Schedule 17 Application for Non-Material Change – Façade Design Update Presentation Dec 2020

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Code 1 - Accepted

WP137 LUL VENT SHAFT & SUBSTATION

FACADE DESIGN UPDATES 201217

WILLIAM MATTHEWS ASSOCIATES

PROJECT BACKGROUND

The Schedule 17 application for the new WP137 LUL Vent shaft and substation was submitted in January 2019 and approved in August 2019. The project is clad in 360 x 360mm faience tiles that were angled / tilted / perforated where necessary in order to ventilate the plant areas and equipment inside.

During RIBA Stage 4 the technical design was developed and in particular the ventilation strategy changed from natural to mechanical ventilation. The reasons for this are set out in report 1EW02-CSJ-DS-NOT-S003-000002 that was presented to Camden in March and Oct 2020.

The main architectural impact of his change was to move the louvred areas away from street level to higher up the façades, and to reduce the required louvred area by 68% from 147m^2 to 47m^2. The abstract tile arrangement was adapted accordingly, whilst staying within the original concept of a random pattern that flows around the building, linking the four facades.

During the March and October discussions Camden expressed concerns that the design had moved too far from the original S17 application and could not be considered a non-material amendment. As a result the design team offered to produce an alternative proposal that is closer to the original Schedule 17 design for comparison.

ALTERNATIVE DESIGN

In the S17 design 40% of the tiles were either tilted or perforated, with most on the north, east and south facades – see façade comparisons on the next page. On the north façade there was a notable concentration of openings at street level, as required for the natural ventilation of the substation within. However, despite having perforations, the tiles at below 3m above street level were flush in order to not facilitate climbing or littering.

For the design presented in Summer 2020, the number of tilted tiles (NB there are no longer any perforated tiles, just flat or tilted) dropped from 40% to 15%, due to the significant reduction in the required louvred area. As a result the area of flat tiles increased accordingly, most notably on the east and west facades.

As part of this design exercise the team looked at increasing the number of tilted tiles back to 40%, as per the S17 design. However this proved unsatisfactory if the requirement of having no tilted tiles below 3m above street level was also respected. By having none at the lower levels of the façade, and therefore proportionally more higher up, the overall façade compositions looked unbalanced.

Subsequently, in the latest proposal - December 2020 - the amount of titled tiles has been adjusted to 30% in order to create a balanced pattern and natural flow around the building. The east and west facades in particular have considerably more tilted tiles and are much closer to the S17 design.

SUMMARY

In comparison to the Summer 2020 proposal, the December 2020 design doubles the number of tilted tiles from 15% to 30% of the overall total. The façade compositions have considerably more variation, interest and movement than before, whilst remaining balanced and in line with the original concept. As a result they are as close as possible to the approved S17 design without being an unhappy compromise.

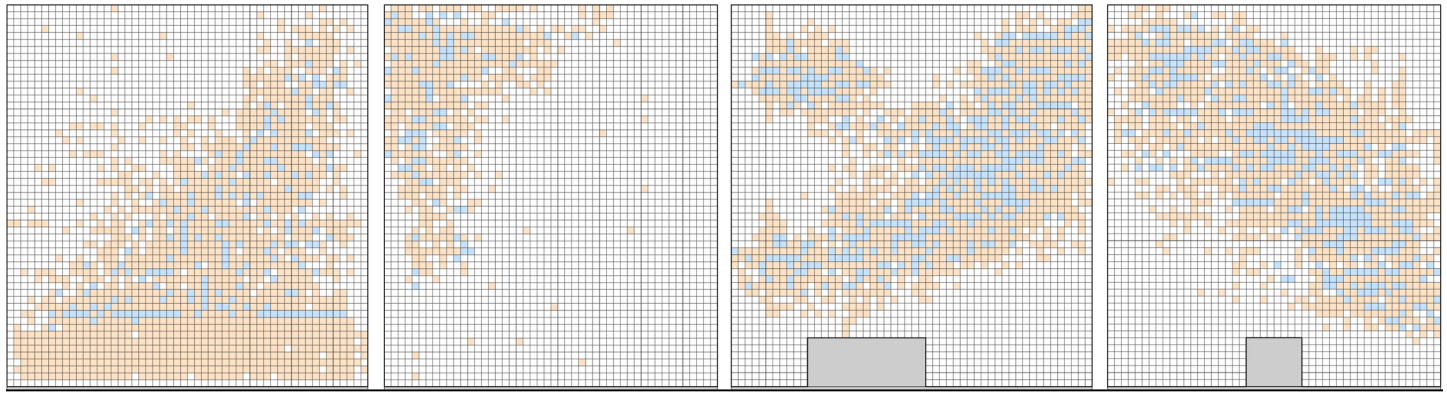
At pavement level, although the tiles are not tilted, the façade is still interesting and of high quality. Each tile is three dimensional with a shallow inverted pyramid set into the front face. These facets will catch the light in different ways as the viewer moves past the building. The moulded tiles are clearly crafted and a high quality material.

The design team believes both options are equally good and remain true to the original concept.

Also included in this report are some illustrative façade details that show the quality of construction being proposed, as well as initial images of the proposed external lighting scheme for the 2 options. The details and lighting design will be formally submitted at a later stage as required by the existing S17 planning conditions.

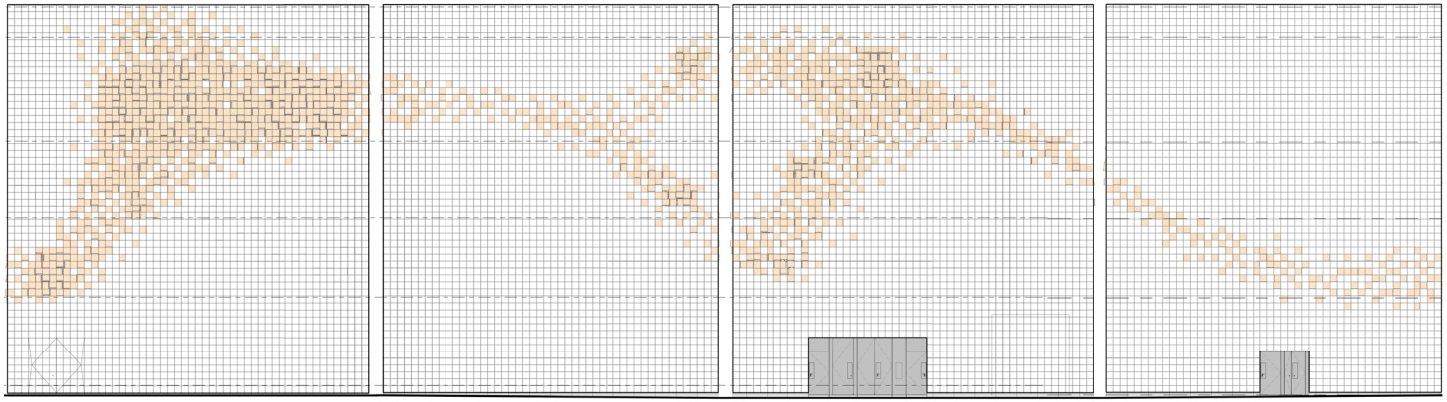
FACADE COMPARISON

Approved Schedule 17 Design



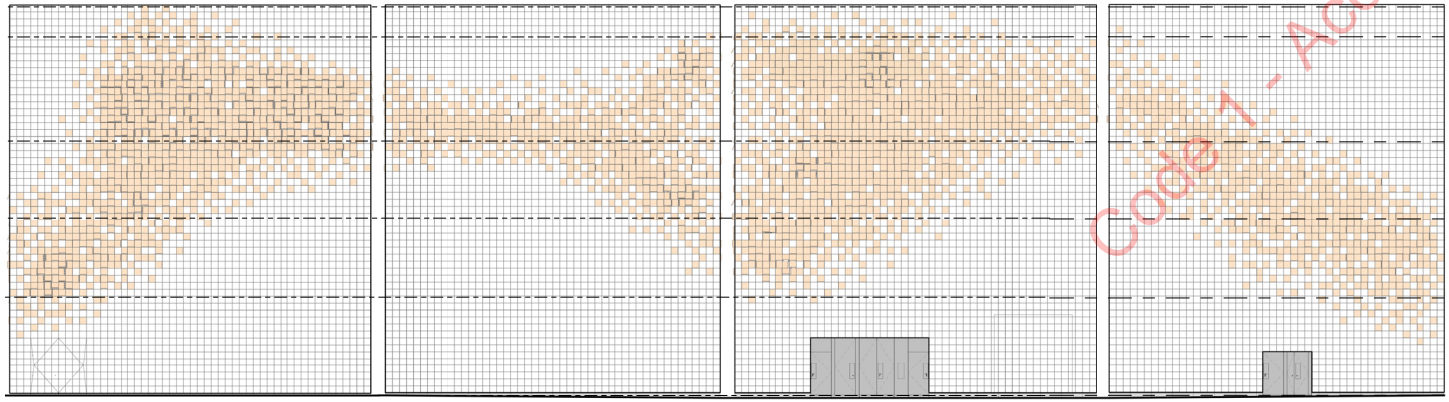
North Elevation | West Elevation | South Elevation | East Elevation

Design Development Summer 2020



North Elevation | West Elevation | South Elevation | East Elevation

Design Development December 2020



FACADE COMPARISON - NORTH ELEVATION

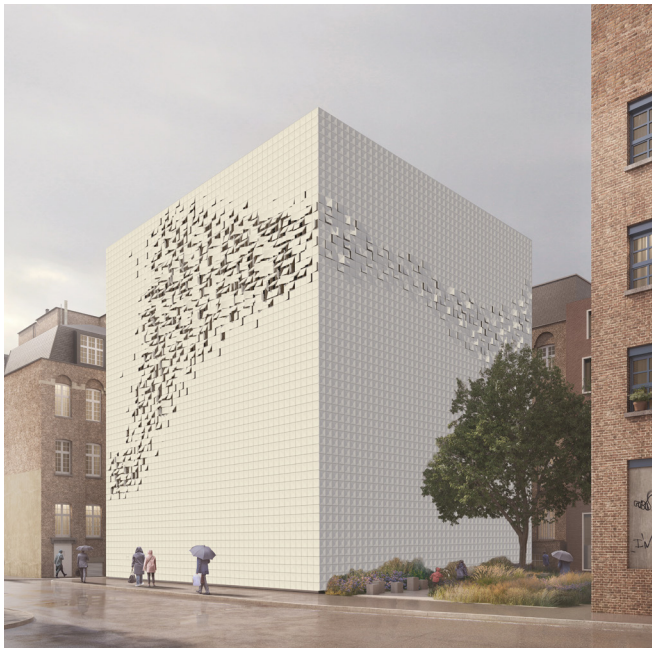
Approved Schedule 17 Design

Design Development Summer 2020

Design Development December 2020

FACADE COMPARISON - NORTH WEST CORNER

Approved Schedule 17 Design

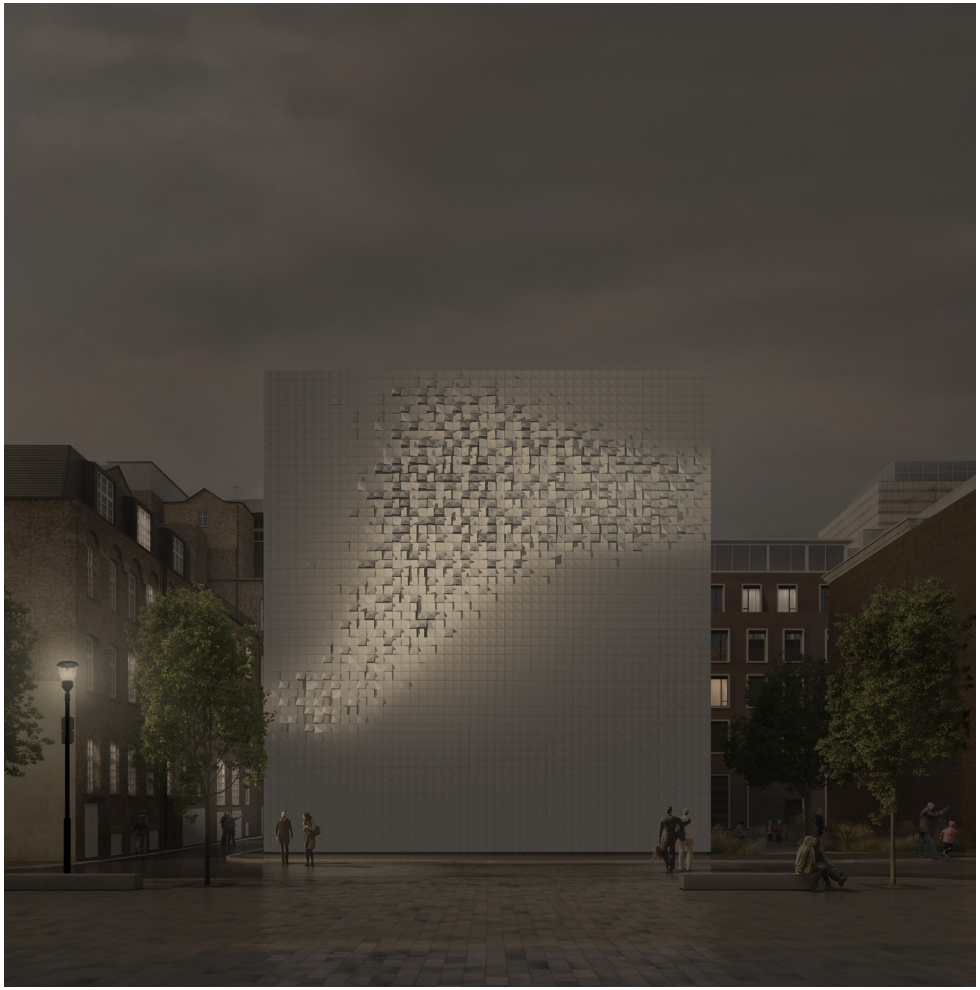


Design Development Summer 2020

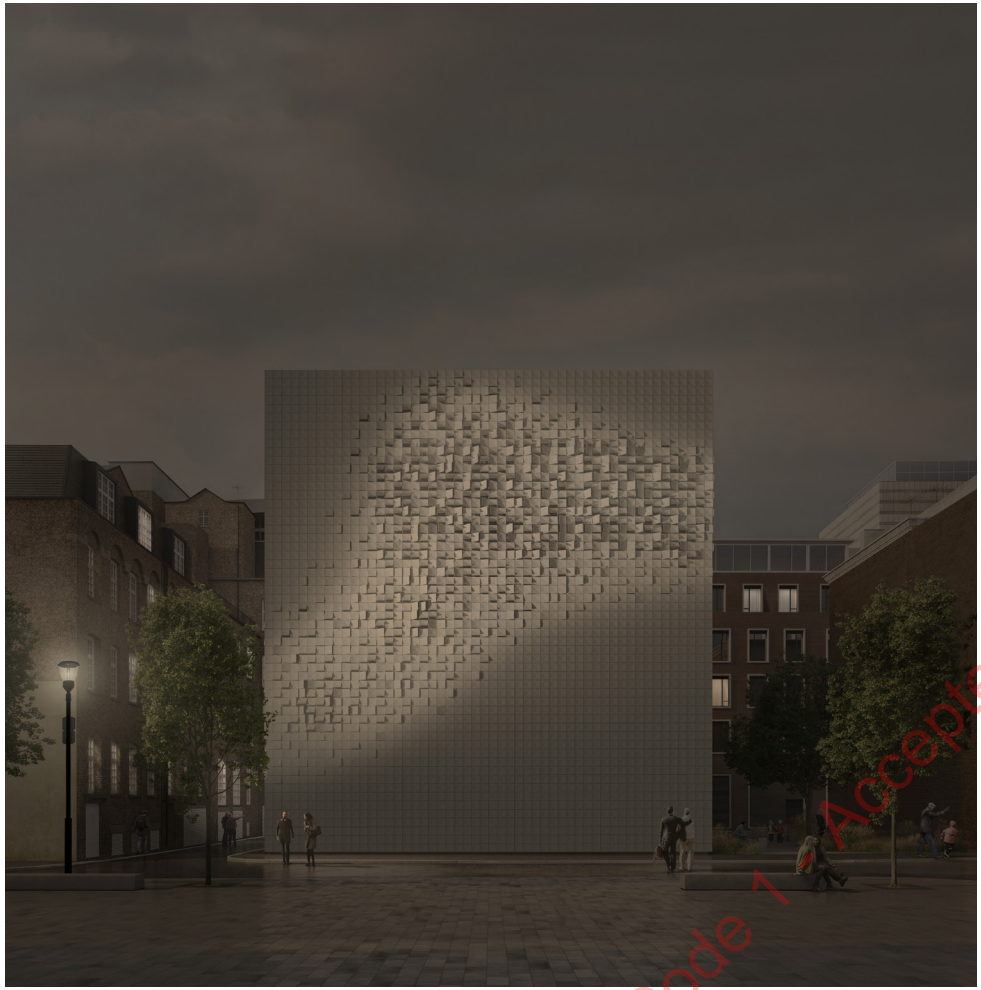
Design Development December 2020

EXTERNAL LIGHTING CONCEPT - NORTH ELEVATION

Indicative and not for approval



Design Development Summer 2020



Design Development December 2020

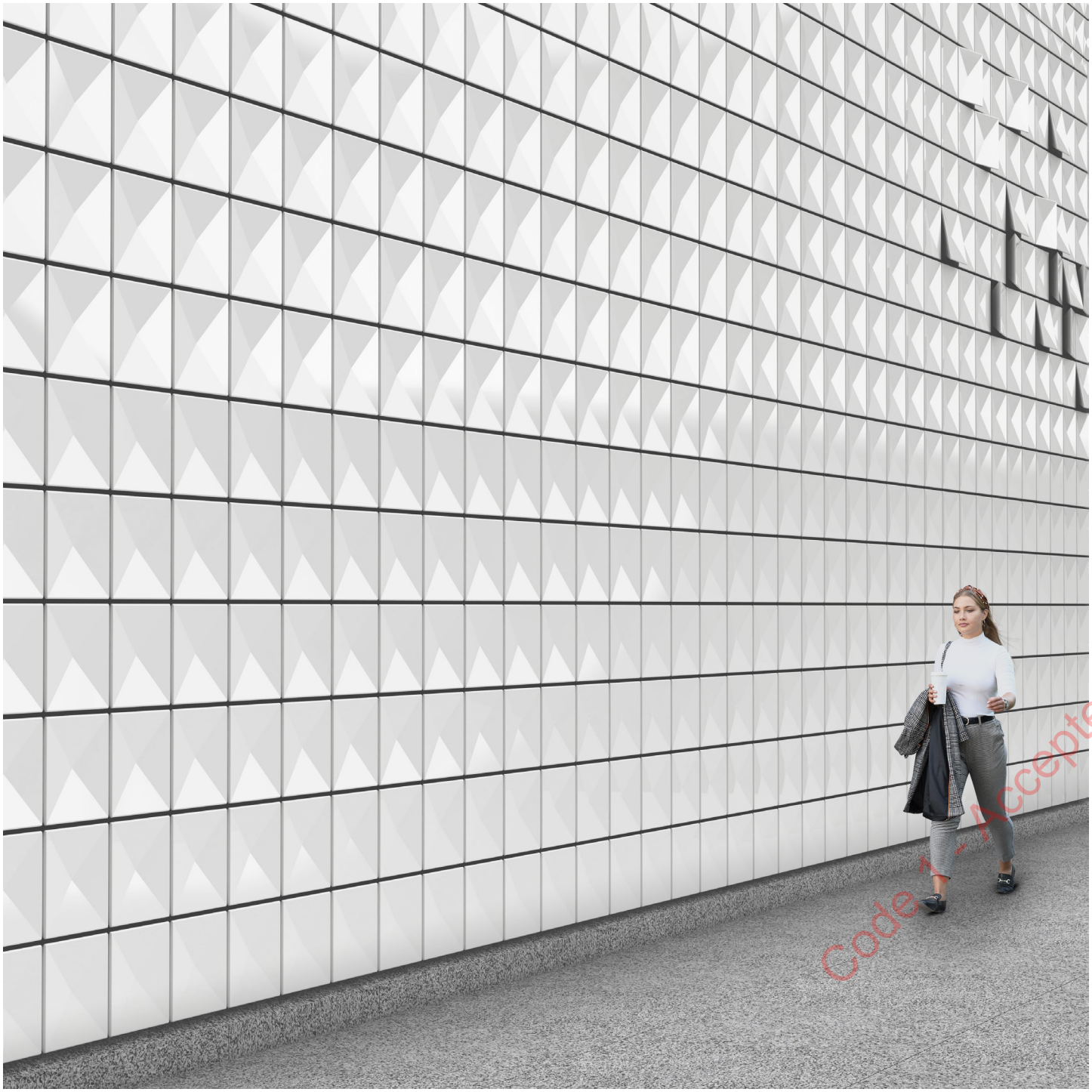
Front View

Rear View

Front View

Rear View

GROUND LEVEL PEDESTRIAN VIEW



HIGH LEVEL VIEW