hampstead Road, London, NW1 2PL

Drawing Title
Plant Screen Height

Job no	Scale (@ A1)	Drawing No	Revision	Status
601	1 : 50	SK-1461		Construction
Date	Checked			
05/04/21	YB			

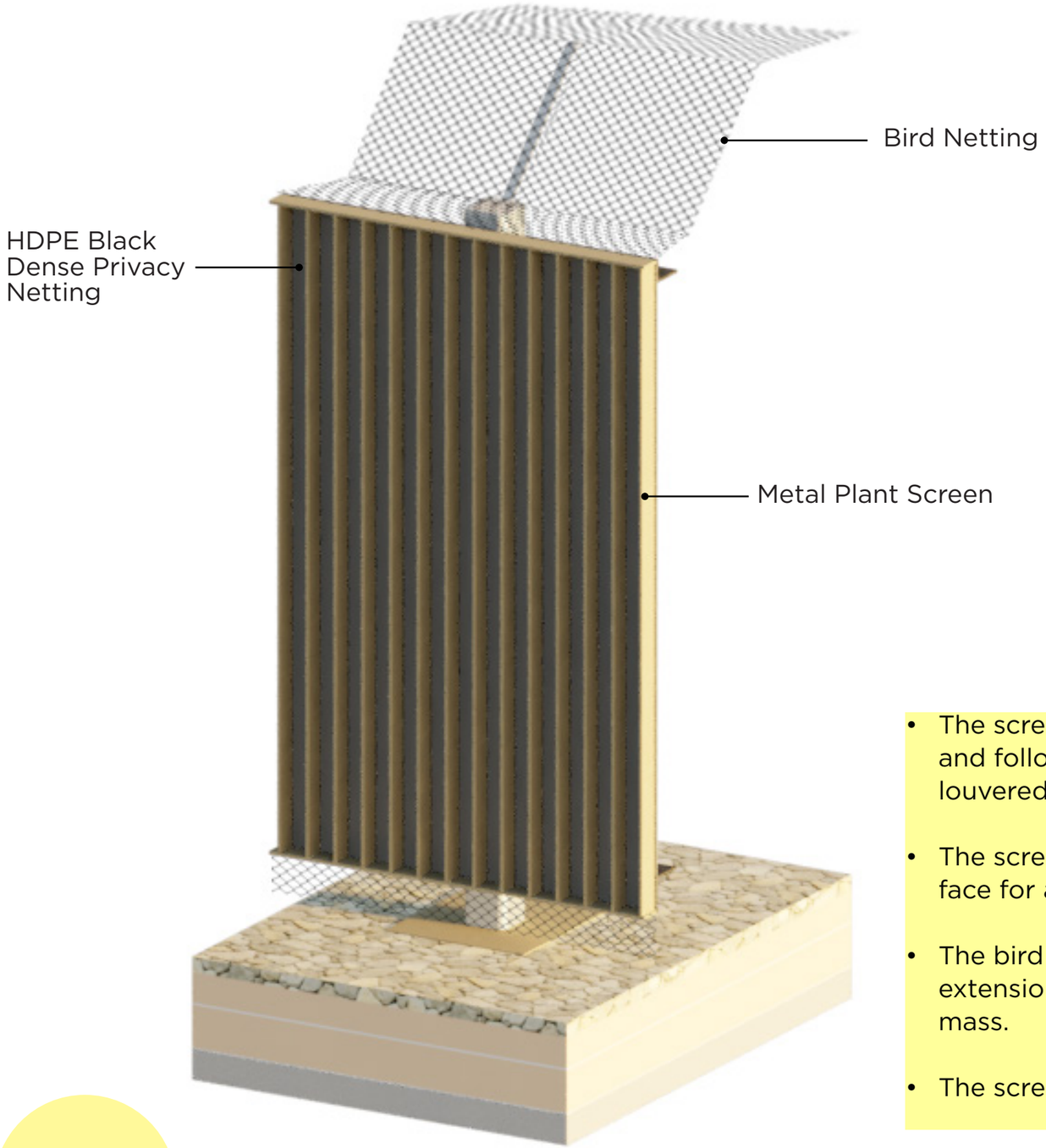
03 Plant Screen Design

- The screen has been designed by Marks Barfield Architects specifically for this project and follows the design language already set by the balustrades. It is not a traditional louvered screen.
- The screen consists of 75mm wide vertical metal fins with black netting on the rear face for added privacy as can be seen in the submitted details, ref 0500.
- One of the unique design features of the screen is that it has no visible intermediate horizontal elements, only vertical fins. The corners of the screen are mitred to create continuity in the rhythm of the vertical fins.
- The bird netting that spans across the top of the screen is supported on splayed extension brackets which help reduce the height of the screen and minimise its visual mass.
- The screen needs to be open at the top to allow the plant equipment to ventilate.

601 Stephenson House

03 Plant Screen Design

marks barfield architects



Metal Plant Screen

Hot dipped galvanised, wet painted steel RAL 1035 Pearl Beige.

HDPE Black Dense Privacy Netting

HDPE black dense privacy netting afixed to the back of the screen

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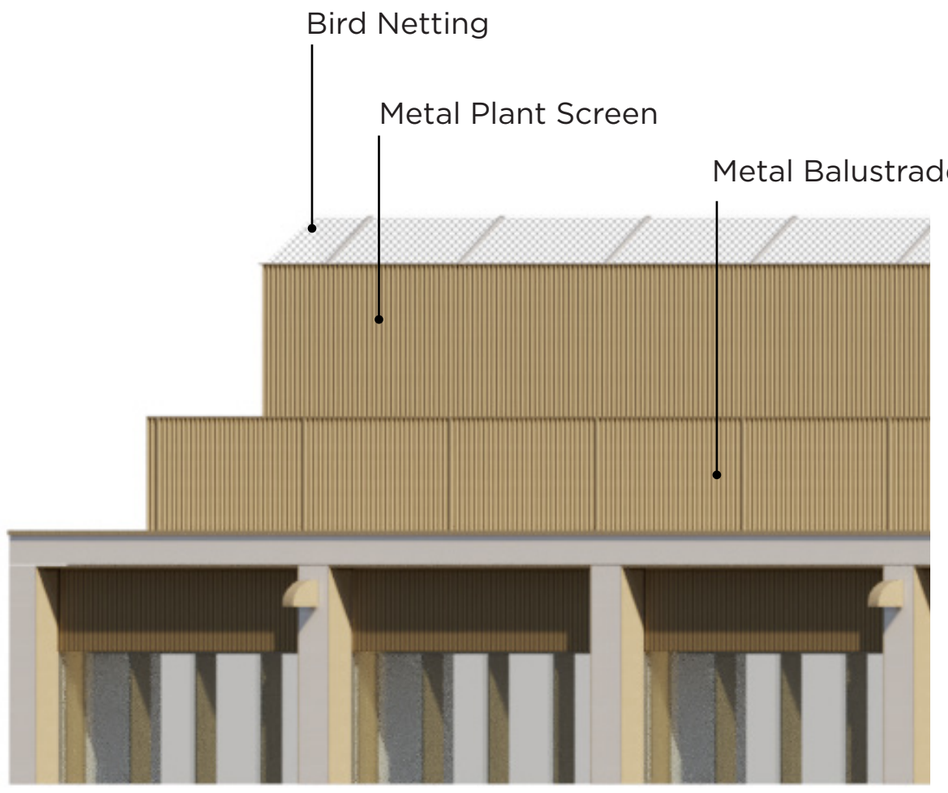
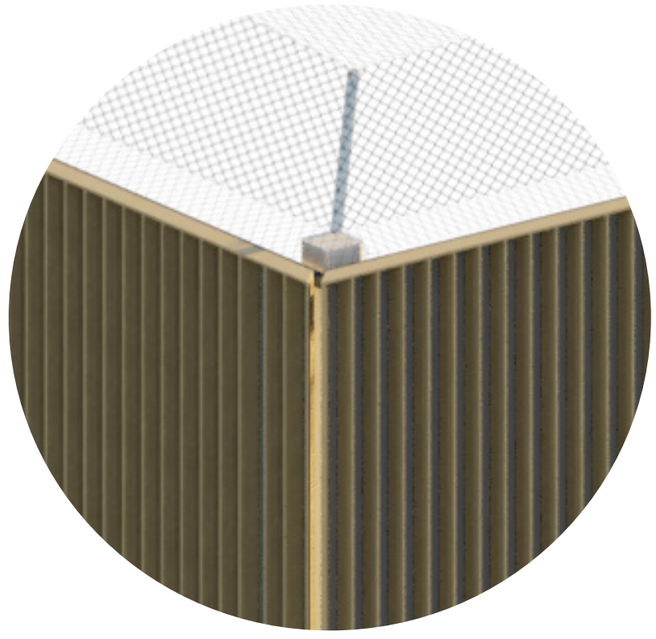
- The bird netting that spans across the top of the screen is supported on splayed extension brackets which help reduce the height of the screen and minimise its visual mass.
- The screen needs to be open at the top to allow the plant equipment to ventilate.

4

03 Plant Screen Design





- One of the unique design features of the screen is that it has no visible intermediate horizontal elements, only vertical fins. The corners of the screen are mitred to create continuity in the rhythm of the vertical fins.

5

marks barfield
architects