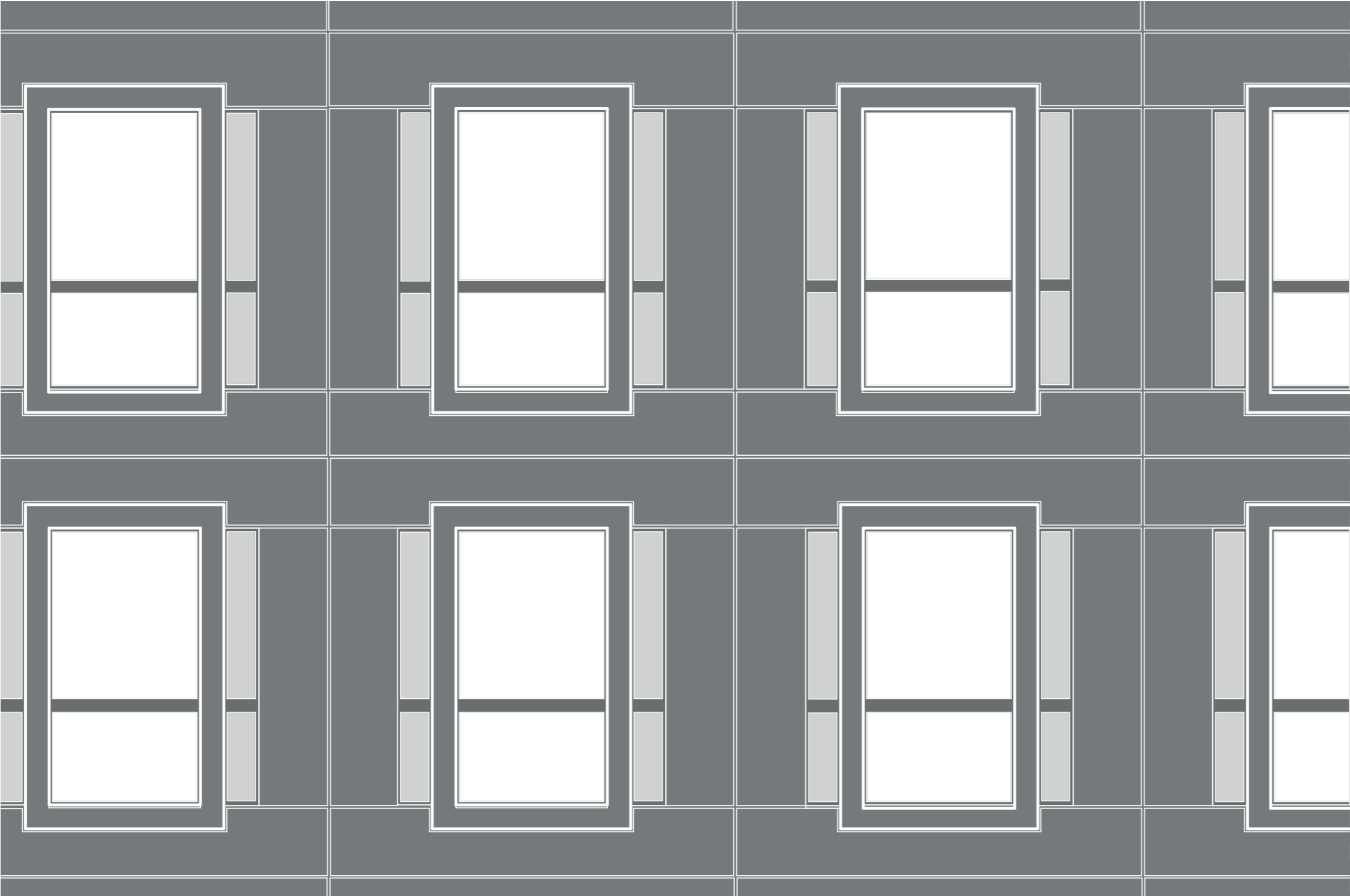


Discharge of Condition 5

30 - 31 GOLDEN SQUARE

W1F 9LD



John Robertson Architects

JRA

Document Control

EDMS Refence: 1946-JRA-ZZ-00-RP-A-2000

Job Title: 30 - 31 Golden Square

JRA Job Reference: 1934

Document Title: Design and Access statement Addendum

File Location: \\AANEMESIS\1900x\1946_30 Golden Square\Admin\C-Statutory\C01-TownPlanning\discharge of condition 5

Revision	Issue Date	Prepared by	Checked By	Approved for Issue
01	13/06/22	Becky Grigor	Festus Moffat	Festus Moffat

Project Contact: Becky Grigor / becky.grigor@jra.co.uk

Introduction

The proposal for Alterations and extensions at 30-31 Golden Square, W1F 9LD (application reference: 21/03500/FULL) was granted permission subject to conditions on the 1st of July 2019.

This document has been prepared to accompany the submission of details required for the discharge of Condition 5.

Condition 5:

'The development shall not be carried out otherwise than in accordance with the details thus approved. You must apply to us for approval of details of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be.'

Reason:

'To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Soho Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)'

John Robertson Architects

JRA

Materials to be Discharged

There are a number of facing materials proposed for the buildings facade, roofing and terraces.

The adjacent table lists the materials that will be presented for approval. Due to the number of materials and the sequencing of them for the construction the team are releasing the materials as they are available to be presented. This document will be revised when new materials when available in the required detail to be submitted for discharge.



Item	Description	Submitted
MT-001	Handset Portland Stone cladding	REV 01
MT-002	Anodised Aluminium Rainscreen	REV 01
MT-003	Granite Plynth	REV 01
MT-004	Anodised Aluminium framing for window, door and louvre systems	REV 01
MT-005	Pre Patina Zinc Cassette cladding system	REV 01
MT-006	Pre Patine Zinc Shiplack angled cladding system	REV 01
MT-007	Pre Patina Zinc Dormer cladding	REV 01
MT-008	Polyester Powder Coated Aluminium frames, pressing and louvres RAL 7022	REV 01
MT-009	Polyester Powder coated Louvres 7038	REV 01
GL-001	Double glazed unit	REV 01
AT-001	External Artwork	
RF-001	Wildflower Green roof	
RF-002	External Porcelain Tiles	
BAL-001	External Balustrading	

Upper John Street

Proposed Materiality



Key

- MT-001** Handset portland stone
- MT-002** Anodised Aluminium
- MT-003** Granite Plynth
- MT-004** Anodised Window Frames and pressings
- GL 001** Double Glazed units
- MT 005** Pre Patina Zinc Casette Panels
- MT 006** Pre Patina Shiplack Panels
- MT 007** Pre Patina Zinc dormers
- MT 008** Polyester Powder coated frames and pressings
And louvres - RAL 7022
- MT 009** Polyester Powder coated louvres
RAL 7038 within RAL 7022 frames to match MT-008
- Retained artwork Panels**
- AT 001** New artwork Panel

Rear Facade

Proposed Materiality

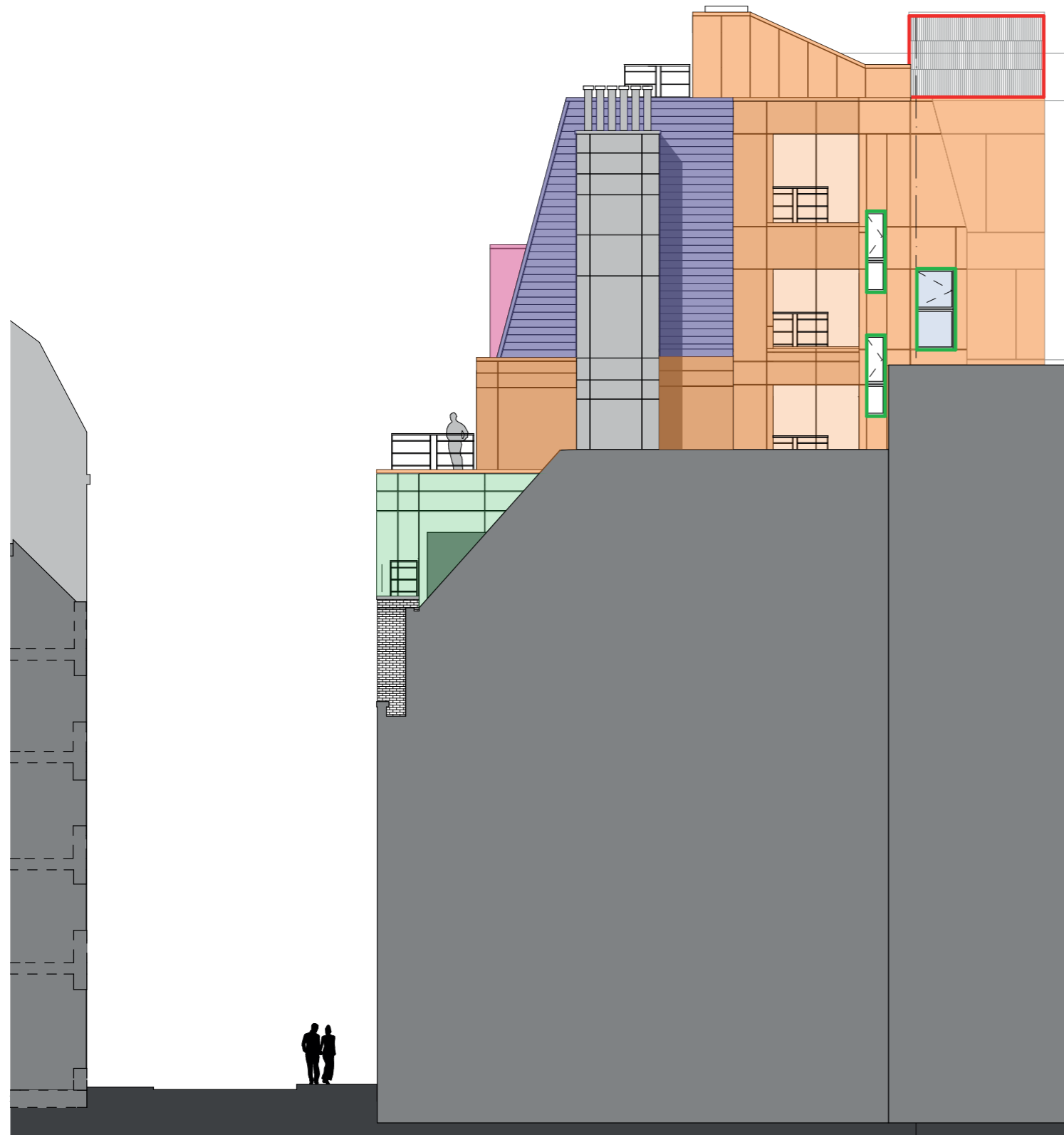


Key

- MT-001** Handset portland stone
- MT-002** Anodised Aluminium
- MT-003** Granite Plynth
- MT-004** Anodised Window Frames and pressings
- GL 001** Double Glazed units
- MT 005** Pre Patina Zinc Casette Panels
- MT 006** Pre Patina Shiplack Panels
- MT 007** Pre Patina Zinc dormers
- MT 008** Polyester Powder coated frames and pressings
And louvres - RAL 7022
- MT 009** Polyester Powder coated louvres
RAL 7038 within RAL 7022 frames to match MT-008
- Retained artwork Panels**
- AT 001** New artwork Panel

South Facade

Proposed Materiality

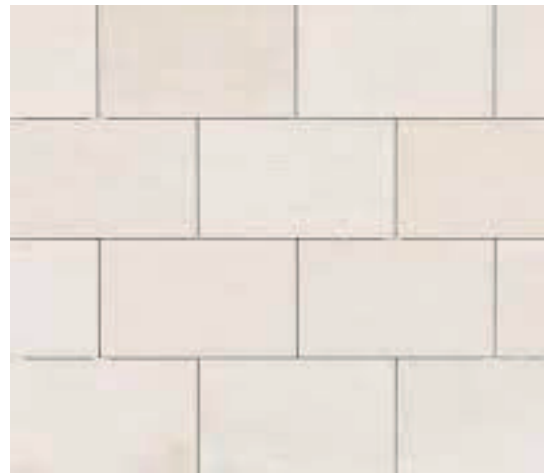


Key

- MT-001** Handset portland stone
- MT-002** Anodised Aluminium
- MT-003** Granite Plynth
- MT-004** Anodised Window Frames and pressings
- GL 001** Double Glazed units
- MT 005** Pre Patina Zinc Casette Panels
- MT 006** Pre Patina Shiplack Panels
- MT 007** Pre Patina Zinc dormers
- MT 008** Polyester Powder coated frames and pressings
And louvres - RAL 7022
- MT 009** Polyester Powder coated louvres
RAL 7038 within RAL 7022 frames to match MT-008
- Retained artwork Panels**
- AT 001** New artwork Panel

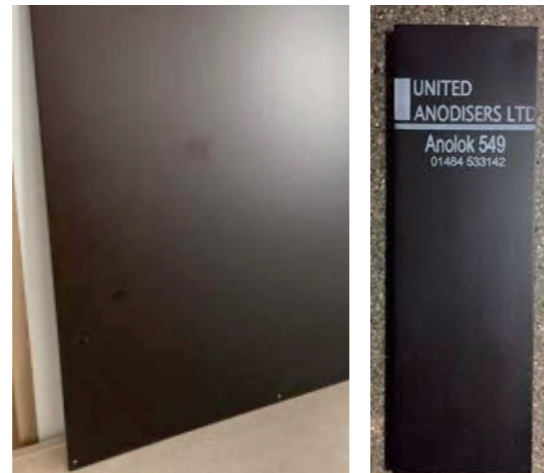
Proposed Materials

MT-001
Portland Stone Rainscreen



Location: Upper John Street
Levels: L1-L5
Stone Type: Jordan Base bed Portland
Supplier: Lovell Stone Group
Colour: Limestone
Finish: Honed
Notes: The stone has been selected as is a best match to the retained stone cladding on the front facade.

MT-002
Anolok Aluminium Rainscreen



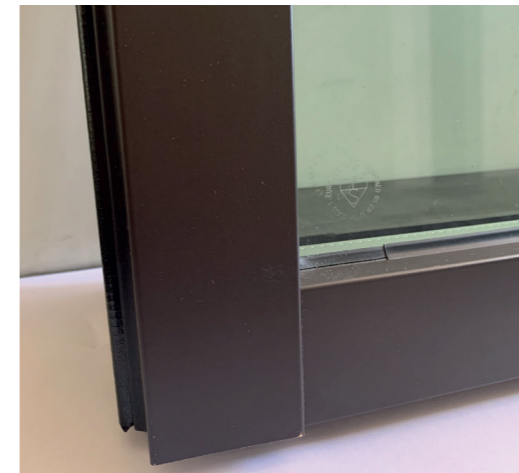
Location: Upper John Street
Levels: GF-L5
Supplier: To be confirmed
Colour: Anolok 549
Finish: Anodised

MT-003
Granite Plynth



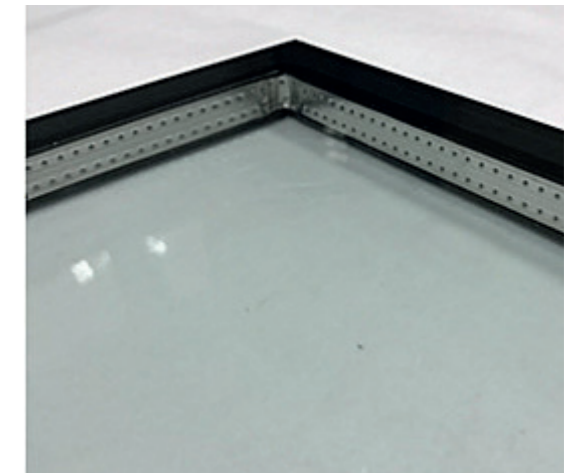
Location: Upper John Street
Levels: GF
Stone Type: Granite
Colour: Antique brown
Finish: Polished finish

MT-004
Anodised Aluminium Frames and Pressings for Windows/ Doors and Louvres



Location: Upper John Street
Levels: GF
Frame material: Aluminum
Supplier: Kawneer
Colour: Anolok 549
Finish: Anodised
Notes: Material used for all doors, windows that are highlighted in the material elevations that are included in this pack

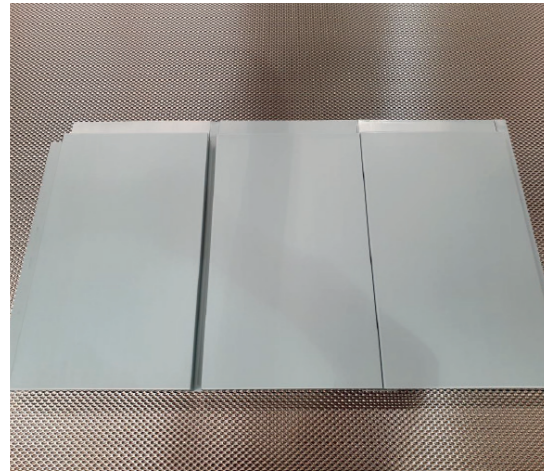
GL-001
Aluminium Frames and Pressings for Windows



Location: Upper John Street and Rear Elevation
Levels: All Levels
Supplier: Saint-Goban
Specification:
SGG Cool Lite Xtreme 70/30 II
Solar factor (g): 0.32
Ug: 1.0W/(m2.K)
Light transmittance 68%
Outdoor Reflectance: 11%
Indoor Reflectance: 13%

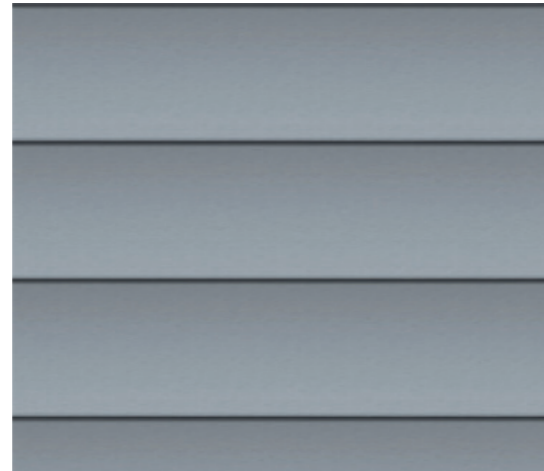
Proposed Materials

MT-005
Zinc Cassette Rainscreen panels



Location: All Elevations
Levels: All levels
Supplier: Rheinzink
Product: Cassette Rainscreen Panel System
Colour: Blue Grey
Finish: Pre Patina
Notes: Used as vertical panels in the rear facade and at the roof level. Horizontal and vertical joints are used on the 5th Floor of the Upper John Street Elevation and South Elevation.

MT-006
Zinc Shiplack angled rainscreen (Mansard Roof)



Location: Upper John Street, Rear and South Elevation
Levels: L6 and L7
Supplier: Rheinzink
Product: Shiplack panel system
Colour: Blue Grey
Finish: Pre Patina
Notes: Panels are angled to a 75 degree pitch to form the mansard roof. Finish and colour will match MT-005

MT-007
Zinc Dormer



Location: Upper John Street
Levels: L6
Supplier: Rheinzink
Product: Cassette rainscreen panel System
Colour: Blue Grey
Finish: Pre Patina
Notes: Used for the dormer windows on the 6th floor of the Upper John Street Elevation. Finish and colour will match MT-005

MT-008
Aluminium Frames and Pressings for Windows



Location: Upper John Street and Rear Elevation
Levels: GF
Frame material: Aluminium
Supplier: Kawneer
Colour: RAL 7022
Finish: PPC Matt
Notes: Material used for doors, windows and louvres that are highlighted in the material elevations that are included in this pack

MT-009
Aluminium Frames and Pressings for Louvres



Location: Rear Elevation Full Height louvres
Levels: L1-L7
Supplier: Advanced Ventilation Systems
Product: Louvre - AVS50
Colour: RAL 7038
Finish: PPC Matt
Notes: See drawings for locations. Louvres set within an MT-008 frame. Note in image shows image of the product and the colour in the background is the RAL colour proposed for the louvre

111 Southwark Street
London SE1 0JF
020 7633 5100
enquiries@jra.co.uk
www.jra.co.uk

John Robertson Architects

JRA