

Shorts Gardens

CONDITION 5 - FACING BRICK SAMPLE PANELS

OCTOBER 2021



Introduction

This Report is submitted to discharge planning condition 05 associated with the consented proposals at the development site of 60-70 Shorts Gardens & 14-16 Betterton Street located within London Borough of Camden. The planning consent is listed under reference 2019/3501/P.

Condition 05 refer to sample panels of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing for facing brick to the following elements:

- replacement vent shaft building
- Betterton Street roof extension.

With agreement of the local authority, sample panels of the proposals have been constructed on site and photographic evidence provided within this report to allow discharge of the condition..

Shorts Gardens - Planning Condition 05

Existing Vent Shaft Building

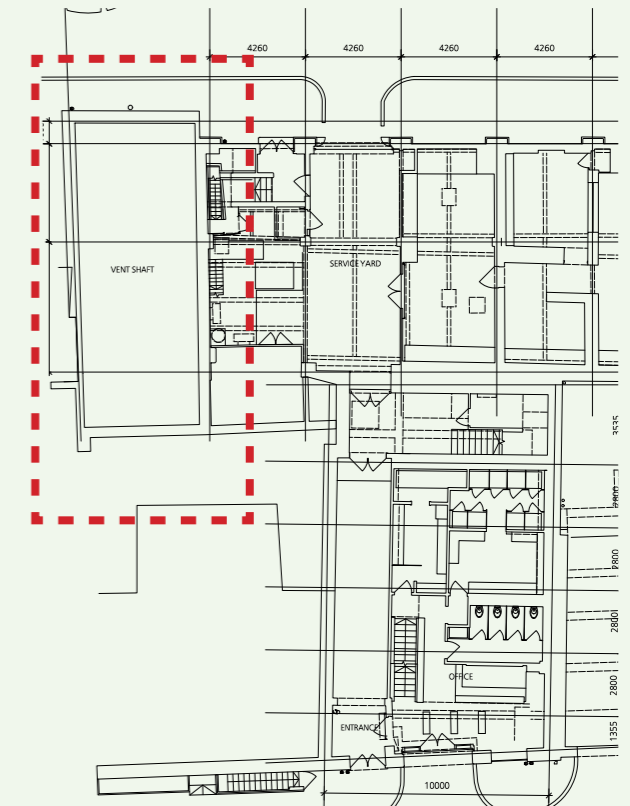


EXISTING VENT SHAFT BUILDING ON SHORTS GARDENS

- The existing brick vent shaft is not viable for retention and as part of the planning process it was agreed to be demolished, and a new red brick facade would be built in its place.
- The adjacent main factory building is a red brick facade from time of construction. The mortar mix is sandy in tone and is characterised with a slight weatherstruck mortar joint which can be seen below typically 8-10mm in thickness.



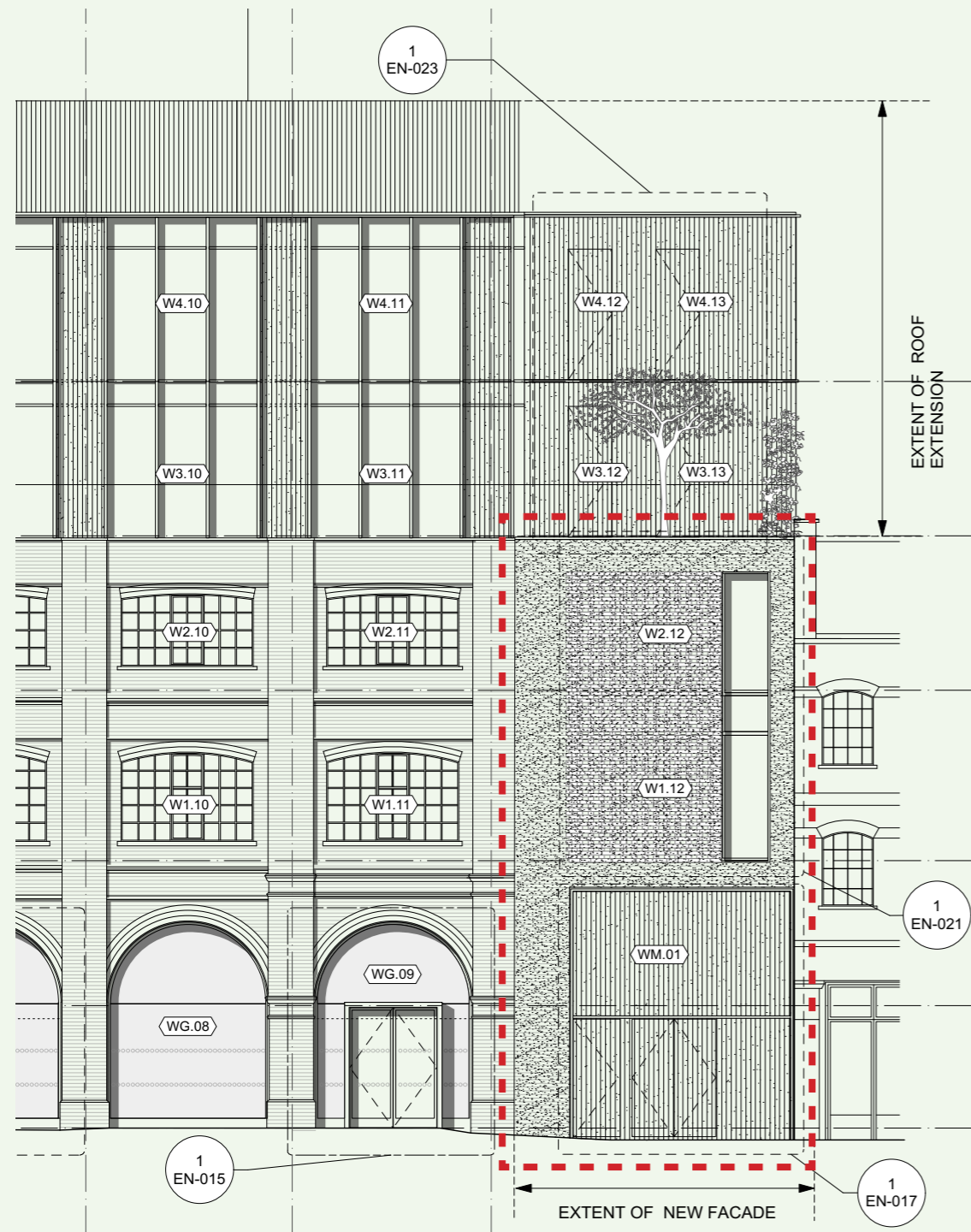
BRICK DETAIL OF MAIN SHORTS GARDENS FACADE



LOCATION OF VENT SHAFT ON EXISTING GROUND PLAN

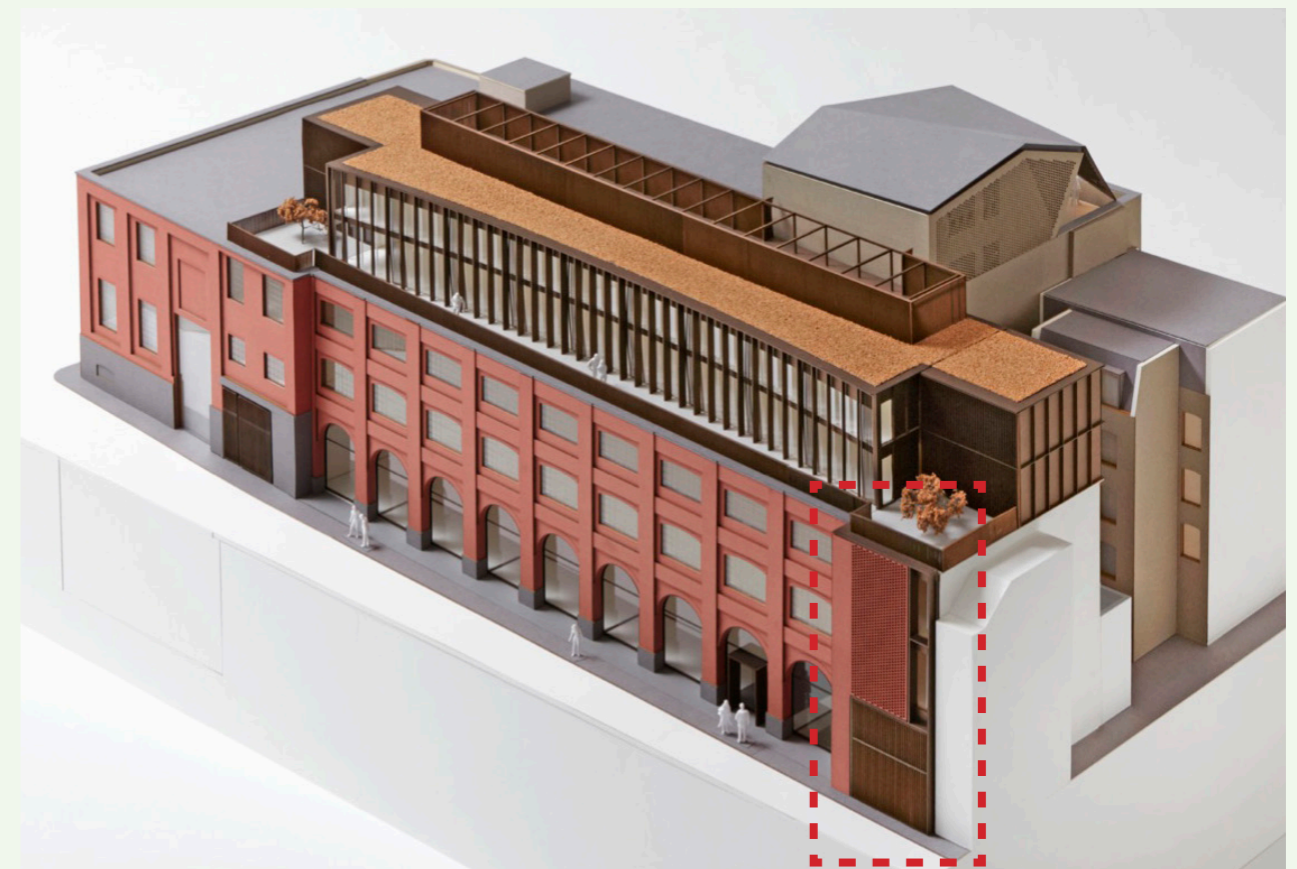
Shorts Gardens - Planning Condition 05

New Build Shorts Gardens Masonry Facade



EXTRACT OF PROPOSED SHORTS GARDENS FACADE - NEW BRICKWORK IN RED OUTLINE

- The vent shaft is replaced with a new red brick 3 storey facade on the streetline to replace existing.
- A solid brick pier forms the corner return abutting the existing red brick factory faced. A double storey hit & miss brickwork screen occupied the central upper section of the new masonry facade.
- Metal screens/doors complete the ground level composition

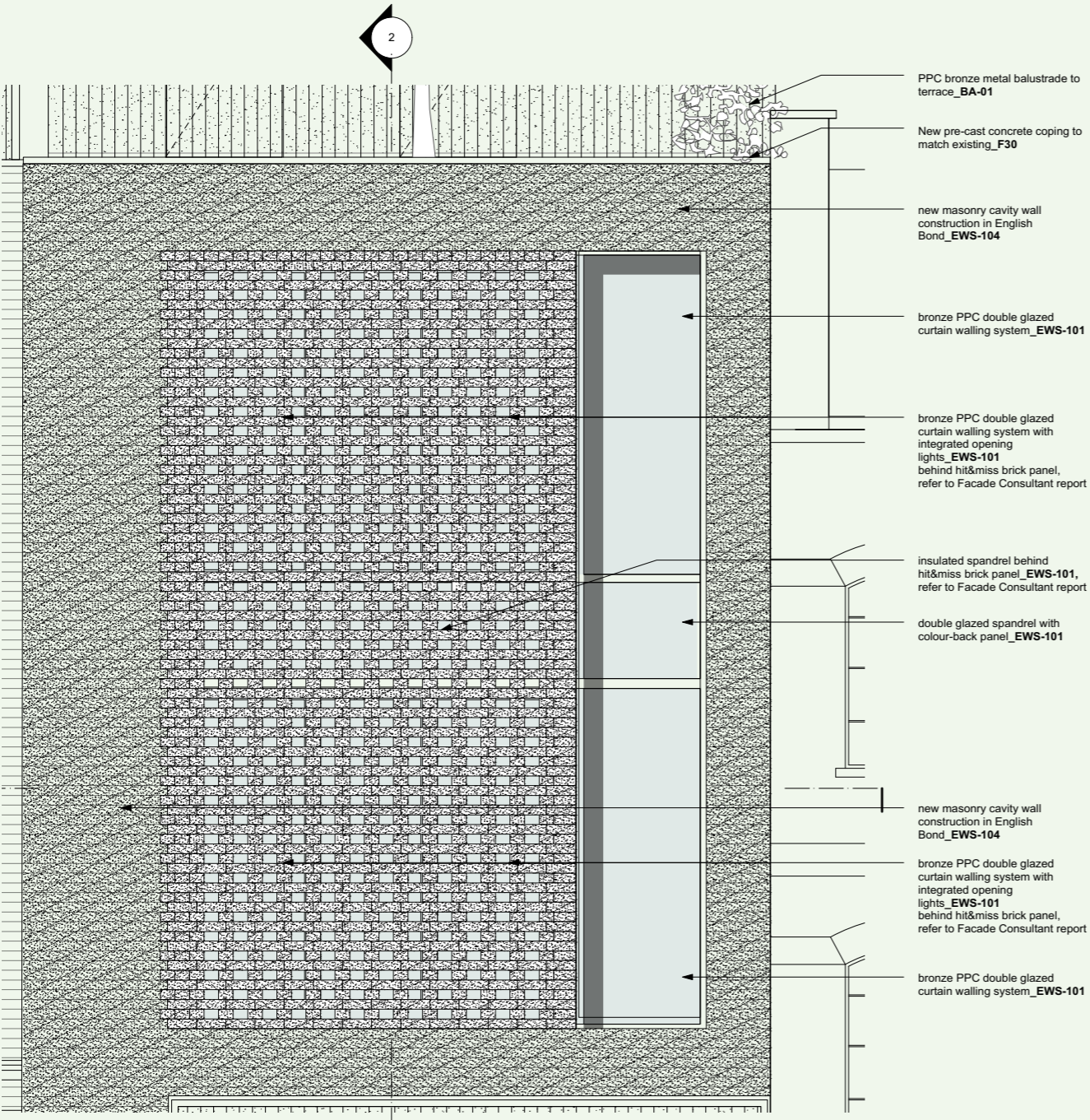


AERIAL VIEW OF PROPOSALS - NEW BUILD VENT SHAFT FACADE HIGHLIGHTED IN

Shorts Gardens - Planning Condition 05

New Build Shorts Gardens Masonry Facade

- The brick selected is the Mellowed Red Sovereign Stock, a solid red stock brick manufactured by Wienerberger in metric standard size.
- In keeping with the consent brickwork will be laid generally in English Bond (subject to specifics of hit/miss detailing), with mortar joints to match existing brickwork mortar joint thickness's of the main Shorts Gardens masonry facade.
- Mortar joints will be flush joints to match the adjacent main factory facade, with a mortar mix which is sandy in tone to match existing.



PROPOSED NEW BRICK ELEVATION DETAIL ON SHORTS GARDENS



MANUFACTURER : WIENERBERGER
PRODUCT : MELLOWED RED SOVEREIGN STOCK
SIZE : 215 X102.5 X 65MM

MANUFACTURER SAMPLE BRICK PALLETTE

Shorts Gardens - Planning Condition 05

Existing Host Betterton Street Building

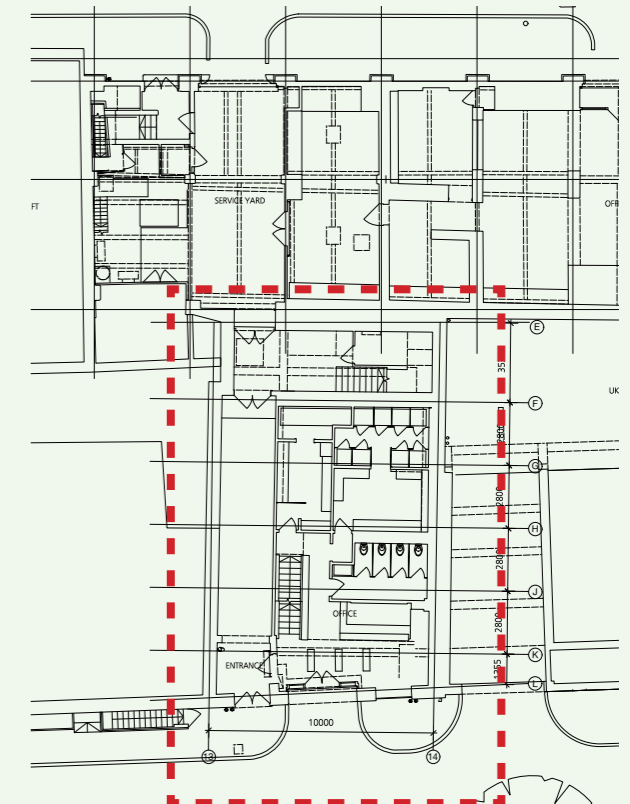


EXISTING BETTERTON STREET MASONRY BUILDING

- Betterton Street building is a separate block constructed of a typical London yellow stock brick. Existing brick will be cleaned as part of the works.
- The brickwork bears similarities to the Shorts Gardens buildings by its formation in English Bond. The mortar mix is sandy in tone and is characterised with a slight weatherstruck mortar joint which can be seen below, again similar to Shorts Gardens.



BRICK DETAIL OF EXISTING BETTERTON STREET FACADE

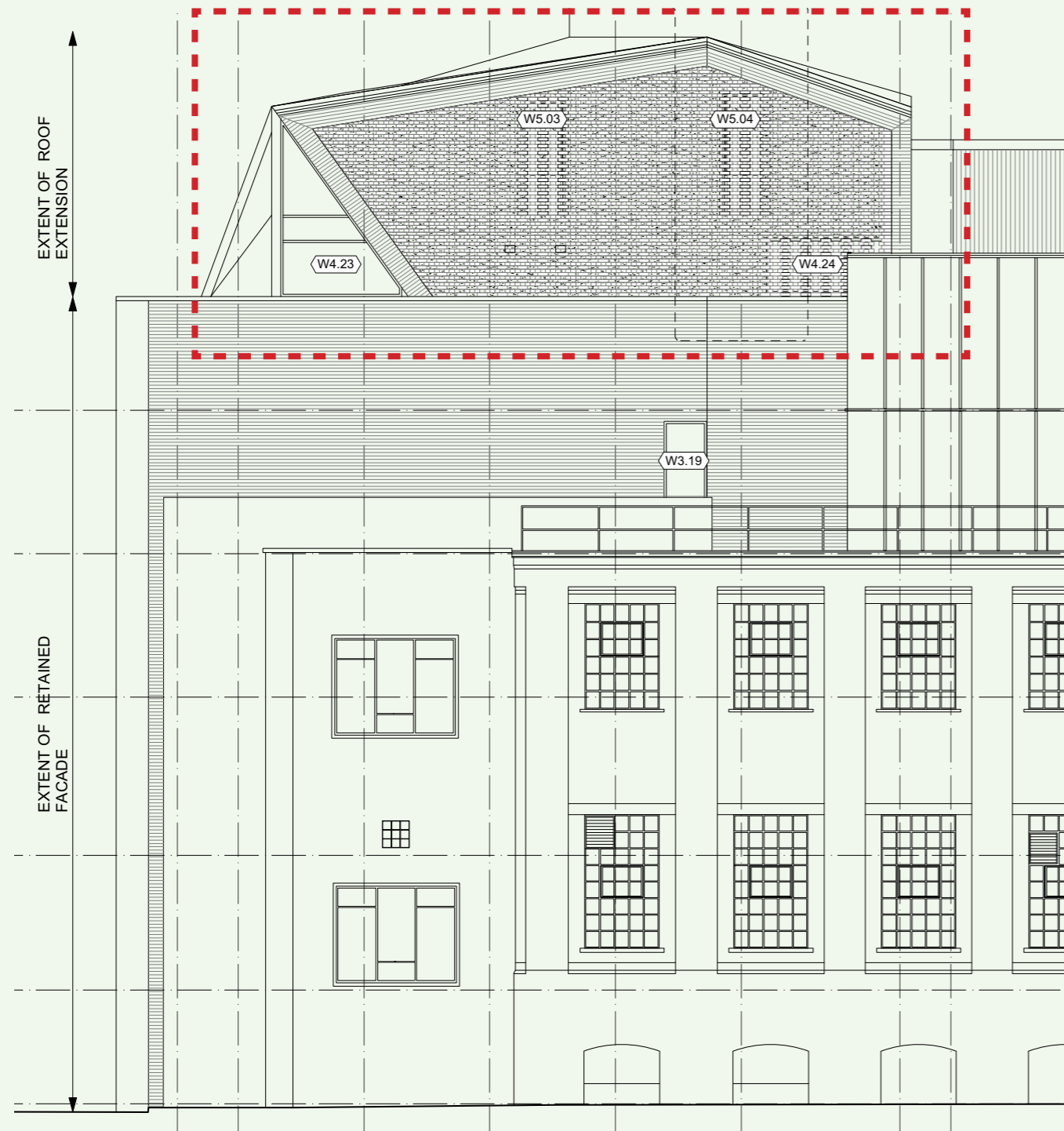


LOCATION OF BETTERTON STREET BUILDING, GROUND PLAN



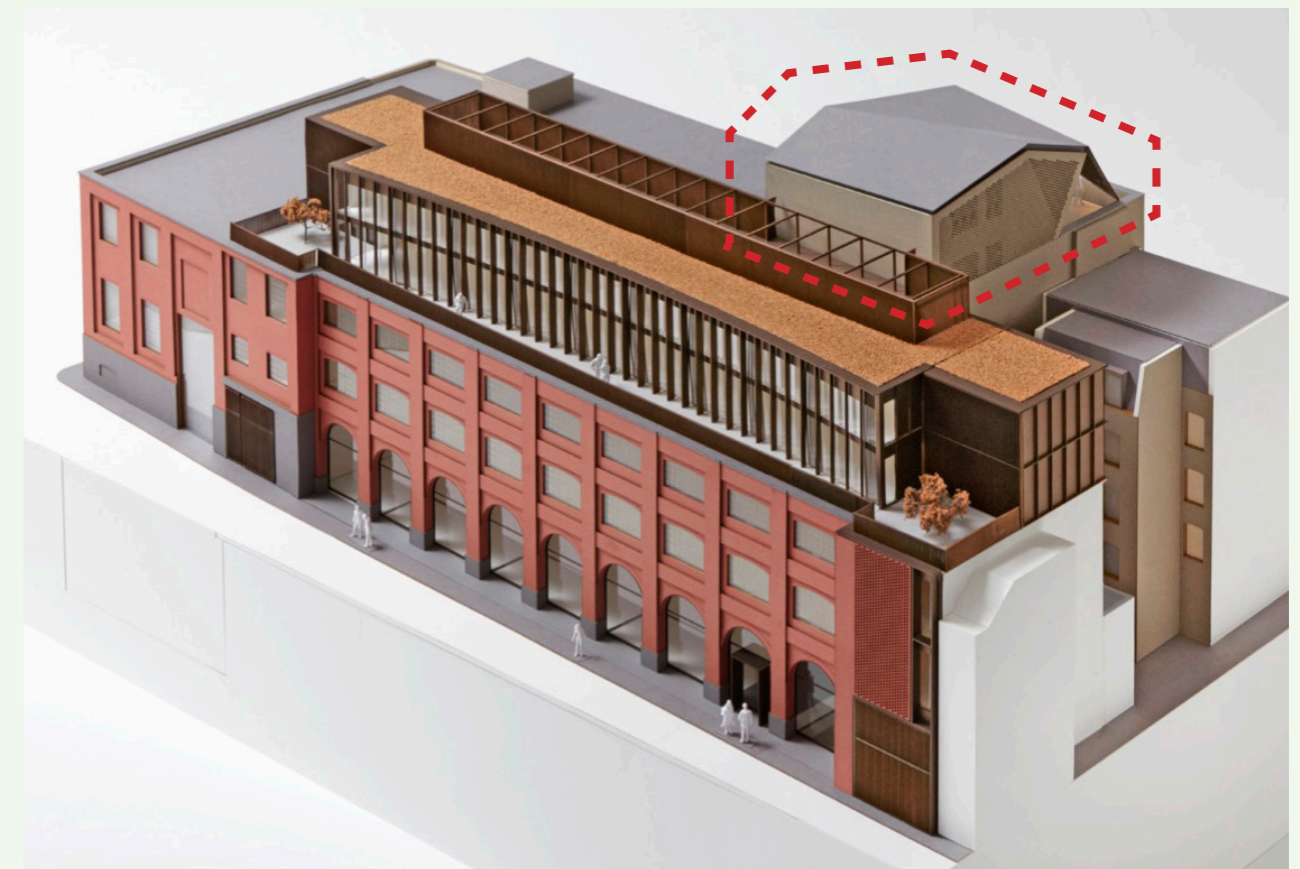
Shorts Gardens - Planning Condition 05

New Build Betterton Street Masonry Extension



EXTRACT OF PROPOSED EAST FACADE - NEW BRICKWORK IN RED OUTLINE

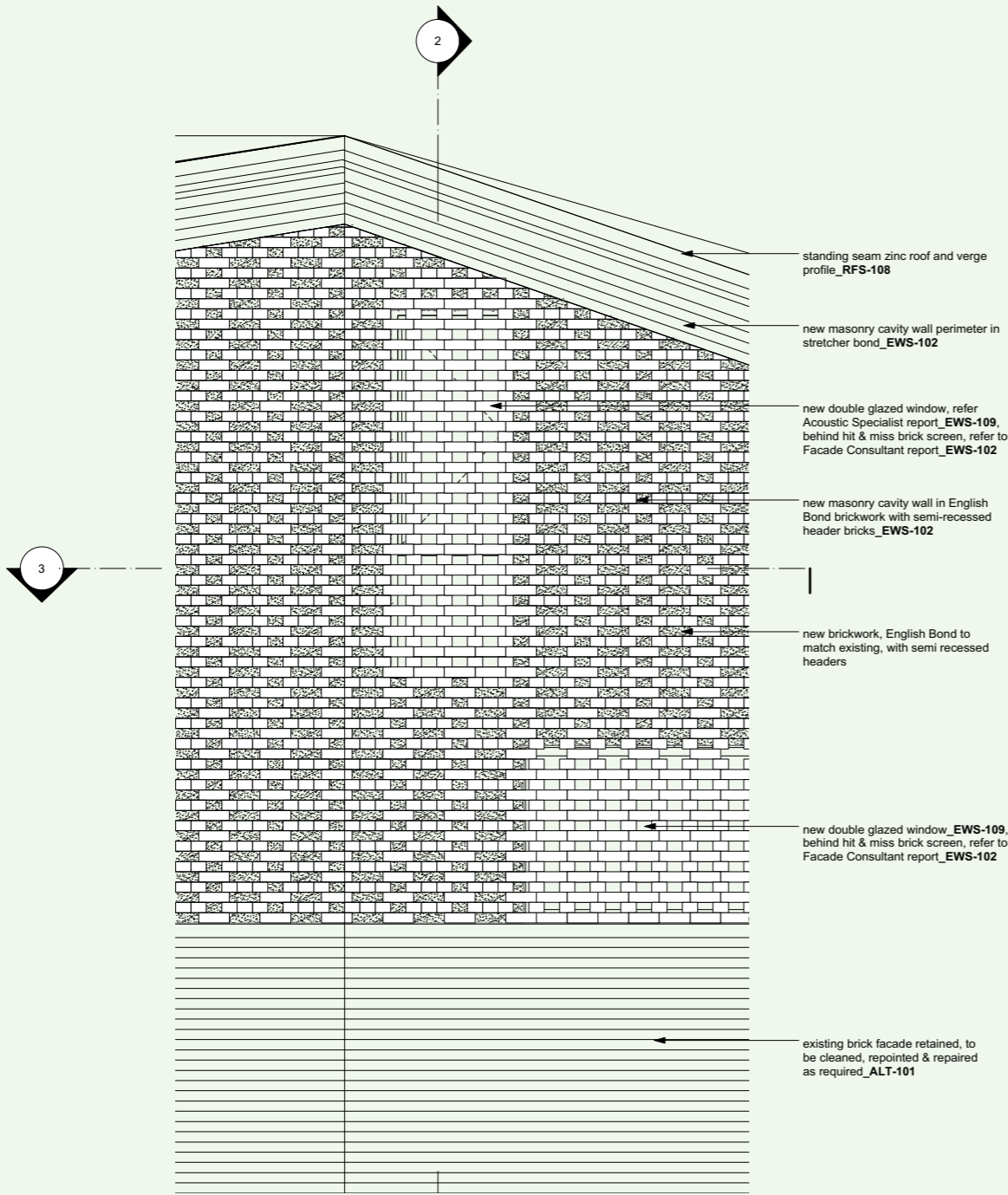
- A 2 storey masonry extension is proposed, angular in form in brickwork to match the host building.
- A largely glazed facade sets back from street, however 2 flush masonry walls extend up on each gable (east & west). These feature a number of windows concealed behind hit & miss brickwork.
- The bonding is varied and a textural element is introduced through semi-recessed detailing.



AERIAL VIEW OF PROPOSALS - NEW BUILD VENT SHAFT FACADE HIGHLIGHTED IN

Shorts Gardens - Planning Condition 05

New Build Betterton Street Masonry Extension



PROPOSED TYPICAL NEW BRICK ELEVATION DETAIL ON BETTERTON STREET EXTENSION

- The brick selected is the Hampstead Yellow, a modern London stock equivalent, manufactured by Bespoke Brick Company in metric standard size.
- In keeping with the consent, brickwork will be laid generally in English Bond, with typical 10mm joints. In addition there is a stretcher bond perimeter to the composition. Hit & miss is used with glazing behind, in addition the brickwork is laid with alternating semi-recessed headers/stretchers.
- Mortar joints will be flush joints to match the host building below, with a mortar mix which is sandy in tone to match existing.

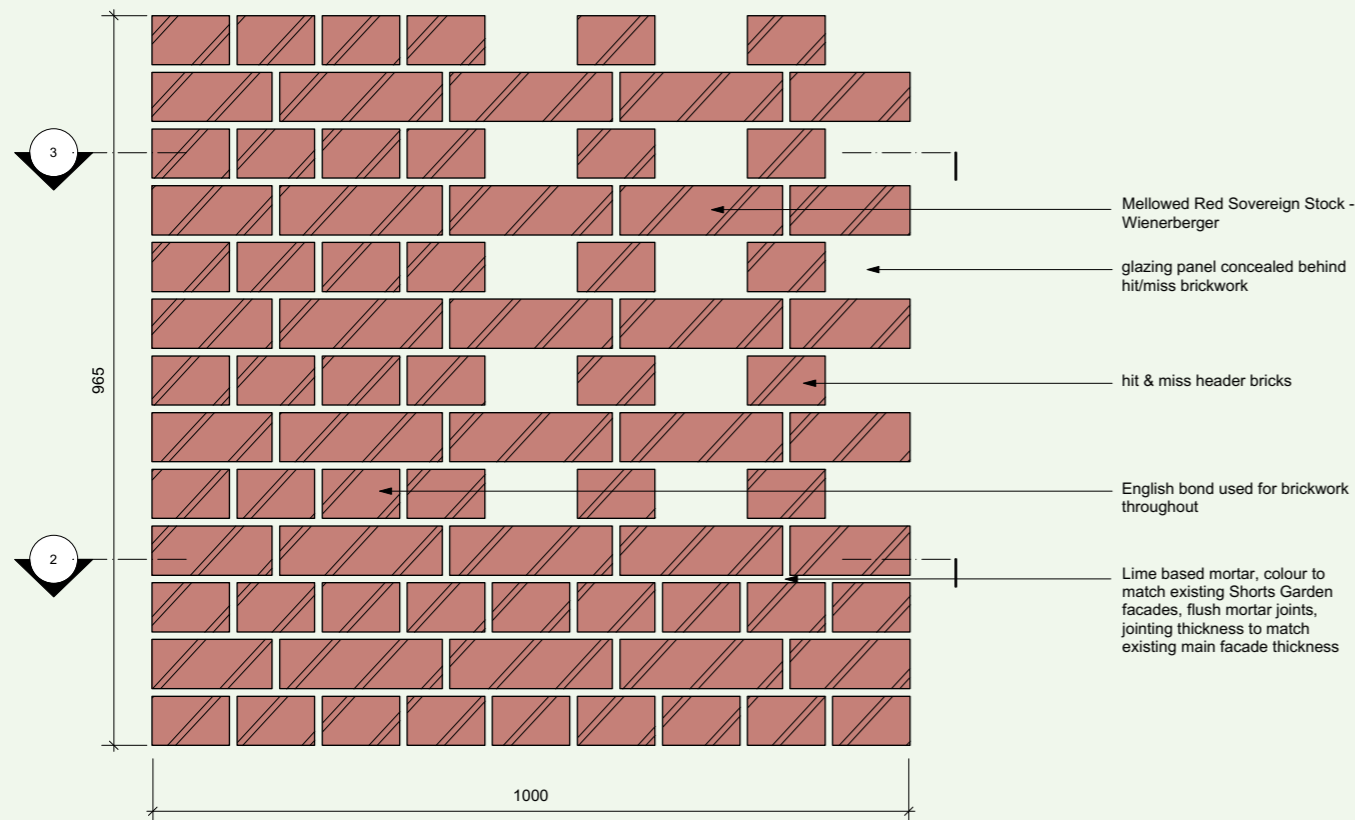


MANUFACTURER : BESPOKE BRICK COMPANY
PRODUCT : HAMPSTEAD YELLOW
SIZE : 215 X102.5 X 65MM

MANUFACTURER SAMPLE BRICK PALLETTE

Appendix

FACING BRICK SAMPLE DETAIL DRAWINGS



1 Shorts Garden - Sample Panel Elevation
1:5@A1



2 Shorts Garden - Brick Set Out Plan Detail 1
1:5@A1



3 Shorts Garden - Brick Set Out Plan Detail 2
1:5@A1

GENERAL NOTES.

All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.

Sizes of and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes / dimensions.

Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.

This drawing to be read in conjunction with all other Architect's drawings, specifications and other Consultants' information.

All proprietary systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.

Any discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect

DO NOT SCALE FROM THIS DRAWING.

NOTES.

REVISION DATE

Buckley Gray Yeoman

Studio 4.04 The Tea Building 56 Shoreditch High Street
London E1 6JJ T: 020 7033 9913 F: 020 7033 9914

CLIENT

SPAN GROUP

PROJECT

SHORT'S GARDENS

DRAWING

Planning Sample Panels
Shorts Gardens Elevation

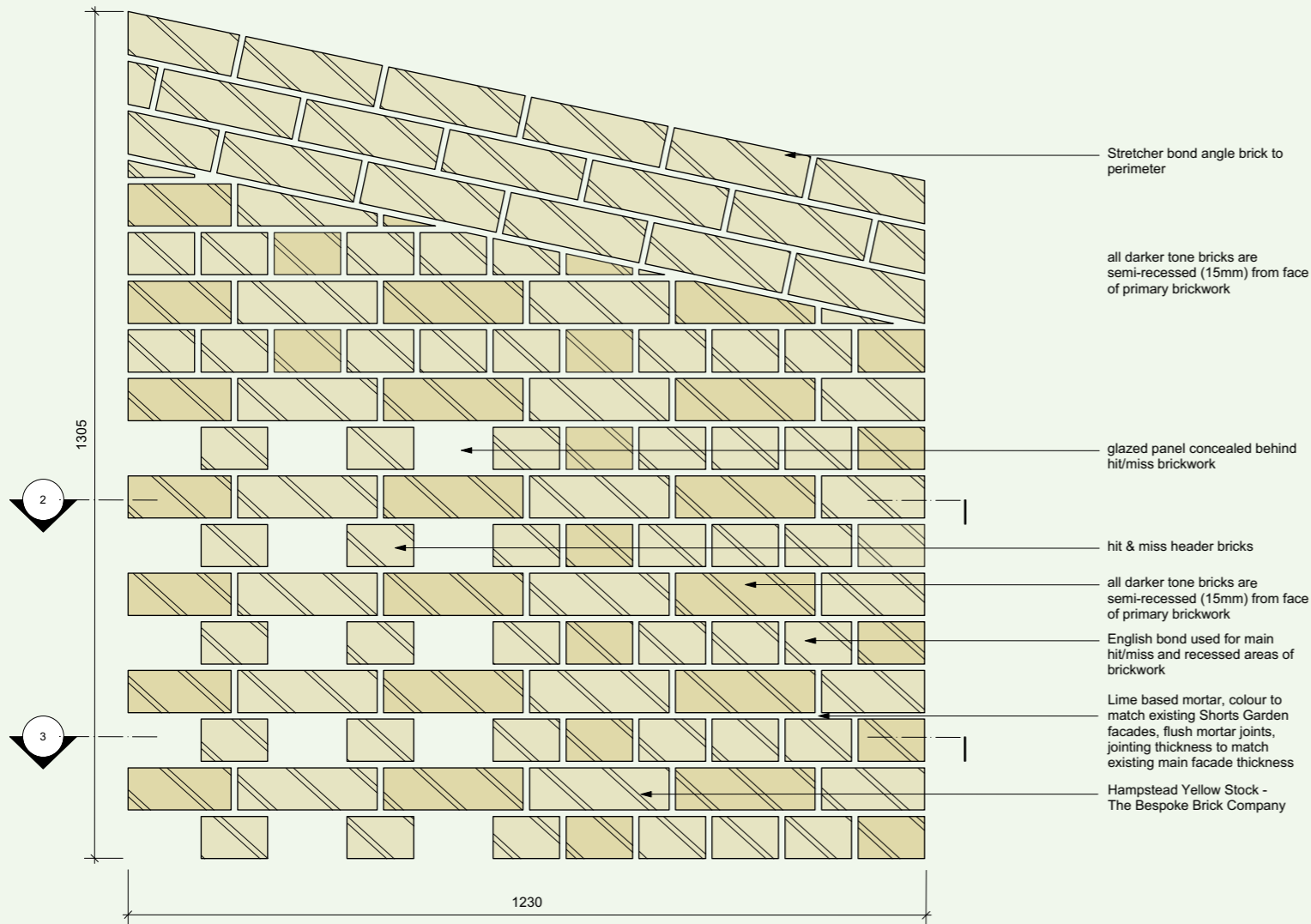
SCALE 1:5 @ A1 (1:10 @ A3)

DATE SEPT. 2021 DRAWN BY ALI

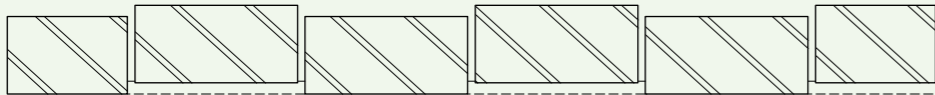
DWG No. 1087_SK-01 REVISION -

DRAWING STATUS PLANNING

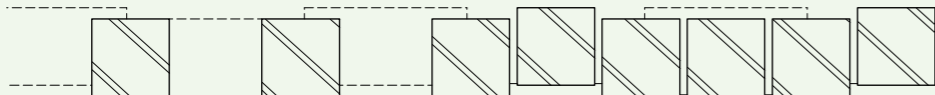
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1 Betterton Street - Sample Panel Elevation
1:5@A1



2 Betterton Street - Brick Set Out Plan Detail 1
1:5@A1



3 Betterton Street - Brick Set Out Plan Detail 2
1:5@A1

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CLIENT
SPAN GROUP

PROJECT
SHORT'S GARDENS

DRAWING
Planning Sample Panels
Betterton Street Elevation

SCALE
1:5 @ A1 (1:10 @ A3)

DATE
SEP. 2021

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ALI

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1087_SK-02

REVISION
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PLANNING

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