

REMINGTON ROAD

FACADE CHANGES PROPOSAL REPORT

DELTA ARCHITECTS

REVISION: P7

DATE: September 2023



South Elevation – Block A,B,C _ RER-DAR-ZC-XX-DR-A-0108

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INTRODUCTION

This document outlines the design intent and visual reference for the changes proposed to the façade of the Remington Road development.

These proposed changes to the planning permission HGY/2021/2882 have the intention to refine and streamline the visual appearance of the Remington road development.

The proposed changes are broken down into 10 sections for clarity. The proposed amendments involve carefully selecting materials that not only enhance the aesthetics of the development but also exhibit improved durability and longevity.

The PPC aluminium for panels, balustrades, window frames, louvred doors and canopies are proposed to be RAL 1036.

Red brick is proposed to be Wienerberger brick grove orange. The white brick is proposed to be Ibstock New Diana.



LIST OF CHANGES SUMMARY

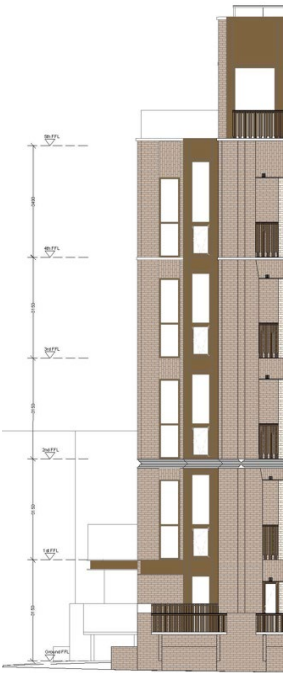
Section	Planning Approved Proposal	Design Change Proposed
1	PPC aluminium panel above and underneath windows, Istock Cumberland Blend, Reference 2629, Brise Soleil	Vertical recessed red bond brick (10mm to main brick line), Grove Orange – Spec M14
2	Stretcher bond brick piers between windows, Clerkenwell KGB-White	Stack bond brick piers between windows, New Diana – Spec M15
3	Stone banding	White brick banding (New Diana) – Spec M3
4	Bolt-on balcony balustrade W type top of fascia fixed	Bolt-on balcony balustrade straight configuration fascia fixed – Spec M16
5	Brick piers along the facade	Brick piers to be removed
6	Raised planters	Ground level planters
7	Wet cast Limestone material coping	Haddonstone Portland Colour Coping Stone – Spec M12
8	Terraces stone coping	Soldier red brick, Grove Orange – Spec M26
9	Curtain wall to core, Dry riser	Curtain wall to be removed, Dry riser inlet location (Main entrance door panel Block A)
10	Canopies	Lighter Canopies - Detail and widths to structural loading calculations – Spec M8



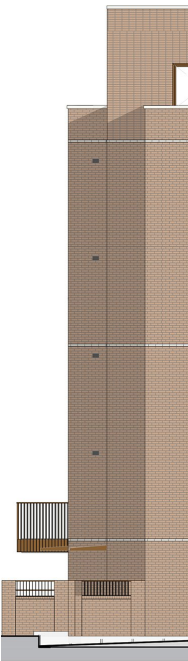
DESIGN CHANGE PROPOSED - BLOCK A,B,C



PLANNING APPROVED ELEVATION - South Elevation – Block A,B,C_ 174-021-GA-ELE



PLANNING APPROVED ELEVATION - East Elevation Block A,B,C_ 174-022-GA-ELE



PROPOSED ELEVATION – East Elevation Block A,B,C_ RER-DAR-ZC-XX-DR-A-0109-1



PROPOSED ELEVATION – South Elevation – Block A,B,C_ RER-DAR-ZC-XX-DR-A-0108

Key	Section	Design Change Proposed
	1 (page 7)	Vertical recessed red bond brick (10mm to main brick line), Grove Orange – Spec M14
	2 (page 8)	Stack bond brick piers between windows, New Diana – Spec M15
	3 (page 9)	White brick banding (New Diana) – Spec M3
	4 (page 10)	Bolt-on balcony balustrade straight configuration fascia fixed – Spec M16
	5 (page 11)	Brick piers to be removed
	6 (page 12)	Ground level planters
	7 (page 13)	Haddonstone Portland Colour Coping Stone – Spec M12
	8 (page 14)	Soldier red brick – Spec M26
	9 (page 15)	Curtain Wall to be removed, Dry riser inlet location (Main entrance door panel Block A)
	10 (page 16)	Lighter Canopies - Detail and widths to structural loading calculations – Spec M8

DESIGN CHANGE PROPOSED - MAISONNETTES AND TOWNHOUSES



PLANNING APPROVED ELEVATION – South Elevation Maisonettes _ 174-028-GA-ELE



PROPOSED ELEVATION – South Elevation Maisonettes _ RER-DAR-ZE-XX-DR-A-0134

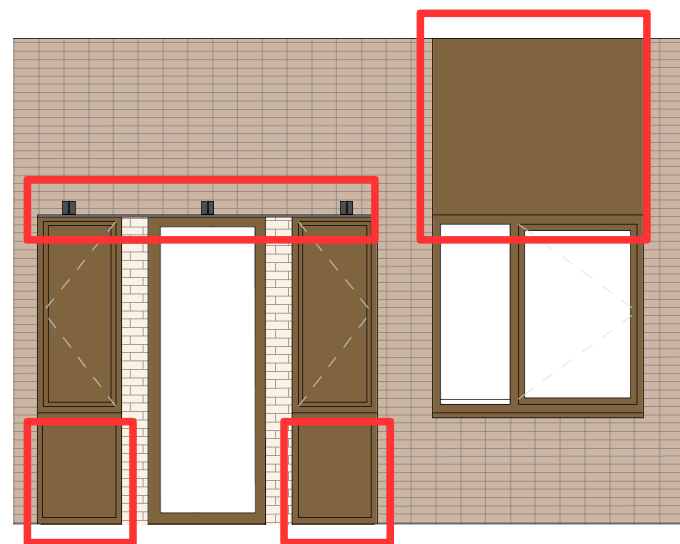
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	1 (page 7)	Vertical recessed red bond brick (10mm to main brick line), Grove Orange – Spec M14
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	3 (page 9)	White brick banding (New Diana) – Spec M3
	4 (page 10)	Bolt-on balcony balustrade straight configuration fascia fixed – Spec M16
	5 (page 11)	Brick piers to be removed
	6 (page 12)	Ground level planters
	7 (page 13)	Haddonstone Portland Colour Coping Stone – Spec M12
	8 (page 14)	Soldier red brick – Spec M26
	9 (page 15)	Curtain Wall to be removed, Dry riser inlet location (Main entrance door panel Block A)
	10 (page 16)	Lighter Canopies - Detail and widths to structural loading calculations – Spec M8

SECTION 1. VERTICAL 10mm RECESSED STACK BOND RED BRICK

PLANNING APPROVED PROPOSAL

PPC Aluminium panels (RAL 1036) are currently proposed for underneath and above the windows.

- In the context of the Remington road project, there is limited local precedence for the local vernacular based upon the current approval of aluminium PPC panels. The longevity of PPC coatings can vary, with the potential for chipping and fading over time. Moreover, water ingress. Movement joint issues, mastic failures and connections at windows can pose additional concerns.



PLANNING APPROVED ELEVATION – South Elevation Maisonettes _ 174-028-GA-ELE



PPC aluminium panel

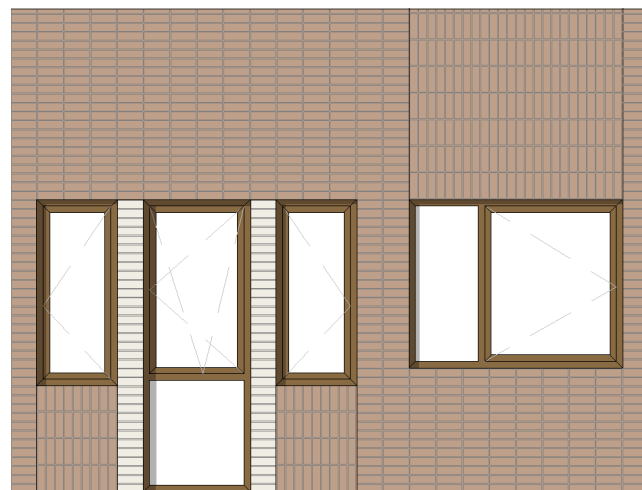


Ibstock Cumberland Blend, 2629

DESIGN CHANGE PROPOSED

The PPC panels underneath and above the windows are proposed to be replaced with vertically stacked red brick recessed into the façade by 10mm.

- Red Brick (Wienerberger brick Grove Orange) is the proposed predominant façade material. The red brick is the most appropriate for the site, considering the existing vernacular is to a large extent red brick. The red brick is used for the apartment blocks A, B, C, Maisonettes and Townhouses, giving cohesion to the development.
- The red and white bricks are proposed in keeping with the existing buildings in the local area. The recessed red brickwork will create a visually interesting façade with varying depths and textures.



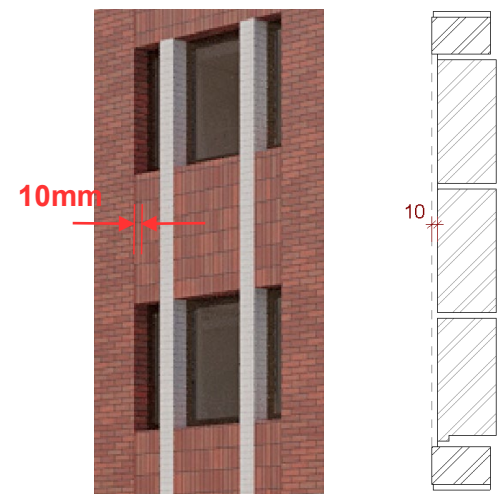
PROPOSED ELEVATION – South Elevation Maisonettes _ RER-DAR-ZE-XX-DR-A-0134



Vertical Red Brick – Grove Orange – Spec 1

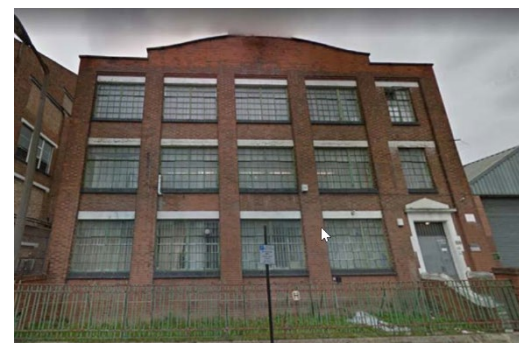


Site neighbouring area



CGI view_ Block A,B,C

Sketch of wall recess in section

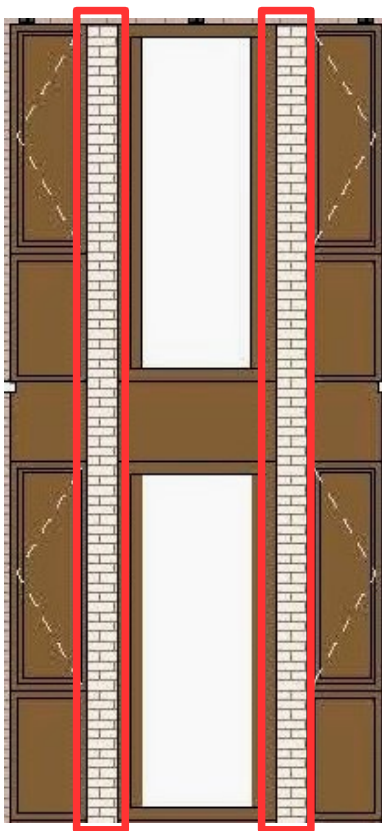


Site neighbouring area

SECTION 2. HORIZONTAL RUNNING BOND BRICK PIERS BETWEEN WINDOWS

PLANNING APPROVED PROPOSAL

Stretcher bond white bricks are currently approved for between windows.



PLANNING APPROVED ELEVATION – South Elevation Maisonettes _ 174-028-GA-ELE

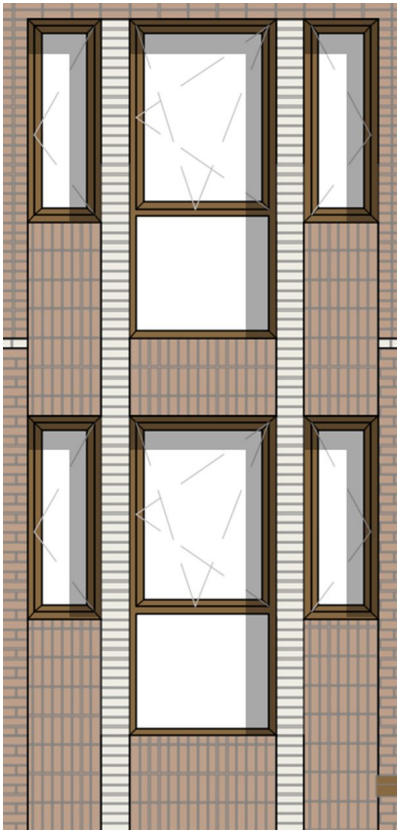


White Brick – Clerkenwell KGB

DESIGN CHANGE PROPOSED

White stacked bricks are proposed to replace the stretcher bond to create a more cohesive connection to the rest of the brick patterning throughout the development.

- The pier will remain at 215mm which is the same size as a brick module, this will reduce the amount of brick cutting and residual waste on the site



PROPOSED ELEVATION – South Elevation Maisonettes _ RER-DAR-ZE-XX-DR-A-0134



White Brick – New Diana - Spec 2

SECTION 3. BANDING (ONE BRICK COURSE)

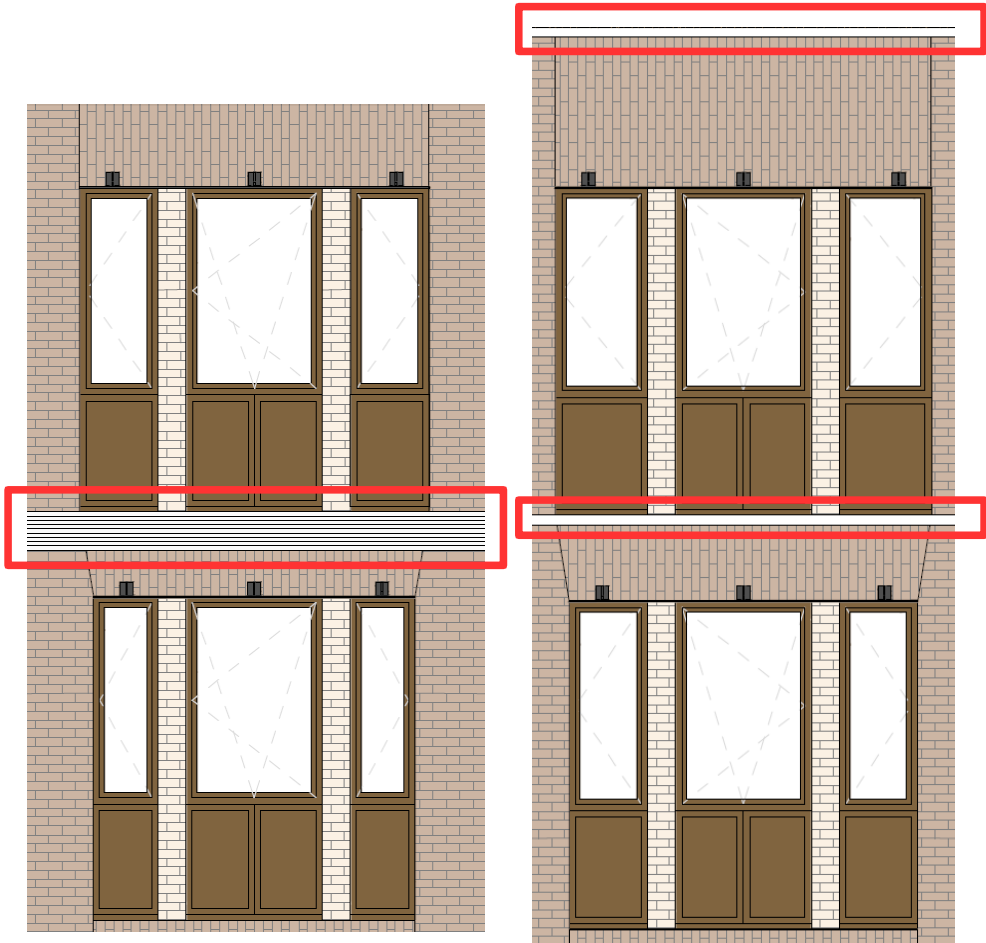
PLANNING APPROVED PROPOSAL

White Portland cast stone is currently approved in varying forms and patterning. This occurs at 2nd, 4th and 5th slab levels.

DESIGN CHANGE PROPOSED

The proposed banding would be replaced with a white brick banding to create a more connected façade with the vertical piers. The FFL of the 1st, 3rd and 5th floors are proposed to be treated with a brick banding that creates a visual break from one floor to the next. The top level of the townhouses and maisonettes utilise a white brick banding that is to be flush with the horizontal stretcher (Wienerberger brick Grove Orange).

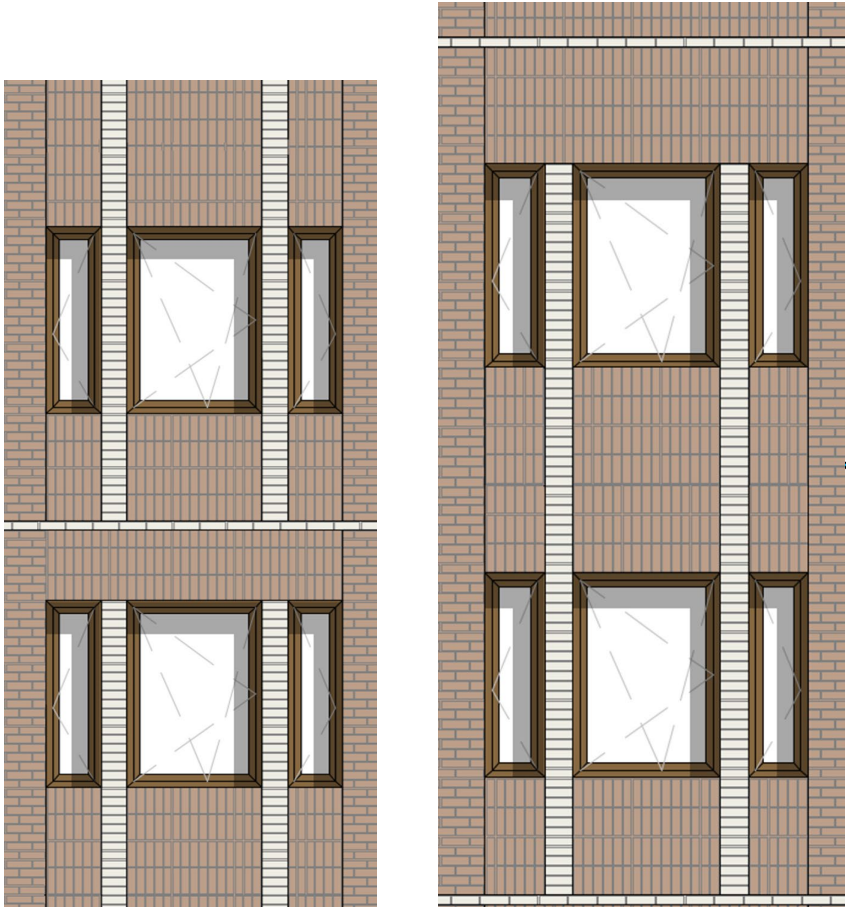
- The objective of the proposed modification is to enhance the overall visual coherence and consistency of the façade across the site. This proposal aims to rationalise the diverse sizes of the previously approved elements and reduce the pronounced contrast within the material palette.



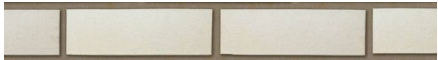
PLANNING APPROVED ELEVATION – Typical facade for Block A,B,C _ 174-021-GA-ELE



White Portland cast stone banding



PROPOSED ELEVATION – Typical facade for Block A,B,C _ RER-DAR-ZC-XX-DR-A-0108



White Brick – New Diana



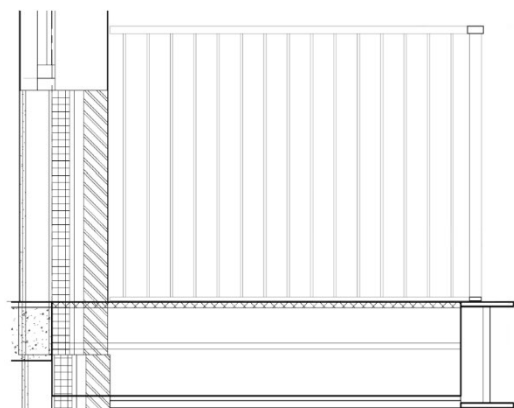
SECTION 4. BALCONY BALUSTRADE

PLANNING APPROVED PROPOSAL

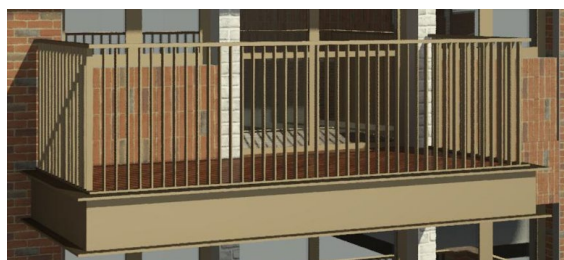
The current approved proposal outlines the typical balustrades with deep angled rails in a W configuration. The balustrades material match the rest of the site with PPC aluminium (RAL 1036). The balustrades are top fixed to the balcony's cantilevered structure.



PLANNING APPROVED ELEVATION – Typical Bolt on balcony - Block A,B,C _ 174-022-GA-ELE



Sketch of planning approved typical bolt on balcony section, Block A,B,C



CGI view _Planning approved typical bolt on balcony - Block A,B,C

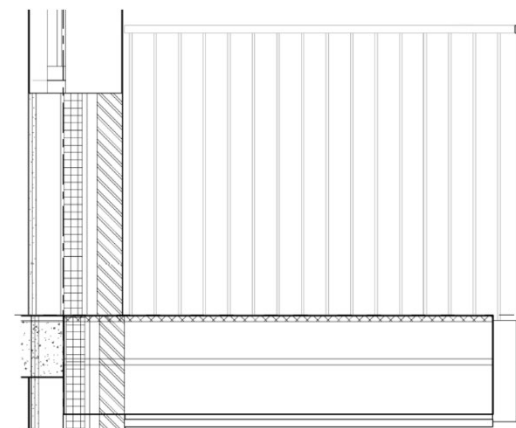
DESIGN CHANGE PROPOSED

The proposed balcony balustrades for Block A, B, C would be changed to the fascia fixed system and regularised straight aluminium railing (RAL 1036).

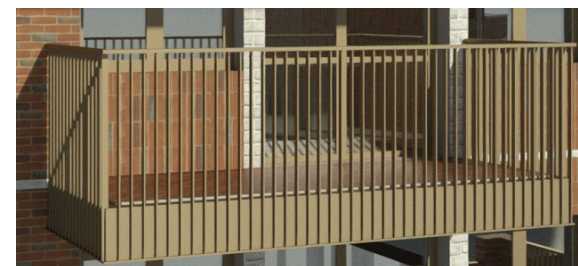
- The more open railings allow light to penetrate into the recessed balcony areas and provide a visual continuity for the cantilevered systems.
- For the cantilevered systems, the proposed fascia fixed balustrades offer a sleek and minimalist appearance with a clean uninterrupted line from top post to soffit mirroring the verticality of the adjacent brick piers.
- The proposed fascia fixed system provides less areas for dirt or moisture to sit without requiring extended cleaning from the tenants.
- The proposed fascia fixed railing maximises the usable space on the balcony by moving the fixings to the perimeter of the balcony.



PROPOSED ELEVATION – Typical bolt on balcony Block A,B,C _ RER-DAR-ZC-XX-DR-A-0109



Sketch of proposed typical bolt on balcony section, Block A,B,C

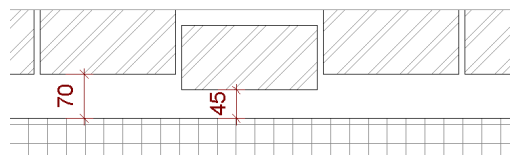


CGI view _Proposed typical bolt on balcony Block A,B,C

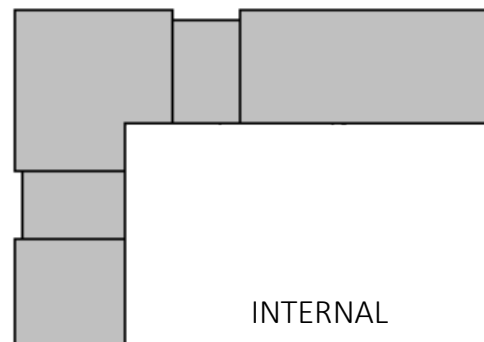
SECTION 5. PIERS FACADE

PLANNING APPROVED PROPOSAL

The current approved proposal recessed the brickwork 25mm into the cavity of the external wall. This reduced the residual cavity to 45mm, this brings it under the recommended 50mm to maintain a ventilated partial fill wall system.



EXTERNAL



INTERNAL

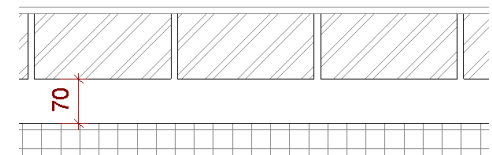
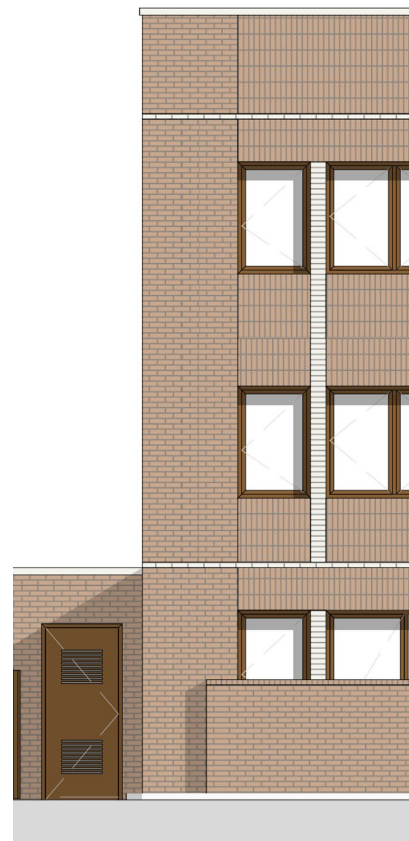
PLANNING APPROVED ELEVATION – South Elevation Block A,B,C – Typical brick pier _ 174-021-GA-ELE

Sketch of planning approved stretch bond brick piers plan, Block A,B,C

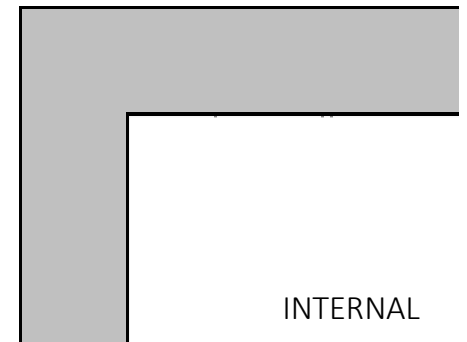
DESIGN CHANGE PROPOSED

The proposal is to remove the recessed brick piers to have a continuous cavity and improved brick support strategy.

- A minimum 50mm cavity has to be provided to the rear of the brickwork to allow for ventilation of the façade against the build-up of moisture. The approved proposal will increase the risk of damp and moisture within the facade. The proposal will increase the cavity to a minimum of 50mm to improve the longevity of the development.



EXTERNAL



INTERNAL

PROPOSED ELEVATION – South Elevation Block A,B,C – Proposed brick pier removal _ RER-DAR-ZC-XX-DR-A-0108

Sketch of proposed removal of brick piers plan, Block A,B,C

SECTION 6. RAISED PLANTERS AT GROUND LEVEL

PLANNING APPROVED PROPOSAL

The current proposal utilises raised planter beds outside of the main demise. Within this context and proximity to the demises, raised planters can have a few negative aspects. They can accumulate litter, especially in areas of high foot traffic. Raised beds require a drainage channel away from the box itself. If this is not regularly maintained it can lead to waterlogging. Due to the adjacent patio, the height of the bed can allow for climbing and stepping into the unit's amenity spaces.



PLANNING APPROVED ELEVATION – Typical raised planters in front of patios - Site wide _174-021-GA-ELE



CGI view _Planning approved typical raised planters in front of patios, Site wide

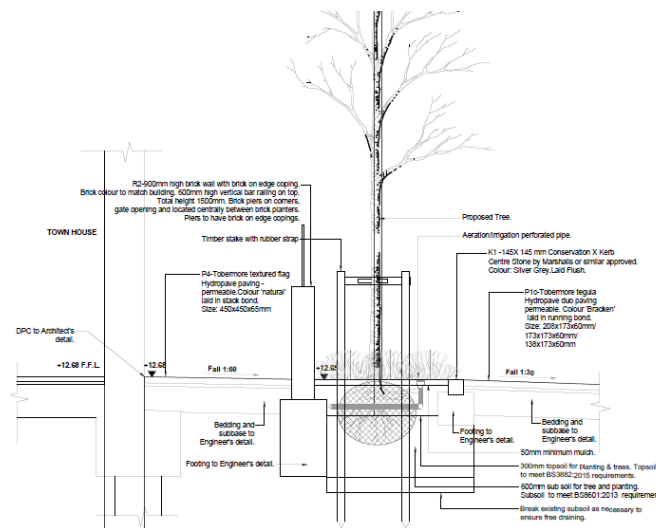
DESIGN CHANGE PROPOSED

The proposal is to replace the raised planters with ground level planters 150mm high.

- A ground level planter creates a better connection to the surrounding areas, without interrupting the view of the ground ahead from eye level.
- The plants can cope more naturally with longer periods without rain or irrigation.
- At the east end of the site, Thames Water asset is located between the two blocks of town houses. A significant number of planters need to be omitted to accommodate the requirements of this asset, i.e. no foundations within its easement.



PROPOSED ELEVATION – Proposed ground level planter – Site wide _ RER-DAR-ZC-XX-DR-A-0108



PROPOSED SECTION – Proposed ground level planter – Site wide _ L0834D13_01

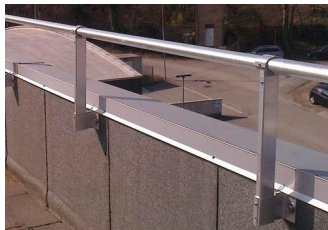
SECTION 7. ROOF PARAPET HADDONSTONE COPING

PLANNING APPROVED PROPOSAL

The current edge of the roofscape and guarding is parapet fixed metal railings on all roofs.



PLANNING APPROVED ELEVATION – Typical
Elevation Maisonettes _ 174-028-GA-ELE



Typical parapet fixed metal railing

DESIGN CHANGE PROPOSED

The proposed design intent would be to have a Haddonstone coping, raised to meet the edge protection height requirements. Where parapets are under 1100mm, mansafe will be provided for safety and maintenance.

- The proposed coping reflects the white brick banding that surrounds the buildings on the site. The Portland colour creates a visual border that works with the vertical piers and horizontal white brick to create a frame for the façade.



PROPOSED ELEVATION – Typical Elevation
Maisonettes _ RER-DAR-ZE-XX-DR-A-0134

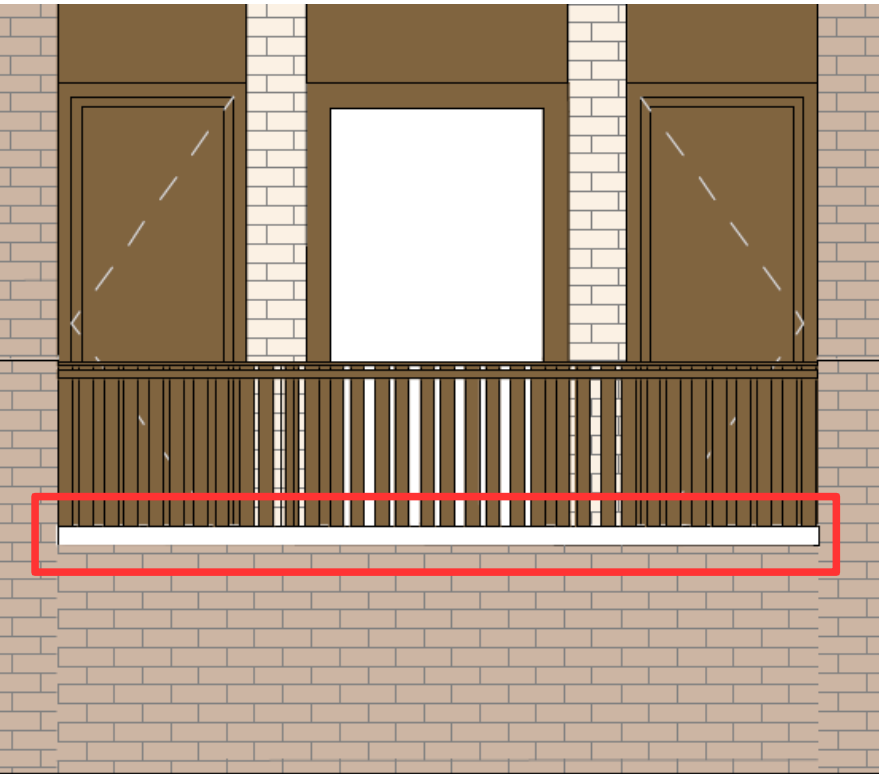


Parapet Stone Coping – Haddonstone
Portland Colour Coping Stone

SECTION 8. STONE COPING TO FRONT PATIO WALLS

PLANNING APPROVED PROPOSAL

White Portland stone is currently approved for the coping on patio walls.



PLANNING APPROVED ELEVATION – Typical patio walls – Ground floor – Site wide _
174-028-GA-ELE



Coping – White Portland Cast Stone

DESIGN CHANGE PROPOSED

The proposal is to replace the white Portland stone coping to front patio walls with grove orange brick soldier course to fit more cohesively into the context.

- Red Brick (Wienerberger brick Grove Orange) is the proposed predominant façade material.
- The proposed soldier bricks mirror the stack bricks around the windows, creating an extended frame for the apertures.



PROPOSED ELEVATION – Proposed patio walls – Ground floor – Site wide _
_RER-DAR-ZE-XX-DR-A-0134



Soldier Red Brick – Grove Orange-
Spec 1

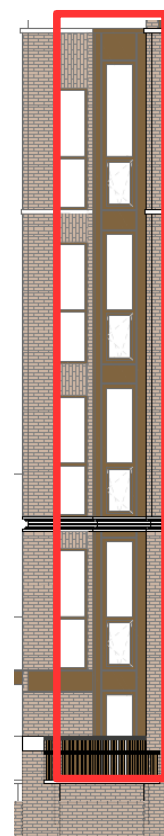


Site neighbouring area

SECTION 9. CURTAIN WALLS TO CORE

PLANNING APPROVED PROPOSAL

Curtain walls are currently proposed to core A east side.



PLANNING APPROVED ELEVATION –
East Elevation Block A,B,C _ 174-022-GA-ELE

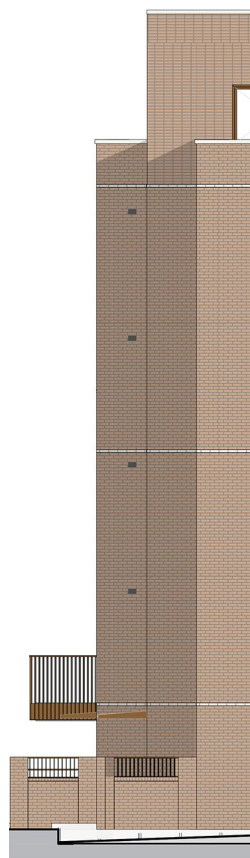


PPC aluminium panel

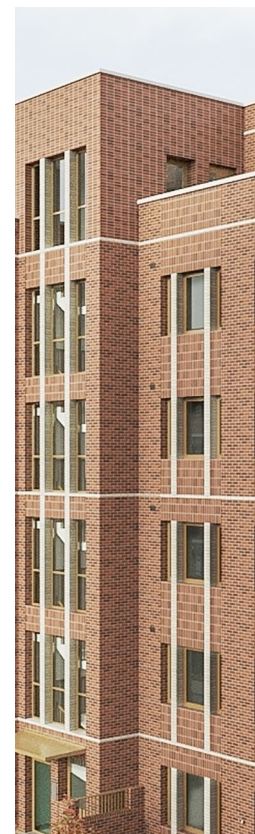
DESIGN CHANGE PROPOSED

The proposal is to remove the curtain walls to core as recommended by the fire consultant.

- The proposed brick would Improve fire safety and reduce the risk of external fire spread to neighbouring flats.
- Curtain walling systems are more challenging to maintain and repair in areas requiring high levels of fire protection. Access to the exterior face of the curtain wall for routine maintenance or repairs may be limited due to the location of the stair core.
- The proposal prevents overlooking onto private units from the communal core.



PROPOSED ELEVATION – East Elevation Block
A,B,C _ RER-DAR-ZC-XX-DR-A-0109

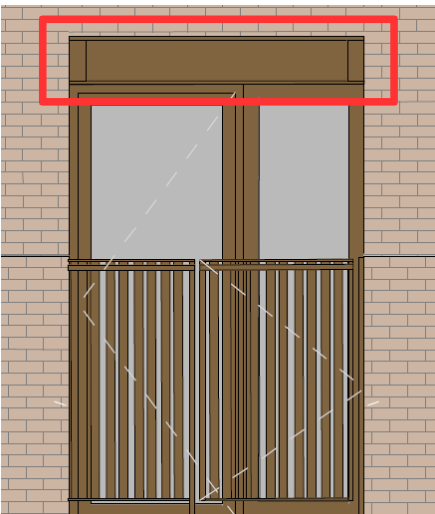


Stretcher Red Brick – Grove Orange

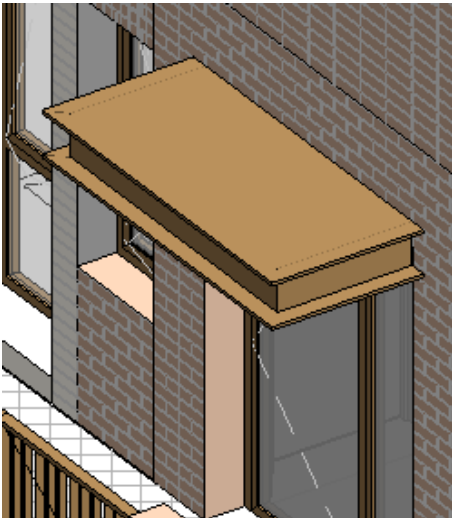
SECTION 10. ENTRANCE CANOPIES

PLANNING APPROVED PROPOSAL

PPC coloured aluminium canopy is the current approved proposal for the apartment blocks A,B,C communal entrances and the ground floor flats, townhouses and maisonettes private entrances.



PLANNING APPROVED ELEVATION – Typical canopies to Maisonettes _ 174-028-GA-ELE

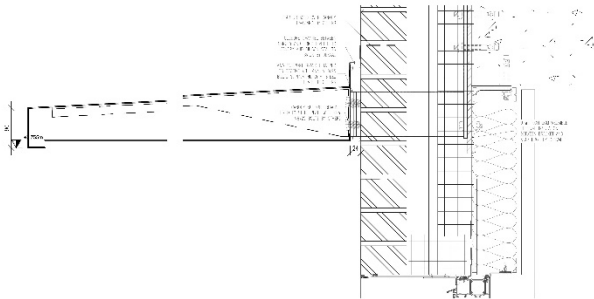


CGI_Planning approved typical canopies to Maisonettes

DESIGN CHANGE PROPOSED

PPC Aluminium composite canopies (RAL 1036) are proposed to replace the canopies for the communal and the private entrances through changes to thickness and a more streamlined design.

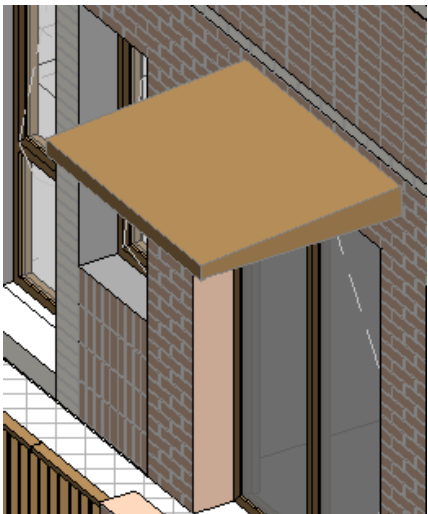
- The thinner canopies will reduce wind load and structural load on the supports, and simplify the fixings required for the units.
- By reducing the size of the canopies, more natural light can reach the entrance area. This will create a brighter and more welcoming ambiance, while also improving safety.
- A smaller canopy will be easier to maintain compared to a larger shaped one. Cleaning and maintenance tasks, such as removing debris or performing repairs, can be more manageable and less time consuming improving continuous access to the buildings.



Proposed PPC Aluminium composite canopy section



PROPOSED ELEVATION – Proposed canopies to Maisonettes _ RER-DAR-ZE-XX-DR-A-0134



CGI_Proposed canopies to Maisonettes

CONCLUSION

The proposed changes to the facades do not compromise the approved design but improve the aesthetic quality of the development as well as, improving the durability and longevity of the buildings.

The proposed change from PPC Aluminium panels and cladding to brick will provide an improved U value across the building fabric performance in this area from 0.30w/m²K to 0.18w/m²K. The proposed would improve the SAP calculations. The proposed material changes will require a less onerous cleaning and maintenance strategy.

The proposed design principle is influenced by the architectural detail commonly found in the local area. A more practical and cohesive facade design has been proposed across the three different areas reducing the amount of contrast around the site. The essence of the original proposal has been maintained through the use of high quality materials, with longevity in mind.

In conclusion, the proposed changes have been carefully considered by the Design Team, to present a refined proposal that does not compromise the approved design intent.

APPENDIX 1. PLANNING APPROVED AND PROPOSED ELEVATIONS

Planning approved drawings

Drawing 174-021-GA-ELE_Proposed elevation AA – Remington Road
Drawing 174-022-GA-ELE_Proposed elevation BB – Remington Road
Drawing 174-024-GA-ELE_Proposed elevation DD – Remington Road
Drawing 174-025-GA-ELE_Proposed elevation EE and FF – Remington Road
Drawing 174-026-GA-ELE_Proposed elevation GG and HH – Remington Road
Drawing 174-027-GA-ELE_Proposed elevation II and JJ – Remington Road
Drawing 174-028-GA-ELE_Proposed elevation KK and LL – Remington Road
Drawing 174-029-GA-ELE_Proposed elevation MM and NN – Remington Road
Drawing 174-030-GA-ELE_Proposed elevation OO and PP – Remington Road

Proposed drawings

RER-DAR-ZC-XX-DR-A-0108
RER-DAR-ZC-XX-DR-A-0109
RER-DAR-ZW-XX-DR-A-0122
RER-DAR-ZE-XX-DR-A-0134

Proposed elevation AA. Drawing no. RER-DAR-ZC-XX-DR-A-0010
Proposed elevation BB. Drawing no. RER-DAR-ZC-XX-DR-A-0011
Proposed elevation CC. Drawing no. RER-DAR-ZC-XX-DR-A-0012
Proposed elevation DD. Drawing no. RER-DAR-ZC-XX-DR-A-0013
Proposed elevations EE and FF. Drawing no. RER-DAR-ZC-XX-DR-A-0014
Proposed elevations GG and HH. Drawing no. RER-DAR-ZW-XX-DR-A-0015
Proposed elevations II and JJ. Drawing no. RER-DAR-ZW-XX-DR-A-0016
Proposed elevations KK and LL. Drawing no. RER-DAR-ZE-XX-DR-A-0017
Proposed elevations MM and NN. Drawing no. RER-DAR-ZE-XX-DR-A-0018
Proposed elevations OO and PP. Drawing no. RER-DAR-ZE-XX-DR-A-0019