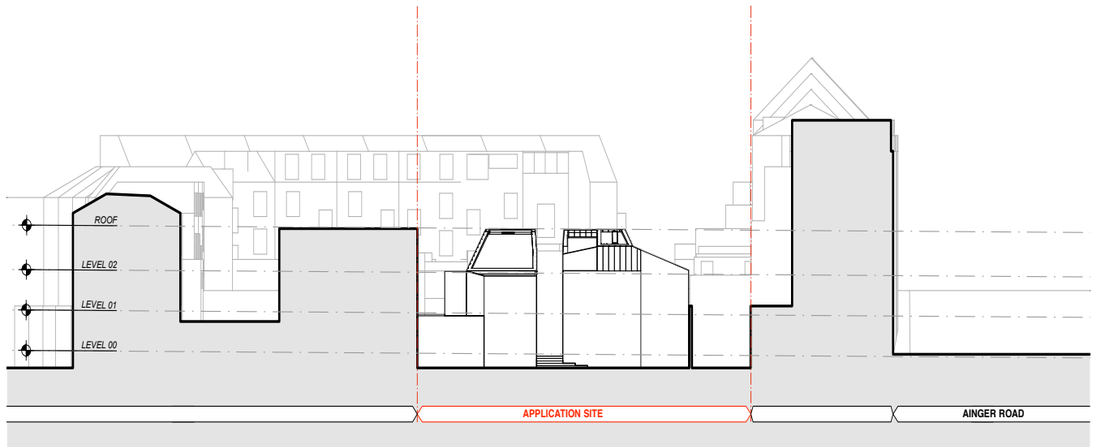
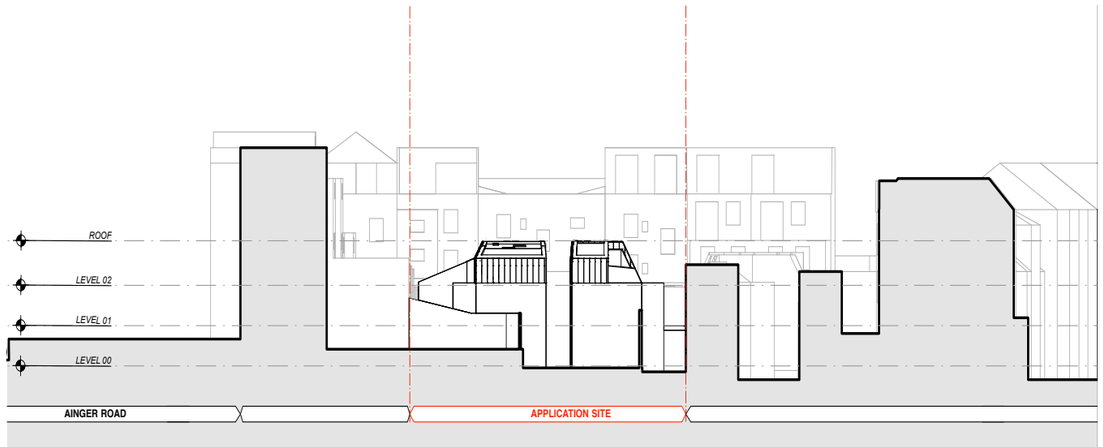
4.0 DESIGN PROPOSAL

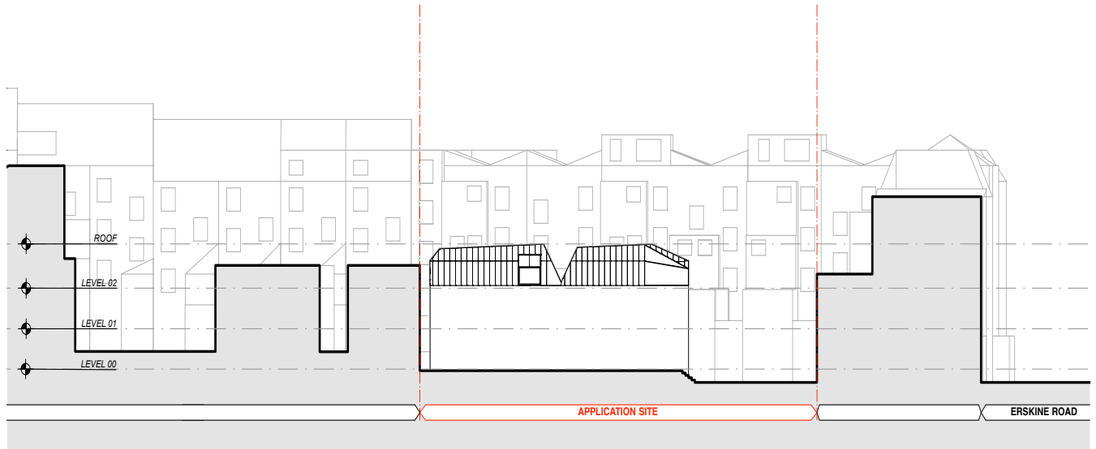
4.9.0 PROPOSED ELEVATIONS IN CONTEXT



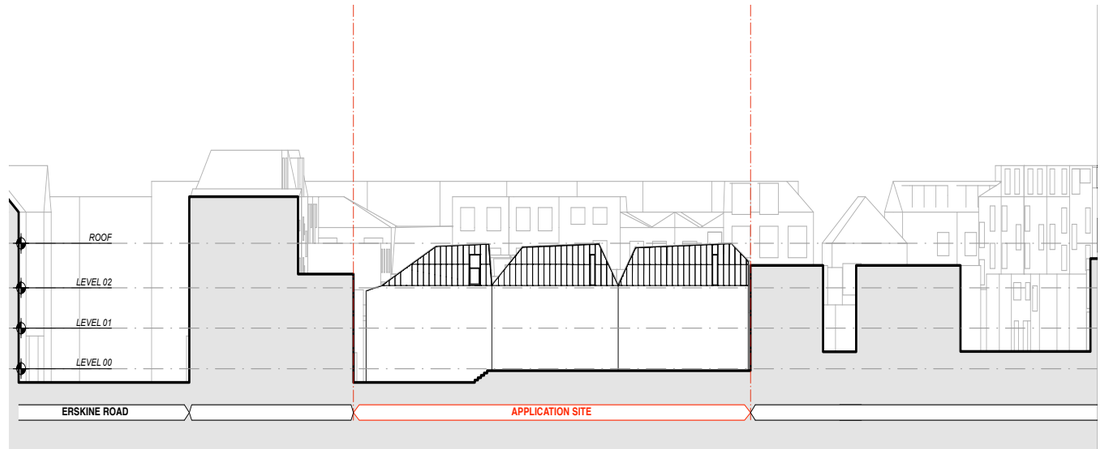
Contextual North Elevation



Contextual South Elevation



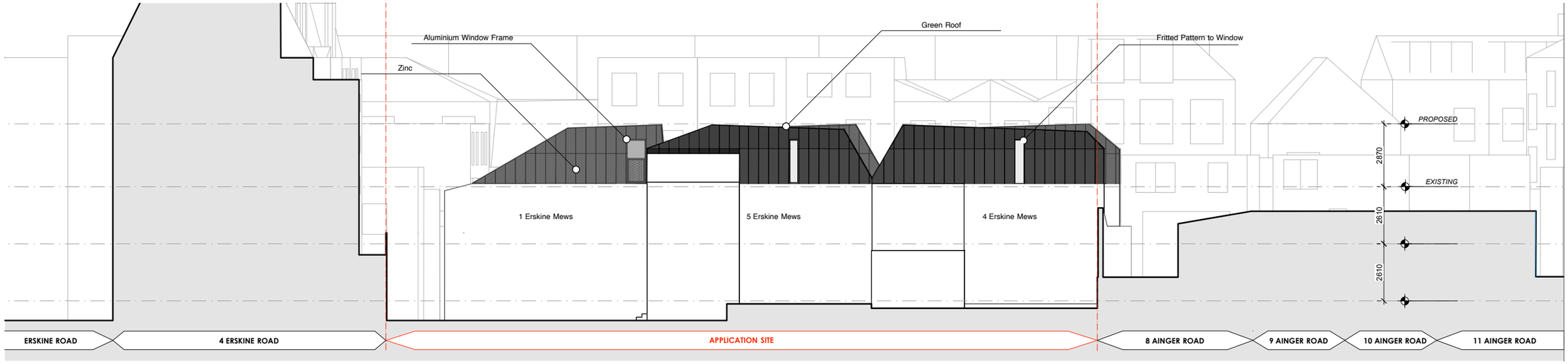
Contextual East Mews Elevation



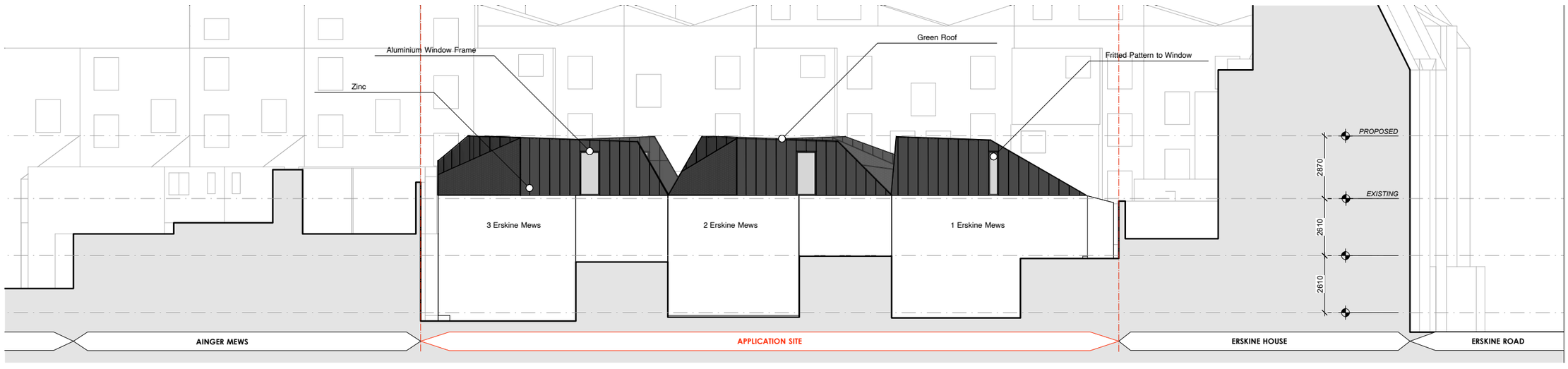
Contextual West Mews Elevation

4.0 DESIGN PROPOSAL

4.9.0 PROPOSED ELEVATIONS



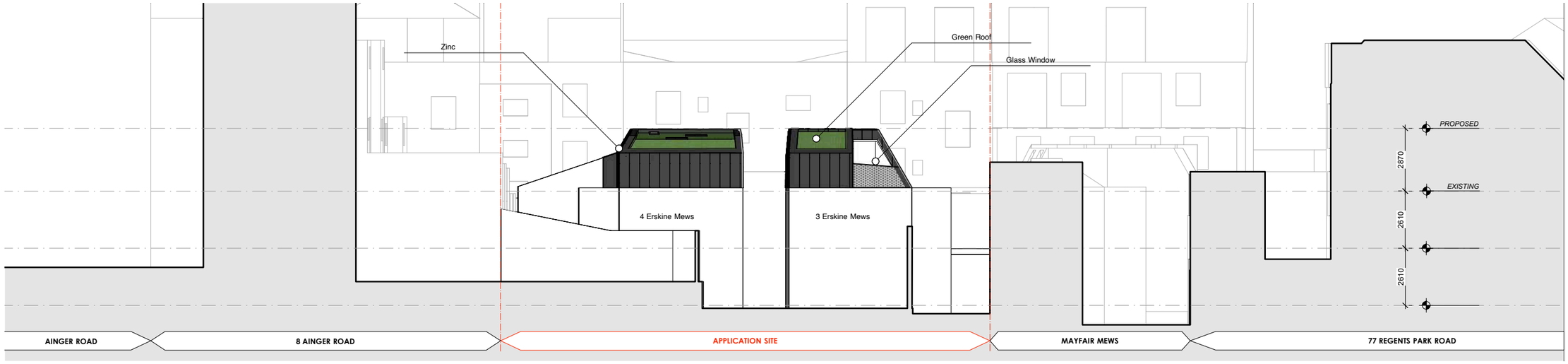
West Elevation



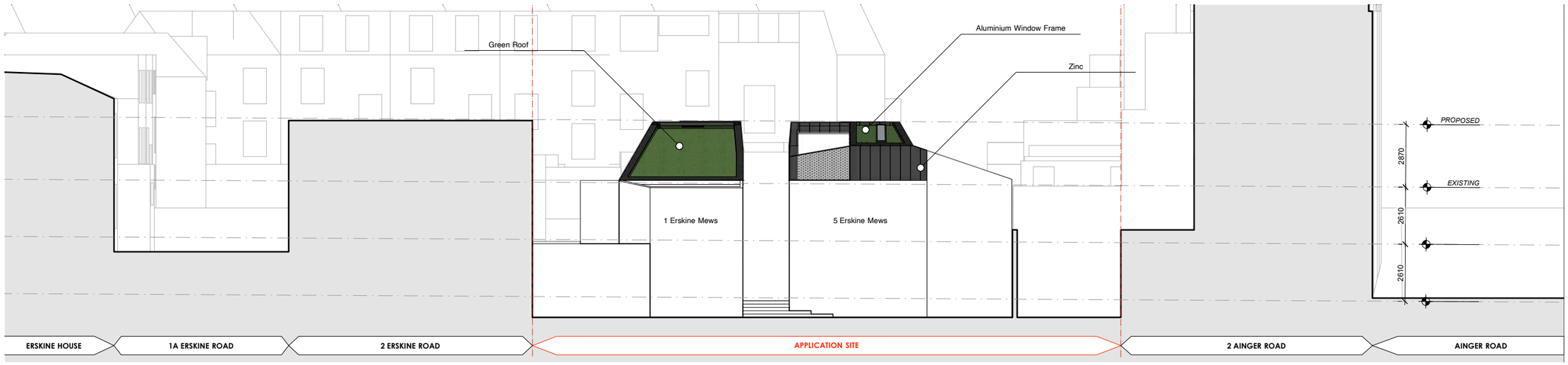
East Elevation

4.0 DESIGN PROPOSAL

4.9.0 PROPOSED ELEVATIONS



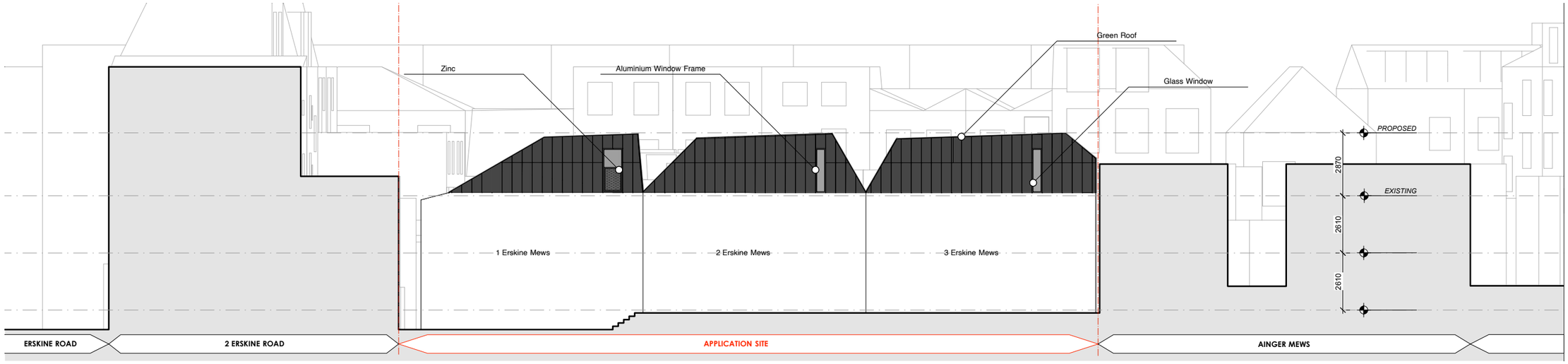
South Elevation



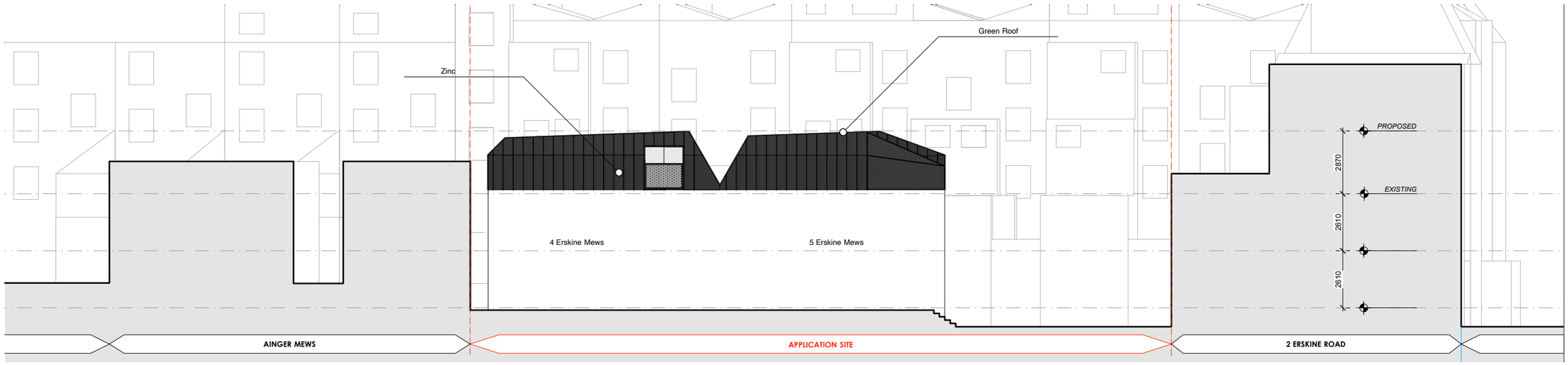
North Elevation

4.0 DESIGN PROPOSAL

4.9.0 PROPOSED ELEVATIONS



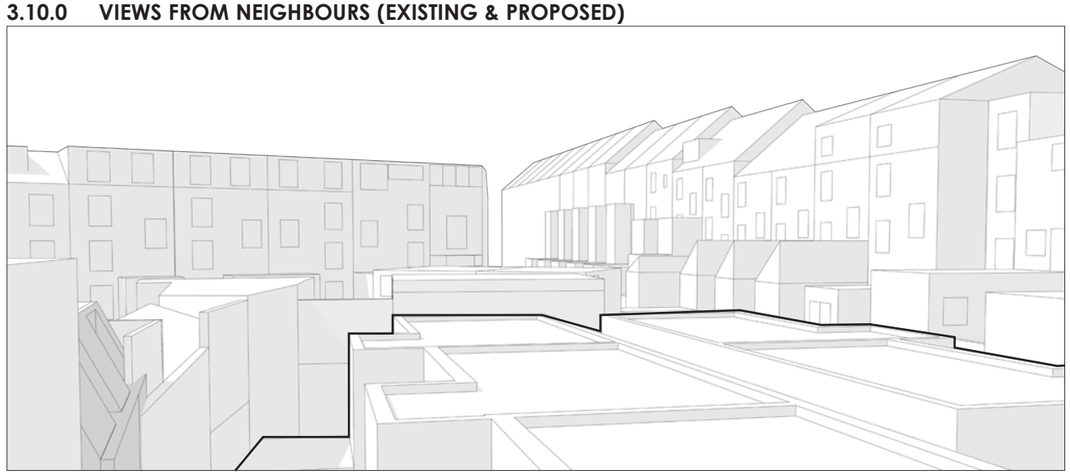
Internal West Elevation



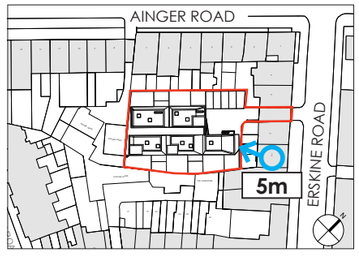
Internal East Elevation

4.0 DESIGN PROPOSAL

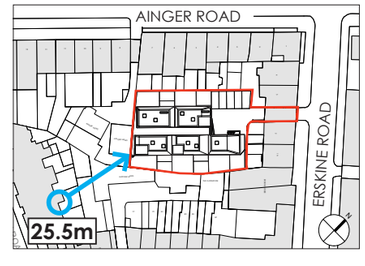
3.10.0 VIEWS FROM NEIGHBOURS (EXISTING & PROPOSED)



Distance (5m) and view from 2 Erskine Road's 2nd floor window to 1 Erskine Mew's window:



Distance (25.5m) and view from 13 Chamberlain Street's 2nd floor window to 3 Erskine Mew's window:



4.0 DESIGN PROPOSAL

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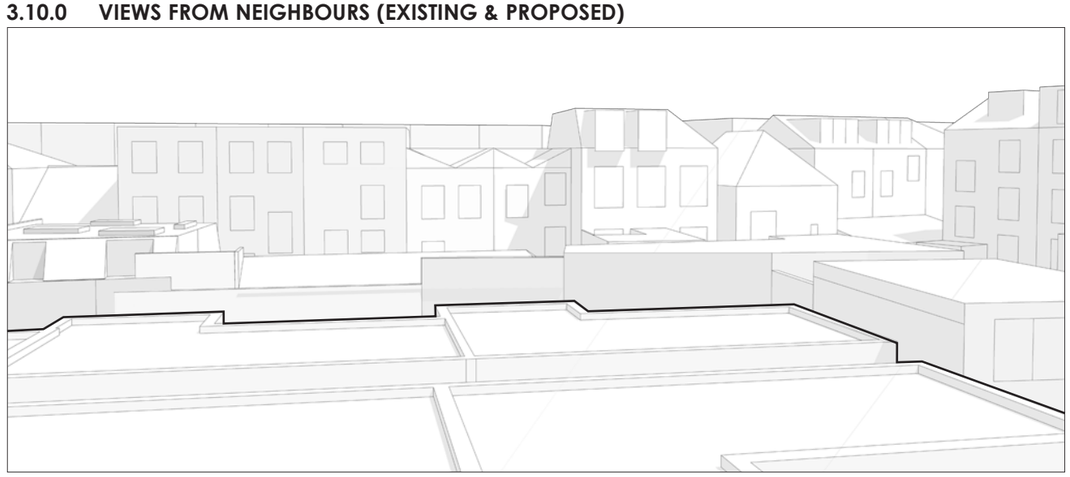
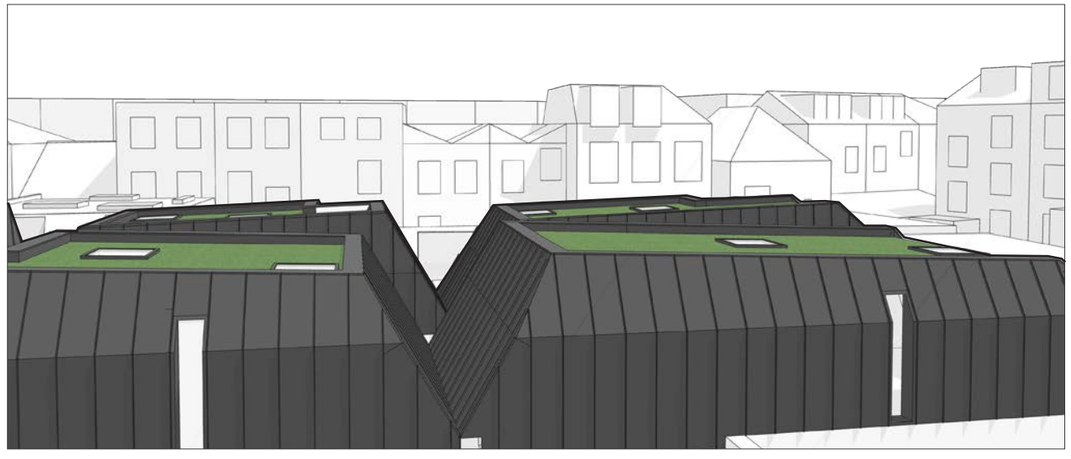
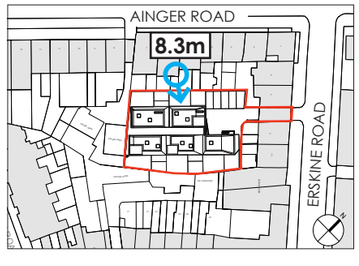
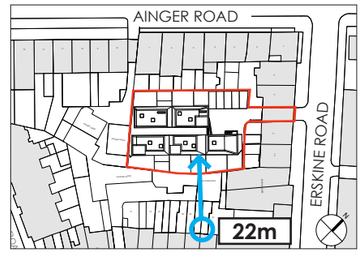




Distance (8.6m) and view from 6 Ainger Road's 3rd floor window to 5 Erskine Mew's window:

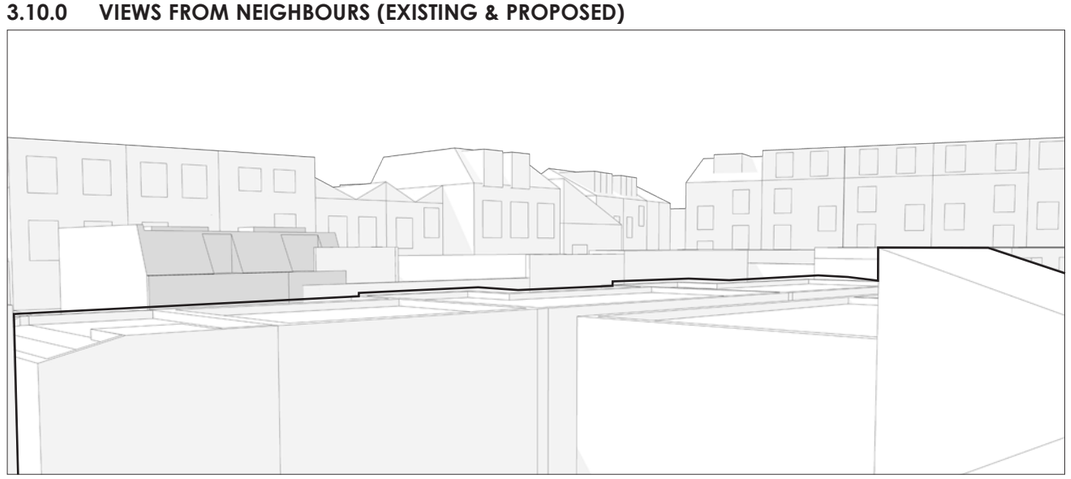


Distance (16.8m) and view from 87 Regent's Park Rd's 2nd floor window to 2 Erskine Mew's window:

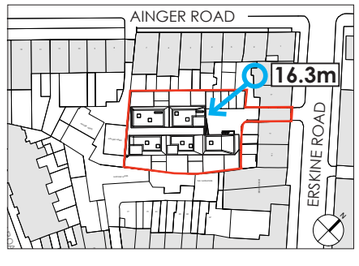


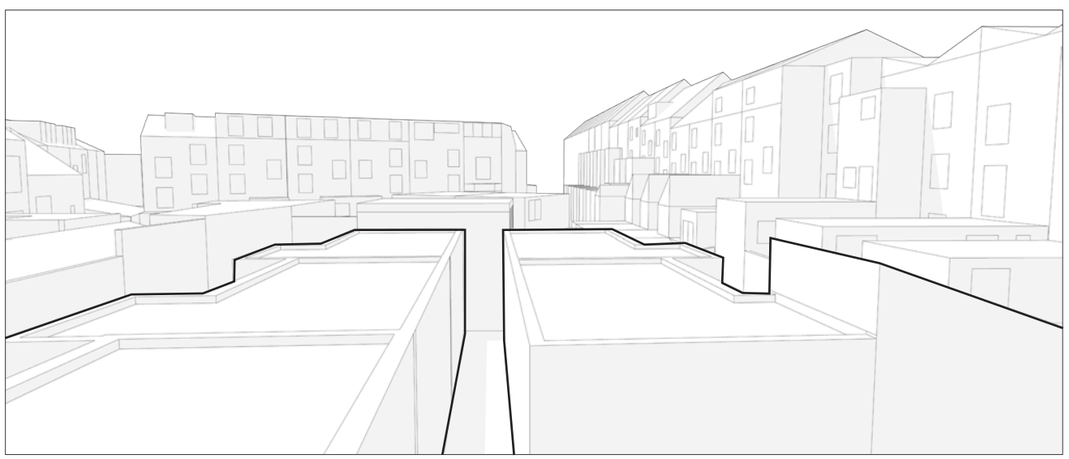
4.0 DESIGN PROPOSAL

3.10.0 VIEWS FROM NEIGHBOURS (EXISTING & PROPOSED)

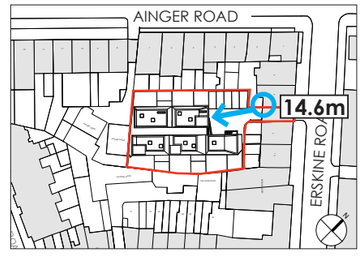


Distance (16.3m) and view from 4 Erskine Road's 2nd floor window to 5 Erskine Mew's window:



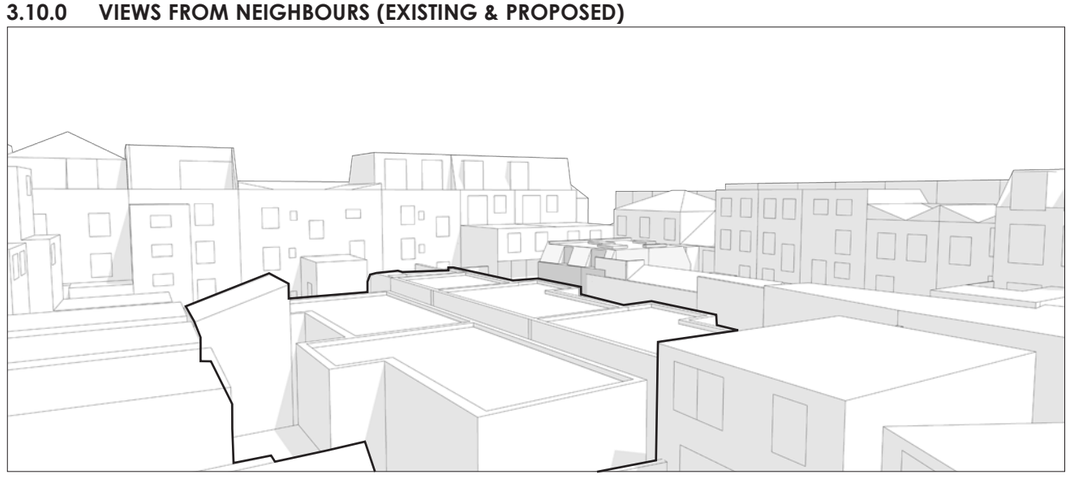


Distance (14.6m) and view from 2 Erskine Road's 2nd floor window to 5 Erskine Mew's window:

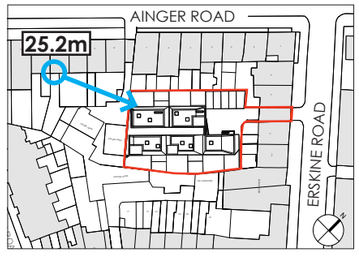


4.0 DESIGN PROPOSAL

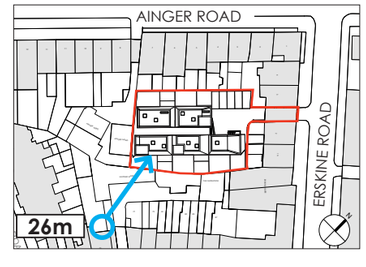
3.10.0 VIEWS FROM NEIGHBOURS (EXISTING & PROPOSED)



Distance (25.2m) and view from 12 Ainger Road's 2nd floor window to 4 Erskine Mew's window:

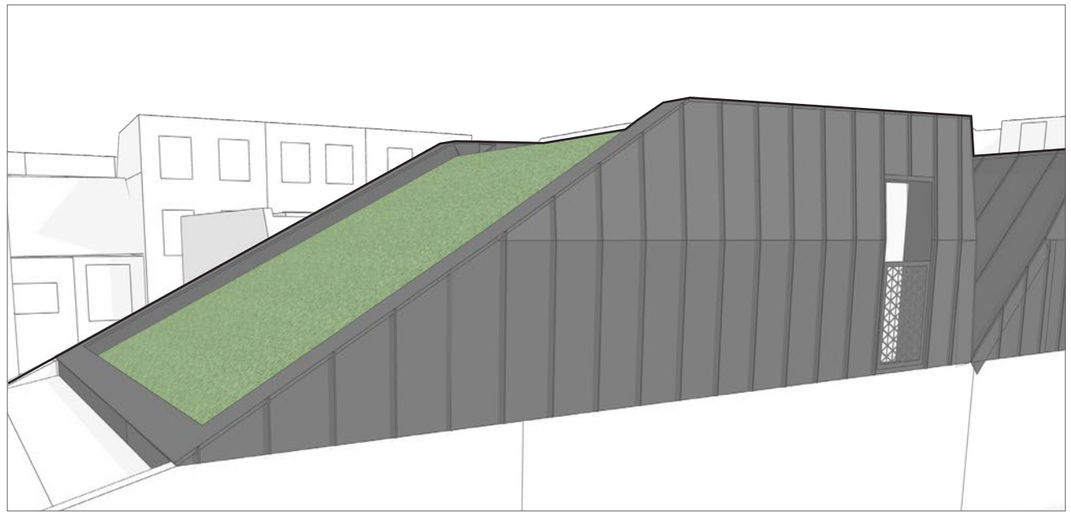


Distance (26m) and view from 75 Regent's Park Road's 2nd floor window to 3 Erskine Mew's window:



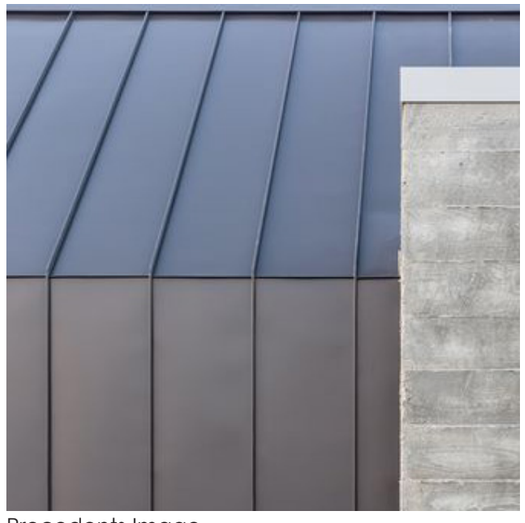
4.0 DESIGN PROPOSAL

4.11.0 MATERIALS

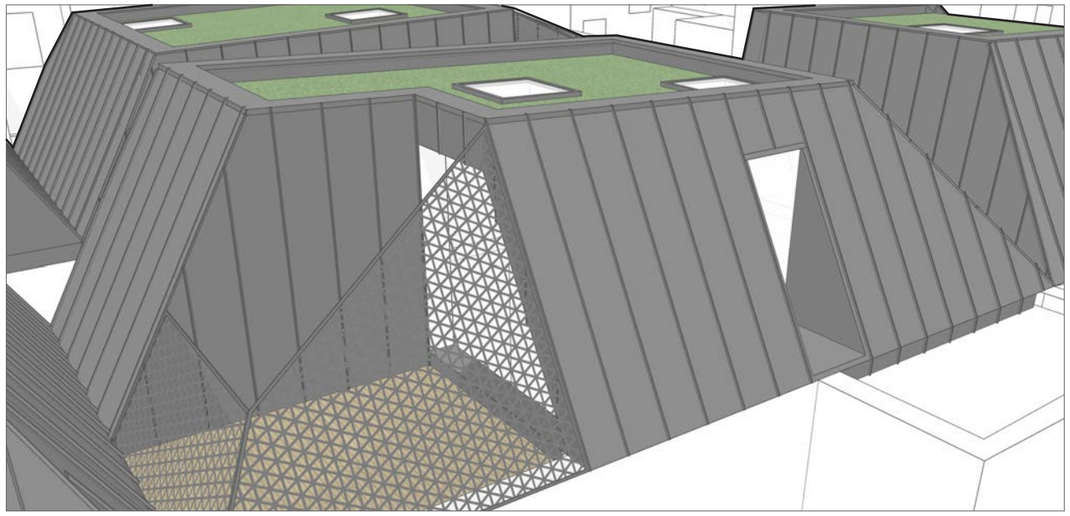


Proposed 3-d Image 1

The Massing is defined using Dark Zinc standing seam Claddings with windows and Balconies set



Precedents Image



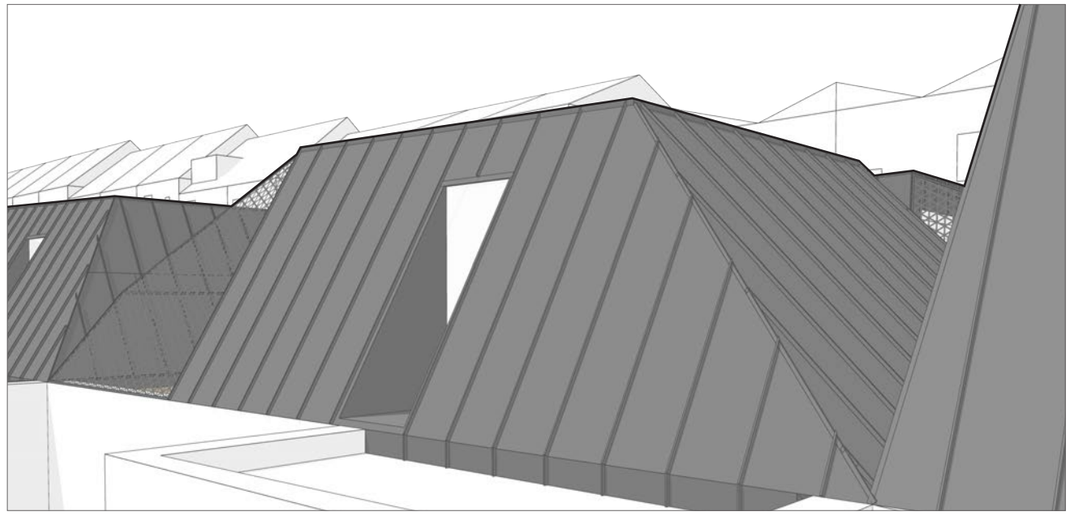
Proposed 3-d Image 2

The Balconies are to be hidden by a perforated metal facade which complete the massing.

Precedents Image

4.0 DESIGN PROPOSAL

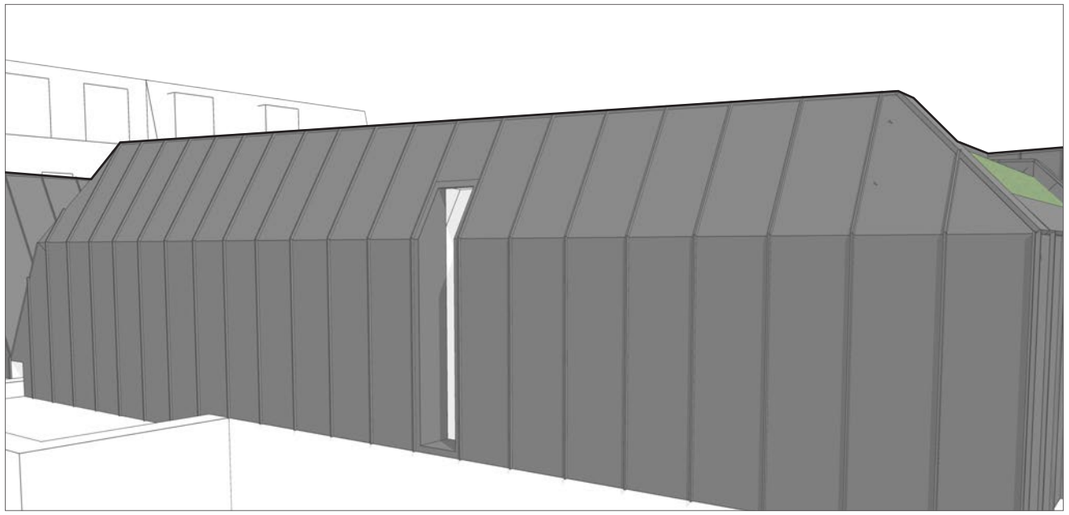
4.11.0 MATERIALS



Proposed 3-d Image 3

The zinc standing seams will match the materiality of the cladding and follow the geometry of the massing.

Precedents Image



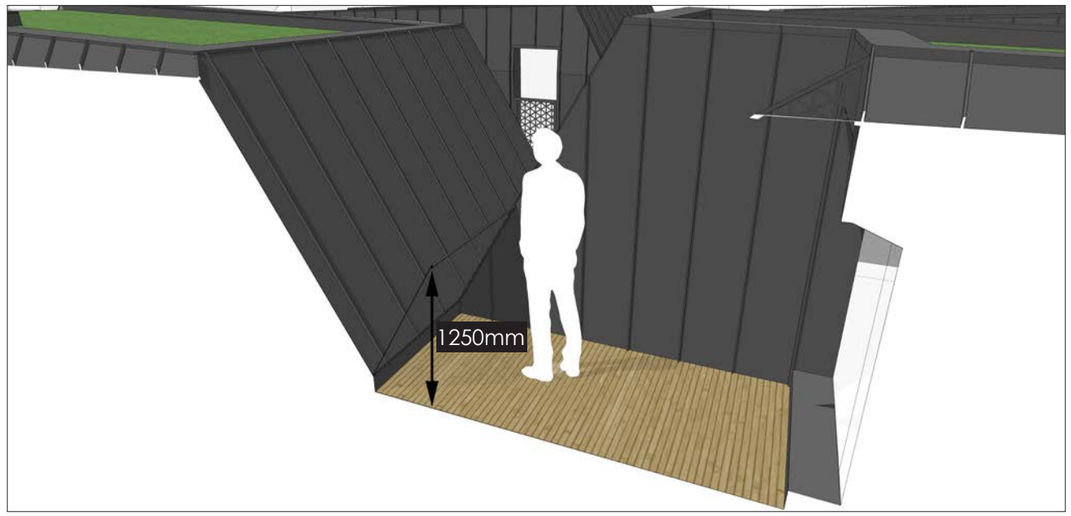
Proposed 3-d Image 4

The windows are set in from the outer face of the Zinc, with a metal frame forming the reveal which provides a clean edge to the cladding.

Precedents Image

4.0 DESIGN PROPOSAL

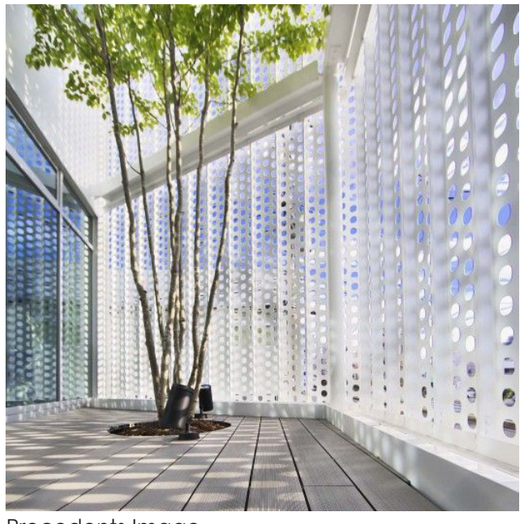
4.11.0 MATERIALS



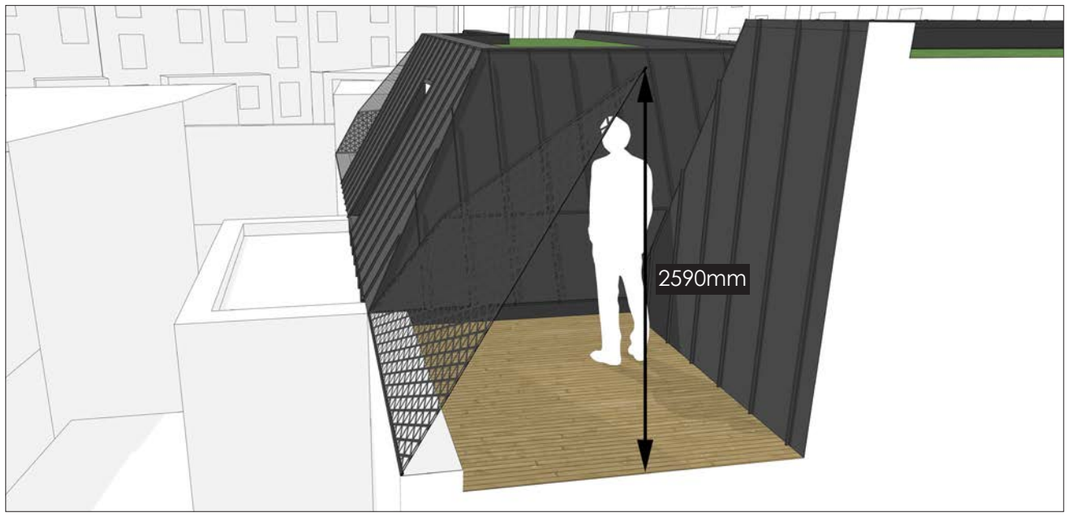
Proposed 3-d Section

The perforated metal screening varies in height in order to fit into the mews. At its lowest it sits at 1250mm in order to make sure the occupants are safe near the edge.

Depending on the Mews and angle, the metal cladding can rise to 2590mm in order to meet the angled roof.



Precedents Image



Proposed 3-d Section

Precedents Image

Precedents Image

5.0 ADDITIONAL INFORMATION

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5.1.0 AMENITY AND PRIVACY

5.0 ADDITIONAL INFORMATION

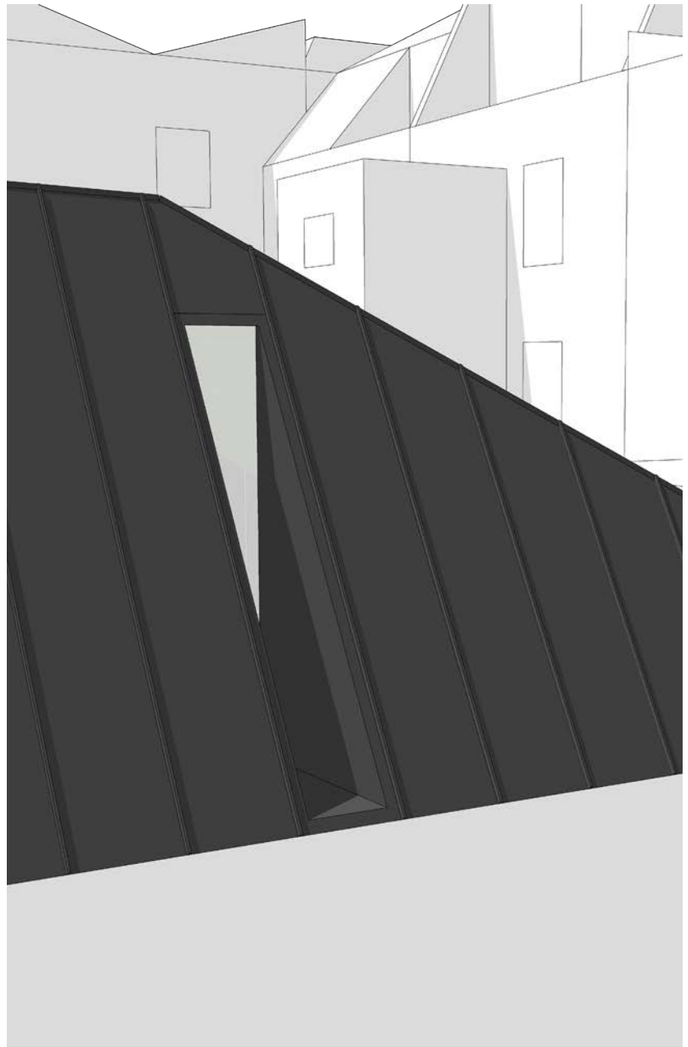
5.1.0 AMENITY AND PRIVACY

5.1.1 Although not all of the proposed windows facing out from the site are right next to neighbour windows, a need for privacy is clear.

5.1.2 In order to achieve this, all external-facing windows will have low-level fretting, to prevent both views in and out of the proposal, while still allowing all necessary light into the proposal.

5.1.3 This sense of privacy will be further accentuated through recessing the external facing windows inwards, in order to ensure there would be no views in or out, while at an angle.

Fritted Glass



View of Proposed Recessed Window

5.0 ADDITIONAL INFORMATION

5.2.0 GREEN ROOF INFORMATION

5.2.1 The inclusion of a green roof in this project was for several reasons.

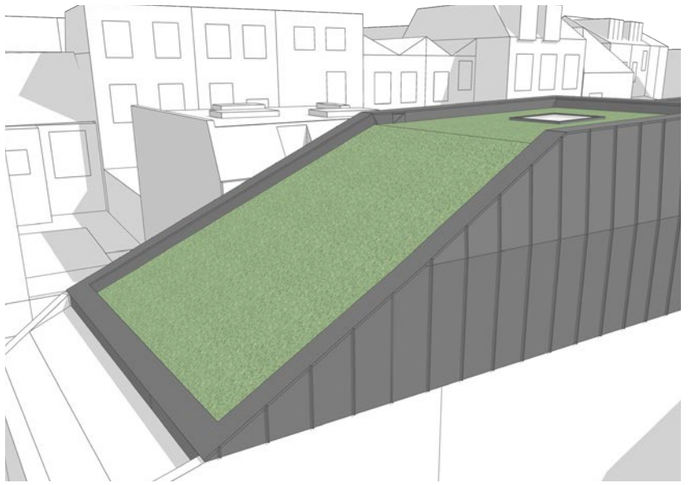
5.2.2 Firstly a green roof would help to reduce to impact of the neighbour's view onto the new additions. Secondly, a green roof is great for promoting and increasing local biodiversity. It will also help with drainage on the site as well as providing thermal protection and sound insulation for the Mews'.

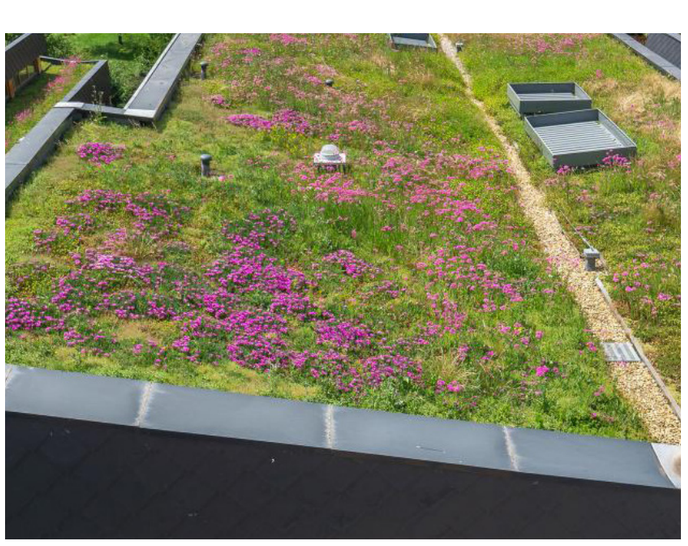
5.2.3 The sloped green roof system build-up differs significantly from system build-ups below 10°. Shear forces increase with the roof slope and have to be transferred into stable beams. The substrate layer has to be protected against erosion. Plant selection and planting methods are to be adjusted to the relevant slope and exposure.

5.2.4 A professionally waterproofed roof surface, e.g. with bituminous or high-polymer membranes, is a precondition for a durable long-lasting green roof. The waterproofing should be root resistant and a protection mat with high water storage is needed.

5.2.5 21st Architecture Ltd have consented with Zinco Green Roof Systems limited to attain professional and specialist advice on this aspect of the design. This is in recongnition of the technical complexity of the roof design, and to ensure that this delivered to a high quality standard.

5.2.6 Construction details, Maintenance information and a potential species list have been provided at this early stage, but further development is required at technical design.





5.3.0 GREEN ROOF ZINCO PREMIUM SEDUM MAT

5.3.1 ZinCo Sedum mats are supplied as a pre-cultitivated instant vegetation layer growing in a strong felt mat made from recycled British textiles. They include a blend of min. eight varieties of sedum plants with differing colours and leaf forms to provide extended interest and colour throughout the flowering period and enhancing biodiversity.

5.3.2 Planting mix: min. eight sedum species
Material: 450 gsm felt with scrim
Thickness: 25 mm
Vegetation Coverage: 75 % minimum
Roll size: ca. 1.2 m² (0.6 m x 2.0 m)
or 2.4 m² (1.2 m x 2.0 m)
Saturated weight: 25 kg per m²

Botanical name	Common name	Height (cm)	Flower colour	Blooming period
Sedum Acre	Biting Stonecrop	6	yellow	6-7
Sedum Album	White Stonecrop	10	white	6-8
Sedum Album "Coral Carpet"	Coral Carpet Stonecrop	5	red/white	5-7
Sedum Floriferum	Bailey's Gold	10	golden	6-7
Sedum Hispanicum	Spanish Stonecrop	5	pink	6-7
Sedum Hybridum	Czars Gold	15	golden	7-8
Sedum Kamtschaticum Floriferum "Weihenstephaner Gold"	Bailey's Gold Stonecrop	15	yellow	7-8
Sedum Oreganum	Oregon Stonecrop	5	yellow	7-8
Sedum Pulchellum	Widow's-cross	20	pink	5-7
Sedum Reflexum	Crooked Yellow Stonecrop	20–25	yellow	6–7
Sedum Sexangulare	Tasteless Stonecrop	8	yellow	6–7
Sedum Spurium	Coccineum	15	dark pink	7–8
Sedum Spurium "Voodoo"	Crimson Stonecrop Voodoo	10	red	7-9
Sedum Stonloniferum	Stolon Stonecrop	20	pink	6-7
Sedum Telephium Fabaria	Witches Moneybags	50	lilac	7-9

5.0 ADDITIONAL INFORMATION

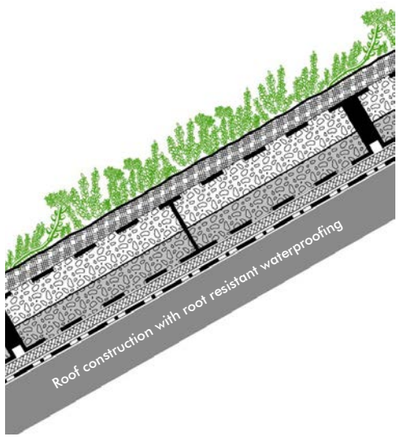
5.4.0 GREEN ROOF DETAILS

5.4.1 Visually appealing pitched green roof build-up for roofs with an inclination of 20° to 35° and a root resistant waterproofing.

5.4.2 Pitched green roofs require regular maintenance. Depending on the building location, pitch and exposure, an additional irrigation may be required.

5.4.3 The vegetation can develop in different ways depending on the exposure; especially on roofs at higher pitches interesting differences between the north and south facing surfaces appear with time.

5.4.4 The Georaster®-elements derive shear forces safely into a stable eaves edging or additional shear barriers.



Vegetation Mat "Sedum Carpet"

Infill with System Substrate "Heather with Lavender-Light" (ca. 10 mm above Georaster®-Elements)

Georaster®-Elements

Protection Mat WSM 150

Note:
A root resistant waterproofing is a pre-condition for a green roof; additional root barriers cannot be applied on sloped roof surfaces!

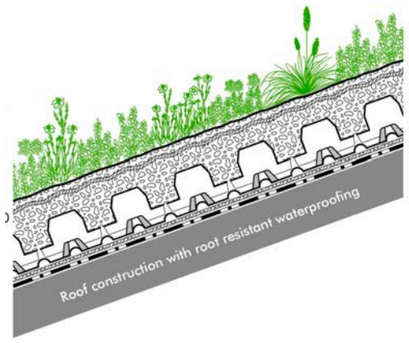
Steep Pitched Green Roof with Georaster

5.4.5 Low-maintenance green roof build-up for sloped roofs with an inclination of 10° to 25°, proven on thousands of square meters, applicable on surfaces with a root resistant waterproofing.

5.4.6 The Floraset® FS 75 elements laid on the entire roof surface ensure good interlocking with the substrate and prevent its erosion.

5.4.7 The elements derive shear forces safely into a stable eaves edging or additional shear barriers, a static calculation is necessary.

5.4.8 Additional erosion control is provided by the coarse-meshed jute net JEG for roof pitches > 15° or in case of strong wind exposure.



Plug plants according to plant list "Pitched Roof"

Jute Anti-Erosion Net JEG, if required

System Substrate "Rockery Type Plants", from 50 mm above the Floraset® elements

Floraset® FS 75

Protection Mat BSM 64

Note:
A root resistant waterproofing is a precondition for a green roof; additional root barriers cannot be applied on sloped roof surfaces!

Pitched Green Roof with Floraset FS 75

5.5.0 GREEN ROOF MAINTENANCE INFORMATION

5.5.1 Extensive landscapes with wind, frost and drought resistant plants require little maintenance. The better adapted the plants are to their roof conditions, the less maintenance required. Maintenance objectives vary with each case and will depend on the plant types used, their stage of development, the local climate and the specific position and conditions on the roof.

5.5.2 Maintenance objectives depending on vegetation type ZinCo Plant Community "Sedum Carpet" The goal is a dense, long-lasting and biodiverse carpet of sedum plants. Broadleaved sedum species should constitute the majority. Weeds should be regularly removed.
Strategic use of slow-release fertilizer will strengthen sedum vegetation while limiting moss growth. At least once, safer twice yearly there should be a maintenance and weeding.

5.5.3 ZinCo Plant Communities "Rockery Type Plants" and "Pitched Green Roofs" Again, the goal is a stable, diverse community of species. Weaker species such as hybrid Sempervivum must be protected from more aggressive species through maintenance.

5.5.4 Self-seeding species such as some grasses must be pruned regularly to avoid overpopulation. Weeds and unwanted pioneers should also be regularly controlled.

5.5.5 Maintenance should occur 2-3 times annually. On flat roofs, additional watering may be necessary during drought. Pitched and steep roofs may sometimes need more frequent watering, especially on south exposed surfaces. Proper fertilization on pitched roofs is important for establishing good cover and thus erosion control.

5.0 ADDITIONAL INFORMATION

5.6.0 DAYLIGHT/SUNLIGHT ANALYSIS

5.6.1 A full daylight and sunlight with overshadowing assessment has been undertaken by Right of Light Consulting, based on the current reduced massing, to accompany this D+A.

5.6.2 This report has been drafted with reference to the Building Research Establishment (BRE) publication (2011), "Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice" and local planning policy.

5.6.3 A copy of these findings has been appended to this document.

5.7.0 EXISTING HABITABLE ROOMS

5.7.1 All internal accommodation has been test within the Daylight Report. The small rooms, facing the external corridor, have been discounted due to their size.

5.7.2 In general – the habitable rooms have windows facing away from the central external access corridor.

5.7.3 The rooms that run adjacent to this corridor are of a small size, circa 4-6m2, and thus are not big enough to be used as habitable spaces. Generally they are bathrooms and store cupboards.

As such –the BRE daylight factor do not apply to these spaces.

Stair Lobby

Key

Bathroom

Window

Non habitable Rooms

Existing Ground Floor Plan

Existing First Floor Plan

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