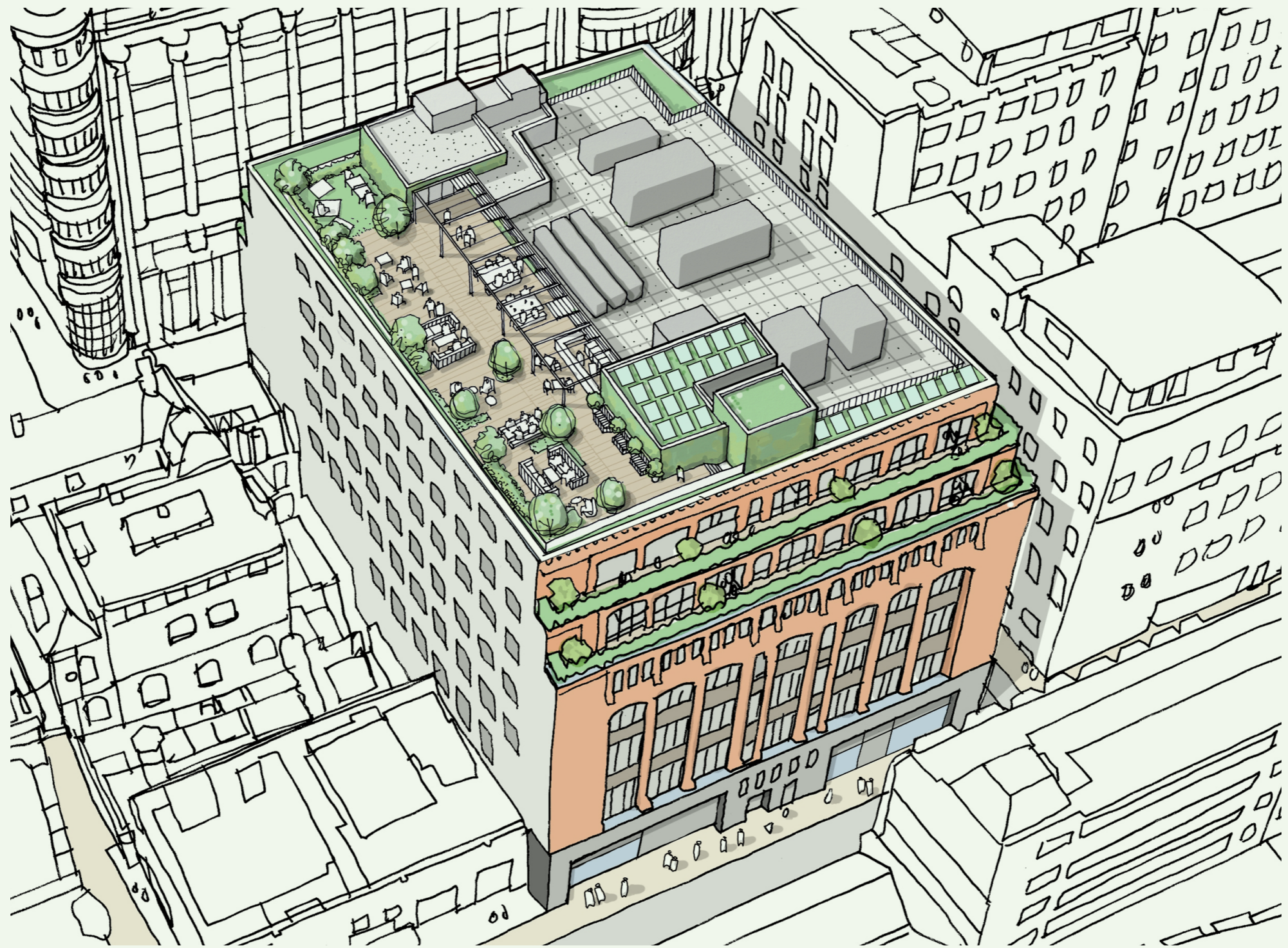


# 9 Prescott Street

CONDITION 3 - EXTERNAL WORKS DETAILS

AUGUST 2021



# Introduction

This Report is submitted to discharge planning condition 03 associated with the consented proposals at the development site of 9 Prescott Street located within London Borough of Tower Hamlets. The planning consent is listed under reference PA/20/01725, and listed building consent under PA/20/01726.

Condition 03 refer to details and samples of works to the fenestration, doors and external lift demonstrating the proposed external facing materials and particular details of these external elements.

# Contents

1.0	External Facades - Window Replacement/New Windows
2.0	New Building Entrance Screens
3.0	External DDA Lift / Boundary Wall Remedial Works
AP	Architectural Drawings

# **External Facades**

1.0 - NEW/REPLACEMENT WINDOWS

# 9 Prescott Street - Planning Condition 03

## Proposed Street Elevations

- The principle street facades will have all masonry/spandrels cleaned throughout.
- Upper floor windows are to be replaced with new double glazed metal framed windows, sympathetic to the existing aesthetic and more in keeping with the adjacent neighbour building at 1 Prescott Street.



PROPOSED PRESCOT STREET FACADE



PROPOSED CHAMBER STREET FACADE

## 9 Prescott Street - Planning Condition 03

- The design proposals have been informed principally by the adjacent no1 Prescott Street, namely to reinstate a modern doubled glazed metal framed window with an opening light for natural ventilation.
- A slim, detailed profile is proposed to respect the heritage look whilst the principle street facades will be finished in a bronze, metallic PPC finish to the aluminium framing.



EXISTING WINDOW FENESTRATION - 1 PRESCOT STREET



EXISTING WINDOW FENESTRATION - 9 PRESCOT STREET



PROPOSED BRONZE PPC FINISH  
MANUFACTURER : TIGER - DRYLAC POWER COATINGS  
PRODUCT : 068/60306 MT/MET

# 9 Prescott Street - Planning Condition 03

## Proposed Gable Elevations

- The gable elevations are more secondary facades which will have some new windows provided on lower floors on the east elevation, and upper floors on the west elevation.
- All existing windows are to be replaced with new double glazed metal framed windows, sympathetic to the existing aesthetic, identical to the street elevations. There are some small variations where the window style replicates a more traditional crittal style at ground floor on the east elevation.



PROPOSED EAST GABLE FACADE



PROPOSED WEST GABLE FACADE



## 9 Prescott Street - Planning Condition 03

- The same slim, detailed profile system is proposed to respect the heritage look, finished in an off-white PPC finish to the aluminium framing matching the existing.
- The newly created windows will be fire-rated with a proposed system which aesthetically matches the new window system profiles. In addition new windows on the ground floor of the east gable overlooking the service yard of No1 Prescott Street will have a translucent film applied to obscure overlooking.



EXISTING EAST ELEVATION FENESTRATION



EXISTING WEST GABLE FACADE



PROPOSED OFF-WHITE PPC FINISH  
MANUFACTURER : TIGER - DRYLAC POWER COATINGS  
PRODUCT : 068/10078 GL/MA - RAL 9016

## 9 Prescott Street - Planning Condition 03

### Proposed Window Systems - Example of Work

- AWS 65WF windows by Schueco have been specified, a high quality aluminium framed double glazed system which greatly improves the thermal performance of the building.
- This system has been recently used by BGY in a mixed-use scheme at 32-34 Eagle Wharf Road, Islington (seen below). A slim profile system sympathetic to the critical warehouse window aesthetic, well suited to the existing heritage of the Prescott Street buildings.



DETAIL FACADE VIEW - EAGLE WHARD ROAD, ISLINGTON (BGY)



DETAIL FACADE VIEW - EAGLE WHARD ROAD, ISLINGTON (BGY)



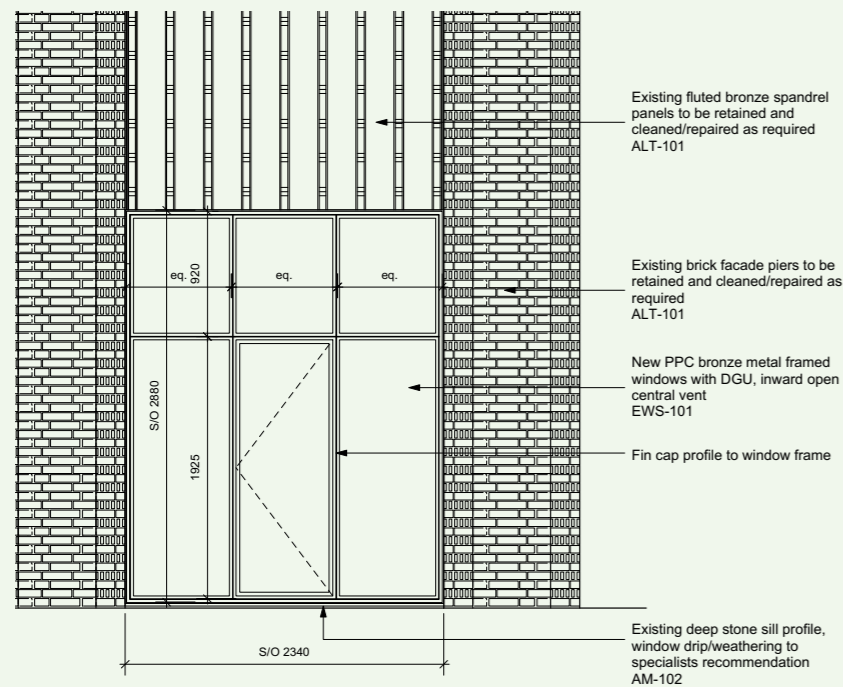
INTERNAL VIEW - EAGLE WHARD ROAD, ISLINGTON (BGY)

# 9 Prescott Street - Planning Condition 03

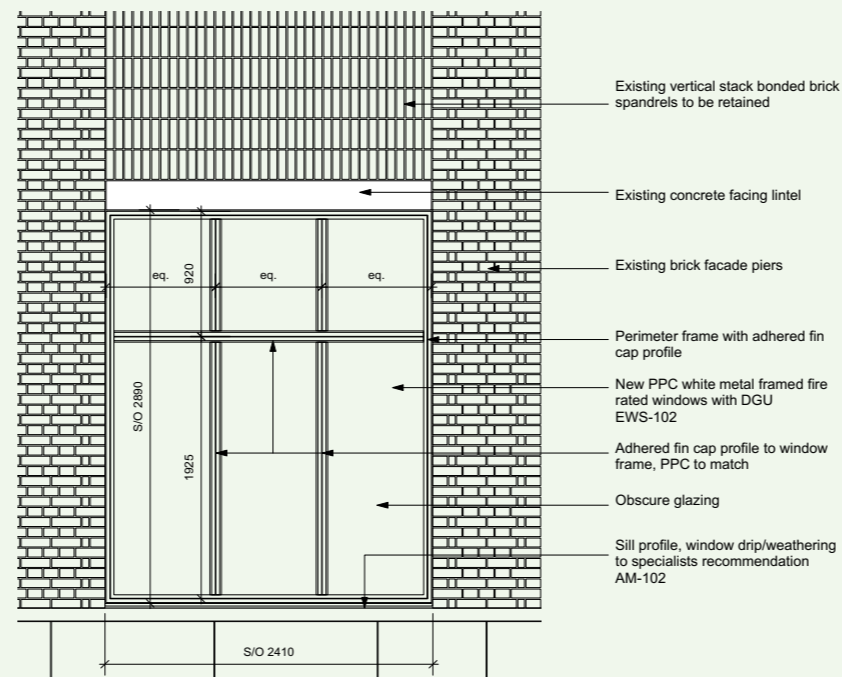
## Proposed Window Systems

- There are numerous sizes of windows across all facades, however there are principally 3 no. types as follows, which all have an identical aesthetic in face profiles, finished with bronze PPC to street elevations and off-white PPC to gable elevations:

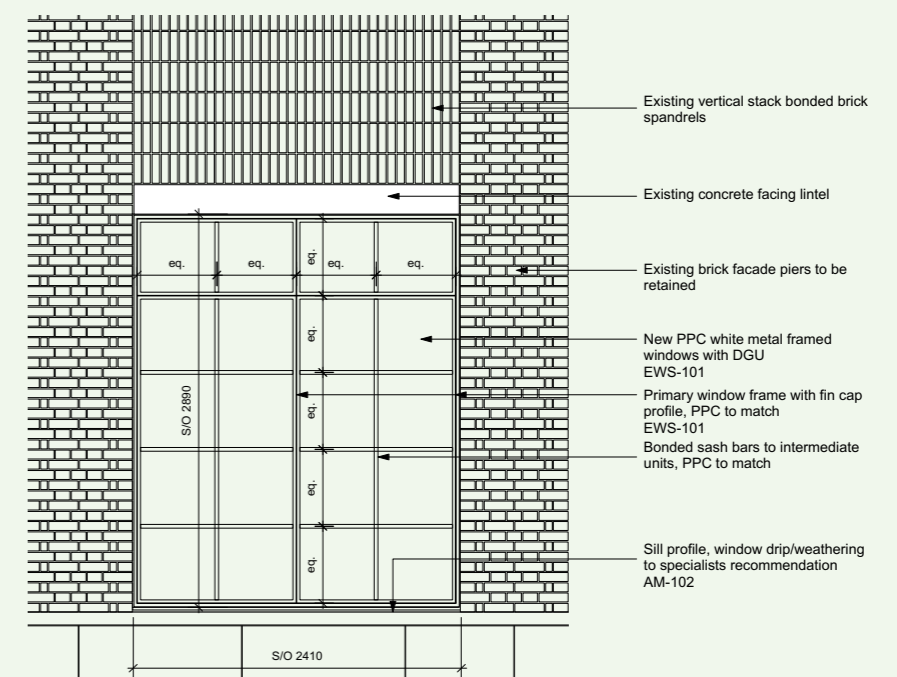
1. typical replacement windows - Schueco AWS 65WF with fin cap
2. new gable windows (fire rated) - Schueco ADS 80 FR60 with fin cap (visually similar to no.1)
3. replacement windows to east gable (3no.) - Schueco AWS 65WF with fin cap and additional glazing bar to replicate existing crittal warehouse style



REPLACEMENT WINDOWS - ALL FACADES (TYPICAL)  
SCHUECO - AWS 65WF (FIN CAP EXTERNAL PROFILE)



NEW WINDOWS - GABLE FACADES (FIRE RATED)  
SCHUECO - ADS 80 FR60 (FIN CAP EXTERNAL PROFILE)

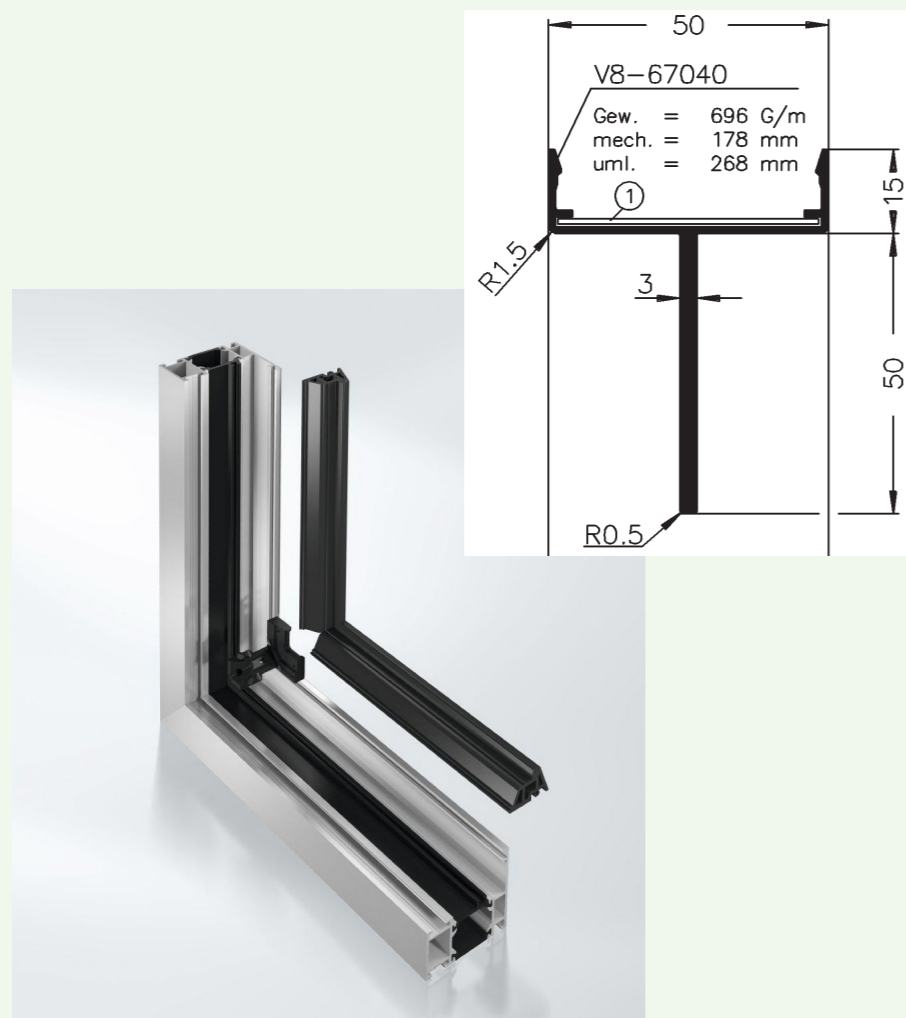


REPLACEMENT WINDOWS - EAST FACADE (3 NO.)  
SCHUECO - AWS 65WF (FIN CAP EXTERNAL PROFILE & GLAZING BARS)

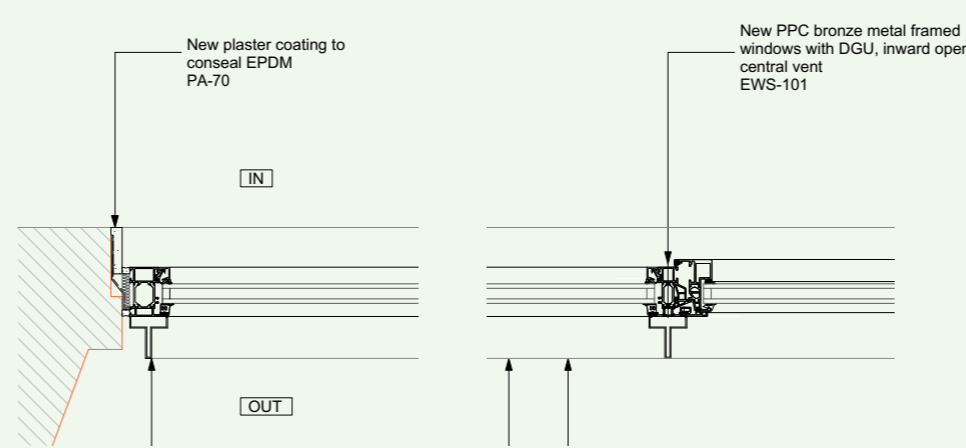
# 9 Prescott Street - Planning Condition 03

## Proposed Window Systems - Details

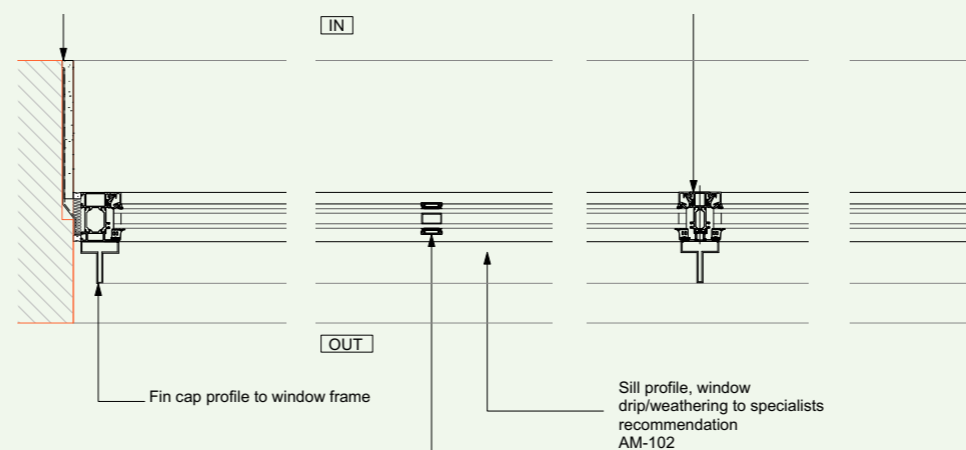
- The window frame will have an external fin cap profile applied to replicate the typical crittal framing look, with additional glazing bars applied for additional transom/mullion fenestration.
- A sample new window detail below illustrates the framing with fin cap (see appendix for full detail drawings), working within the existing masonry reveals. Discrete sills ensure the windows do not impact on the existing decorative spandrel elements, replicating the existing window reveal conditions.



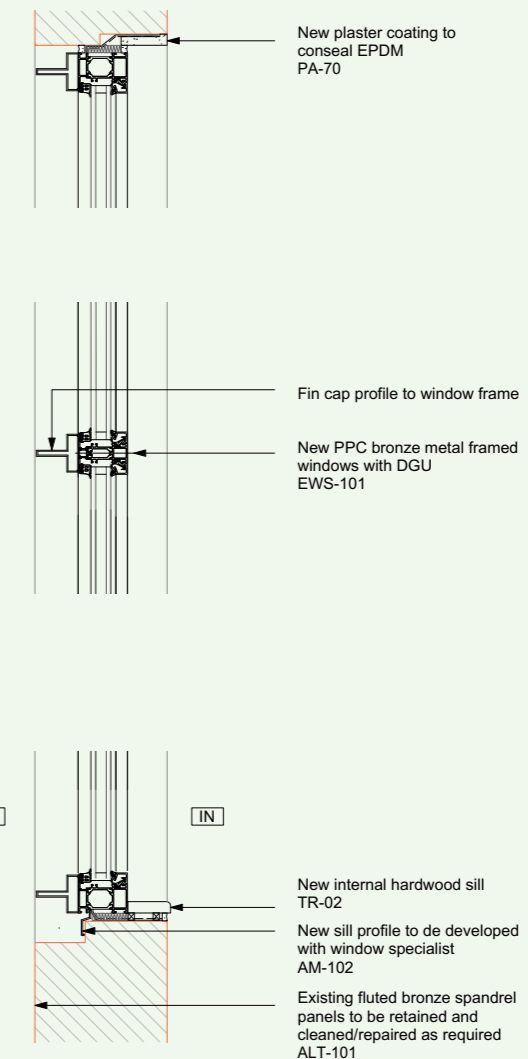
STANDARD SCHUECO AWS 65WF WINDOW PROFILE :  
EXTERNAL FIN CAPPING PROFILE CLIPPED TO SYSTEM FRAME PROFILE



TYPICAL PLAN DETAIL - NEW/REPLACEMENT STREET FACADE WINDOW



TYPICAL PLAN DETAIL - NEW/REPLACEMENT GABLE WINDOW



TYPICAL SECTION DETAIL - NEW/REPLACEMENT WINDOW TYPES

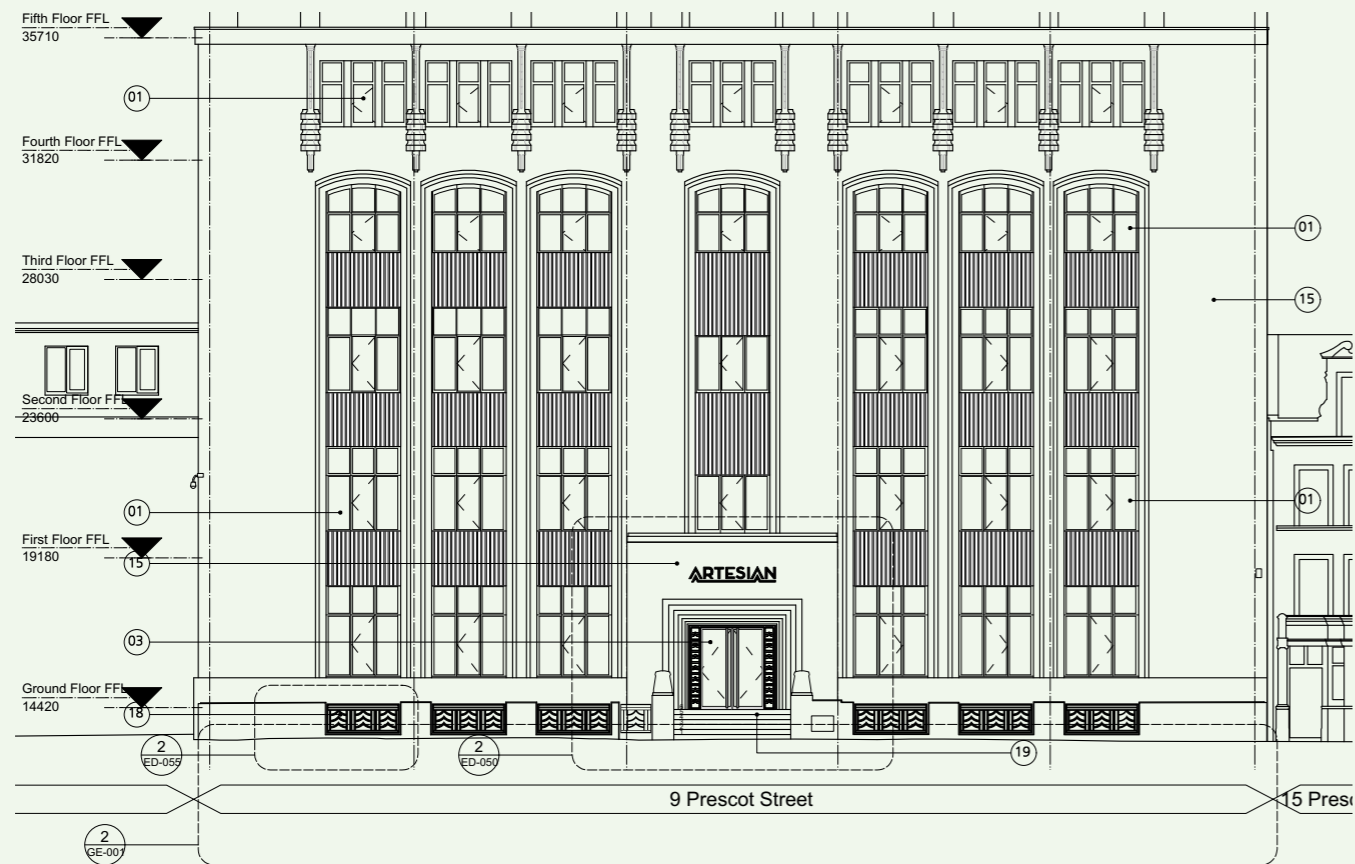
# **Entrance Screens/Doors**

2.0 - NEW GLAZED SCREENS, DOORS

# 9 Prescott Street - Planning Condition 03

## Prescot Street Entrance

- A new glazed door entry screen is proposed with decorative metal side panels, stonework & heritage features cleaned and repaired
- The access is reconfigured with a new external DDA lift adjacent to the entrance and external steps extended to new ground floor level providing greater ease of accessibility and aligning with the external configuration of 1 Prescott Street



PROPOSED PRESCOT STREET FACADE



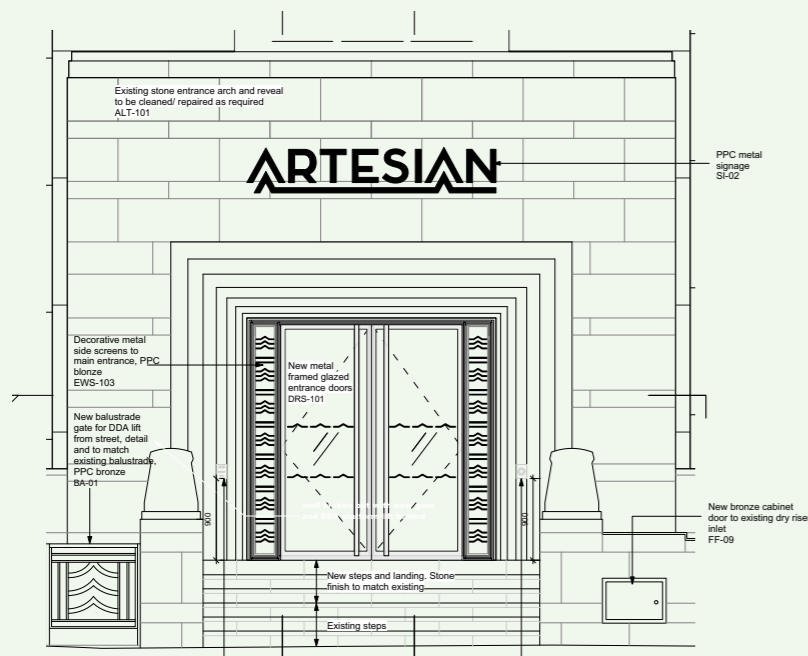
EXISTING PRESCOT STREET BUILDING ENTRANCE

# 9 Prescott Street - Planning Condition 03

## Proposed Glazed Screen/Door Systems

- The new entry screen is comprised of 2 main components:
  1. glazed metal frame curtain wall screen, with structural glazed integral doors - Schueco FWS 50HI with ADS 70HD SG doors
  2. integrated decorative metal side panels, lazer cut featuring motif in the language of the existing metalwork of the host building

The existing external metal screen will be refurbished and relocated within the new internal entry lobby of the building, forming the gateway to the new reception space.



PROPOSED PRESCOT STREET BUILDING ENTRANCE



LAZER CUT DECORATIVE COVER PANEL  
NEWPORT SANDRINGHAM, LONDON - BGY



PROPOSED ENTRY LOBBY WITH RELOCATED HERITAGE SCREEN