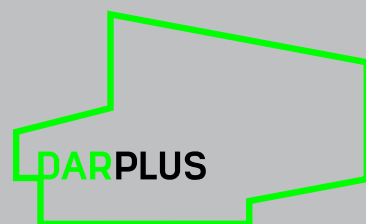


# 150 HOLBORN

DISCHARGE OF CONDITIONS

CONDITION REFERENCE - 35

JUNE 2021



Condition Requirement 35

Prior to the occupation of the development, full details of screening, obscure glazing and other measures to reduce instances of overlooking and loss of privacy to neighbouring occupiers (including screening of the residential balconies and commercial terraces/balconies) shall be submitted to and approved in writing by the local Planning Authority. The development shall be carried out in accordance with the details thereby approved and permanently maintained thereafter.

Development Proposals

Measures have been obtained to reduce overlooking and reduce the loss of privacy for the development occupiers.

Z2 - Residential

The residential balconies balustrades have been replaced from the original glazed panels to horizontal arrays of steel posts. The rest of the balustrades are GRC meaning complete solid avoiding any view into the development

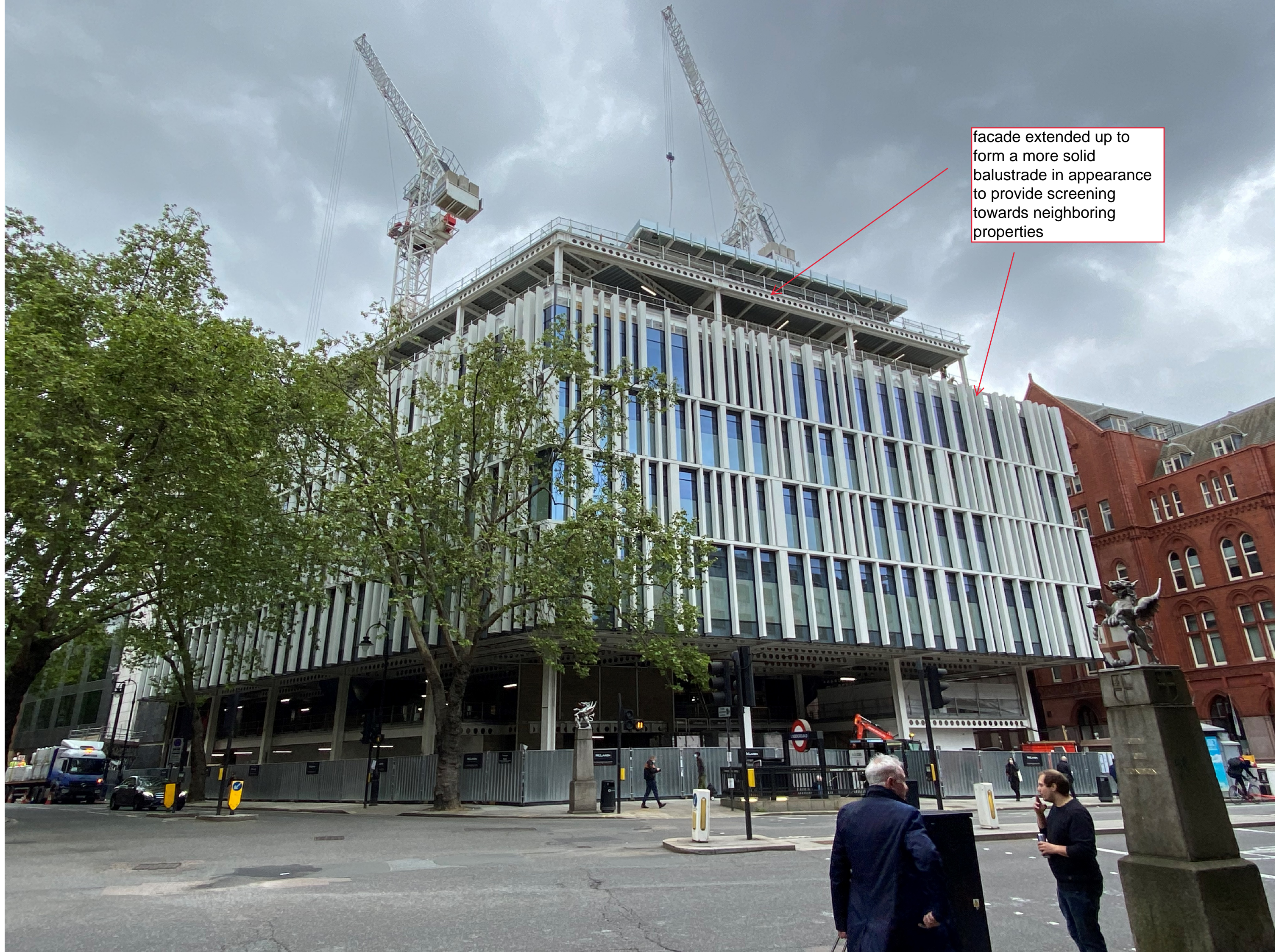
Z1 - Commercial

The commercial development L06 and L08 the terraced levels have a mix of unitised glazed panels and GRC fins, this combination minimise the overlooking and loss of privacy to neighbouring occupiers.

DISCHARGE OF CONDITION - 35

**Z1- COMMERCIAL DEVELOPMENT**





facade extended up to  
form a more solid  
balustrade in appearance  
to provide screening  
towards neighboring  
properties



facade extended up to  
form a more solid  
balustrade in appearance  
to provide screening  
towards neighboring





- The intention is to support the GRC fins through the coupling mullion joint with fin plates.
- The fins are hung adjacent to the main unused pane fixings therefore transferring the load back to the structure.
- The large / heavy GRC fins are supported through the vertical joints therefore the unused panel modules widths can vary and the vertical joints off set as required to give a random fin pattern. (Also below shows potential division)
- Only the small fins can be fitted mid pane. These will be supported off the horizontal fin. The horizontal fin is supported by connections to the vertical fin and where required fixings through the transom. (these may be required at the small mid pane fin locations)
- The upper vertical fin 30mm joint has a sliding spigot to allow vertical movement relative to the horizontal fin and a dummy 30mm joint sleeve will be on vertical fin.
- At the location of the horizontal fin fixing the GRC will be open but between the fixings the back can be closed off with a plate or a flat section of GRC.
- FOR FURTHER DETAILS ON THE EWS TYPES - REFER TO SCOPE DRAWINGS AND SPECIFICATIONS

C01	STAGE 05	20/10/2022
Pr 1	STAGE 04	20/10/2022
SALES	SALES	SALES
Date	07/27/18	
Job Number	325424	
Scale	1 : 20	
Drawn	Author	
Checked	Checker	
Approved	Approver	
CDE STATUS		

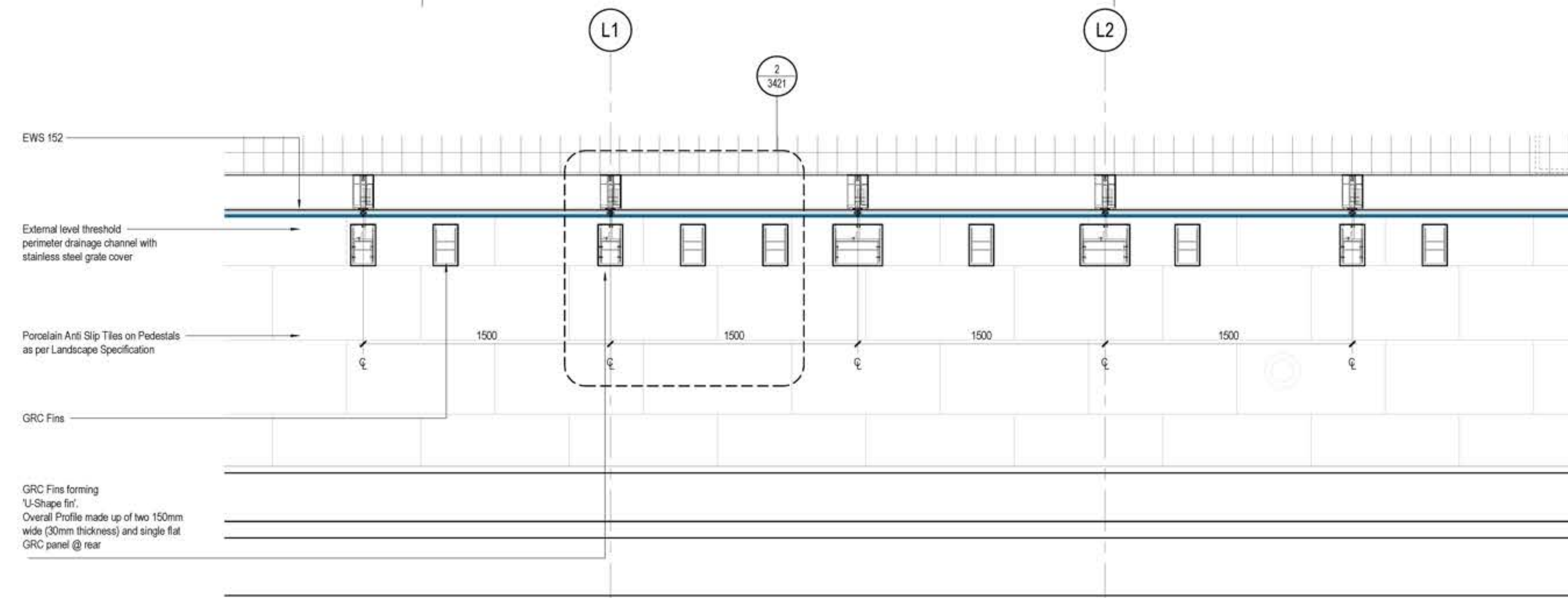
STAGE 05 - FOR CONSTRUCTION  
TITLE

EWS Details - Typical  
Facade, Level 06-08

SHEET NUMBER

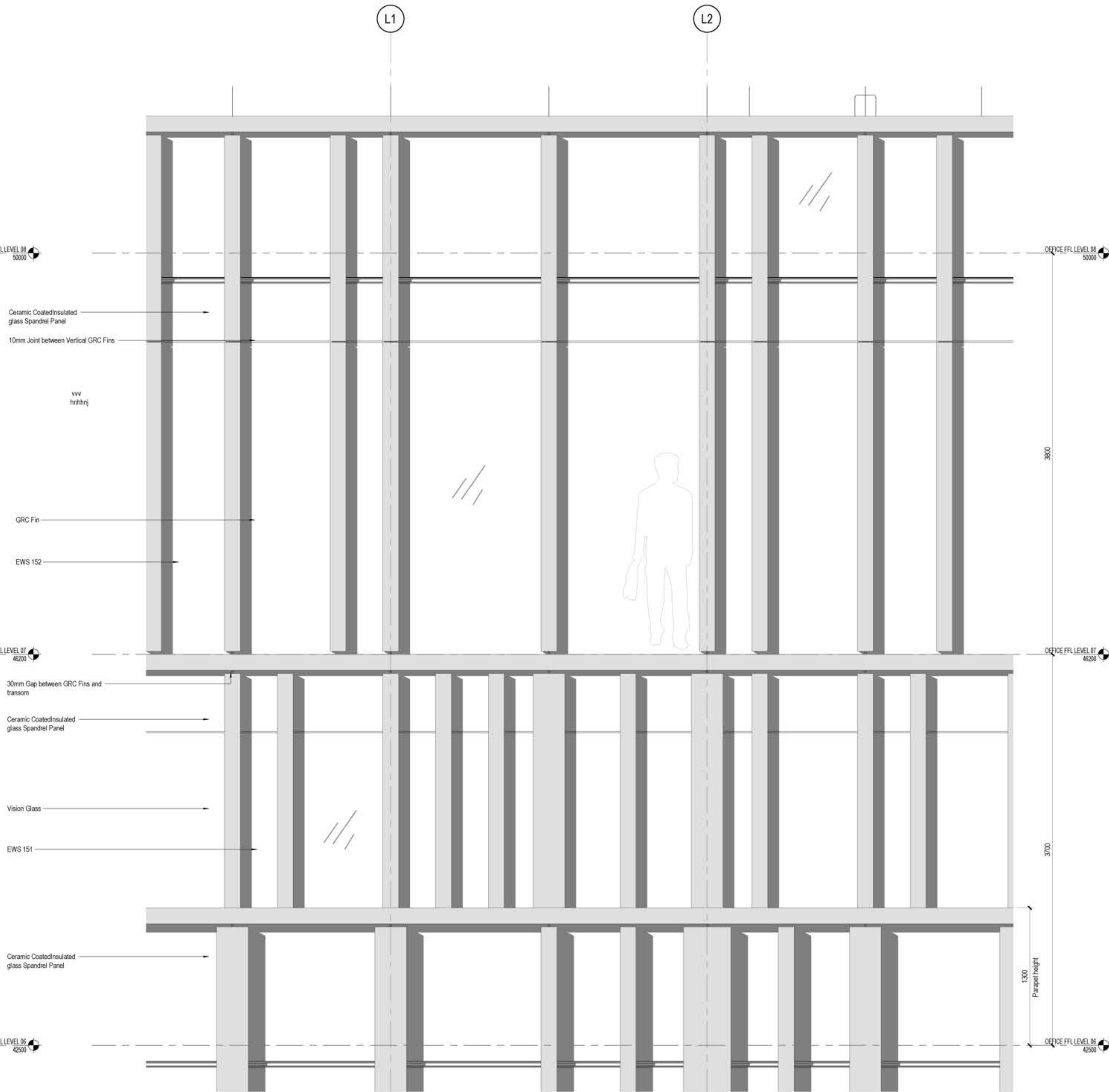
150 PWA Z1 XX DR A 3216

PROJECT	AUTHOR	DESIGNED	LEVEL	TYPE	NO.	REVISION
CDE STATUS CODE	REVISION					
A2	C01					



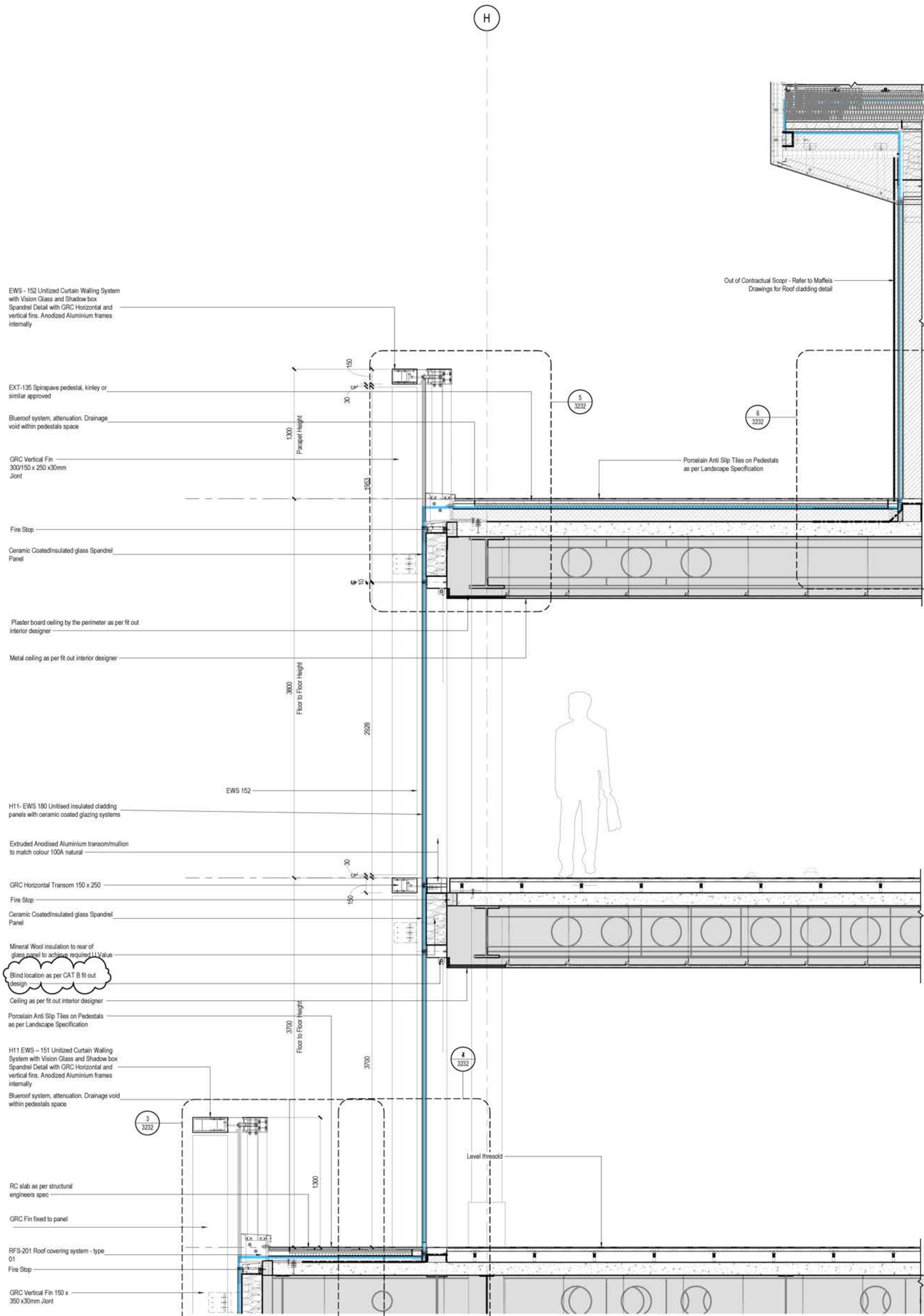
② Enlarged Plan - Typical Facade (L05-06)

1 : 20 Referencing View: 1/ A1105



① Detail Elevation - Typical Facade (L05-06)

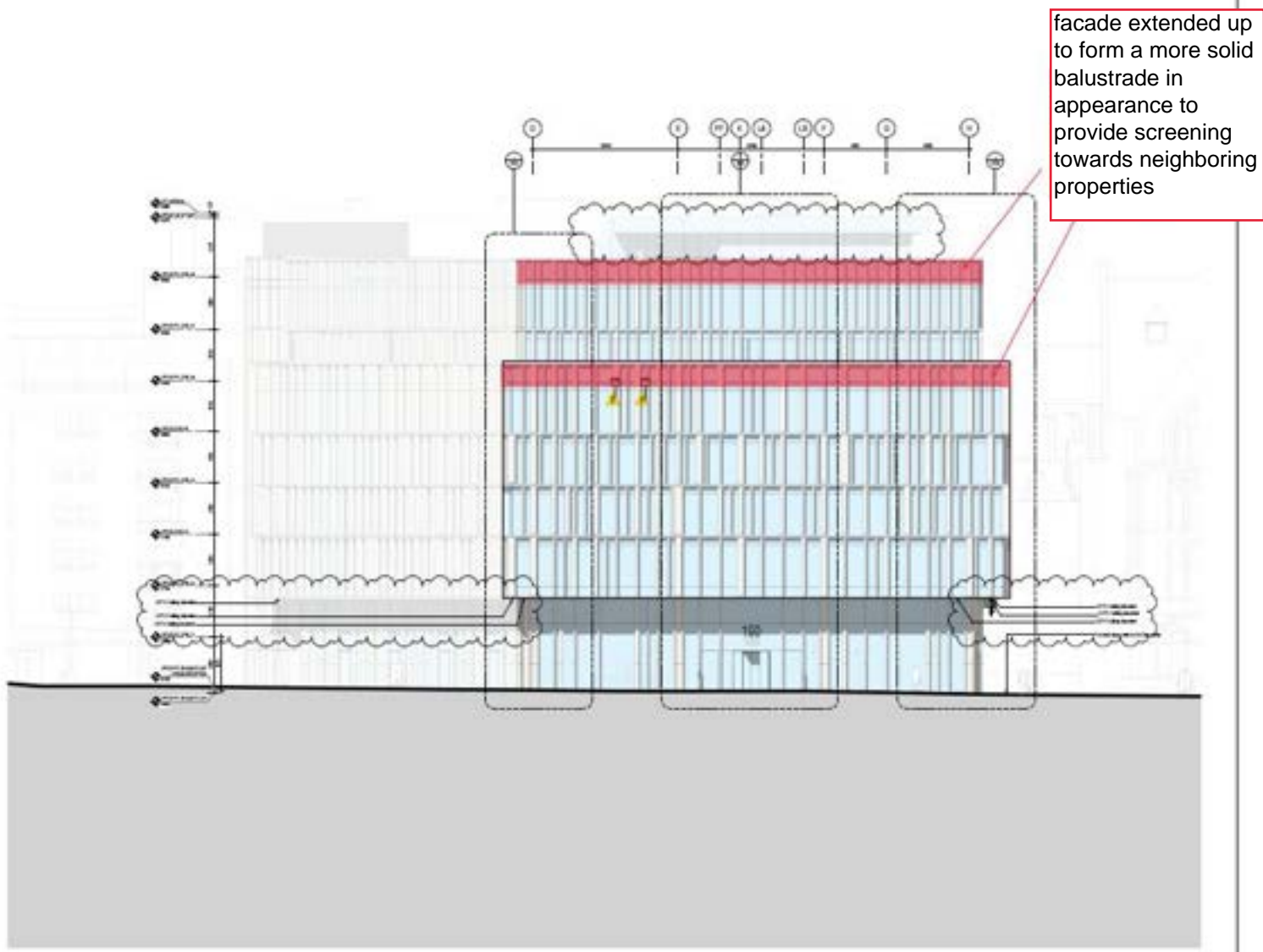
1 : 20



③ Detail Section - Typical Facade (L05-06)

1 : 20





facade extended up to form a more solid balustrade in appearance to provide screening towards neighboring properties

NO.	DESCRIPTION	DATE
1	REVISION	01/15/2020
2	REVISION	01/15/2020
3	REVISION	01/15/2020
4	REVISION	01/15/2020
5	REVISION	01/15/2020
6	REVISION	01/15/2020
7	REVISION	01/15/2020
8	REVISION	01/15/2020
9	REVISION	01/15/2020
10	REVISION	01/15/2020

100 N. LAKE STREET  
CHICAGO, IL 60601

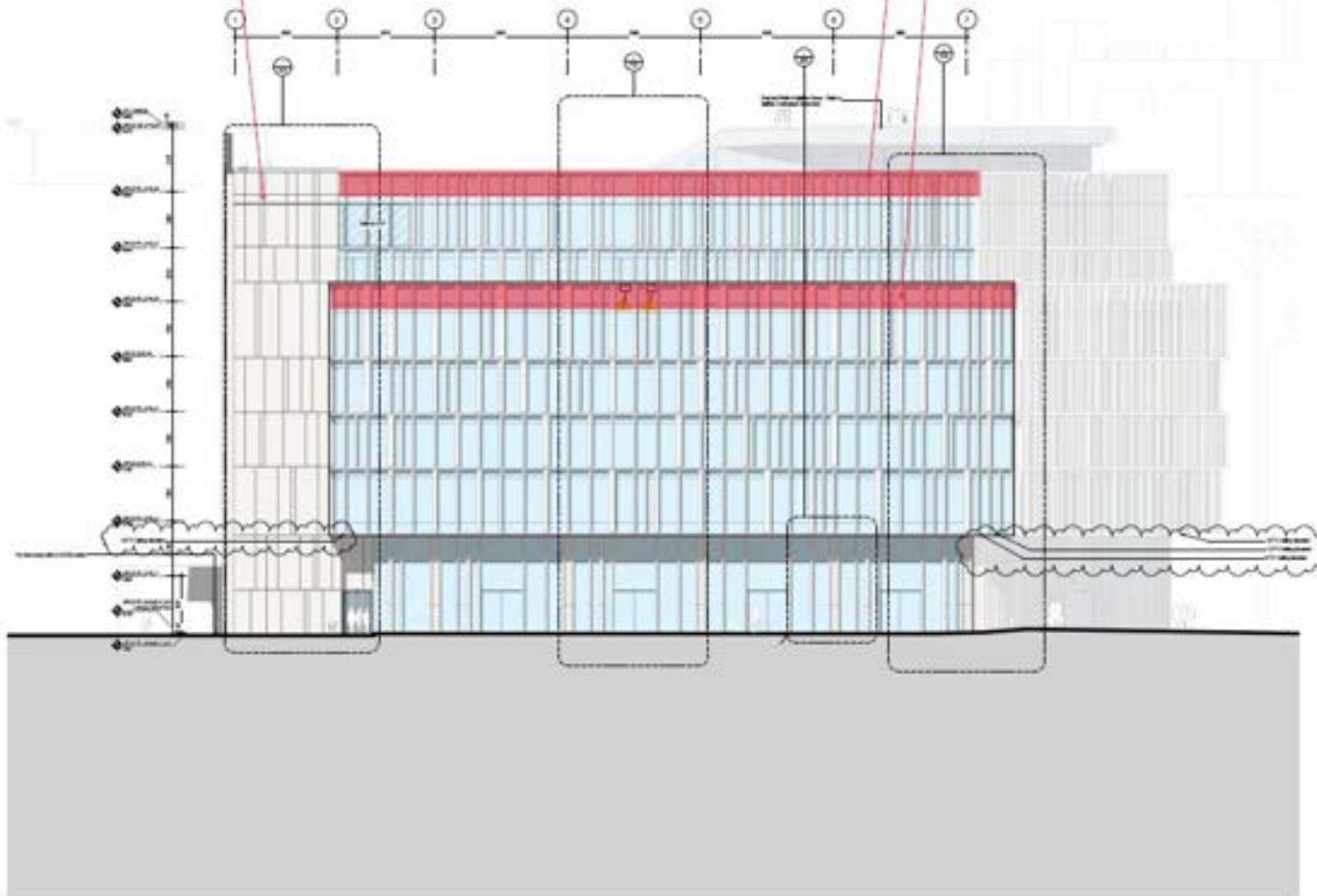
100 N. LAKE STREET  
CHICAGO, IL 60601

100 N. LAKE STREET  
CHICAGO, IL 60601

100 N. LAKE STREET  
CHICAGO, IL 60601

100 N. LAKE STREET  
CHICAGO, IL 60601

facade extended up to form a more solid balustrade in appearance to provide screening towards neighboring properties





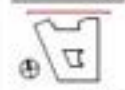
solid cores to  
provide privacy to  
adjacent neighbour



100 Hudson



100 Hudson



100 Hudson

NO.	DESCRIPTION	DATE	BY	CHKD.
1	100 Hudson	10/1/01	JP	JP
2	100 Hudson	10/1/01	JP	JP
3	100 Hudson	10/1/01	JP	JP
4	100 Hudson	10/1/01	JP	JP
5	100 Hudson	10/1/01	JP	JP
6	100 Hudson	10/1/01	JP	JP
7	100 Hudson	10/1/01	JP	JP
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100 Hudson

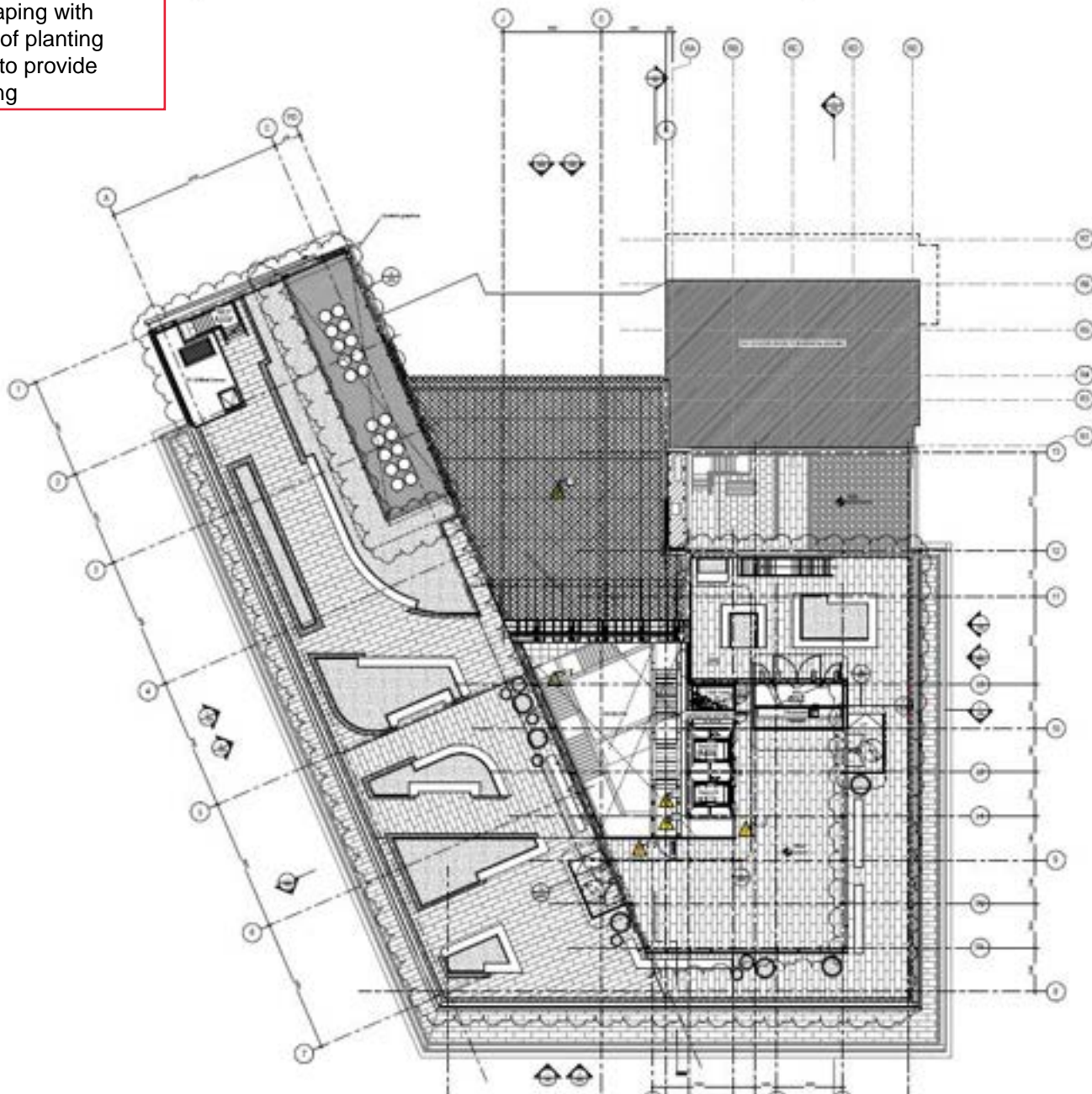
North Direction







Landscaping with  
mixture of planting  
heights to provide  
screening



# GA LEGEND

SYMBOL	DESCRIPTION
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	1/32\"/>
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