

16037

# SOUTH SIDE PHASE 1



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## DESIGN UPDATES

27.MAY 2021

ColladoCollins Architects

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# SOUTH SIDE PHASE 1 DESIGN UPDATES

Job Number: 16037  
Document Revision: P6  
Date of Issue: 27/05/2021  
Purpose of Issue: Outline of Planning changes post P4 planning submission  
Key Personnel: Richard Bridges  
Reviewed by: Felix von Bechtolsheim  
Review Date:27/05/2021

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# 1. DESIGN UPDATES

SOUTH SIDE PHASE 1  
DESIGN UPDATES

1.1. INTRODUCTION

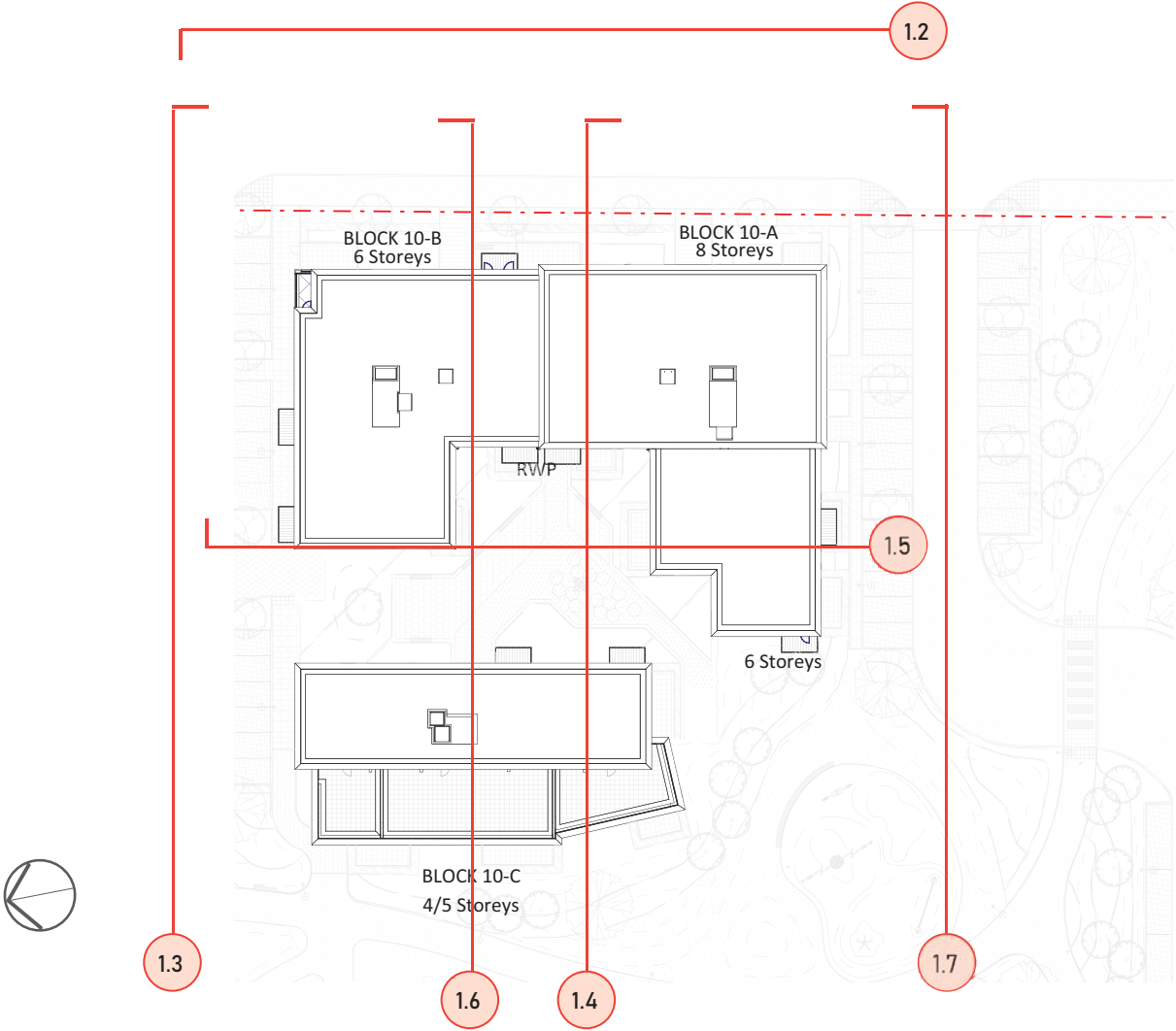
The purpose of this document is to summarise the proposed amendments to the consented scheme for Blocks 10 and 11 at South Side Phase 1, Welwyn Garden City. As the project has developed through stages 4-5, and Building Regulations have moved on since the extant consent, the design has also needed to adapt to conform with updated regulations and developed design changes.

Whilst no changes have been made to the apartment layouts, the building services have been developed which have resulted in minor internal amendments summarised:

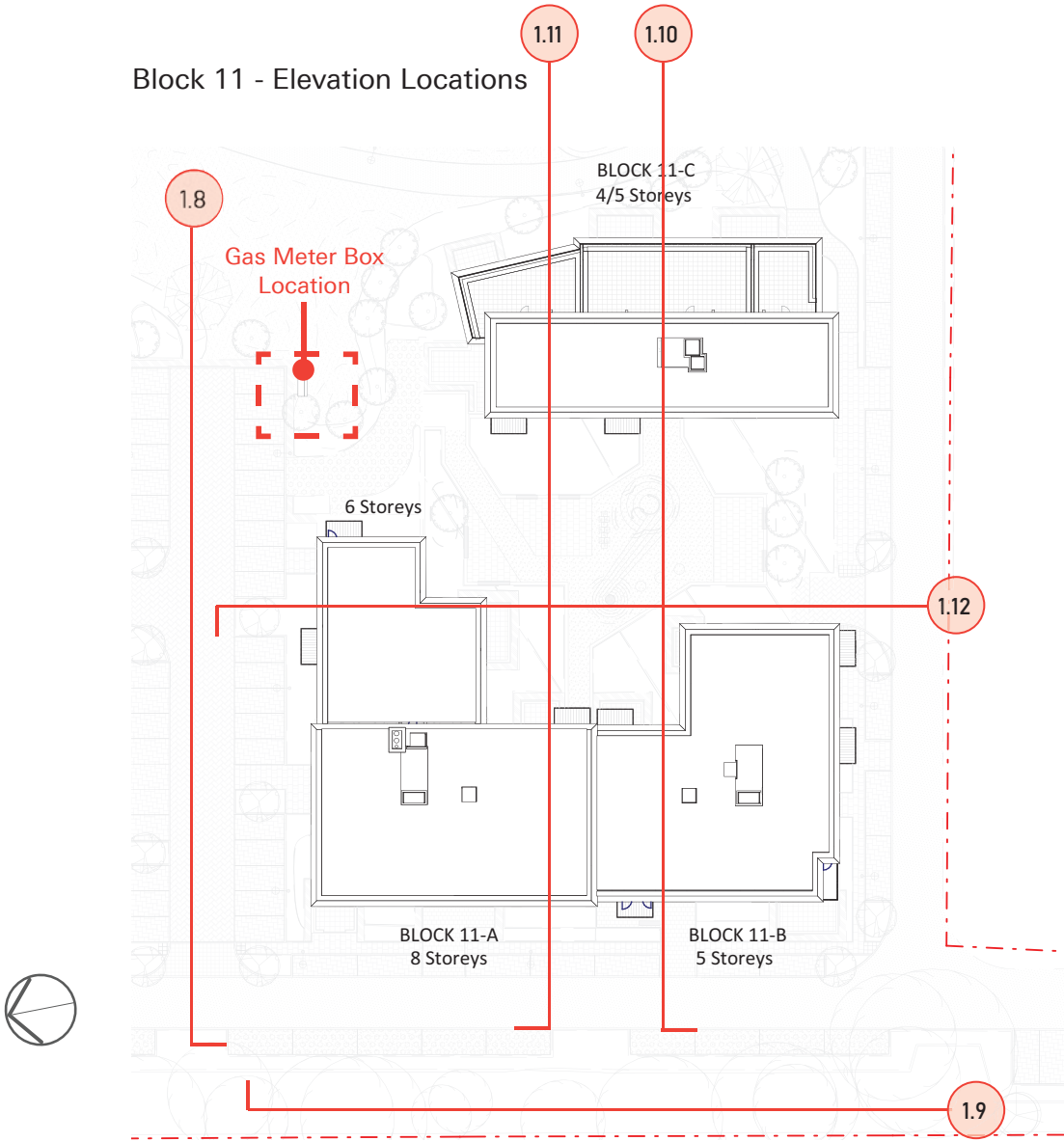
- Boosted cold water plant room increased from 39sqm to 43sqm
- Gas meter removed (covered by relocation justification)
- Lift / stair core rotated (both cores)
- Foul Water Pump removed – reallocated to storage including new entrance to car park
- Communal lounge reduced from 54 to 52sqm
- Buggy store increased from 27 to 31 sqm
- Staff room increased from 15 to 20 sqm
- Bin store and Plan Electric positions flipped and re-orientated to align with changes to cores

- With these outlined internal updates, there have also been some developments to the external elevations that are highlighted in the document. These typical developments to the consented scheme are:
- The removal of the brick hit and miss wall to carparks
  - These have been replaced with patterned metal perforated panels to carpark
  - CHP Flues from the CHP added to Block 11
  - Edge protecting handrails around roof edge have been added
  - Various window types and positions updated
  - Balcony positions updated following the window positioning updates
  - Rainwater Pipes added to external façades
  - Podium Railing and layout update following developing the podium landscape
  - Lift overrun layouts updated

Block 10 - Elevation Locations



Block 11 - Elevation Locations





1.2. BLOCK 10 EAST ELEVATION

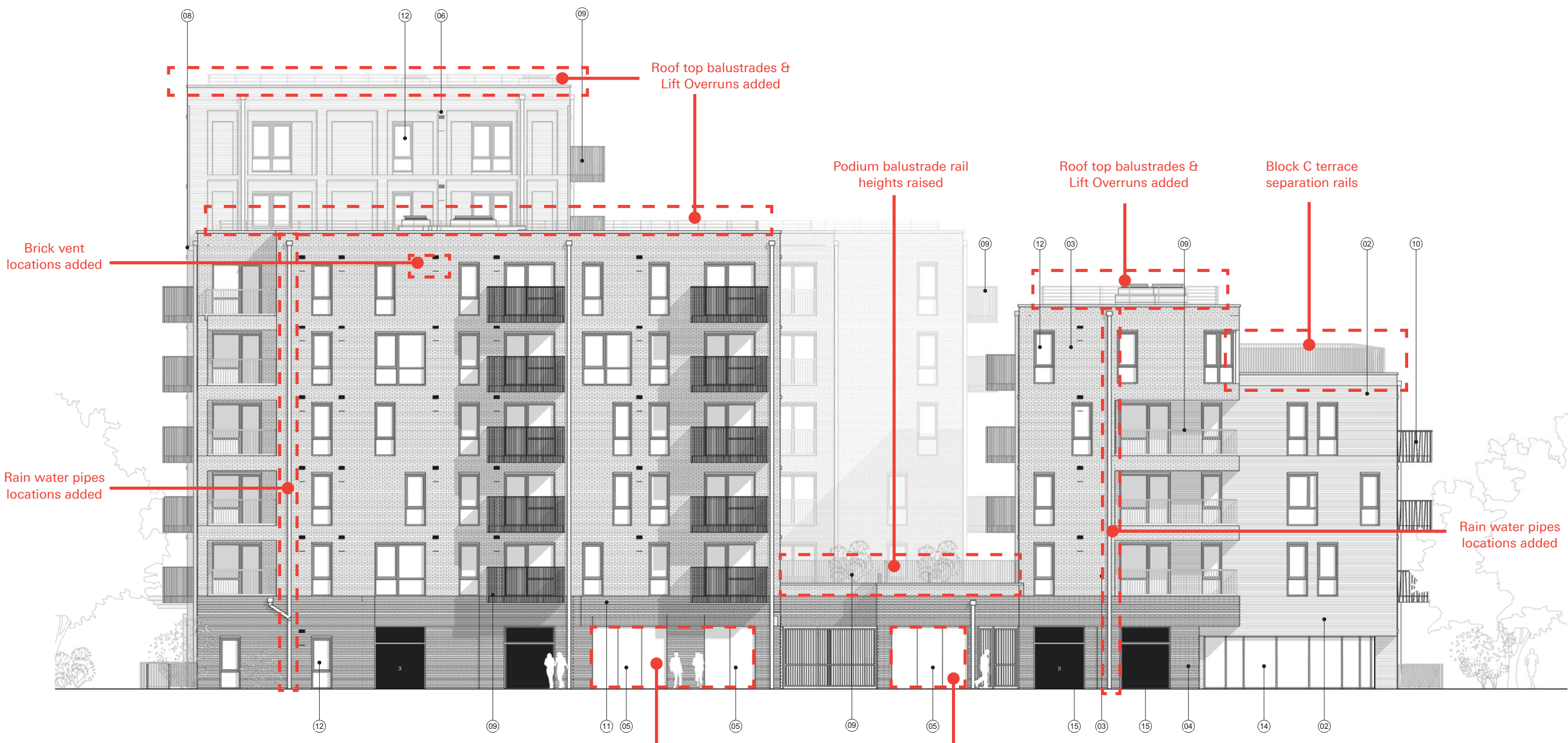


Materials Key:

- |   |  |  |  |
|---|--|--|--|
| •01 Buff Brick - Smooth Texture                     | •05 Patten Perforated Metal Cladding                 | •09 Metal Railing Balustrade - Dark Grey - Type 1                    | •12 Aluminium Composite Window             |
| •02 Buff Brick - Rough Texture                      | •06 Off White Brick                                  | •10 Metal Railing Balustrade - Bronze Colour- Type 2                 | •13 Glazed Entrance Door                   |
| •03 Red Brick                                       | •07 Recessed Brick Panel - Smooth Texture Buff Brick | •11 Concrete Canopy Cladded In Reconstituted Stone To Block Entrance | •14 Fixed Glazing Panel In Aluminium Frame |
| •04 Horizontal Projecting Brick Course - Red Brick) | •08 Reconstituted Stone Banding                      |  | •15 Metal Louvres                          |



1.3. BLOCK 10 NORTH ELEVATION



Materials Key:

- |   |  |  |  |
|---|--|--|--|
| •01 Buff Brick - Smooth Texture                     | •05 Patten Perforated Metal Cladding                 | •09 Metal Railing Balustrade - Dark Grey - Type 1                    | •12 Aluminium Composite Window             |
| •02 Buff Brick - Rough Texture                      | •06 Off White Brick                                  | •10 Metal Railing Balustrade - Bronze Colour- Type 2                 | •13 Glazed Entrance Door                   |
| •03 Red Brick                                       | •07 Recessed Brick Panel - Smooth Texture Buff Brick | •11 Concrete Canopy Cladded In Reconstituted Stone To Block Entrance | •14 Fixed Glazing Panel In Aluminium Frame |
| •04 Horizontal Projecting Brick Course - Red Brick) | •08 Reconstituted Stone Banding                      |  | •15 Metal Louvres                          |



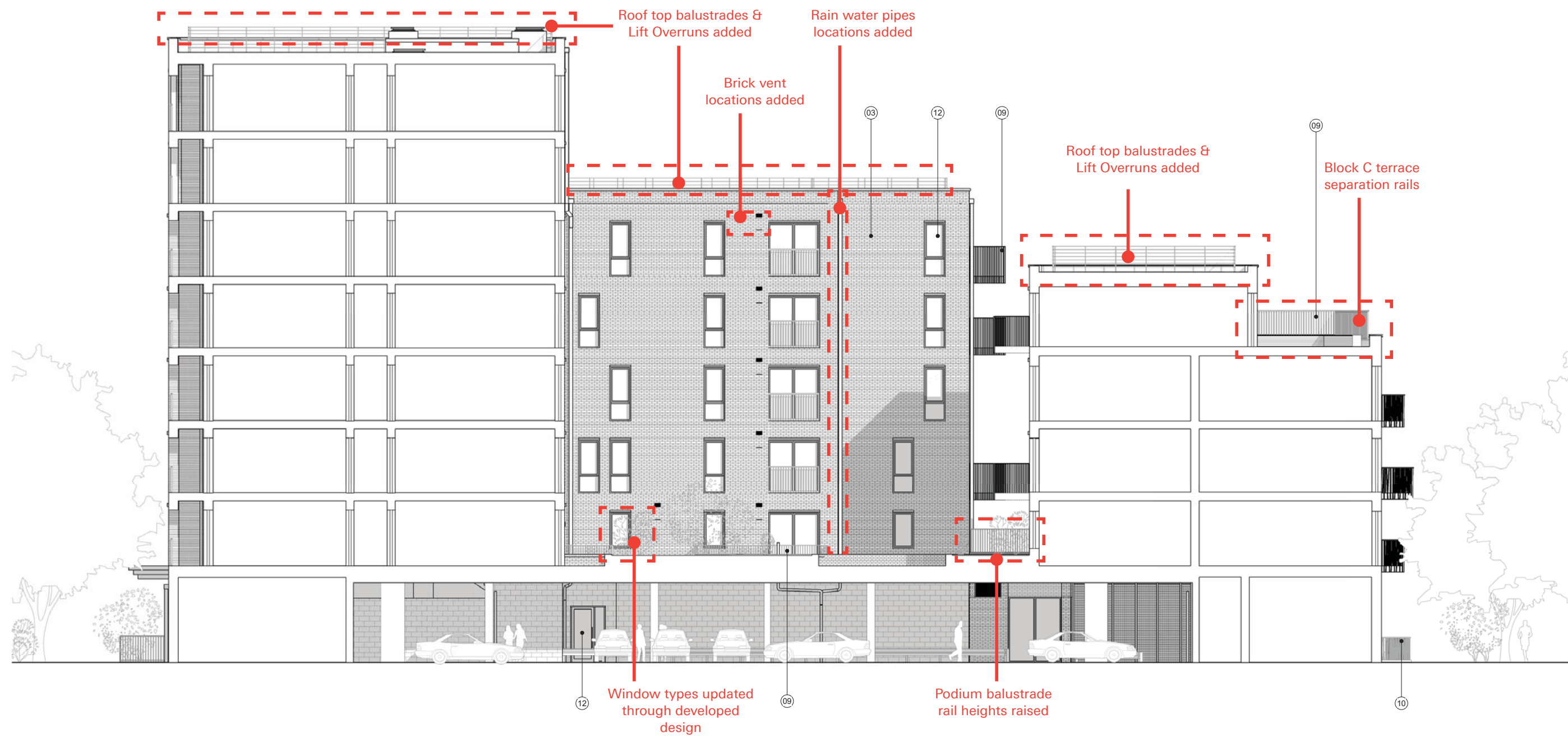
1.4. BLOCK 10 SOUTH ELEVATION



Materials Key:

- |   |  |  |  |
|---|--|--|--|
| •01 Buff Brick - Smooth Texture                     | •05 Patten Perforated Metal Cladding                 | •09 Metal Railing Balustrade - Dark Grey - Type 1                    | •12 Aluminium Composite Window             |
| •02 Buff Brick - Rough Texture                      | •06 Off White Brick                                  | •10 Metal Railing Balustrade - Bronze Colour- Type 2                 | •13 Glazed Entrance Door                   |
| •03 Red Brick                                       | •07 Recessed Brick Panel - Smooth Texture Buff Brick | •11 Concrete Canopy Cladded In Reconstituted Stone To Block Entrance | •14 Fixed Glazing Panel In Aluminium Frame |
| •04 Horizontal Projecting Brick Course - Red Brick) | •08 Reconstituted Stone Banding                      |  | •15 Metal Louvres                          |

1.5. BLOCK 10 NORTH SECTION

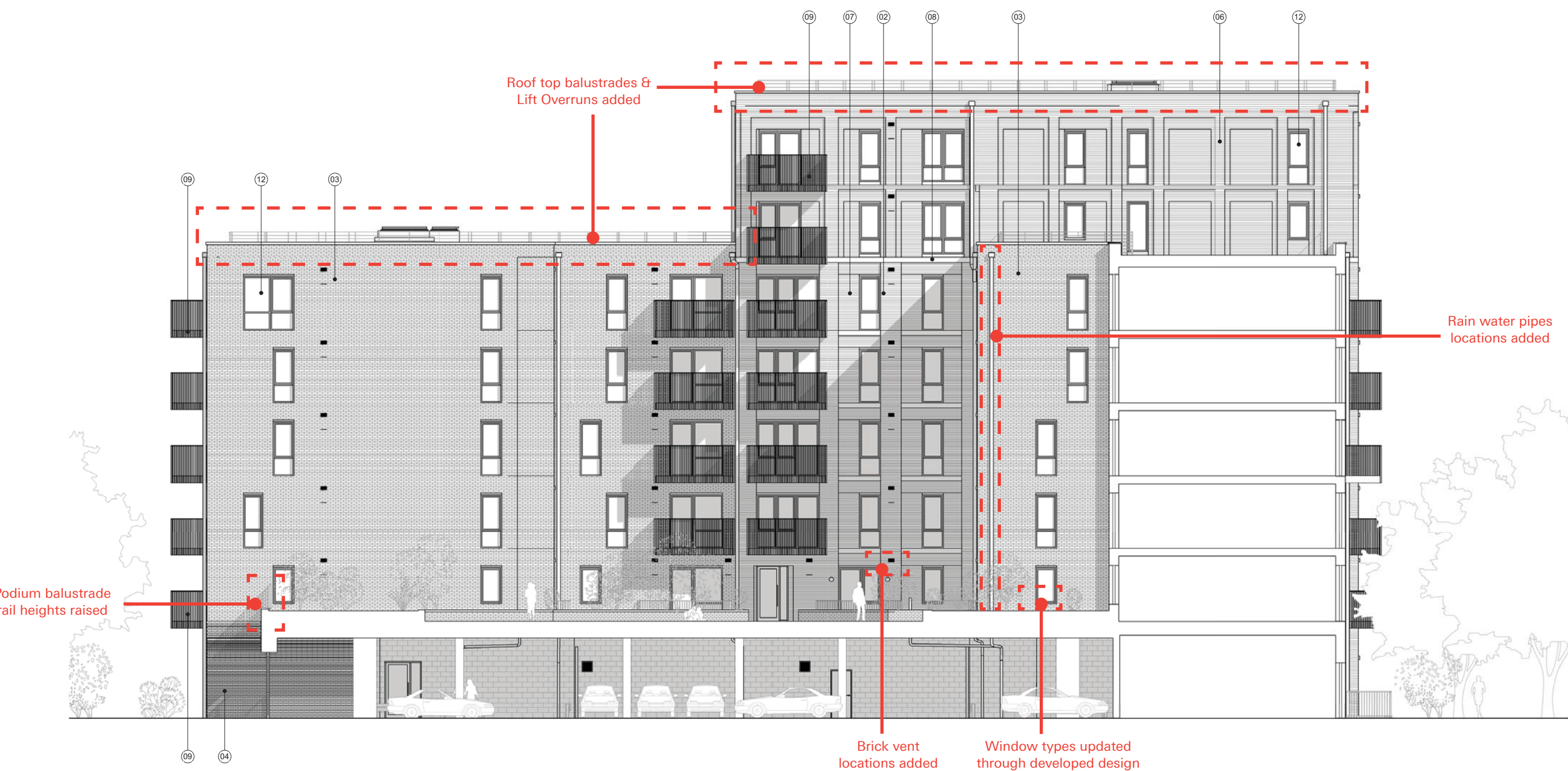


Materials Key:

- |   |  |  |  |
|---|--|--|--|
| •01 Buff Brick - Smooth Texture                     | •05 Patten Perforated Metal Cladding                 | •09 Metal Railing Balustrade - Dark Grey - Type 1                    | •12 Aluminium Composite Window             |
| •02 Buff Brick - Rough Texture                      | •06 Off White Brick                                  | •10 Metal Railing Balustrade - Bronze Colour- Type 2                 | •13 Glazed Entrance Door                   |
| •03 Red Brick                                       | •07 Recessed Brick Panel - Smooth Texture Buff Brick | •11 Concrete Canopy Cladded In Reconstituted Stone To Block Entrance | •14 Fixed Glazing Panel In Aluminium Frame |
| •04 Horizontal Projecting Brick Course - Red Brick) | •08 Reconstituted Stone Banding                      |  | •15 Metal Louvres                          |



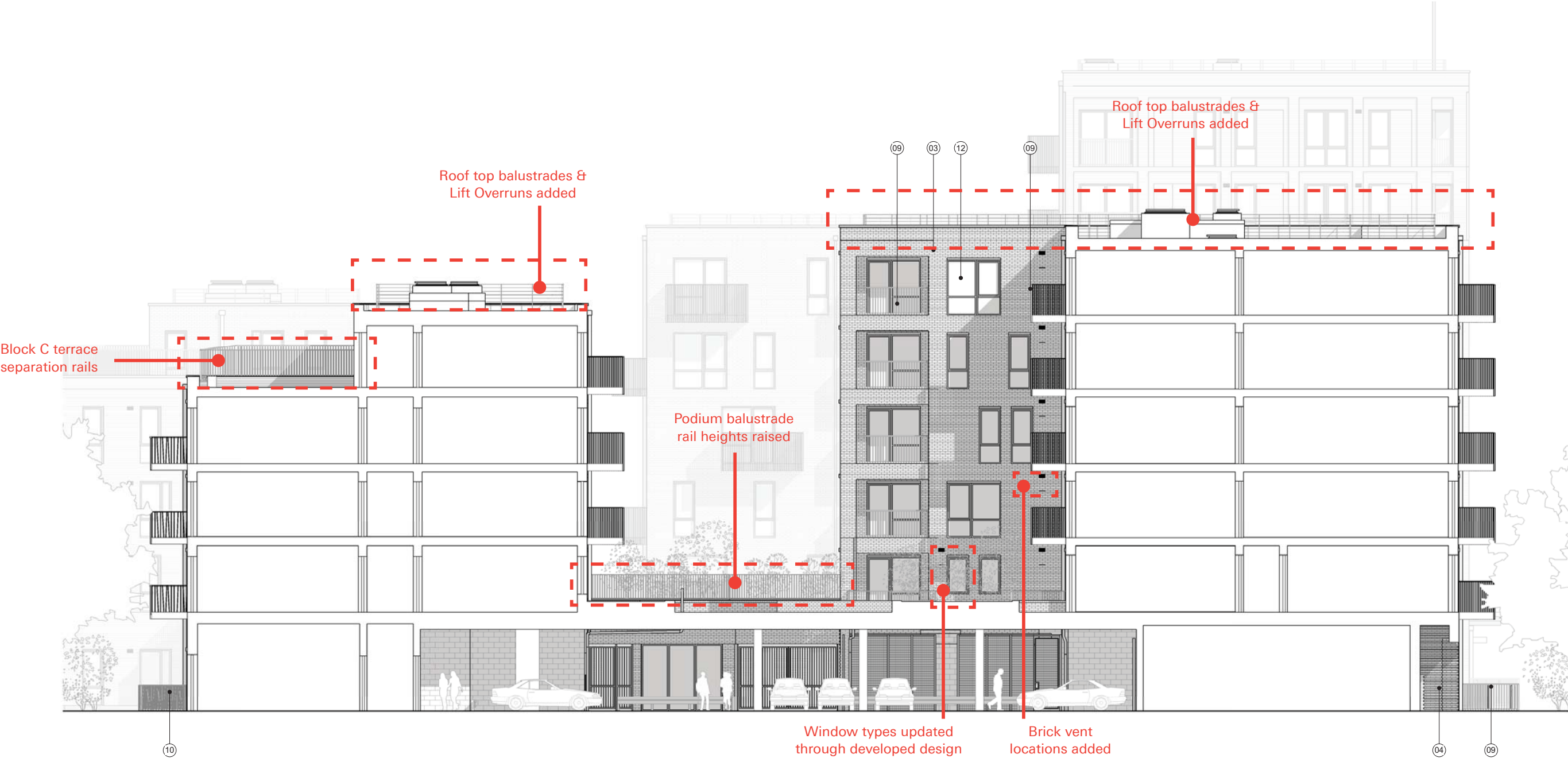
1.6. BLOCK 10 EAST SECTION



Materials Key:

- |   |  |  |  |
|---|--|--|--|
| •01 Buff Brick - Smooth Texture                     | •05 Patten Perforated Metal Cladding                 | •09 Metal Railing Balustrade - Dark Grey - Type 1                    | •12 Aluminium Composite Window             |
| •02 Buff Brick - Rough Texture                      | •06 Off White Brick                                  | •10 Metal Railing Balustrade - Bronze Colour- Type 2                 | •13 Glazed Entrance Door                   |
| •03 Red Brick                                       | •07 Recessed Brick Panel - Smooth Texture Buff Brick | •11 Concrete Canopy Cladded In Reconstituted Stone To Block Entrance | •14 Fixed Glazing Panel In Aluminium Frame |
| •04 Horizontal Projecting Brick Course - Red Brick) | •08 Reconstituted Stone Banding                      |  | •15 Metal Louvres                          |

1.7. BLOCK 10 SOUTH SECTION

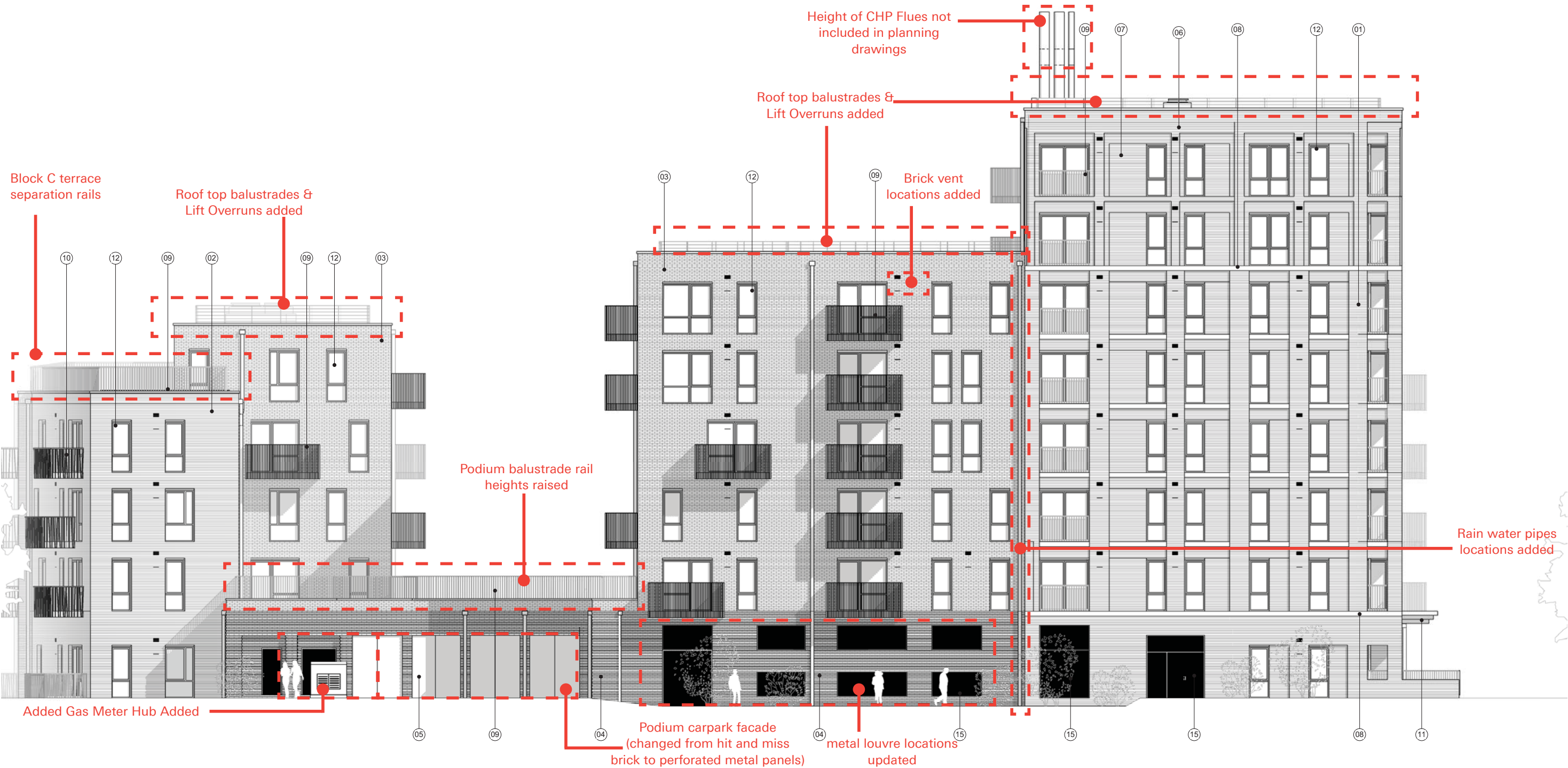


Materials Key:

- |   |  |  |  |
|---|--|--|--|
| •01 Buff Brick - Smooth Texture                     | •05 Patten Perforated Metal Cladding                 | •09 Metal Railing Balustrade - Dark Grey - Type 1                    | •12 Aluminium Composite Window             |
| •02 Buff Brick - Rough Texture                      | •06 Off White Brick                                  | •10 Metal Railing Balustrade - Bronze Colour- Type 2                 | •13 Glazed Entrance Door                   |
| •03 Red Brick                                       | •07 Recessed Brick Panel - Smooth Texture Buff Brick | •11 Concrete Canopy Cladded In Reconstituted Stone To Block Entrance | •14 Fixed Glazing Panel In Aluminium Frame |
| •04 Horizontal Projecting Brick Course - Red Brick) | •08 Reconstituted Stone Banding                      |  | •15 Metal Louvres                          |



1.8. BLOCK 11 NORTH ELEVATION



Materials Key:

- |   |  |  |  |
|---|--|--|--|
| •01 Buff Brick - Smooth Texture                     | •05 Patten Perforated Metal Cladding                 | •09 Metal Railing Balustrade - Dark Grey - Type 1                    | •12 Aluminium Composite Window             |
| •02 Buff Brick - Rough Texture                      | •06 Off White Brick                                  | •10 Metal Railing Balustrade - Bronze Colour- Type 2                 | •13 Glazed Entrance Door                   |
| •03 Red Brick                                       | •07 Recessed Brick Panel - Smooth Texture Buff Brick | •11 Concrete Canopy Cladded In Reconstituted Stone To Block Entrance | •14 Fixed Glazing Panel In Aluminium Frame |
| •04 Horizontal Projecting Brick Course - Red Brick) | •08 Reconstituted Stone Banding                      |  | •15 Metal Louvres                          |

1.9. BLOCK 11 WEST ELEVATION

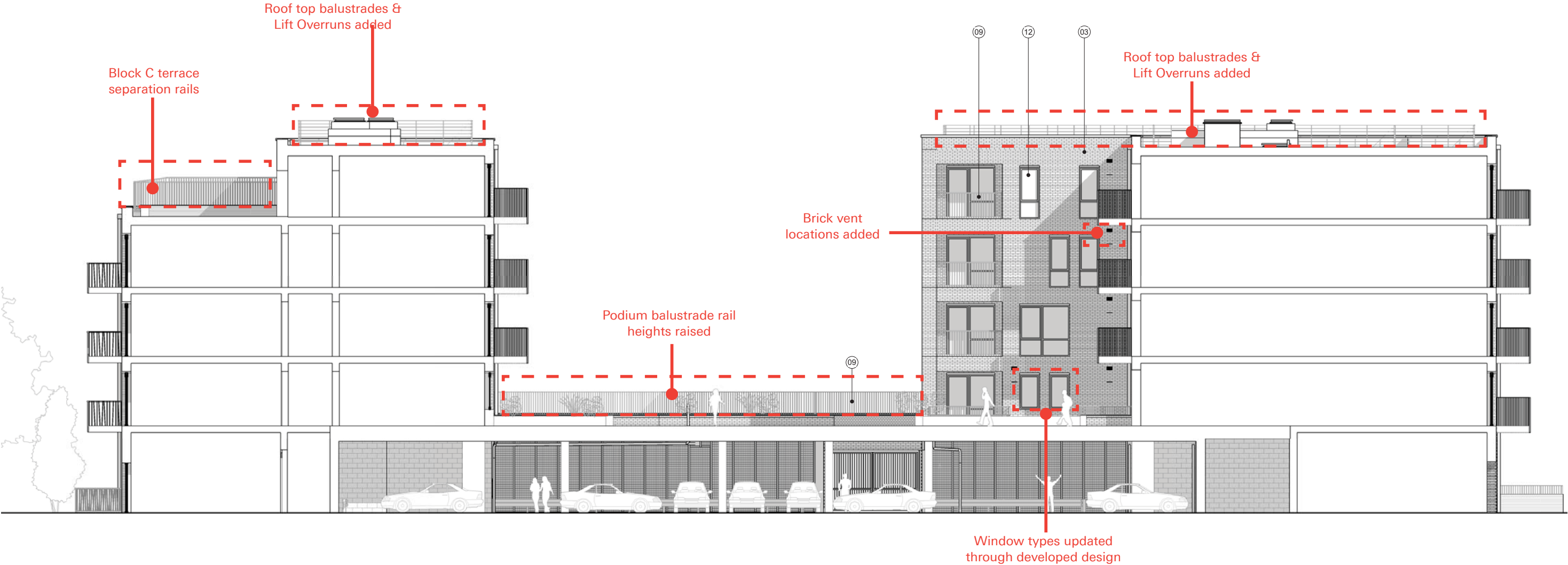


Materials Key:

- |   |  |  |  |
|---|--|--|--|
| •01 Buff Brick - Smooth Texture                     | •05 Patten Perforated Metal Cladding                 | •09 Metal Railing Balustrade - Dark Grey - Type 1                    | •12 Aluminium Composite Window             |
| •02 Buff Brick - Rough Texture                      | •06 Off White Brick                                  | •10 Metal Railing Balustrade - Bronze Colour- Type 2                 | •13 Glazed Entrance Door                   |
| •03 Red Brick                                       | •07 Recessed Brick Panel - Smooth Texture Buff Brick | •11 Concrete Canopy Cladded In Reconstituted Stone To Block Entrance | •14 Fixed Glazing Panel In Aluminium Frame |
| •04 Horizontal Projecting Brick Course - Red Brick) | •08 Reconstituted Stone Banding                      |  | •15 Metal Louvres                          |



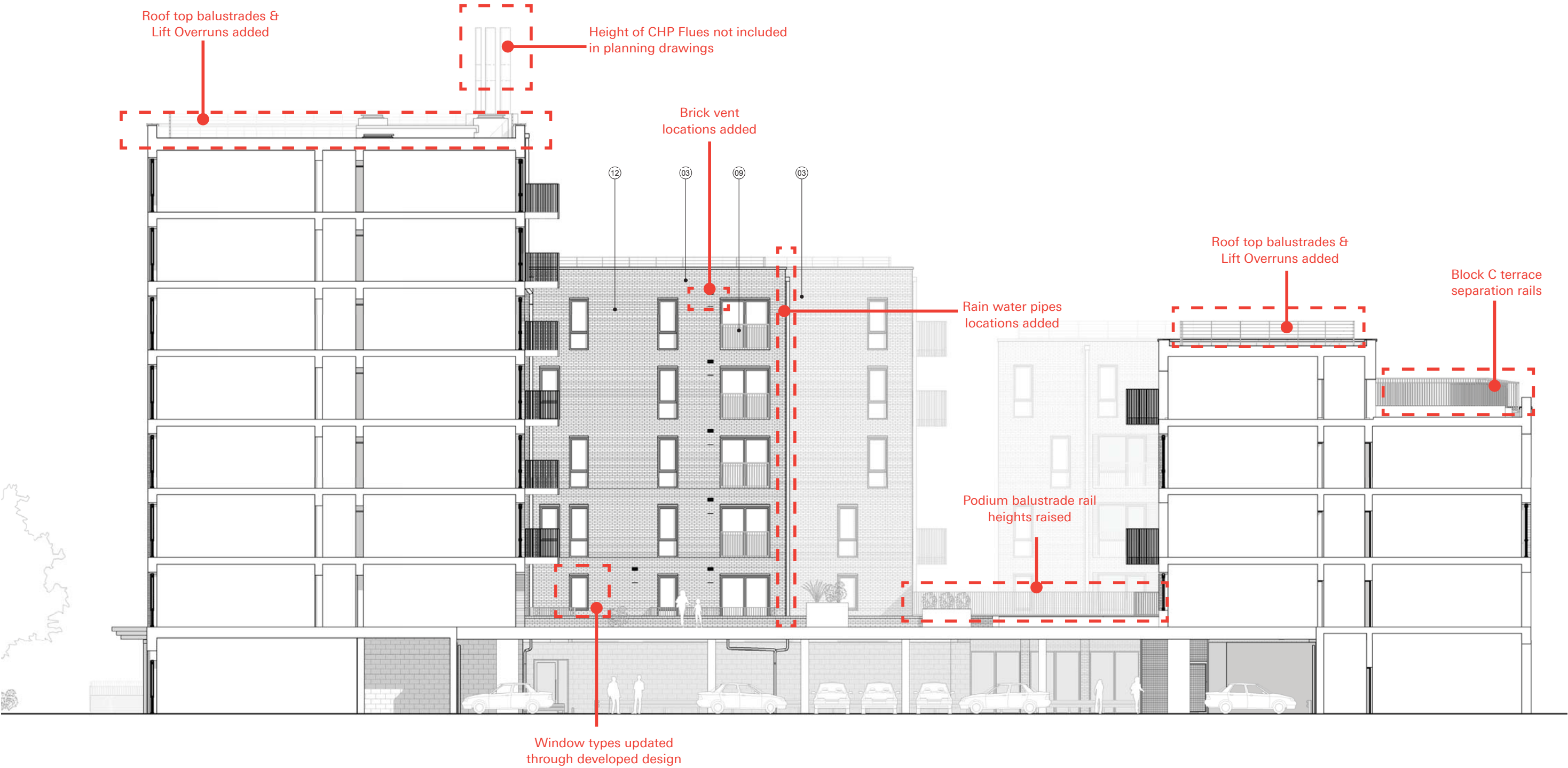
1.10. BLOCK 11 NORTH SECTION



Materials Key:

- |   |  |  |  |
|---|--|--|--|
| •01 Buff Brick - Smooth Texture                     | •05 Patten Perforated Metal Cladding                 | •09 Metal Railing Balustrade - Dark Grey - Type 1                    | •12 Aluminium Composite Window             |
| •02 Buff Brick - Rough Texture                      | •06 Off White Brick                                  | •10 Metal Railing Balustrade - Bronze Colour- Type 2                 | •13 Glazed Entrance Door                   |
| •03 Red Brick                                       | •07 Recessed Brick Panel - Smooth Texture Buff Brick | •11 Concrete Canopy Cladded In Reconstituted Stone To Block Entrance | •14 Fixed Glazing Panel In Aluminium Frame |
| •04 Horizontal Projecting Brick Course - Red Brick) | •08 Reconstituted Stone Banding                      |  | •15 Metal Louvres                          |

1.11. BLOCK 11 SOUTH SECTION

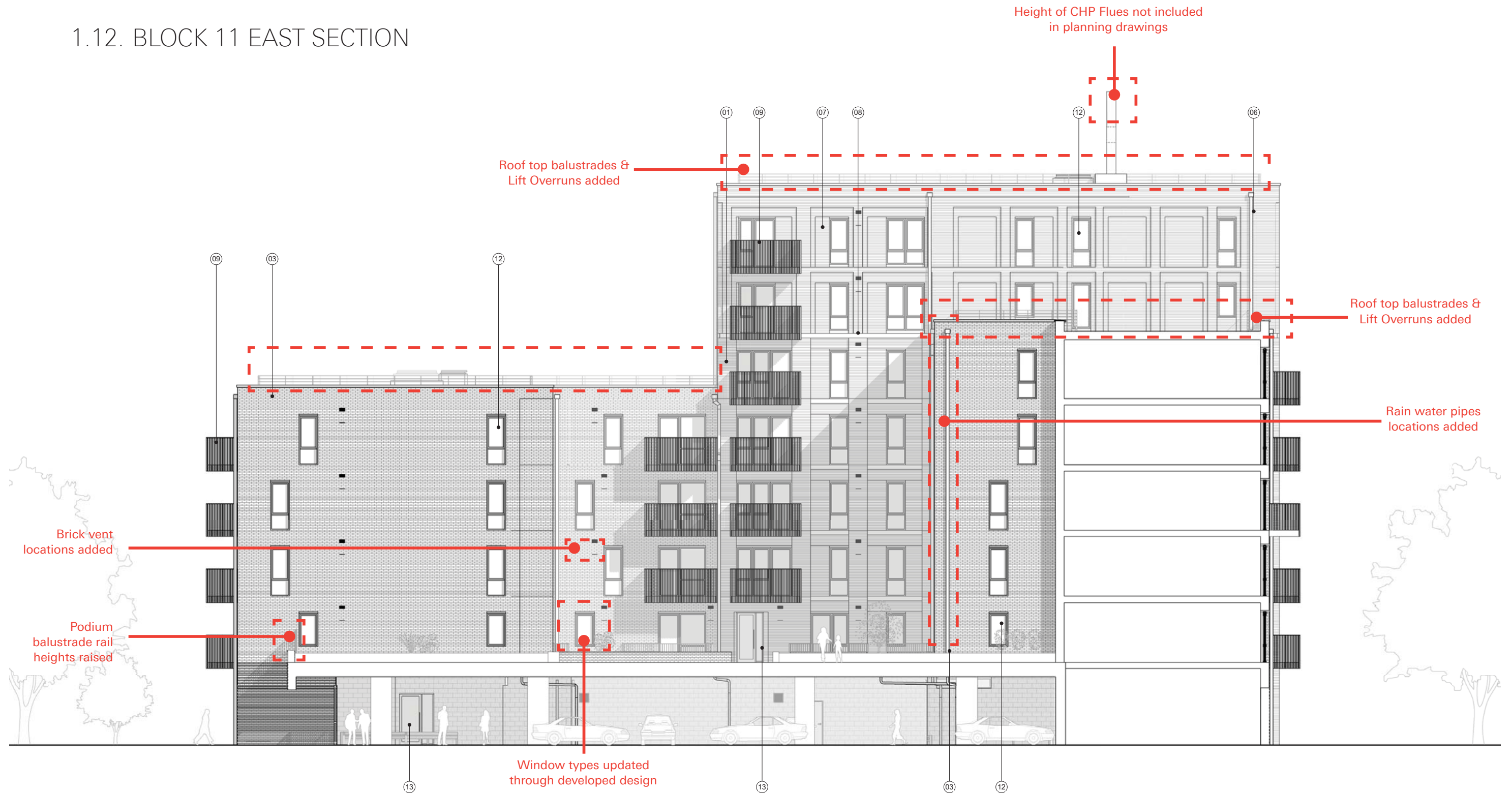


Materials Key:

- |   |  |  |  |
|---|--|--|--|
| •01 Buff Brick - Smooth Texture                     | •05 Patten Perforated Metal Cladding                 | •09 Metal Railing Balustrade - Dark Grey - Type 1                    | •12 Aluminium Composite Window             |
| •02 Buff Brick - Rough Texture                      | •06 Off White Brick                                  | •10 Metal Railing Balustrade - Bronze Colour- Type 2                 | •13 Glazed Entrance Door                   |
| •03 Red Brick                                       | •07 Recessed Brick Panel - Smooth Texture Buff Brick | •11 Concrete Canopy Cladded In Reconstituted Stone To Block Entrance | •14 Fixed Glazing Panel In Aluminium Frame |
| •04 Horizontal Projecting Brick Course - Red Brick) | •08 Reconstituted Stone Banding                      |  | •15 Metal Louvres                          |



## 1.12. BLOCK 11 EAST SECTION



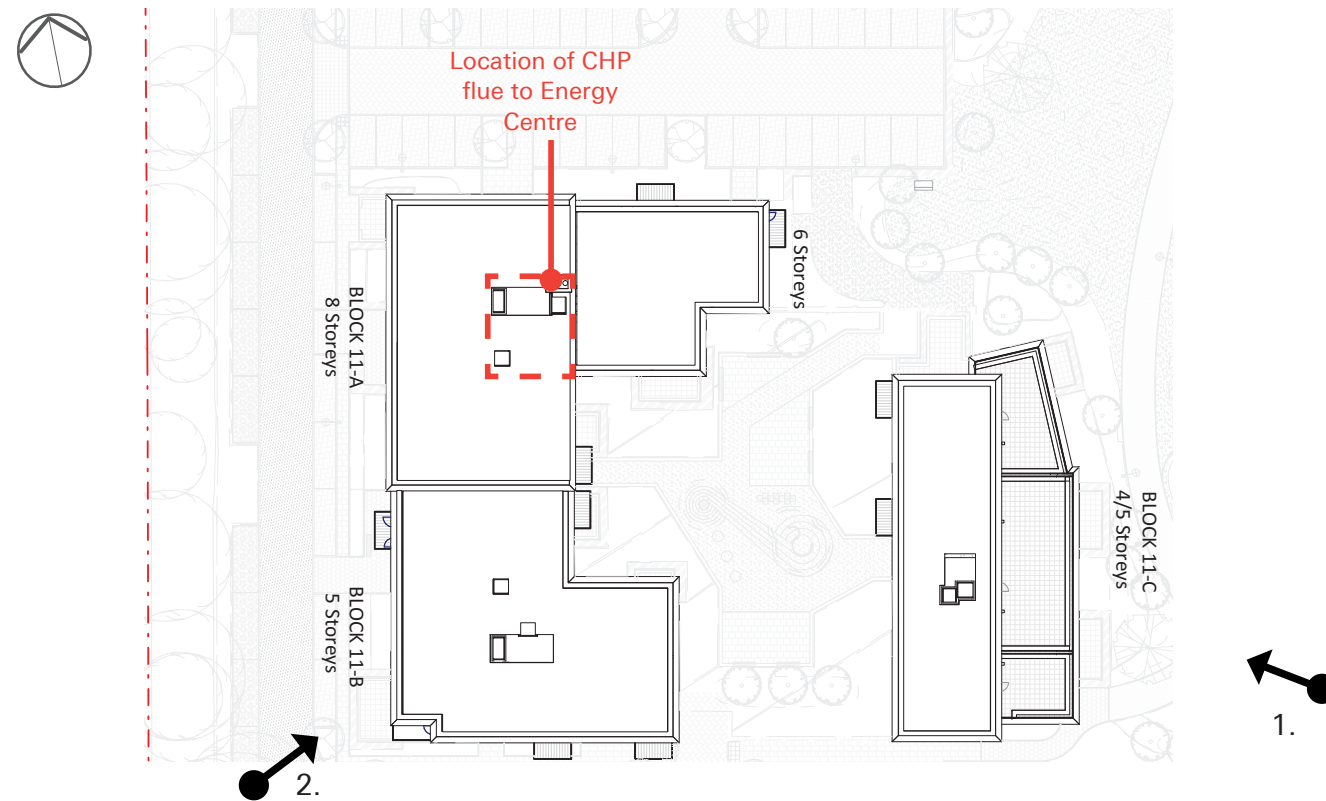
### Materials Key:

- |   |  |  |  |
|---|--|--|--|
| •01 Buff Brick - Smooth Texture                     | •05 Patten Perforated Metal Cladding                 | •09 Metal Railing Balustrade - Dark Grey - Type 1                    | •12 Aluminium Composite Window             |
| •02 Buff Brick - Rough Texture                      | •06 Off White Brick                                  | •10 Metal Railing Balustrade - Bronze Colour- Type 2                 | •13 Glazed Entrance Door                   |
| •03 Red Brick                                       | •07 Recessed Brick Panel - Smooth Texture Buff Brick | •11 Concrete Canopy Cladded In Reconstituted Stone To Block Entrance | •14 Fixed Glazing Panel In Aluminium Frame |
| •04 Horizontal Projecting Brick Course - Red Brick) | •08 Reconstituted Stone Banding                      |  | •15 Metal Louvres                          |



## 1.13. BLOCK 11 STREET VIEWS

Block 11 - Roof plan



1. Approach from Broadwater Road - south-east



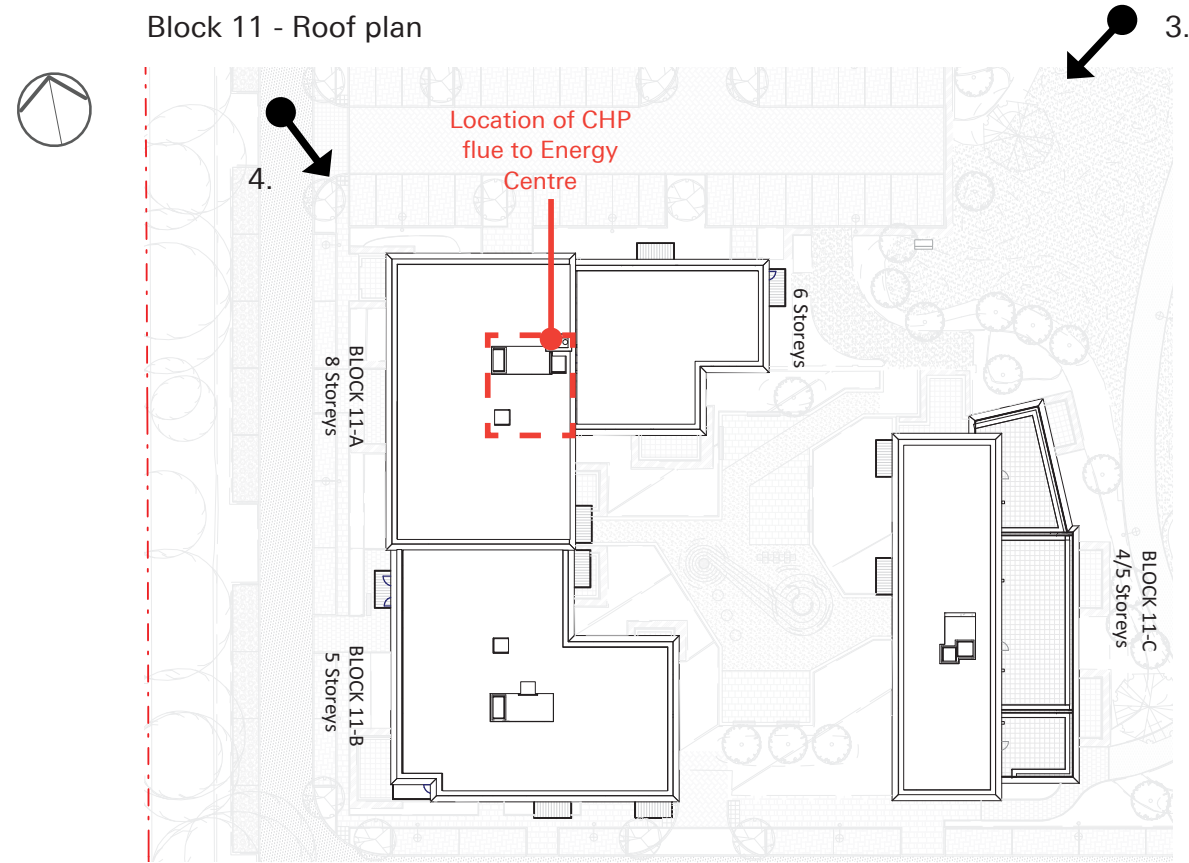
2. Approach from south-west





## 1.14. BLOCK 11 STREET VIEWS

Block 11 - Roof plan



4. Approach from north-west



3. Approach from the Weave park - north-east













1.15. MATERIALS

**Shredded Wheat Factory Phase 1, Broadwater Road, Welwyn Garden City.**  
for Higgins Construction PLC on behalf of Metropolitan Thames Valley Housing.

19<sup>th</sup> February 2020 – Rev A

Schedule of Materials


| Item        | Reference   | Manufacturing Origin | Photograph  | Location:   |
|-------------|---|----------------------|---|---|
| Red Brick   | Clay Facing Bricks -<br>Cadeby Red Multi<br><br>Grey Mortar   | Nottingham, UK       |    |    |
| Buff Brick  | Clay Facing Bricks –<br>Wienerberger<br>Smeed Dean<br>Islington Yellow<br>Rustica Imperial<br><br>White or Light Buff<br>Mortar | Kent, UK             |  |  |
| White Brick | Clay Facing Bricks –<br>Ibstock<br>White Engobe 5145<br><br>Mortar to match   | Spain                |  |  |
| Stonework   | Wet Cast Portland Stone<br>Smooth Finish  | Vobster, UK          |  |  |

SCHEDULE OF MATERIALS CONDITION 31:  
19028\_WGC\_Schedule of Materials\_Condition 31\_ Rev A &  
One off letter\_620201952COND

The additional material finish proposals highlighted in this document will be as follows:

- Roof level hgandrails are to be mild steel ballasted system set back 1m from the façade in RAL 7016 to match the windows
- Podium balustrade are to be mild steel in RAL 7016 to match the windows.
- The CHP flue height change is due to completion of the detailed design, appointment of a third party ESCO (Switch 2) for the design and management of the energy centre, including the CHP and flue. The proposed finish is stainless steel which is durable and does not require regular maintenance. This has not changed since the original planning approval.
- The schedule of materials otherwise approved under condition 31 (LPA ref: 6/2020/1952/COND) remains unchanged.

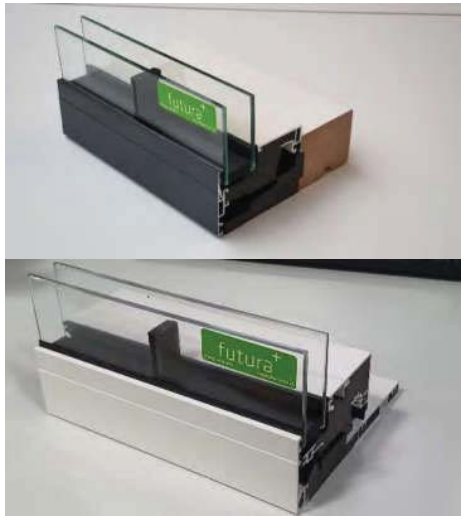

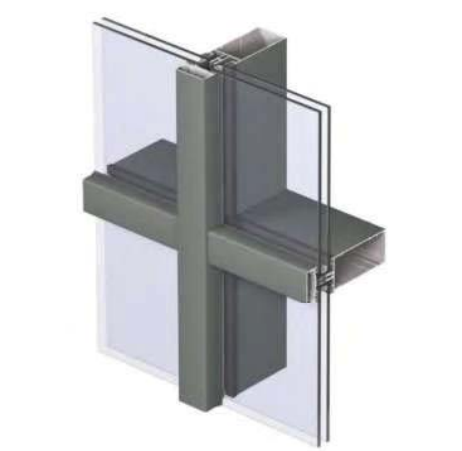





|   |                |                     |                     |                     |              |
|---|----------------|---------------------|---------------------|---------------------|--------------|
|  |                |                     |                     |                     |              |
| R14T16.5  | Hole<br>Ø = 14 | Pitch<br>T = 16.5   | Bridge<br>B = 2.5   | Open area<br>65.3 % |              |
| Material  | Thickness mm   | 1000 x 2000 mm      | 1250 x 2500 mm      | 1500 x 3000 mm      | kg/m²        |
| Mild steel  | 1.00<br>1.25   | SMU1400<br>SMNE1400 | SMU1401<br>SMNE1401 |                     | 31.1<br>31.5 |

1.16. MATERIALS

Shredded Wheat Factory Phase 1, Broadwater Road, Welwyn Garden City.

SCHEDULE OF MATERIALS CONDITION 31:









| Item  | Reference   | Manufacturing Origin | Photograph  | Location:   |
|---|---|----------------------|---|---|
| Window System   | <p>Ideal Combi Futura + i with Renson Invisivent evo AK Ultra acoustic trickle vent to head.</p> <p>Composite Inward Opening Windows</p> <p>Dark-grey Externally – RAL 7016</p> <p>White Internally – RAL9010</p> | Denmark              |    |    |
| Curtain Walling System                                | <p>Reynaers Aluminium Curtain Walling System CW 50 Standard.</p> <p>Dark-grey – RAL 7016</p>  | Belgium              |   |   |
| Air Bricks<br><i>Note: See below for PPC finishes</i> | <p>Proprietary Metal A1 fire rated air bricks (e.g. Rytons) as per M+E requirements. Inc insect mesh. To match window Frames.</p> <p>Dark-grey – RAL 7016</p>   | Kettering, UK        |  |  |
|   |   |                      |   |   |



1.17. MATERIALS

Shredded Wheat Factory Phase 1, Broadwater Road, Welwyn Garden City.

SCHEDULE OF MATERIALS CONDITION 31:



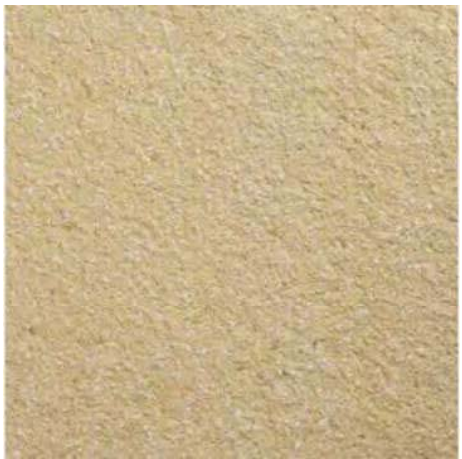
| Item  | Reference   | Manufacturing Origin | Photograph  | Location:   |
|---|---|----------------------|---|---|
| Car-park Entrance Gates   | Polyester Powder Coated Steel Automated Car-park gates.<br>Dark-grey – RAL 7016                   | UK                   |    |    |
| Louvres<br><i>Note: See below for PPC finishes</i>                        | Polyester Powder Coated Aluminium and/or Steel Louvre Doorsets and Panels<br>Dark-grey – RAL 7016 | UK                   |   |    |
| Substation Louvres<br><i>Note: See below for PPC finishes</i>             | Sunray Doors or equivalent. Sub station Louvre Panels and Doors.<br>Dark-grey – RAL 7016          | Kent, UK             |  |  |
| Trims, and Parapet Copings<br><br><i>Note: See below for PPC finishes</i> | Polyester Powder Coated Aluminium.<br><br>Dark-grey – RAL 7016                                    | UK                   |  |  |



1.18. MATERIALS

Shredded Wheat Factory Phase 1, Broadwater Road, Welwyn Garden City.






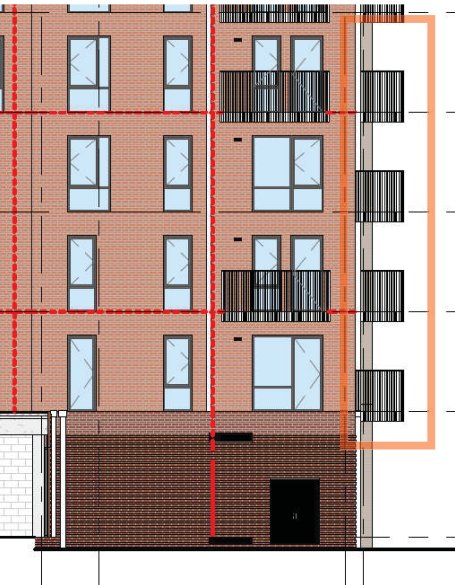
SCHEDULE OF MATERIALS CONDITION 31:

| Item  | Reference  | Manufacturing Origin | Photograph  | Location:  |
|---|--|----------------------|---|--|
| Rainwater Goods   | All roof rainwater outlets and pipes to be Aluminium PPC.<br><br>Dark-grey – RAL 7016                    | UK                   |    |  |
|   |  |                      |   |  |
| Deck Paving<br>(to non-combustible Structural Steel Frame and RC Frame Balconies) | 450x450x50mm Marshalls Saxon Buff Paviours on Harmer modulock adjustable pedestals on 5mm resilient pads | UK                   |  |  |

1.19. MATERIALS

Shredded Wheat Factory Phase 1, Broadwater Road, Welwyn Garden City.



SCHEDULE OF MATERIALS CONDITION 31:

| Item  | Reference   | Manufacturing Origin | Photograph   | Location:   |
|---|---|----------------------|--|---|
| <b>Metal Railing<br/>Balustrades &amp;<br/>Handrails</b><br>(to non-combustible<br>Structural Steel Frame<br>and RC Frame Balconies)<br><br><i>Note: See below for PPC<br/>finishes</i> | PPC metal railings and<br>handrails<br>Dark-grey – RAL 7016       | UK                   | <br>     |    |
| <b>Soffits &amp; Fascia</b><br>(to non-combustible<br>Structural Steel Frame &<br>RC Frame Balconies, and<br>'overhangs' generally)<br><br><i>Note: See below for PPC<br/>finishes</i>  | PPC aluminium soffit and<br>fascia panels<br>Dark-grey – RAL 7016 | UK                   | <br> |  |

1.20. MATERIALS

SCHEDULE OF MATERIALS CONDITION 31:

Shredded Wheat Factory Phase 1, Broadwater Road, Welwyn Garden City.

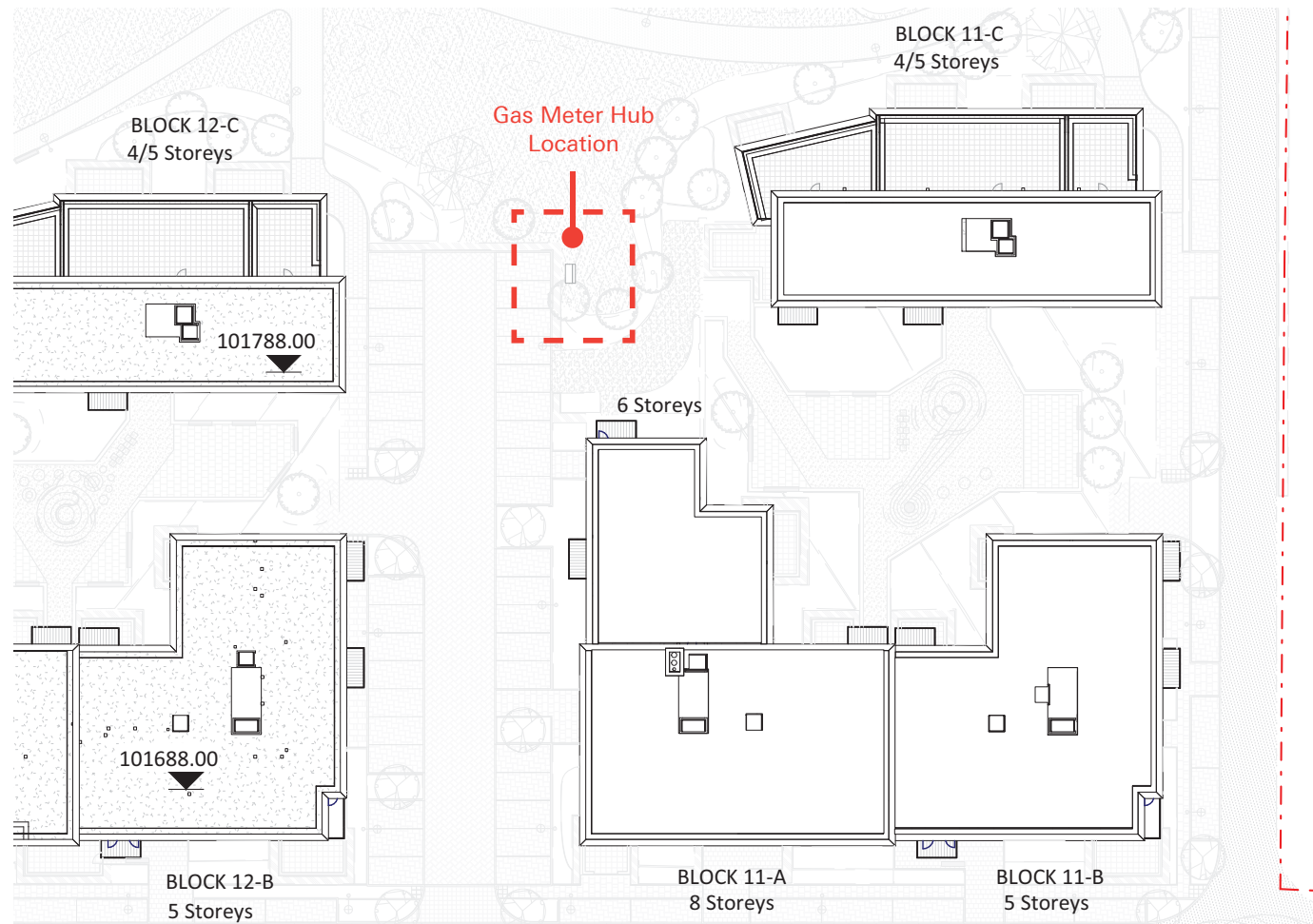
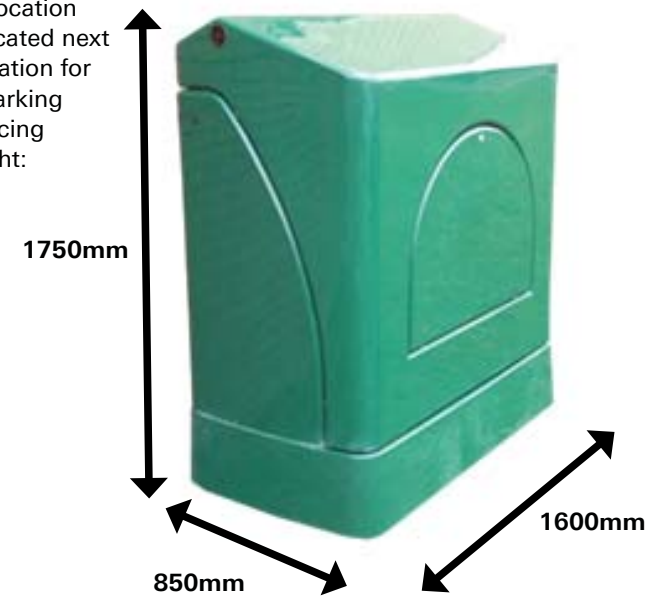
| Item            | Reference  | Manufacturing Origin | Photograph  | Location:   |
|-----------------|--|----------------------|---|---|
| Dry Riser Inlet | Stainless Steel or Red PPC dependant on LFB confirmation and acceptance. | UK                   |  |  |

Revisions

| Revision | Status             | Date       | Notes                           | by | chk |
|----------|--------------------|------------|---------------------------------|----|-----|
| A        | Issue for Planning | 19/02/2020 | Issue for Planning Condition 31 | CB | MR  |

## 1.21. BLOCK 11 GAS METER HUB

External Site Developments: The amendment of to the gas meter hub location  
Following developed design an external gas hub has been proposed located next to Block 11. The Gas meter hub is to be positioned at an accessible location for regular maintenance access, opposite the substation, behind the car parking bays amongst the landscape design. This is to be a standard British Racing Green in colour and a typical photographic example provided to the right:



ColladoCollins Architects