



1906 ROUNDHOUSE CAMPUS

PLANNING CONDITIONS: DISCHARGE REPORT
CONDITION 3b

APPLICATION REF: 2016/5760/P

January 2023

**REED
WATTS**

INTRODUCTION

Application Details

This report includes information for the discharge of planning condition 3 relating to application 2016/5760/P.

The condition detailed in the Decision notice dated 16 August 2018, is as follows:

3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all new external window and door at a scale of 1 : 10 with typical glazing bar details at 1 : 1.

b) Typical details of new railings and balustrade at a scale of 1: 10 with finials at 1: 1, including method of fixing.

c) Samples and manufacturer's details of new facing materials including typical façade junction details demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for 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.

Scope

Approval is sought for details relating to part b) of the condition.

Balustrades / railings for the hard landscape were previously approved as part of condition 5 ref: 2020/4459/P. These are included here for completeness.

Note that no finials are proposed on the balustrades.

Detail of Proposals

Railings and balustrades are proposed in three locations (indicated on the site plan on page 3) as follows:

i) Balustrades to the external, first floor balcony to the new building

Galvanised steel vertical posts and top bar with stainless steel webnet infill.

See drawings:

1906(25)001 - Plan and section of balcony showing balustrade

1906(25)003 - Elevation and details showing balustrade

1906(25)004 - Details showing balustrade

No other external railings or balustrades are proposed on the building.

ii) Balustrades / railings to the new ramped approach on Regent's Park Road

Galvanised steel vertical posts and top bar with stainless steel webnet infill.

See drawings:

1906(0)355 - GA Elevation showing elevation to Regent's Park Road

1906(90)001 - Plan showing ramp and location of railings

1906(90)006 - Elevation of gate G.01 at bottom of ramp forming part of railings

1906(90)010 - Detailed plan of railings

1906(90)011 - Detailed elevation and section through railings

1906(90)012 - Detailed plan and elevations through steps and handrail

1906(90)013 - Detailed section through railings

iii) Fencing / railings to replace existing fencing along Chalk Farm Road

Galvanised steel vertical posts with stainless steel webnet infill.

See drawings:

1906(90)002 - Plan showing location of railings

1906(90)008 - Detailed plan and elevation of railings

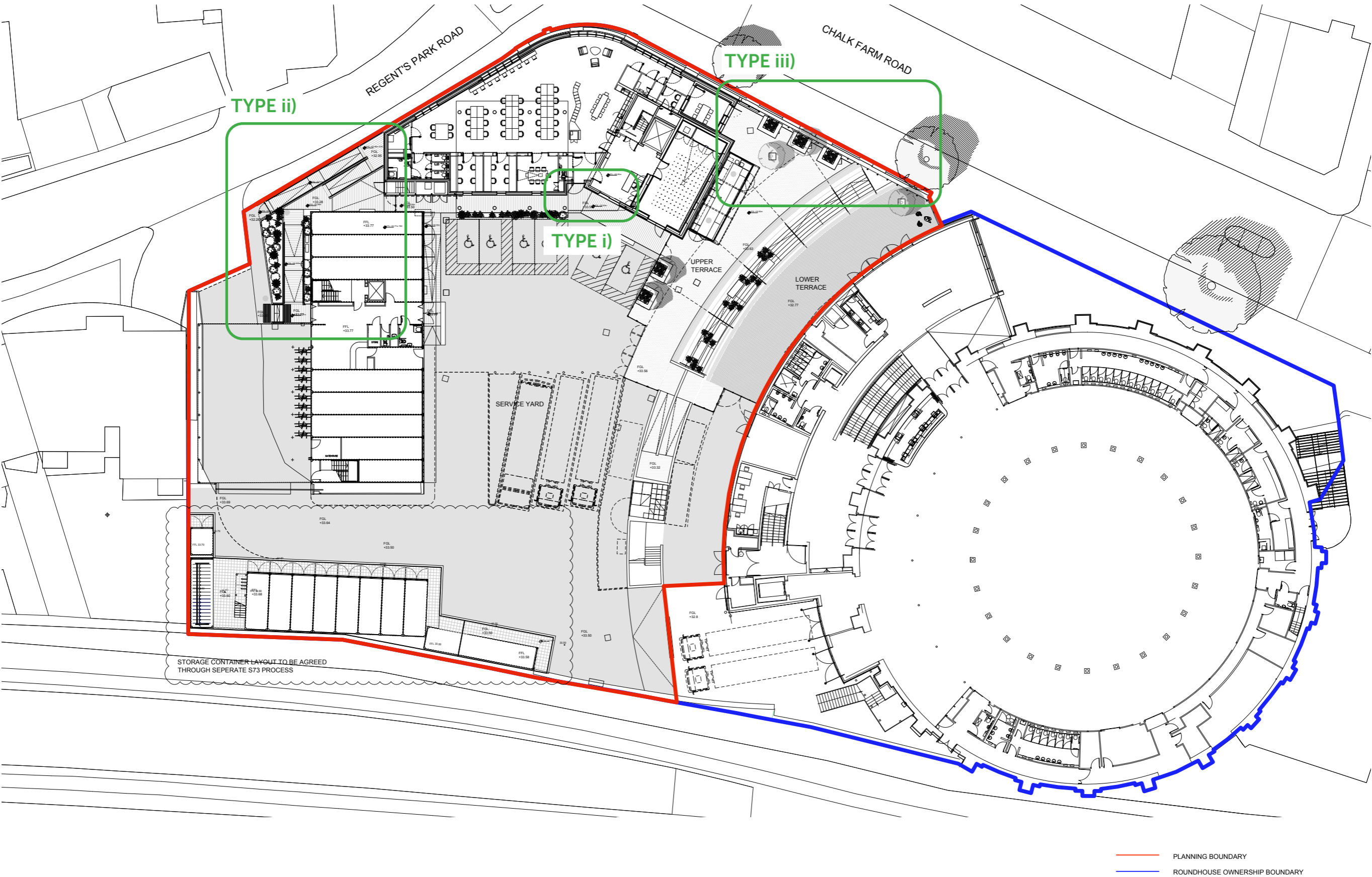
1906(90)009 - Details of new posts and infill

Materials and finishes

In all locations, galvanised steel posts are proposed to form the balustrades / railings with stainless steel wire net infill. These have been selected to be in-keeping with the metal finish of the new building and the existing galvanised steel balustrade adjacent to the existing building (see photo on page 4). The net has also been selected to be as transparent as possible to minimise its visual impact.

See page 6 for product information relating to the webnet infill.

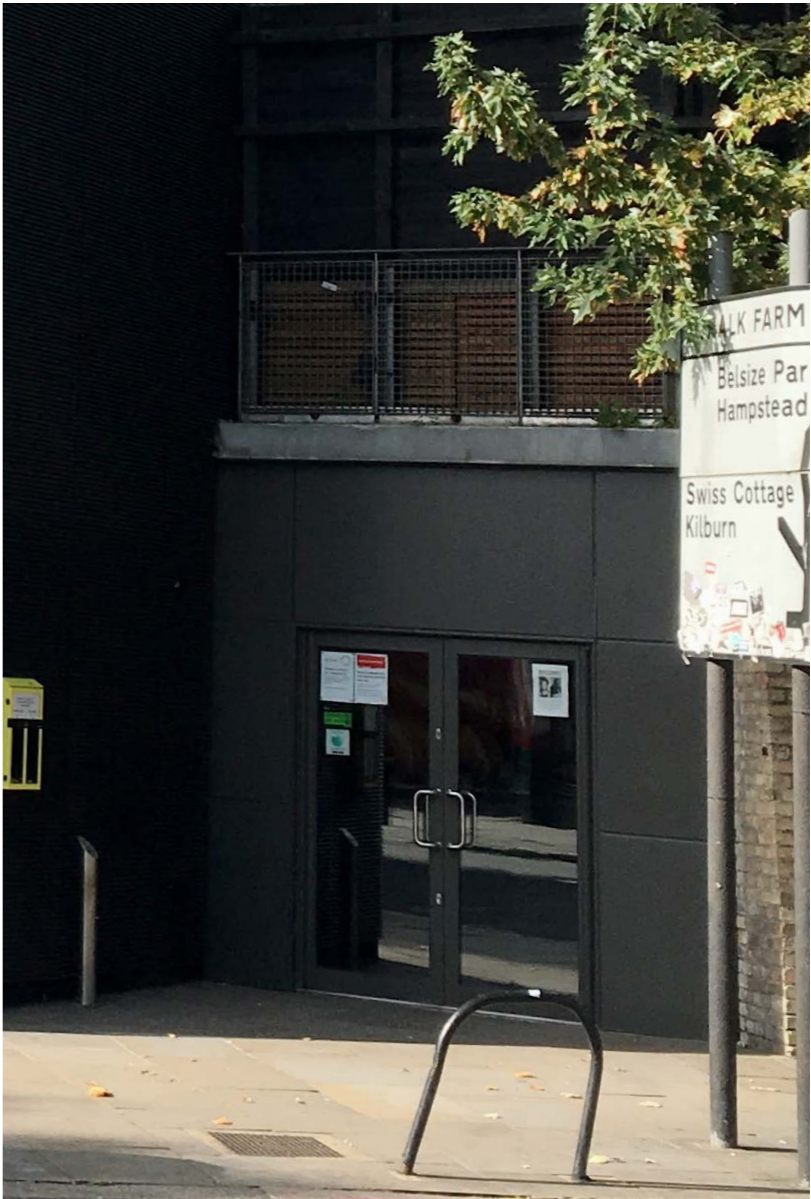
SITE PLAN SHOWING LOCATION OF DIFFERENT BALUSTRADE / RAILING TYPES



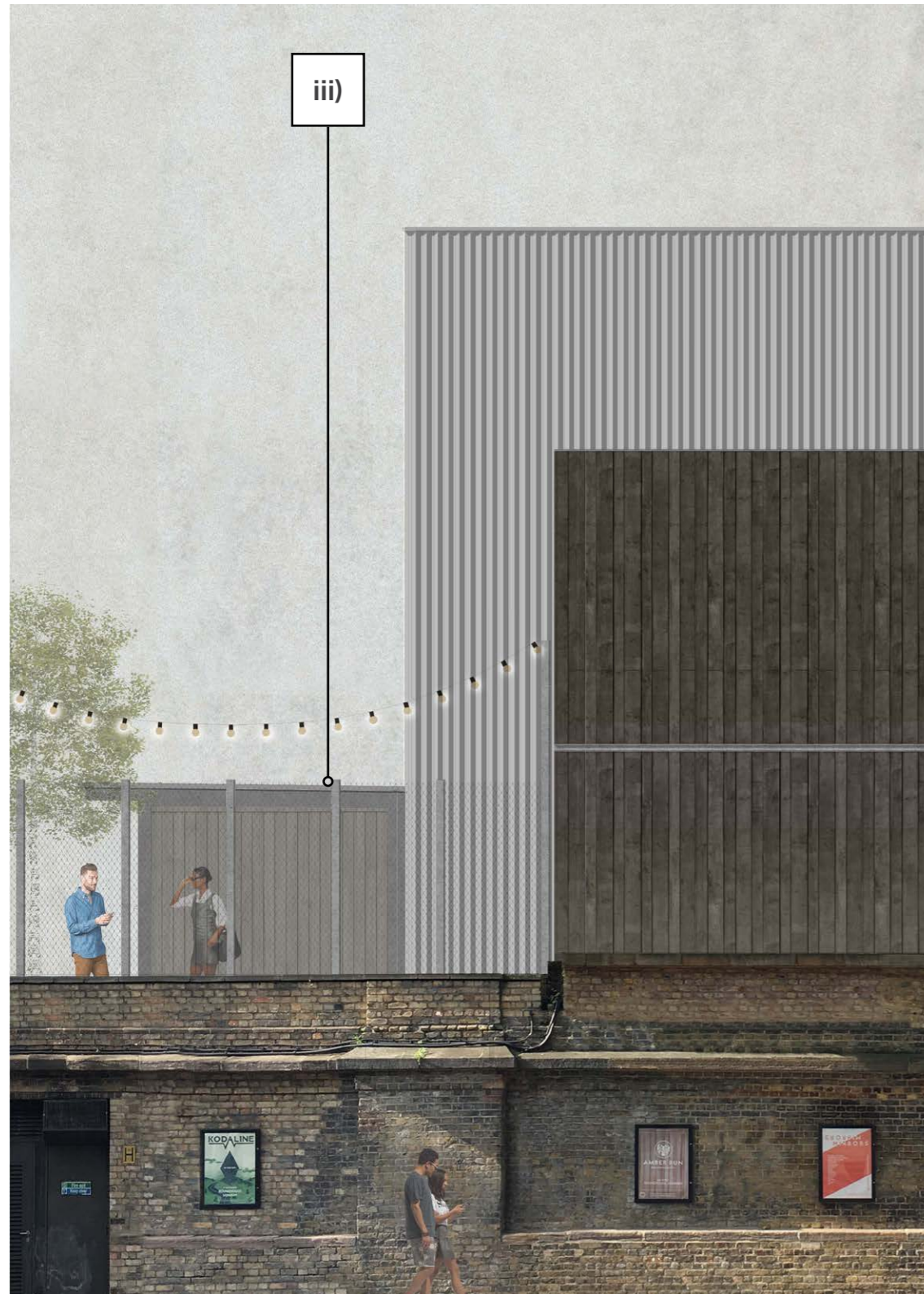
VIEW FROM CHALK FARM ROAD



Image showing new balustrade / railings in relation to the existing buildings, new building and listed wall.
'EXT' = existing galvanised steel balustrade - see photo opposite



RENDERED ELEVATION



MATERIALS - GALVANISED STEEL POSTS

Specification

Balustrades / railings / post are to be formed from:

i) and ii) 75x10mm mild steel flat bar vertical stanchions installed at approx 1.1m, with 75x10mm flat bar with welded tabs, bolted to side of stanchions. Stanchions to include welded lugs for fixing of webnet infill.

iii) Mild steel posts 100x100mm with closer plate to top of SHS and base plate for fixing. Posts to include welded lugs for fixing of webnet infill.

Finish to all mild steel - galvanised as follows:

1. Standard: To BS EN ISO 1461.
2. Preparation
 - 2.1. Vent and drain holes: Provide in accordance with BS EN ISO 14713-1 and -2. Seal after sections have been drained and cooled.
 - 2.2. Components subjected to cold working stresses: Heat treat to relieve stresses before galvanizing.
 - 2.3. Welding slag: Remove.
 - 2.4. Component cleaning: To BS EN ISO 8501-3.
 - 2.5. Grade: St 2½

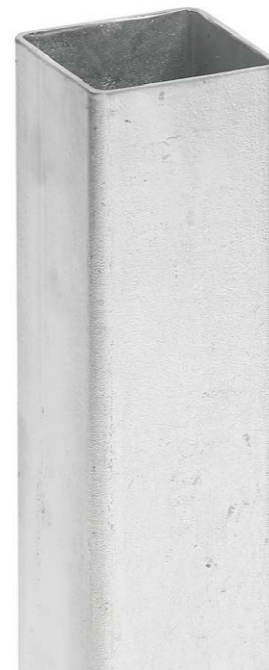


Photo of galvanised steel post. Note that the finish changes over time starting as bright, shiny silver metal turning matt grey.

MATERIALS - WEBNET MESH INFILL

Specification

Webnet infill and support wires / tensioners by MMA Architectural Systems Ltd
Unit 35c, Fourth Avenue, Somerset, BA3 4XE
Web: <http://www.jakob.co.uk/>

- Infill to be 1.5mm x 60MW webnet (20261-0150-060) with micro sleeves and ends finished with stainless steel eyes (30880-0150-02)
- 6mm diameter ropes to perimeter of each infill panel. Vertical ropes to use eye ends with internal threads (LH/RH) (30813-0600-01), horizontal ropes to use M8 external threads (30948-0600-60 or 30936-0600-061)
- All threading sleeves to be swaged to manufacturers guidelines with the manufacturers recommended tools.



Photo of webnet mesh



Photo of mesh in similar application

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