

Florentia Clothing Village Extension

Proposed Amendments to Planning Permission

Reference: HGY/2022/0044



Overview

Purpose of this document

This document has been prepared by Turner Works on behalf of Florentia Property Unit Trust (the 'Applicant') to set out proposed amendments to the approved plans pursuant to planning permission ref. HGY /2022/0044.

The proposed changes reflect detailed design development following the grant of planning permission and include:

– changes to material choices and;

– refinement to sizings of various elements in line with industry standards and market availability.

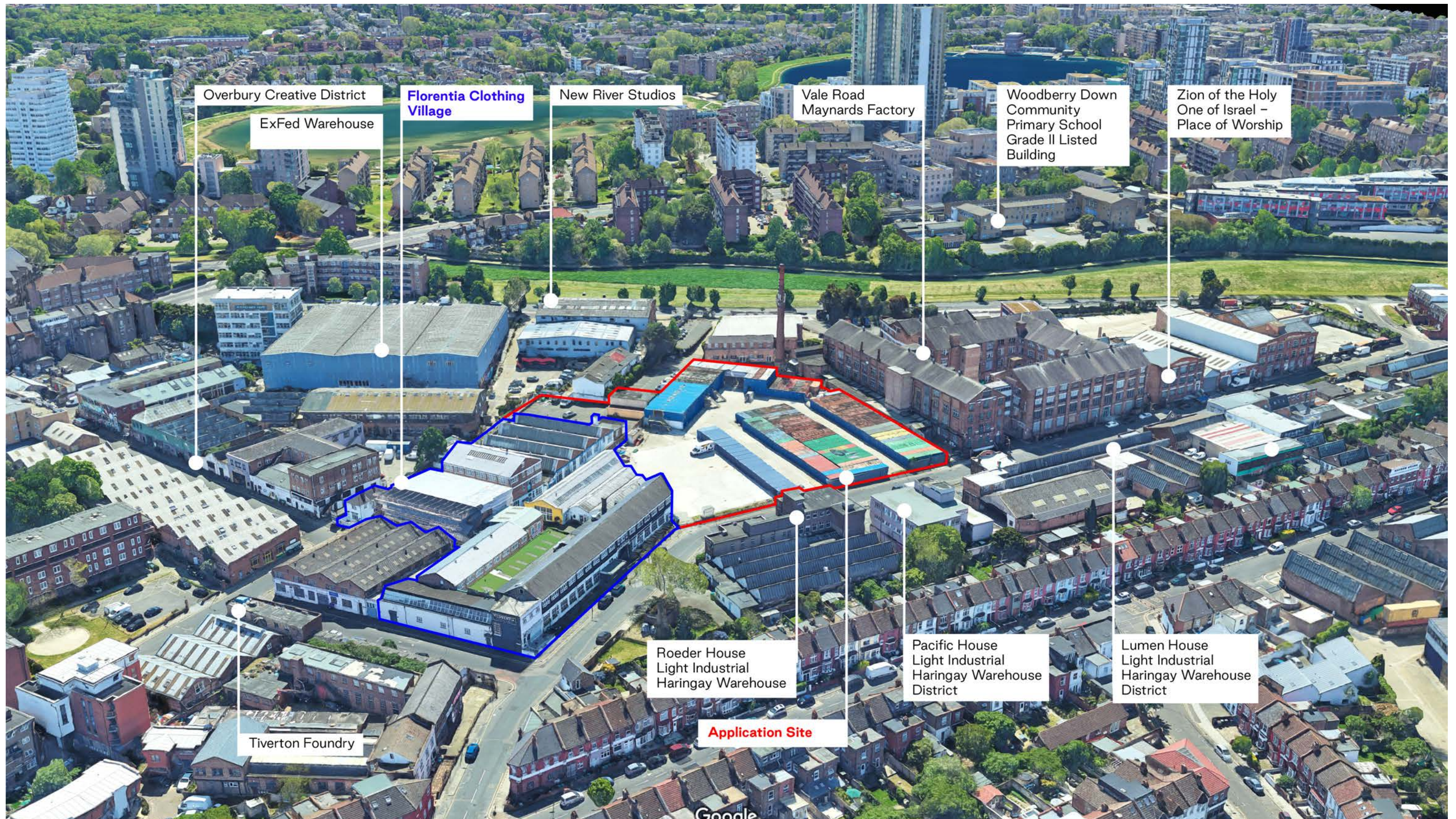
This is to be read in conjunction with proposed drawings appended to this document.

Summary of Changes

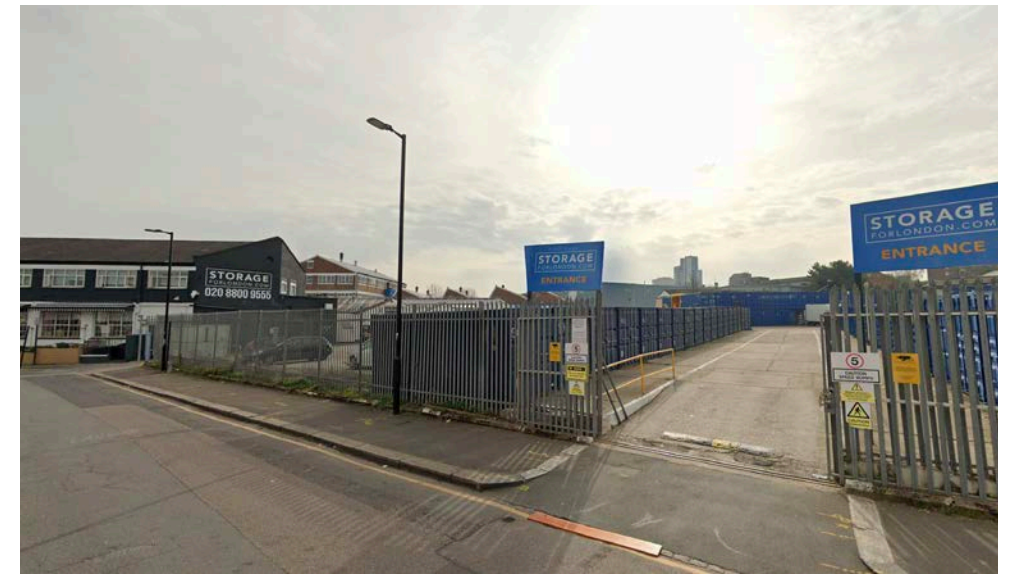
- Number of glazing panels to curtain walling reduced (same size, fewer fenestration bars)– to increase thermal efficiency by reducing framing
- Polycarbonate rooflight size reduced from 1700x1700mm to 1250x1250mm – due to market availability/ buildability
- 3no. types of corrugated metal profile changed to 2no. Types
- Roof profile changed to trapezoidal – due to functionality for solar panels
- Triboard sign changed to fixed billboard – reduced maintenance cost ensuring that graphics are updated regularly
- Elephant Grating removed from vehicle barriers in favour of steel box profile barrier
- PPC Anodised aluminium walkways (balustrades) to painted steel.
- Elephant grating to walkways changed to plastic GRP
- Bracing removed from external gates – refinement of detail / minimise material
- Ventilation Louvre to Block D DDA shower revised – refinement of detail
- External Bleacher Seating removed – refinement of detail with updated levels
- Aluminium facade sheets changed to steel
- All gutters are now internal
- Some external RWP's added

Project Summary

Site Context



Storage for London Site – 1.5 Acres



The Opportunity

- 90,000sq ft of purpose built and accessible production, maker and creative workspace
- Capacity for over 54 or more new businesses
- 250 New Jobs
- BREEAM Excellent
- 3 New Public Amenity Spaces
- Net Gain in Biodiversity
- Improved Security & Public Safety
- Improved Pedestrian Connections
- £13m Additional GVA
- Units ranging from 150 sqft to 5000 sqft.
- Skills & Training Programme
- Apprenticeship Programmes



Illustrative/Concept Images of the Proposed

Florentia Clothing Village Extension

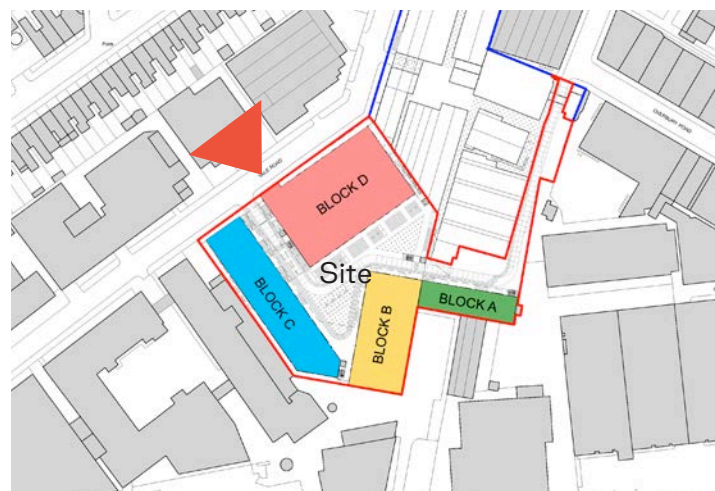


Design Aspiration

Enhanced and Activated Streetscape



Vale Road Elevation Visual



Turner.Works



Existing Site Photo Collage

Design Development



Pre App 1 – May 2021



Pre App 2 – Sept. 2021



Planning Submission – Dec. 2021



Inspired by Local Character

- Pitched roof forms
- Top lit via roof lights
- Clerestory windows
- Corrugated metal cladding
- Windows with square proportions
- Bands with colour
- Colour accents
- Scale and massing



1. Omega Works
2. Omega Works
3. Arena Design Centre
4. Crusader Estate
5. Adelphi Court
6. New River Studios
7. Florentia Village
8. Overbury Road
9. Tavistock Road / Marcos Trimmings
10. Vale Road - 4 Feet Shoes
11. Mavros House
12. Tiverton Foundry

Inspired by the Existing Florentia Clothing Village



Facade Treatment



Reflective Cladding with Yellow Accents at MK Gallery by 6a Architects



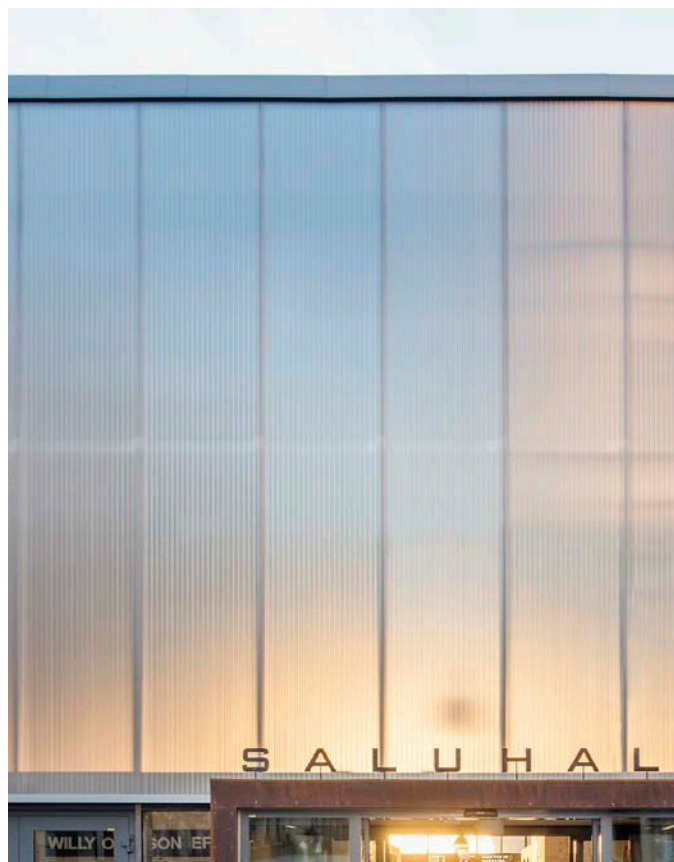
Luzerner Sinfonieorchester by Enzmann Fischer Partner AG



Corrugated Steel at Sammode by FREAKS



The location of the proposed triboard signage along the Vale Road facade of Block C



Multiwall Polycarbonate at The Temporary Market Hall by Tengbom



Coloured Fibre Cement Panels at David Brownlow Theatre by Jonathan Tuckey Design



The existing brightly painted façades of Florentia Clothing Village



Example of Triboard Signage

Proposed Amendments

Block D Facade

PLANNING SUBMISSION

NMA SUBMISSION



Engineered multi layer polycarbonate



Unchanged



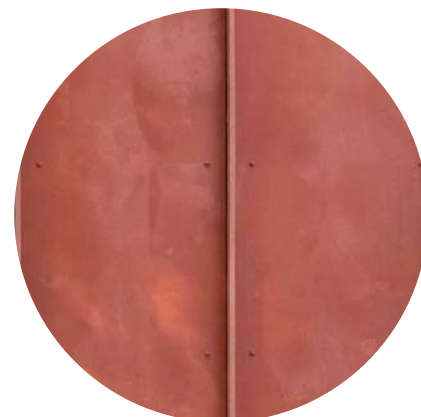
Reflective Metal Cladding – 2 bands of alternate size profile



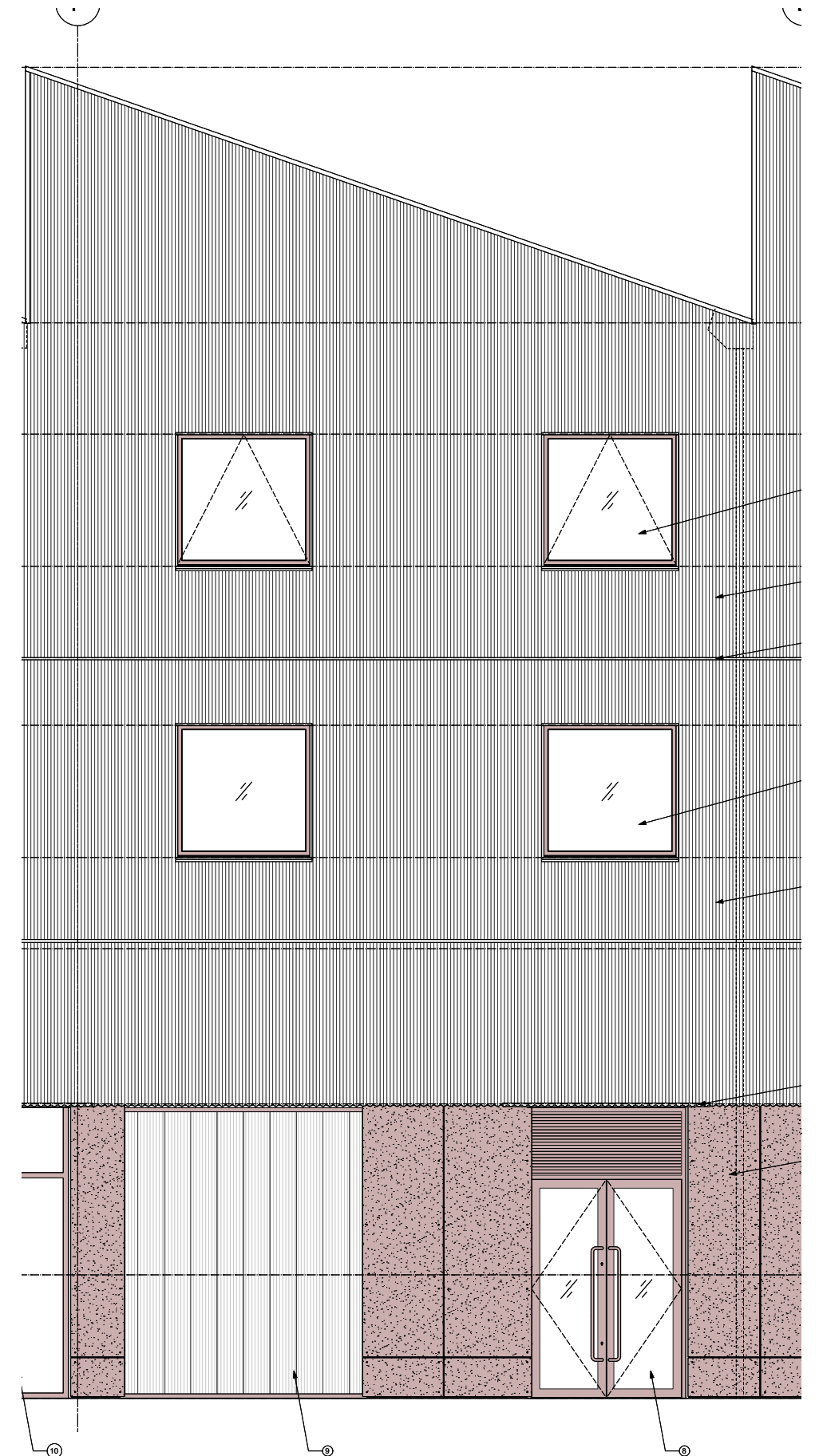
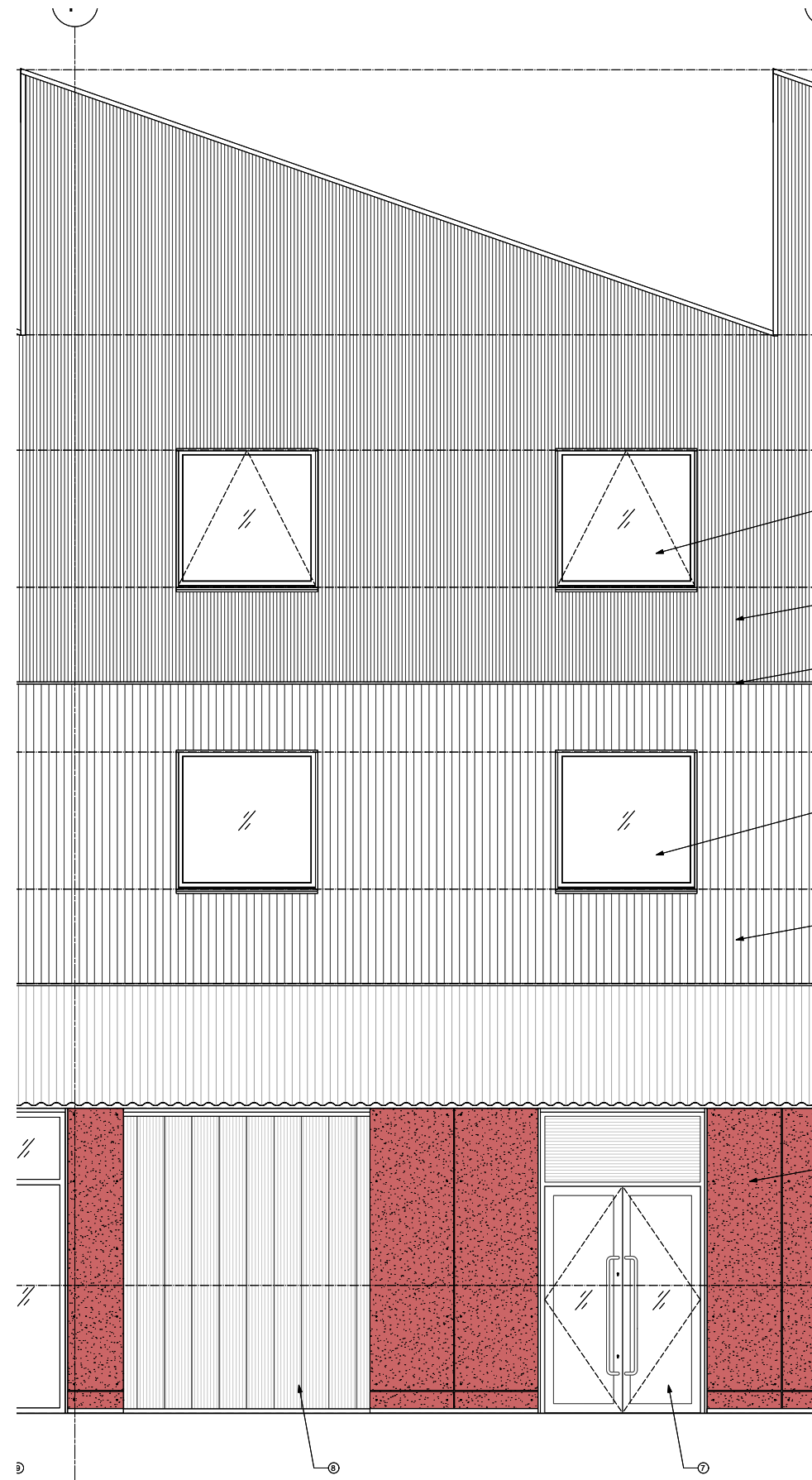
Metal Cladding (Colorcoat Steel) 2 bands of **same** profile on front



Fibre Cement Panel



Unchanged



Block C Facade

PLANNING SUBMISSION

NMA SUBMISSION



Engineered multi layer polycarbonate



Unchanged



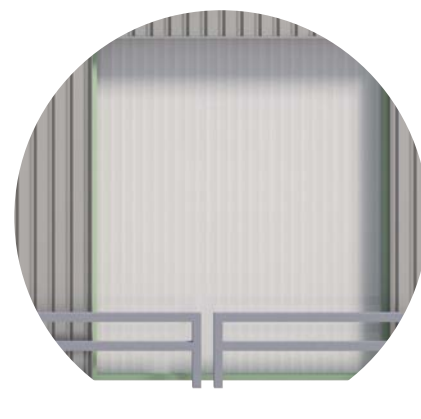
Reflective Metal Cladding – 3 bands of alternate size profile



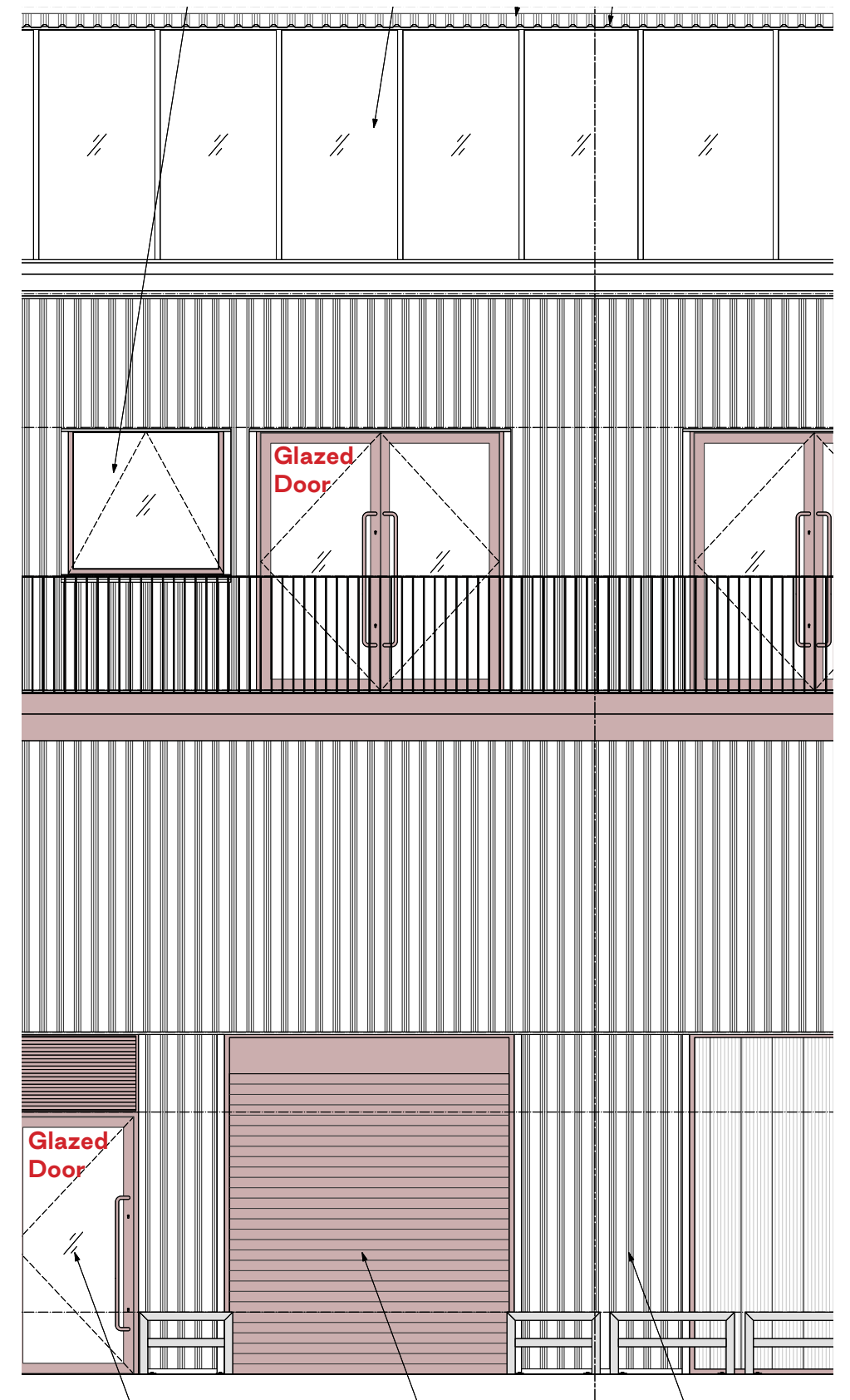
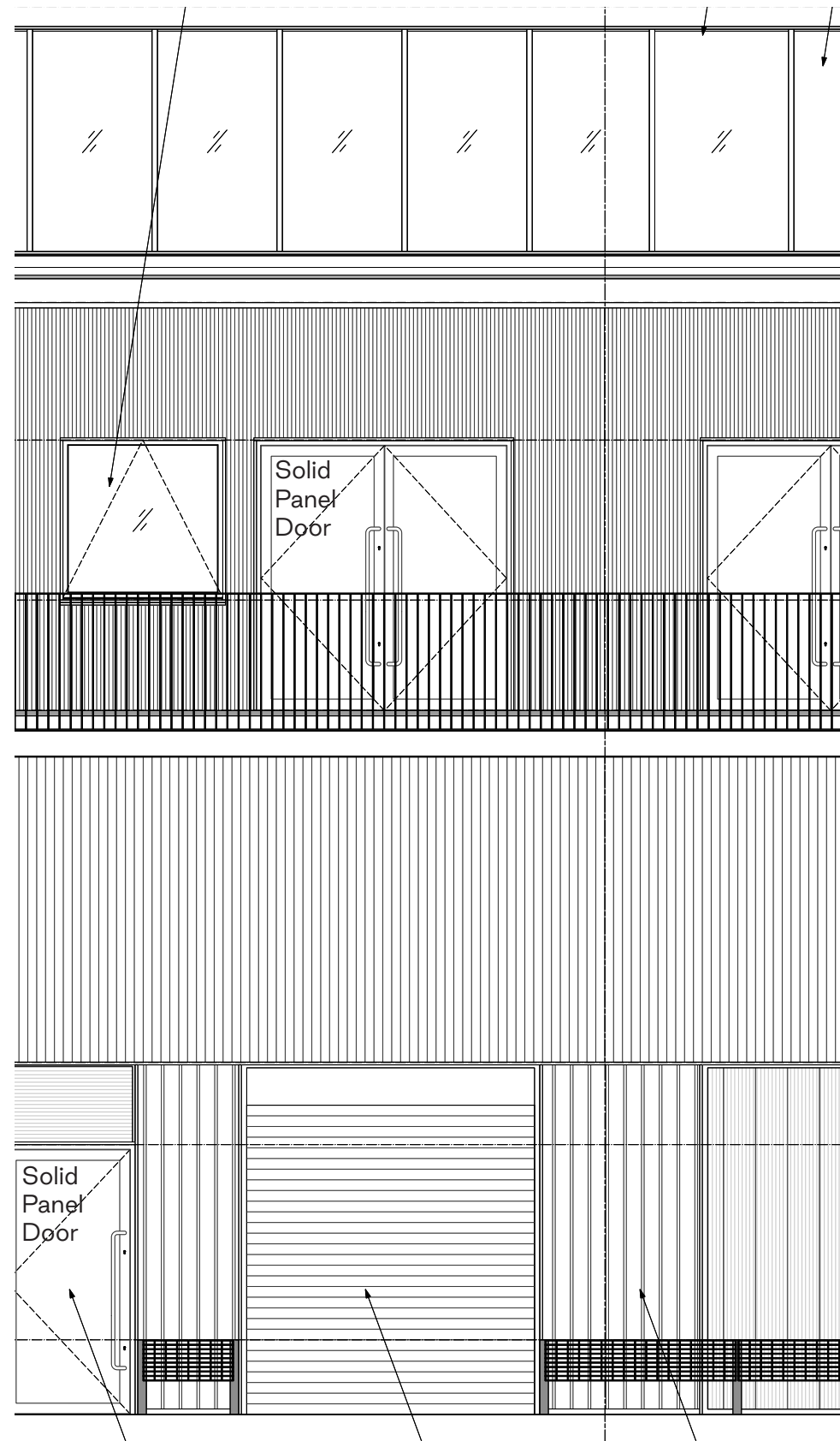
Trapezoidal Metal Cladding (Colorcoat Steel) 3 bands of **same** profile



Galvanised Steel Grating



Steel box section barrier



Block A & B Facade

PLANNING SUBMISSION

NMA SUBMISSION



Engineered multi layer polycarbonate



Unchanged



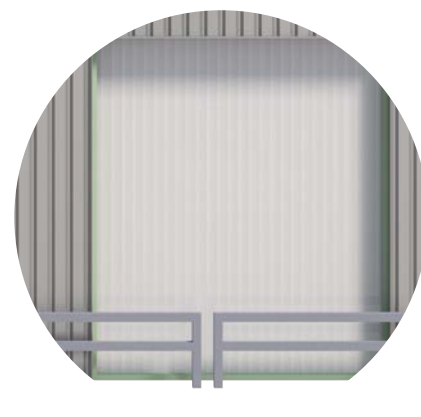
Reflective Metal Cladding – 3 bands of alternate size profile



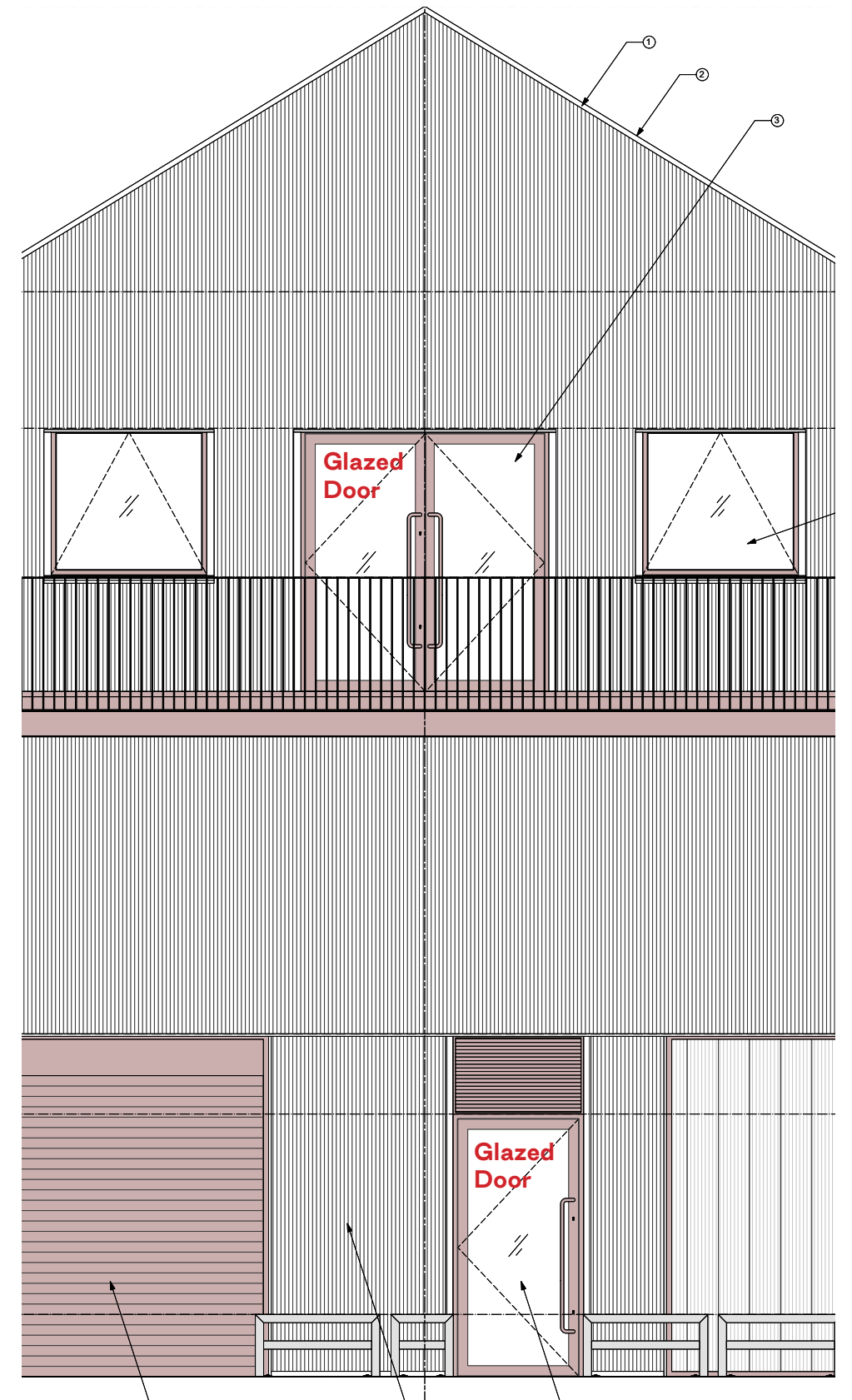
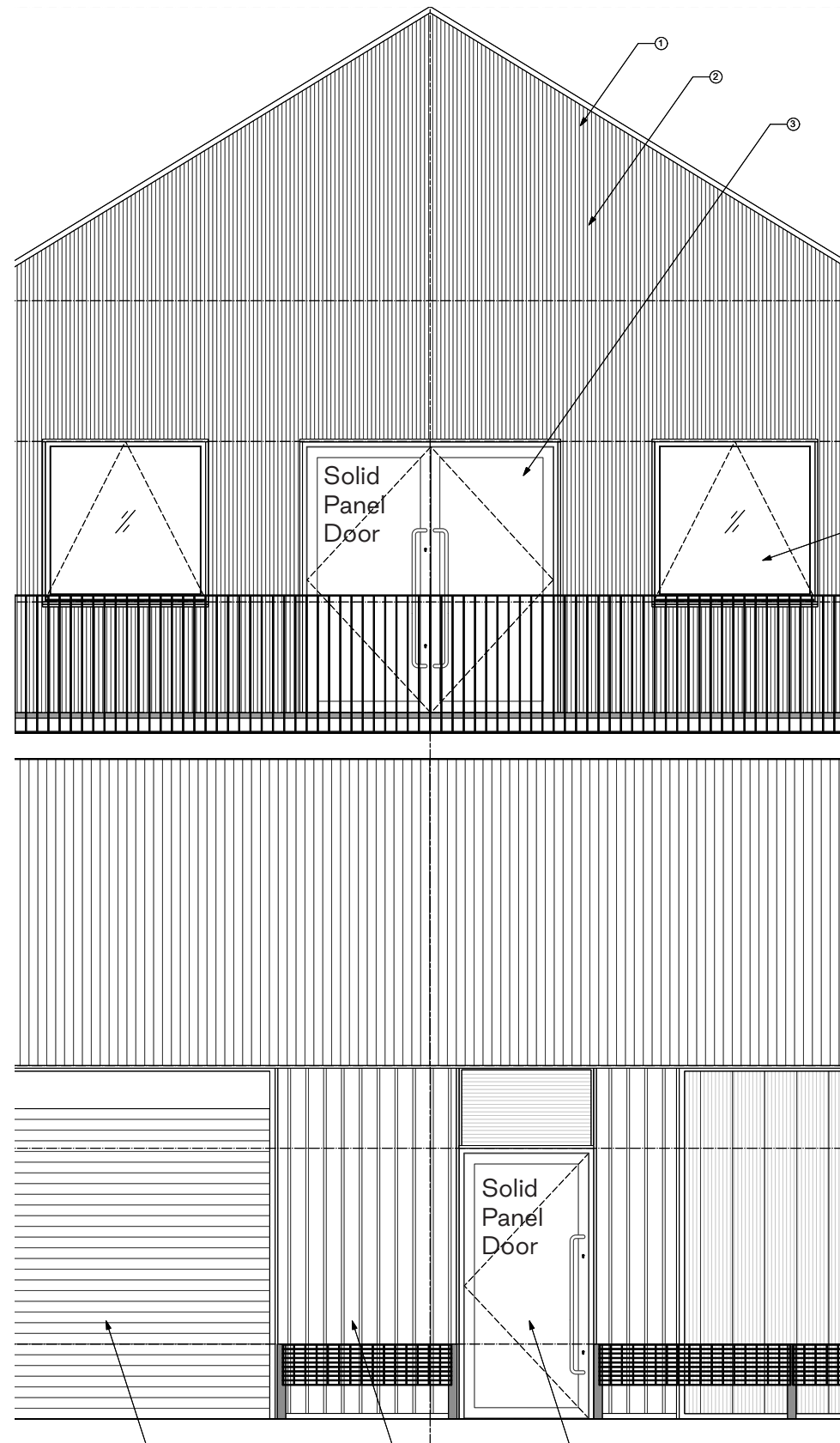
Metal Cladding (Colorcoat Steel) 3 bands of **same** profile



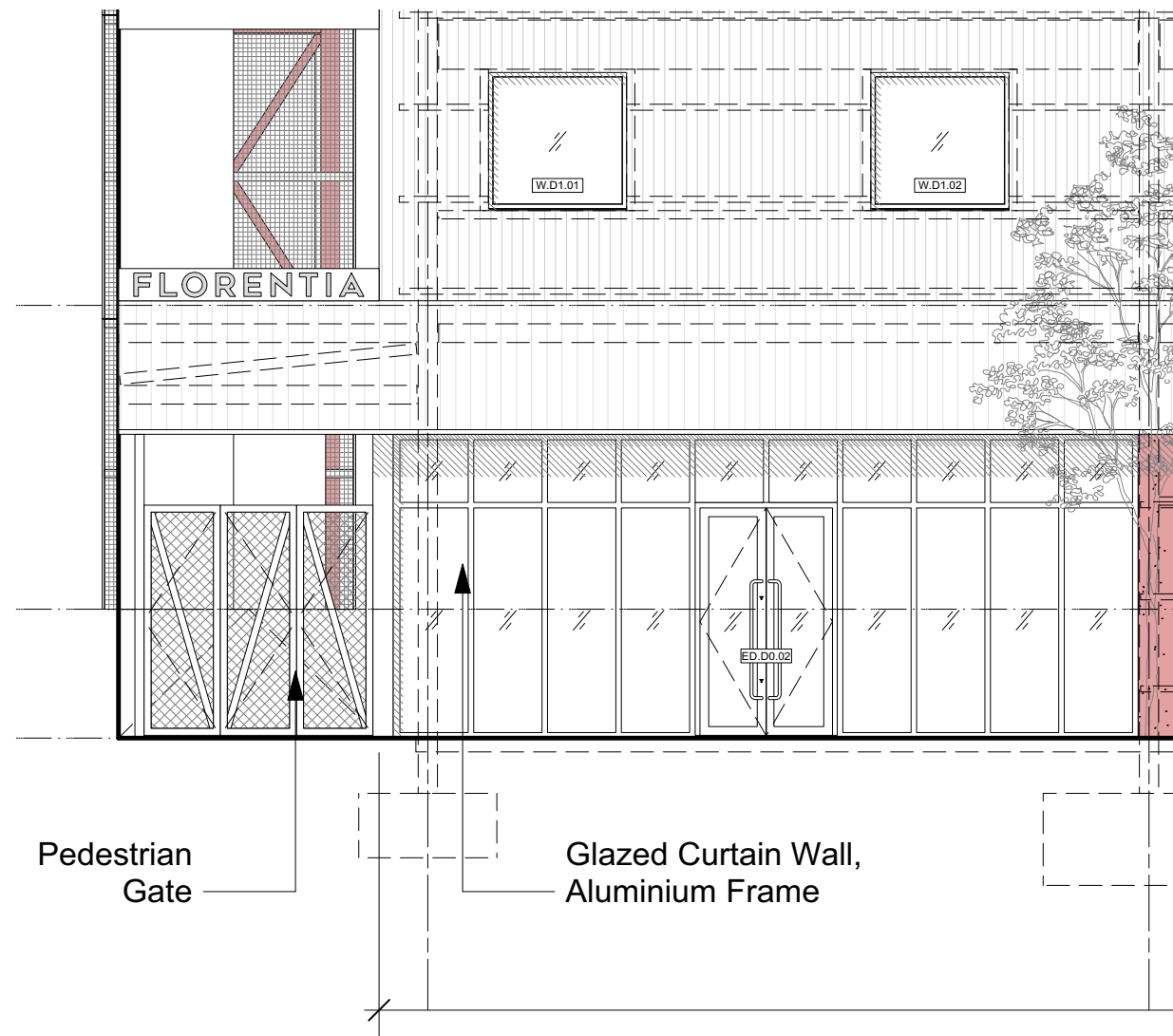
Galvanised Steel Grating



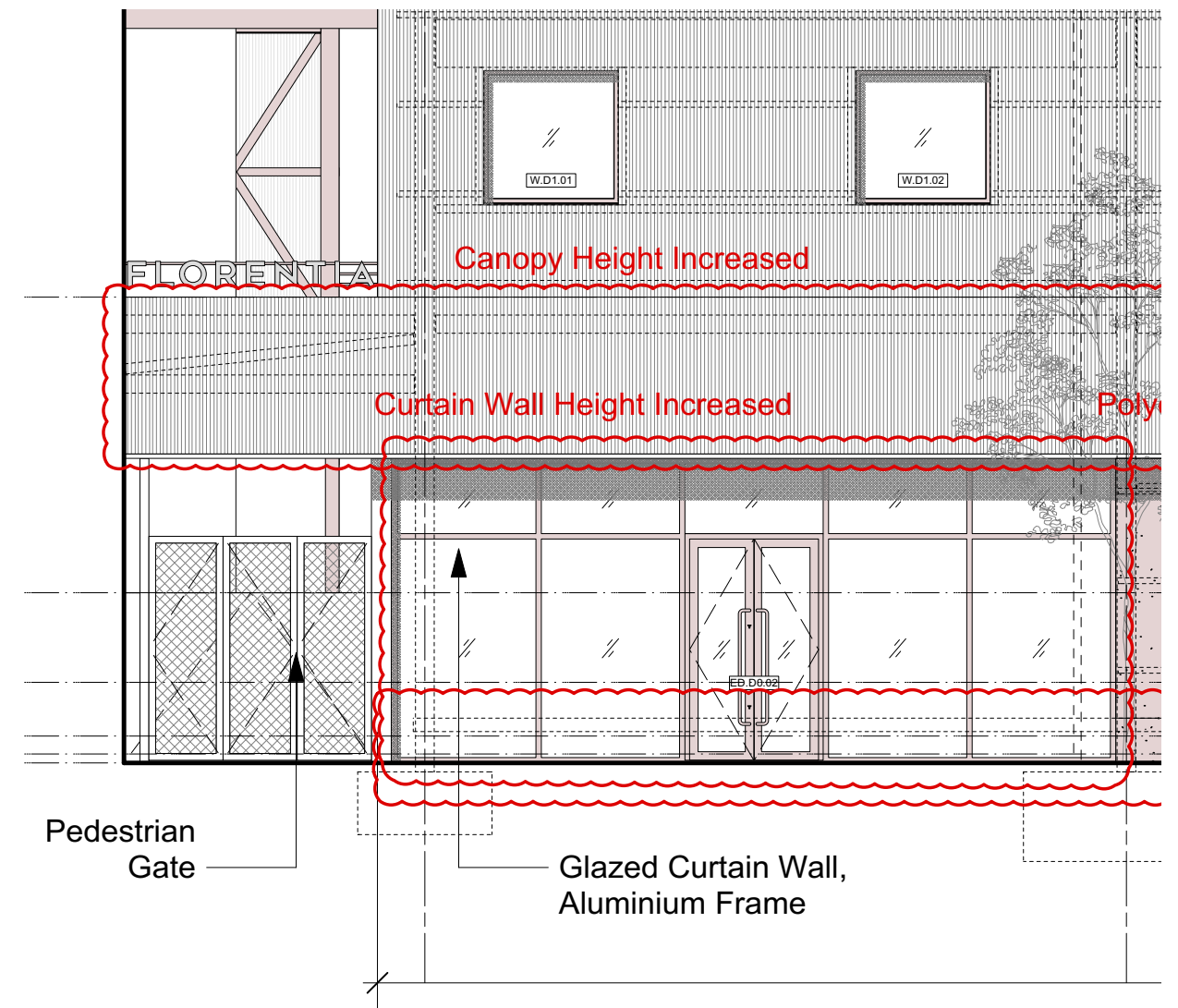
Steel box section barrier



Block D Reception Glazing

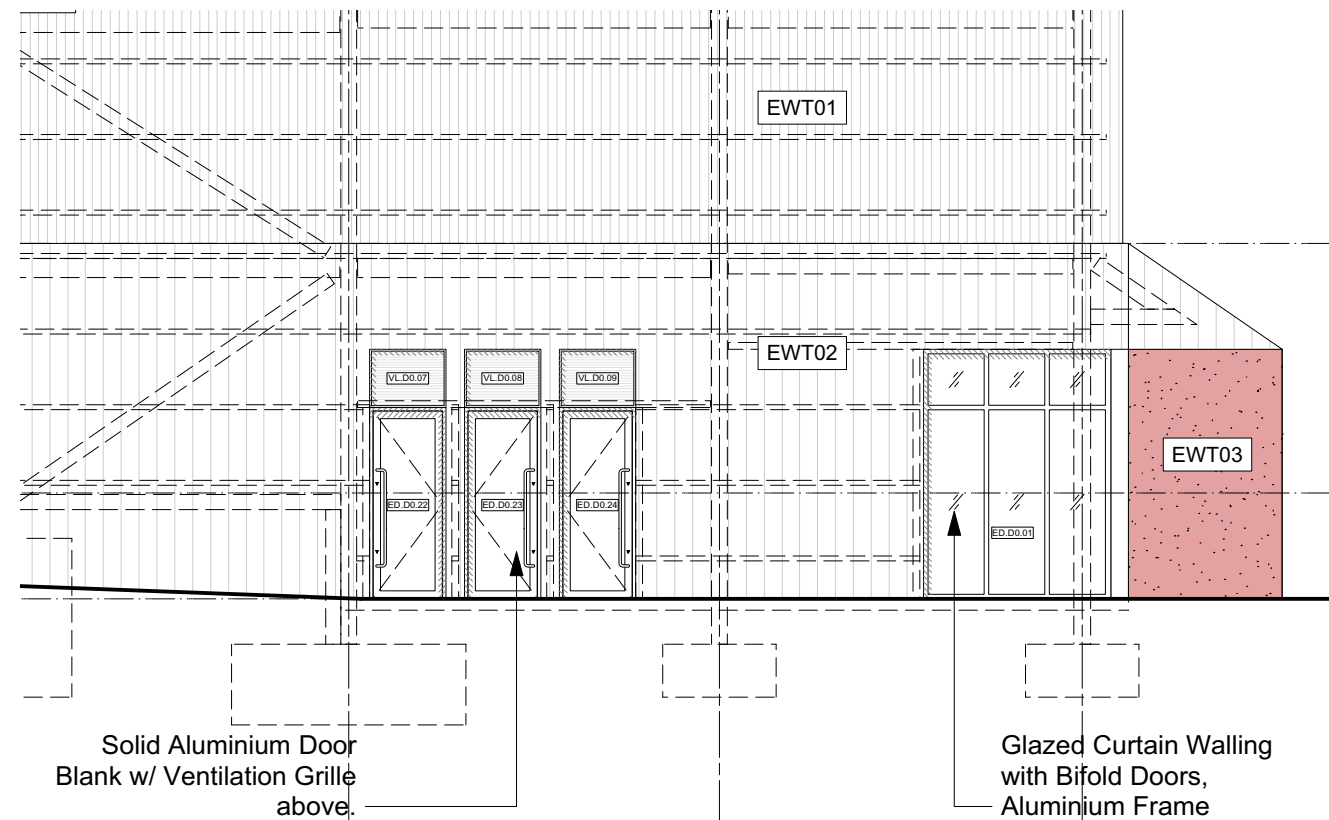


APPROVED DRAWING

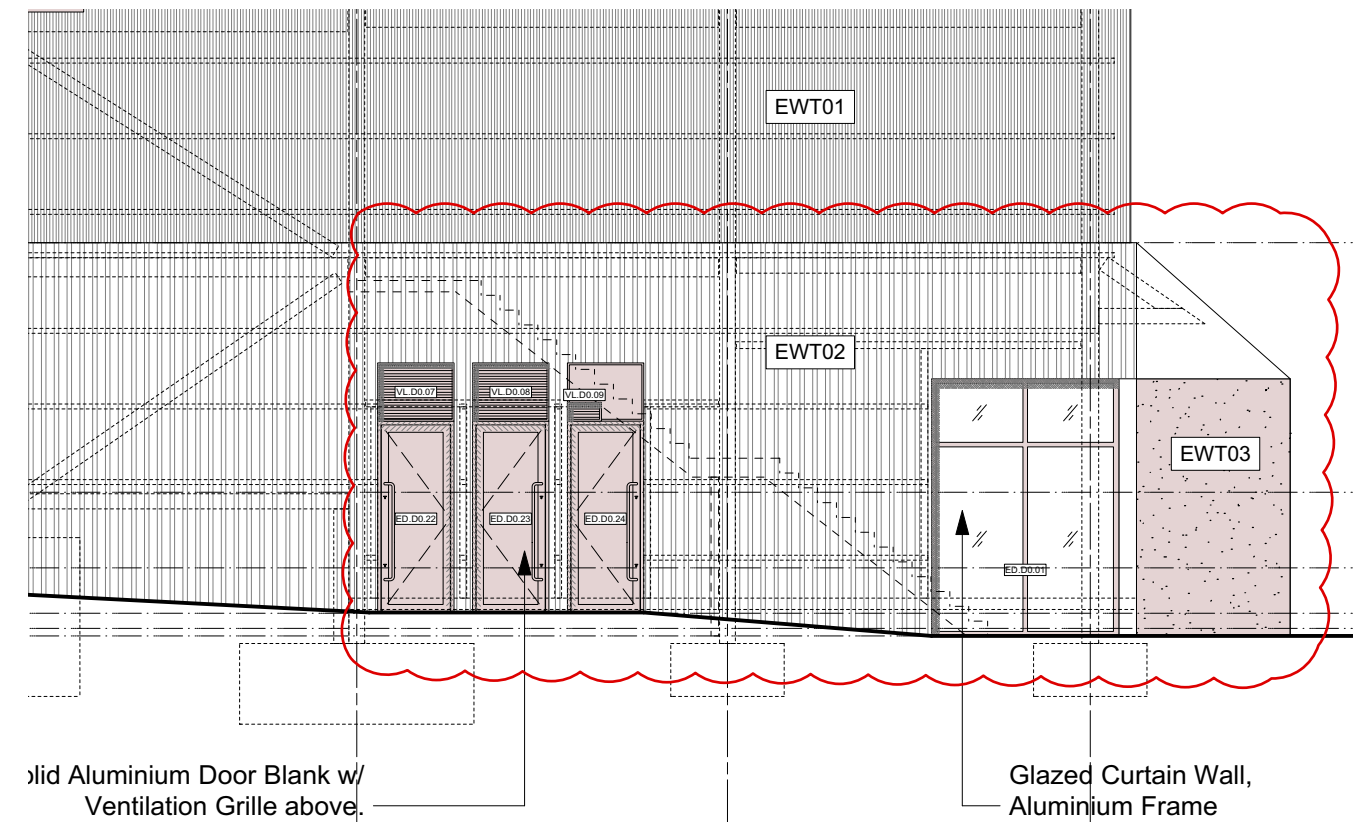


PROPOSED AMENDMENTS

- The number of glazing panels to curtain walling is proposed to be reduced. The glazing area will remain unchanged. This increases the thermal efficiency by reducing the amount of aluminium framing.
- The size of the canopy has been altered to accommodate change in floor level without undue increase in glazing. Civic nature of the awning is enhanced to the streetscape.



APPROVED DRAWING



PROPOSED DRAWING

- The number of glazing panels to curtain walling is proposed to be reduced. The glazing area will remain unchanged. This increases the thermal efficiency by reducing the amount of aluminium framing.
- Alteration to ventilation grill to WC door