



astudio

Planning Condition 5 - Facing Materials
2020/1351/P and 2021/3887/P

UNCOMMON HOLBORN
81 - 87 High Holborn
London
WC1V 6NU

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DOCUMENT REF	UCH-AST-XX-XX-PP-A-011012
DATE OF ISSUE	24-06-2022
REVISION	P01
PLANNING REF	2020/1351/P and 2021/3887/P

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Record of revisions

Rev no.	Date of issue
P01	24th June 2022

UNCOMMON HOLBORN
PLANNING CONDITION 5 - FACING MATERIALS
2020/1351/P AND 2021/3887/P

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01

INTRODUCTION

01.00 INTRODUCTION

This document provides specification details of all facing materials covered in application number 2020/1351/P, in accordance with condition 5 of the same decision notice:

"Before the relevant part of the work is begun, manufacturer's specification details of all facing materials and samples of those materials (to be provided on site) shall be submitted to and approved in writing by the Local Planning Authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017."

In addition, material samples will be provided on site. Mock-up samples of the most relevant items will also be available on site for approval.


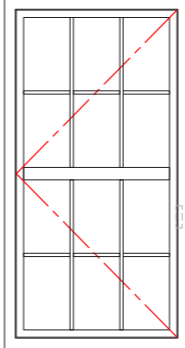


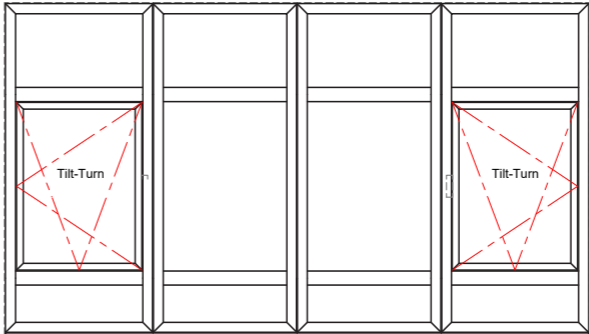

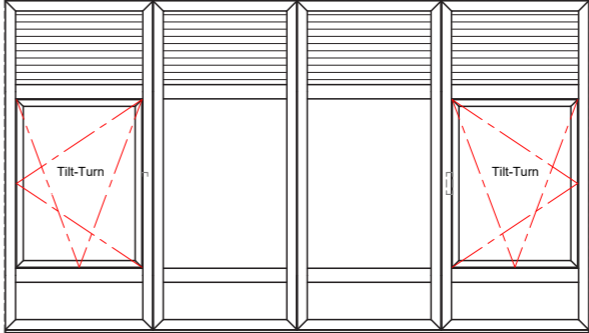

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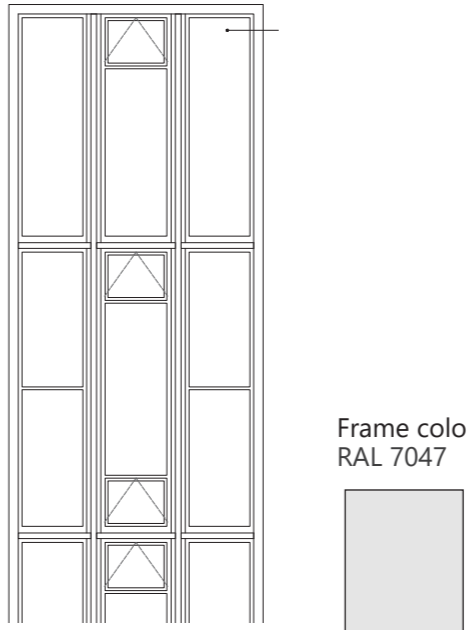

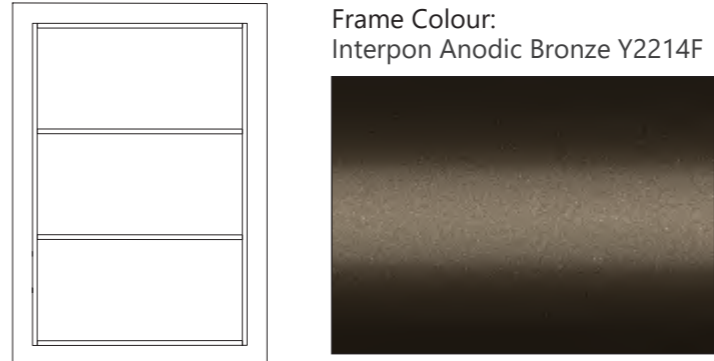


- Facing material schedule - description of all facing materials and systems, including manufacturer's specification and typical drawings. A colour key identifies each of the materials.
- Facing materials scope - the location of each material/system is identified on the design drawings through a colour key.
- Window replacement - like for like window replacement explained


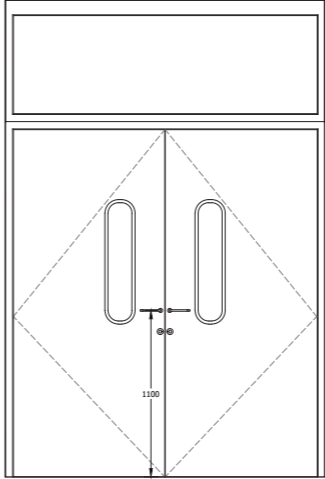


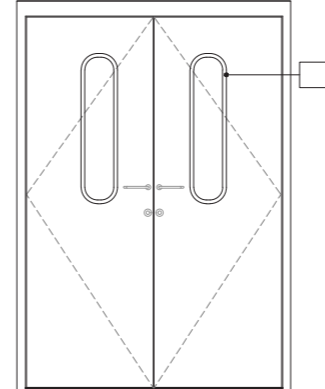


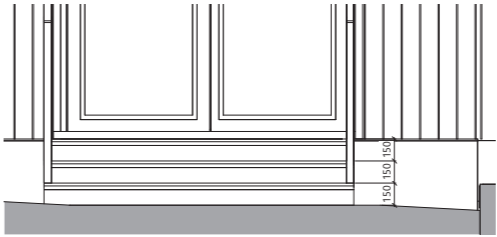

02

**FACING MATERIALS
SCHEDULE**

02.00 FACING MATERIALS SCHEDULE

Category	Ref. No.	Description	Location	Manufacturer	Product / Specification	Ref. Images/Drawings	Sample
Windows	EXT MAT 01 	<p>Aluminium window system:</p> <p>Double glazed, thermally broken sash look-a-like window system with georgian style muntins. All exposed aluminium components to be powder coated, colour to match existing stonework window surrounds (RAL 7047).</p> <p>Overall window acoustic performance is 41dB Rw and overall thermal performance is 1.8W/m2K</p> <p>Proposed window design matches as closely as possible the existing windows given the performance uplift requirements*.</p> <p>Glass: Safety glass to both outer and inner glass panes with low emissivity coating, achieving an Ug value of 1.0 W/m2K and a 0.65 g-value.</p> <p><small>*please refer to chapter 4 of this document for more details</small></p>	High Holborn facade (South elevation)	Kawneer	AA720 series	 <p>Frame colour: RAL 7047</p>  <p>Please note the planning condition requires the frame colour to match the existing window frames (RAL 9016)</p> <p>The design team proposes to match the colour of the stone surrounds instead*, subject to planning approval. Mock up window is available on site for approval.</p>	Mock-up window sample on site for approval
	EXT MAT 02 	<p>Aluminium window system:</p> <p>Double glazed, thermally broken "crittal" window system.</p> <p>All exposed aluminium components to be powder coated, colour to match colour of existing stonework window surrounds (RAL 7047).</p> <p>Overall window acoustic performance is 41dB Rw and overall thermal performance is 1.8W/m2K</p> <p>Proposed window design matches as closely as possible the existing windows given the performance uplift requirements*.</p> <p>Clear Glass: Safety glass to both outer and inner glass panes with low emissivity coating, achieving an Ug value of 1.0 W/m2K and a 0.65 g-value.</p> <p>Translucent Glass (where applicable): achieves the same performance as the clear glass, includes a white "diffusa" interlayer.</p> <p>Louvres and doors (where applicable): All integrated louvres and doors to have the same finish as window frames.</p> <p>Glazed spandrel panels (where applicable): Insulated glazed spandrel panel, back painted in RAL 7047.</p> <p><small>*please refer to chapter 4 of this document for more details on like-for-like window replacement.</small></p>	All internal facades and Eagle Street facade	Kawneer	AA540 series	 <p>Frame and louvre colour: RAL 7047</p>   <p>Frame and louvre colour: RAL 7047</p> 	Mock-up window and samples on site for approval

Category	Ref. No.	Description	Location	Manufacturer	Product / Specification	Ref. Images/Drawings	Sample
	EXT MAT 03 	<p>Steel curtain wall system:</p> <p>Double glazed, thermally broken window system providing 120minutes fire rating. All exposed steel components to be powder coated, colour to match the existing stonework window surrounds (RAL 7047).</p> <p>Design matches as closely as possible the existing curtain walling given the performance uplift requirements.</p> <p>Glass: Safety glass to both outer and inner glass panes with low emissivity coating, achieving an Ug value of 1.0 W/m²K and a 0.65 g-value.</p>	Cores	Aluprof	MB-118EI	 <p>Frame colour: RAL 7047</p>	Material samples on site for approval
Rooflights	EXT MAT 04 	<p>Aluminium curtain wall system: Double glazed, thermally broken curtain wall system with integrated smoke vents. All exposed aluminium components to be powder coated, colour Anodic Bronze Y2214F (Interpon range).</p> <p>Roof system achieving a class 2 - non-fragile classification.</p> <p>Clear safety glass to both outer and inner glass panes, with neutral solar control and low emissivity coating.</p>	First floor roof	Schuco	FWS60	 <p>Frame Colour: Interpon Anodic Bronze Y2214F</p>	Material samples on site for approval
Brick	EXT MAT 05 	<p>Clay facing brickwork:</p> <p>The selected brick samples represent the closest match to the existing bricks. Colour tinting will be applied as required to provide an even better match and seamless appearance.</p> <p>Bricks to be layed so that bond and mortar match the existing brickwork.</p>	North elevation of High Holborn block and South elevation of Eagle street block. Parapet extensions on 1st floor roof.	TBC (Wienerberger/Furness)	TBC Wienerberger W445 Wheat/Furness Georgian Multi buff		Material samples on site for approval

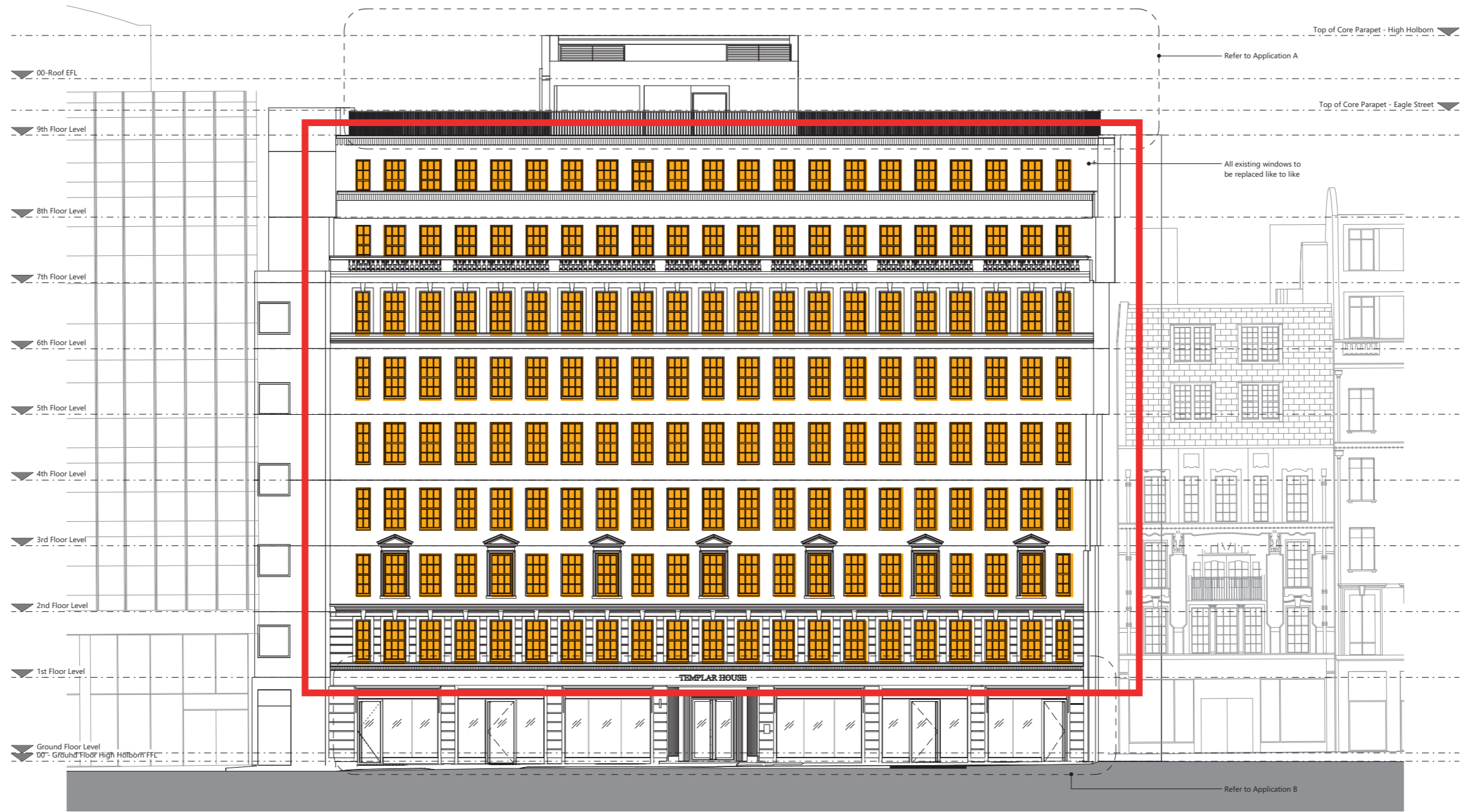
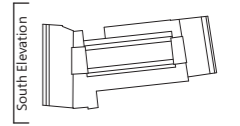
Category	Ref. No.	Description	Location	Manufacturer	Product / Specification	Ref. Images/Drawings	Sample
Doors	EXT MAT 06 	External doors (lower levels): Thermally broken, heavy duty, hinged door system. All aluminium components to be powder coated, colour bronze (Anodic Bronze Y2214F).	French Horn Yard fire exit and courtyards	Kawneer	AA190TB	 Frame Colour: Interpon Anodic Bronze Y2214F 	Material sample to be provided on site
	EXT MAT 07 	External doors (upper levels): Thermally broken, heavy duty, hinged door system. All aluminium components to be powder coated, colour to match windows (RAL 7047).	Access onto public roofs and plant areas	Kawneer	AA190TB	 Frame and door colour: RAL 7047 	Material sample to be provided on site
Stairs	EXT MAT 08 	External stairs: Mild steel stairs, galvanized finish.	French Horn Yard fire exit and south east courtyard			 Galvanized steel: 	Material sample to be provided on site










03

**FACING MATERIALS
LOCATION**

03.00 FACING MATERIALS SCOPE

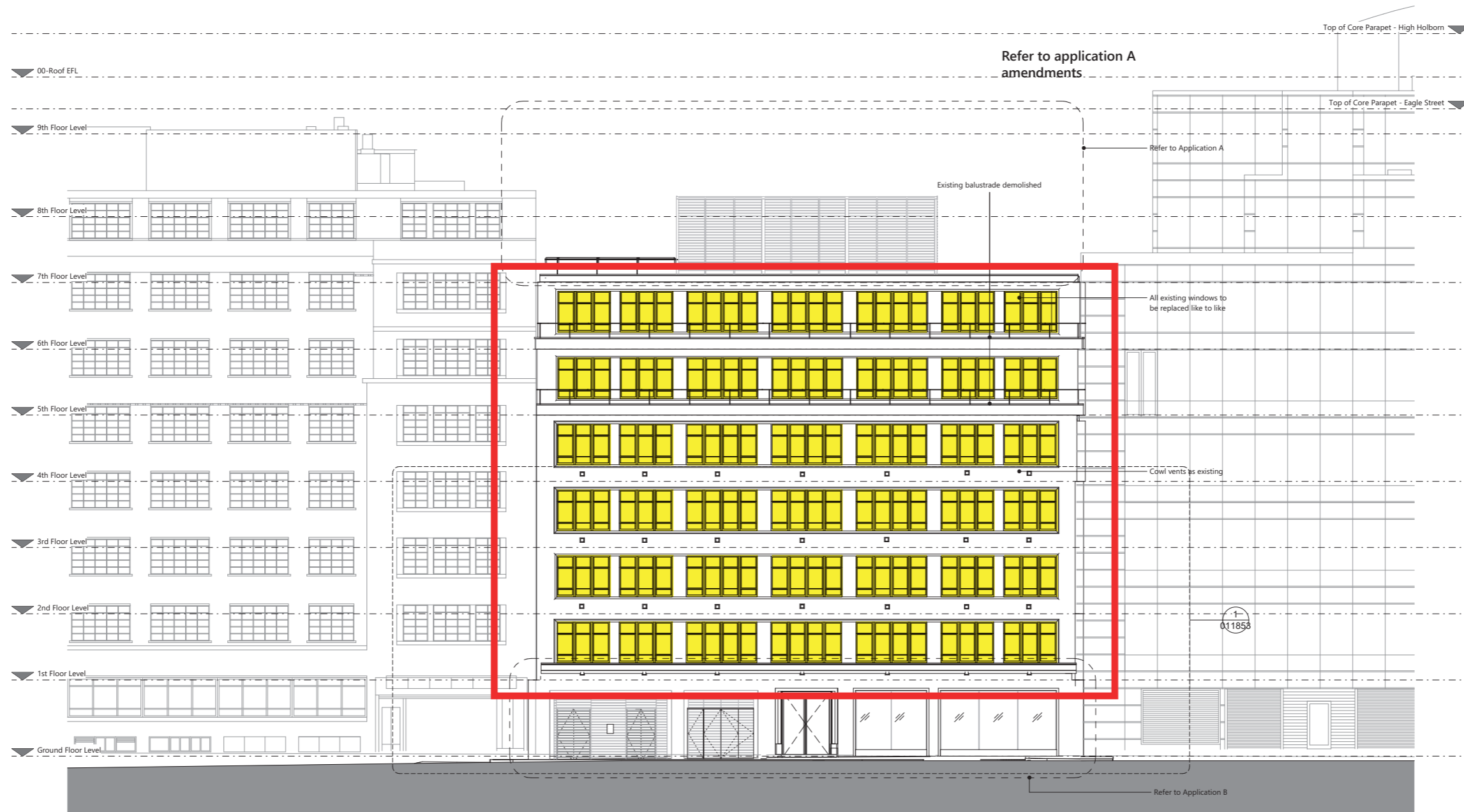
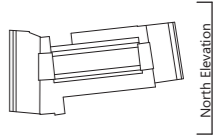
03.01 SOUTH ELEVATION



Legend								
	EXT MAT 01		EXT MAT 03		EXT MAT 05		EXT MAT 07	 APPLICATION 2020/1351/P AND 2021/3887/P SCOPE
	EXT MAT 02		EXT MAT 04		EXT MAT 06		EXT MAT 08	

03.00 FACING MATERIALS SCOPE

03.02 NORTH ELEVATION



Legend

- EXT MAT 01
- EXT MAT 02

- EXT MAT 03
- EXT MAT 04

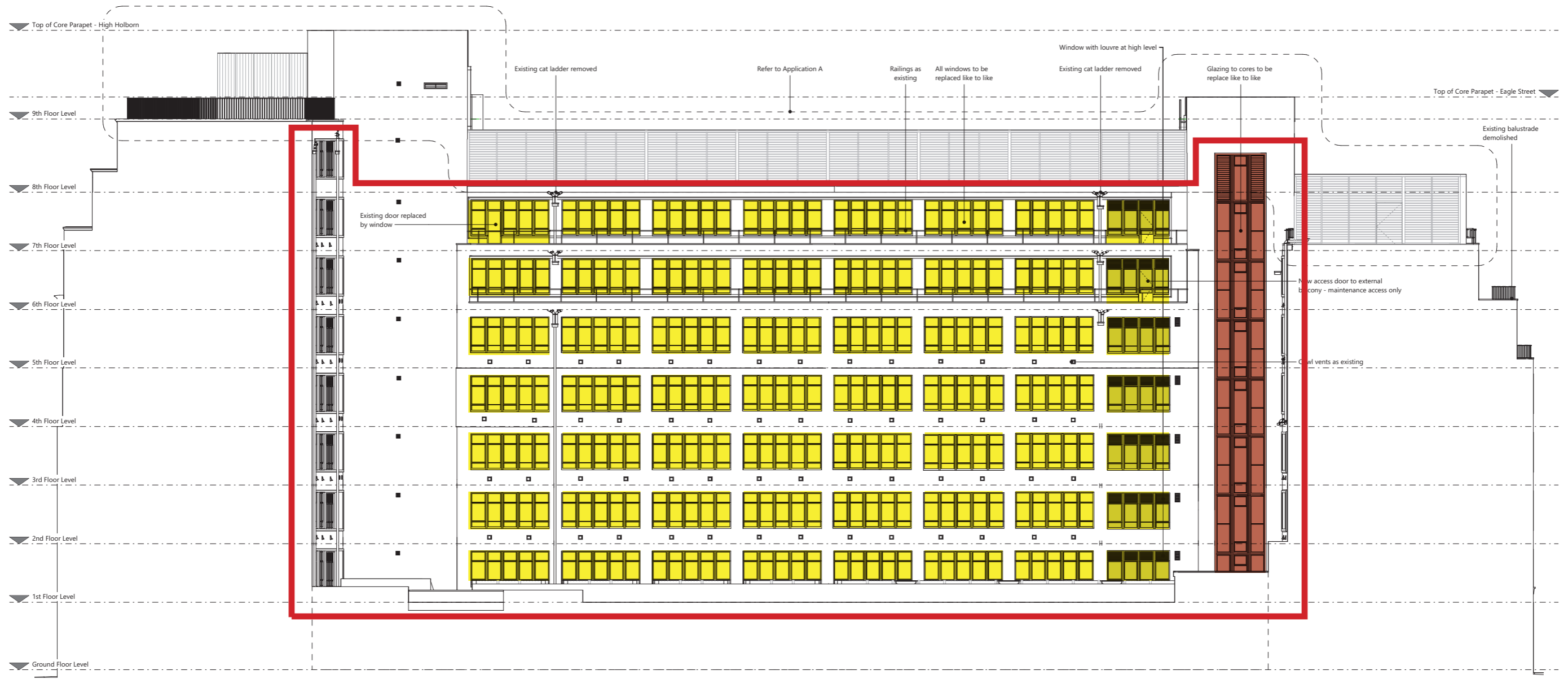
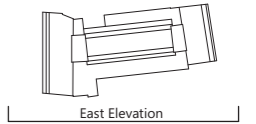
- EXT MAT 05
- EXT MAT 06

- EXT MAT 07
- EXT MAT 08

APPLICATION 2020/1351/P AND 2021/3887/P SCOPE

03.00 FACING MATERIALS SCOPE

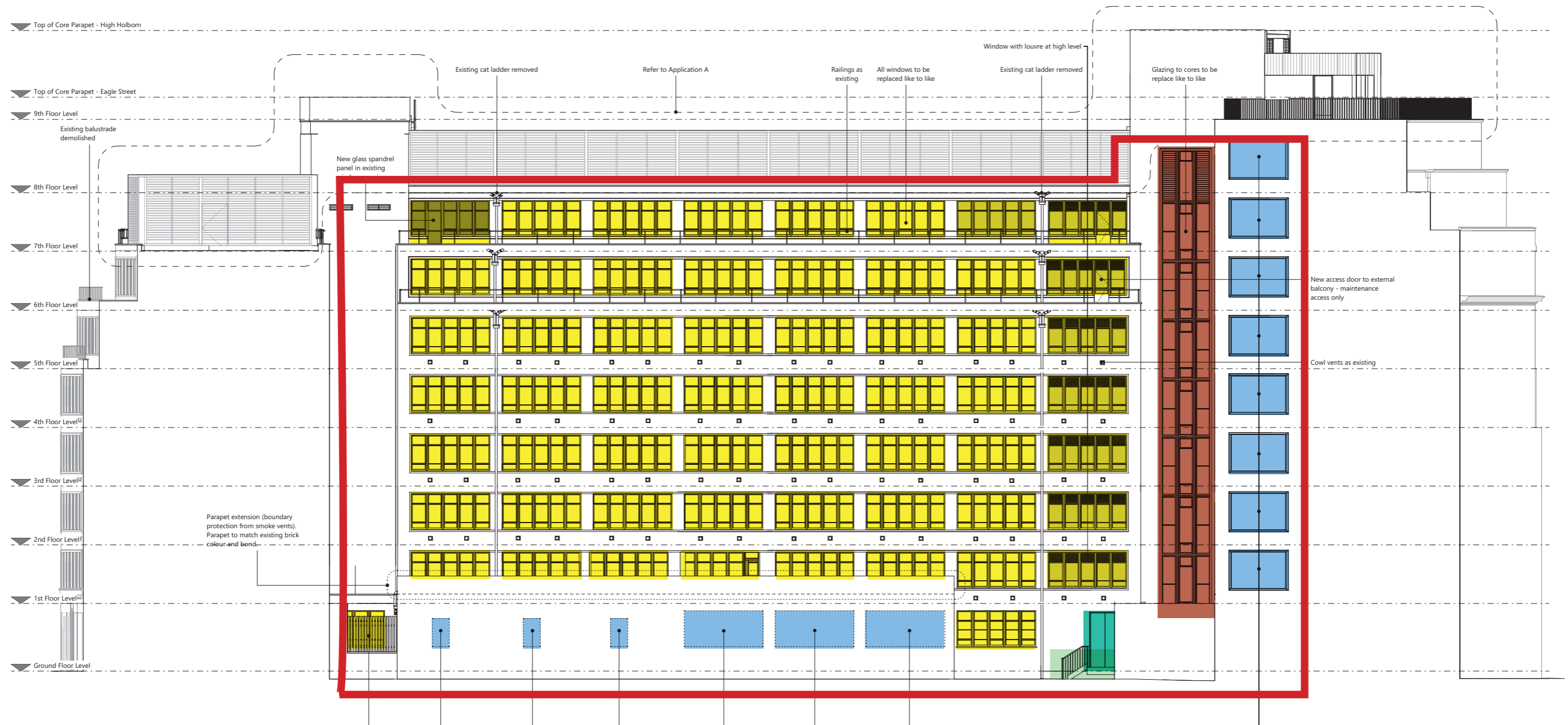
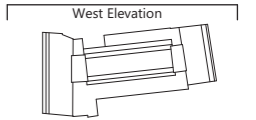
03.03 EAST ELEVATION



Legend					
	EXT MAT 01		EXT MAT 03		EXT MAT 07
	EXT MAT 02		EXT MAT 04		EXT MAT 05
			EXT MAT 06		EXT MAT 08
					APPLICATION 2020/1351/P AND 2021/3887/P SCOPE

03.00 FACING MATERIALS SCOPE

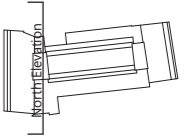
03.04 WEST ELEVATION



Legend								
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	EXT MAT 02		EXT MAT 04		EXT MAT 06		EXT MAT 08	
								APPLICATION 2020/1351/P AND 2021/3887/P SCOPE

03.00 FACING MATERIALS SCOPE

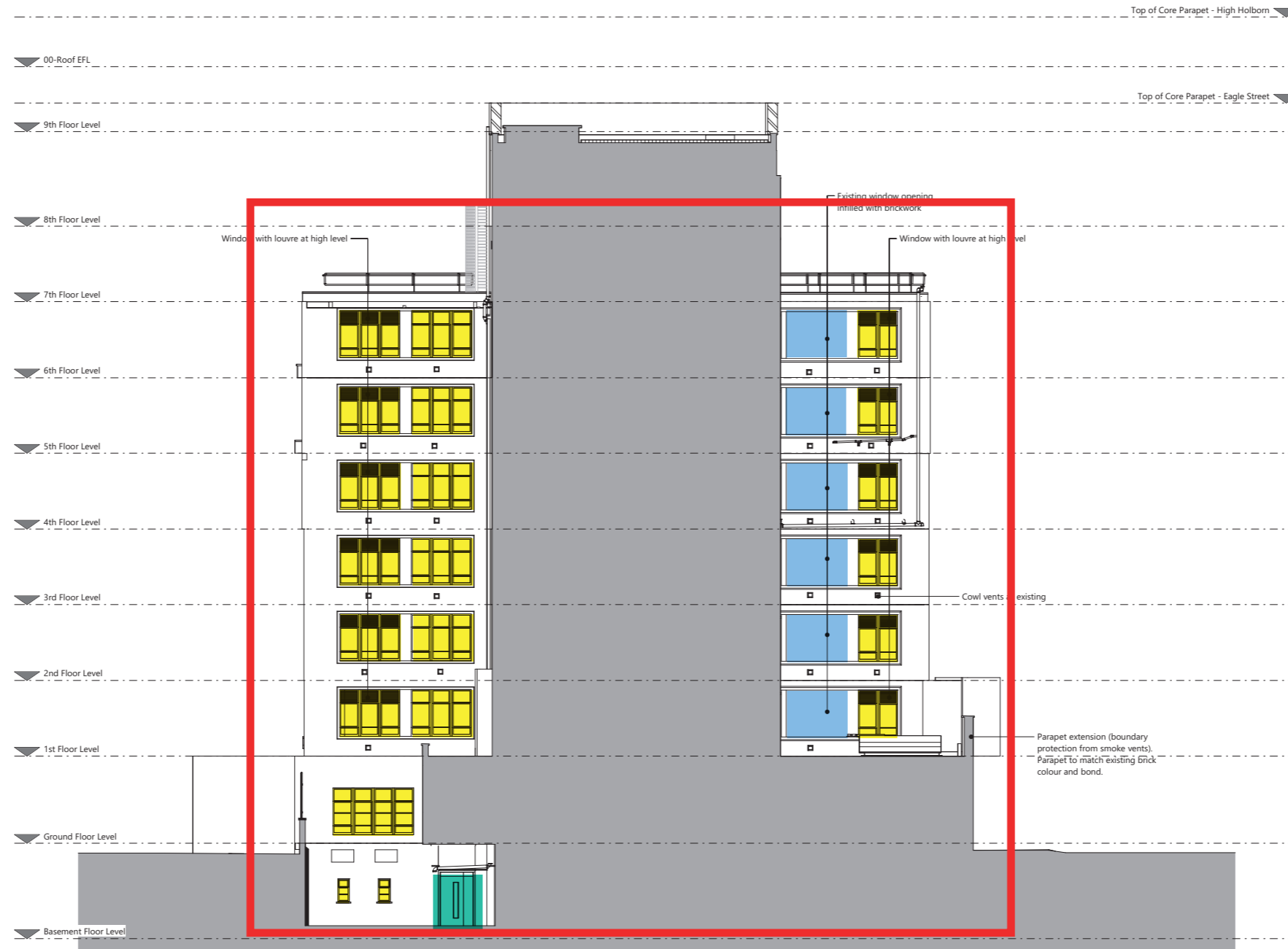
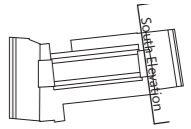
03.05 HOLBORN NORTH ELEVATION



Legend								
	EXT MAT 01		EXT MAT 03		EXT MAT 05		EXT MAT 07	
	EXT MAT 02		EXT MAT 04		EXT MAT 06		EXT MAT 08	
								APPLICATION 2020/1351/P AND 2021/3887/P SCOPE

03.00 FACING MATERIALS SCOPE

03.06 EAGLE SOUTH ELEVATION



Legend

- EXT MAT 01
- EXT MAT 02

- EXT MAT 03
- EXT MAT 04

- EXT MAT 05
- EXT MAT 06

- EXT MAT 07
- EXT MAT 08

APPLICATION 2020/1351/P AND 2021/3887/P SCOPE

03.00 FACING MATERIALS SCOPE

03.07 FIRST FLOOR PLAN



Legend			
 EXT MAT 01	 EXT MAT 03	 EXT MAT 05	 EXT MAT 07
 EXT MAT 02	 EXT MAT 04	 EXT MAT 06	 EXT MAT 08
			 APPLICATION 2020/1351/P AND 2021/3887/P SCOPE

04

**WINDOW
REPLACEMENT**

04.00 WINDOW REPLACEMENT

04.01 SASH AND CRITTAL WINDOWS

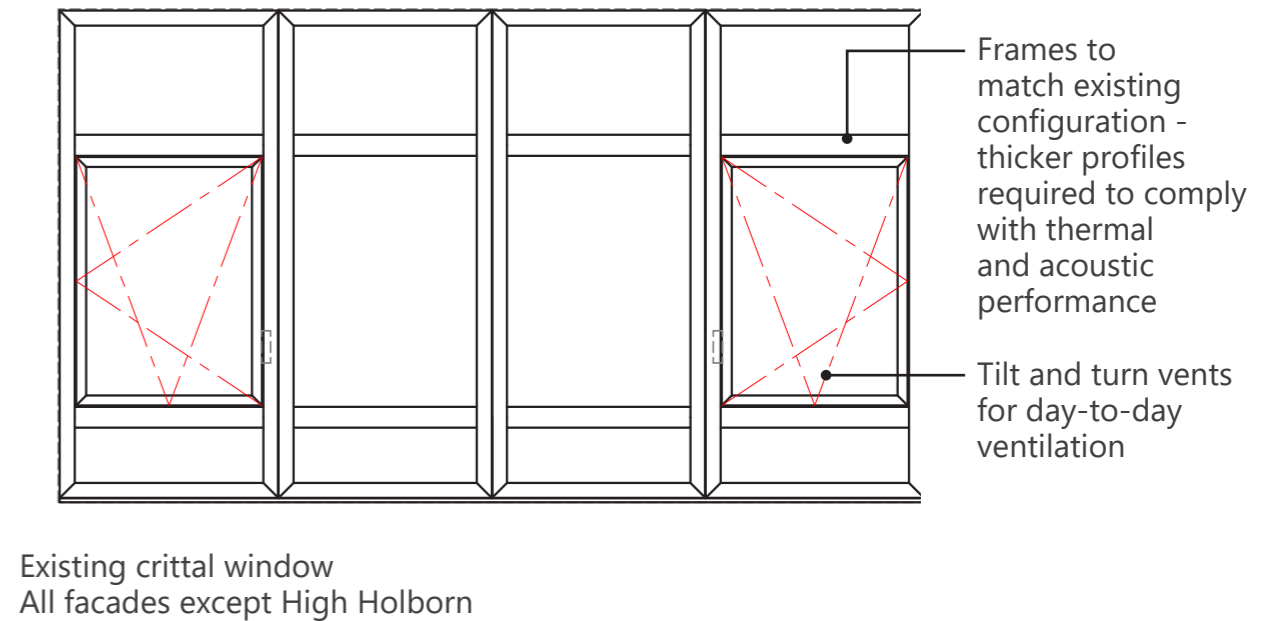
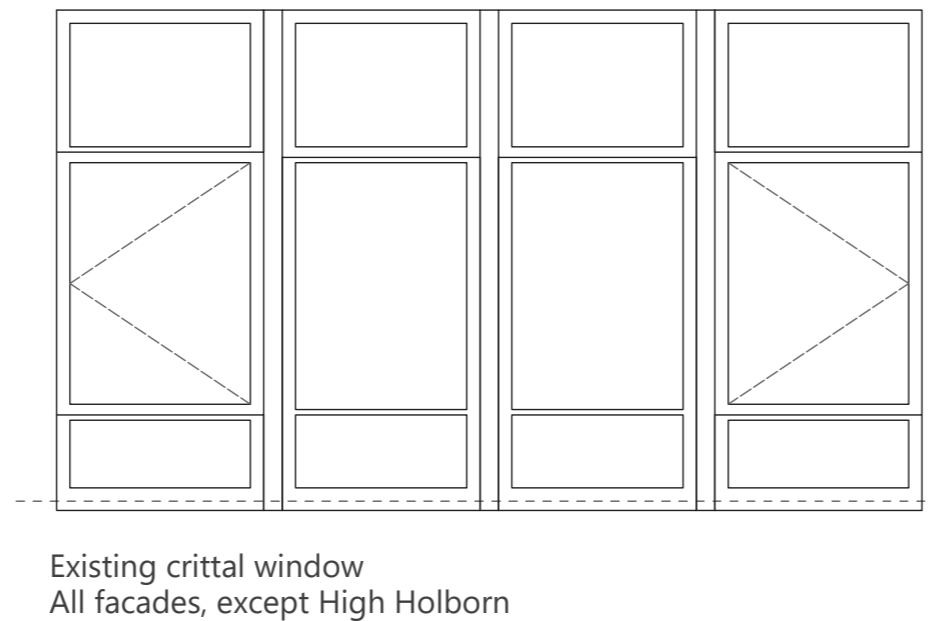
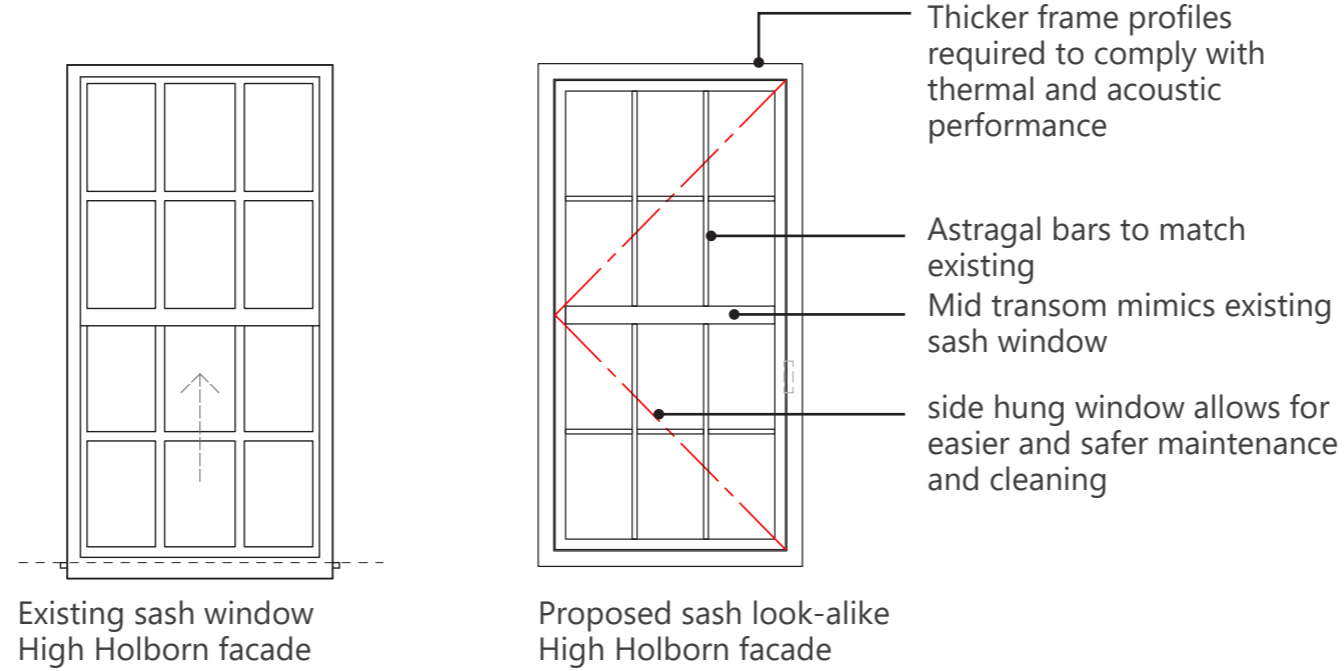
The design proposes to replace all the existing fenestration to improve thermal and acoustic comfort in the office areas.

The new windows will replicate the original window configuration as closely as possible, please see drawings on the left.

The proposed frame colour match the existing stonework around the windows. The team has identified RAL 7047 as the closest match.

On the Holborn facade, the planning consent asks for white windows to match the existing ones. The design team is confident that matching the portland stonework window surrounds would be a much more suitable approach, in line with what has been approved elsewhere on the building.

The existing windows frame colour was identified as RAL 9016 - white. The new colour proposed would be RAL 7047 - light grey, which will improve on coherence across the facade while retaining the appearance of the existing windows.



04.00 WINDOW REPLACEMENT
04.02 SASH AND CRITTAL WINDOWS



RAL 7047 against existing stone surrounds



Sash look-a-like window, RAL 7047



"Crittal" window, RAL 7047 (internal view)



Proposed window to the left, existing window to the right

04.00 WINDOW REPLACEMENT

04.01 WINDOW FRAME COLOUR

CGI's have been produced to illustrate the High Holborn facade after works are complete. The proposal shows the windows in the RAL 7047 proposed, a tone down from the existing white ones.

The design team is convinced the selected RAL colour will deliver a more contemporary approach, while retaining the existing character of the facade.

Samples on both RAL 7047 and RAL 9016 (existing frame colour) will be available on site for viewing.



Picture above: Frame colour testing against existing Holborn windows

Picture on the right: High Holborn 3d view



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