

16037

SOUTH SIDE PHASE 1



DESIGN UPDATES

12.JANUARY 2022

ColladoCollins Architects

SOUTH SIDE PHASE 1 DESIGN UPDATES

Job Number: 16037
Document Revision: P7
Date of Issue: 12/01/2022
Purpose of Issue: Outline of Planning changes post P4 planning submission
Key Personnel: Richard Bridges
Reviewed by: Felix von Bechtolsheim
Review Date:12/01/2022

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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:

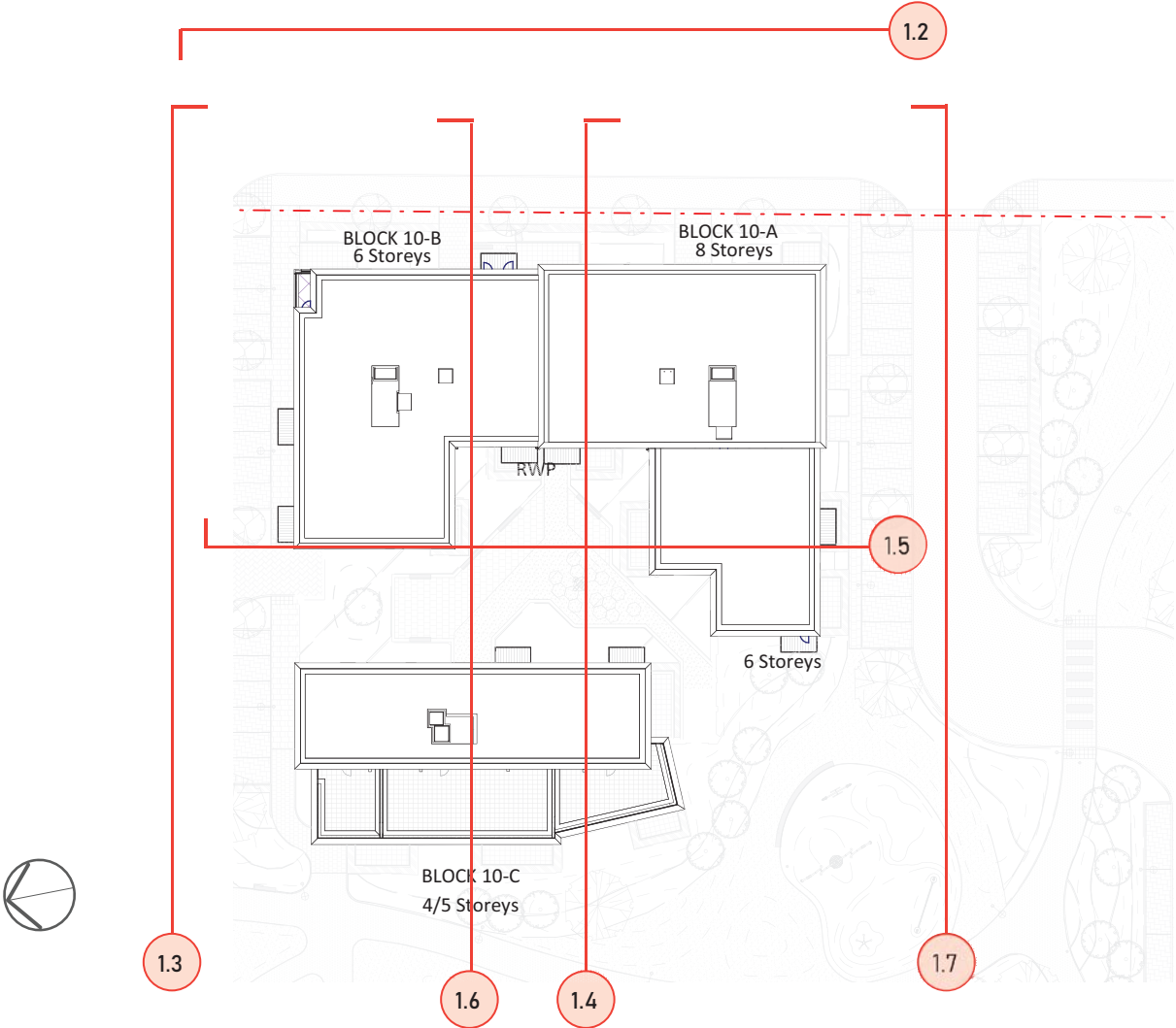
- Boosted cold water plant room increased from 39sqm to 43sqm
- Gas meter removed (covered by relocation justification)
- Lift / stair core rotated (both cores)
- Foul Water Pump removed – reallocated to storage including new entrance to car park
- Communal lounge reduced from 54 to 52sqm
- Buggy store 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
- Revised detail design for Flues to Block 11
- Recessed maintenance handrails to facilitate safe access to roof top plant

With these outlined internal updates, there have also been some developments to the external elevations that are highlighted in the document. The Block 11 consented elevations are shown in this document, however specific Block 10 elevations were not produced for the consented scheme and are therefore not available for direct comparison. These typical developments to the consented scheme are:

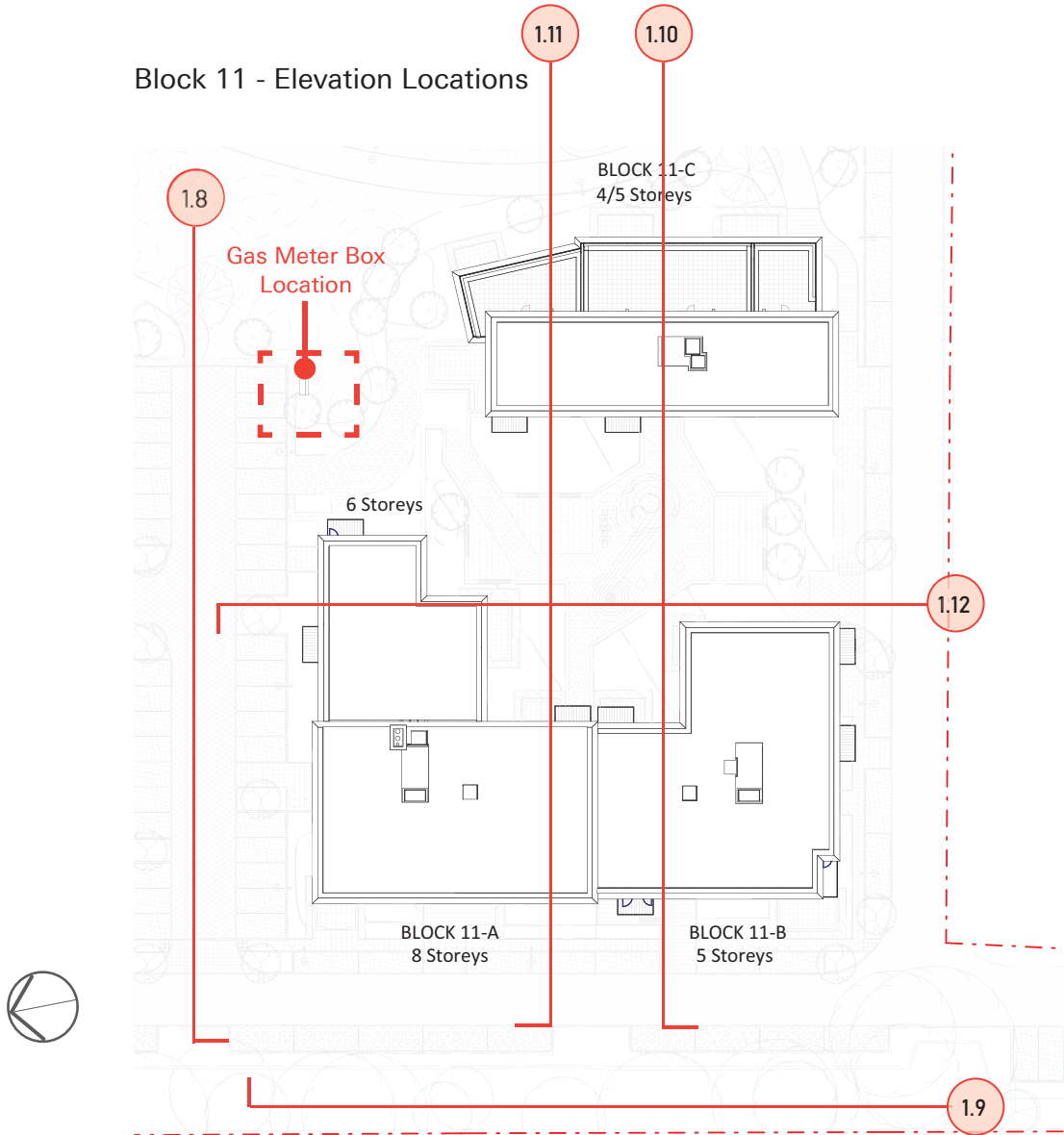
- The removal of the brick hit and miss wall to carparks which was an SBD requirement in order to prevent antisocial behaviour
- These have been replaced with patterned metal perforated panels to carpark

- 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 to conform to Bulding Regulations height.
- Lift overrun layouts updated
- Increase in parapet height by 100mm

Block 10 - Elevation Locations



Block 11 - Elevation Locations



1.2. BLOCK 10 EAST ELEVATION - CONSENTED



1.3. 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 - Grey Colour- Type 2 in line with Planning Condition 31 | •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 NORTH ELEVATION - CONSENTED



1 P3(S) - North Elevation B - Block 10
1 : 100 @A1

1.5. 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 - Grey Colour- Type 2 in line with Planning Condition 31 | •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 SOUTH ELEVATION - CONSENTED



1 P3(S) - South Elevation - Block 10
1 : 100 @A1

1.7. BLOCK 10 SOUTH ELEVATION



Materials Key:

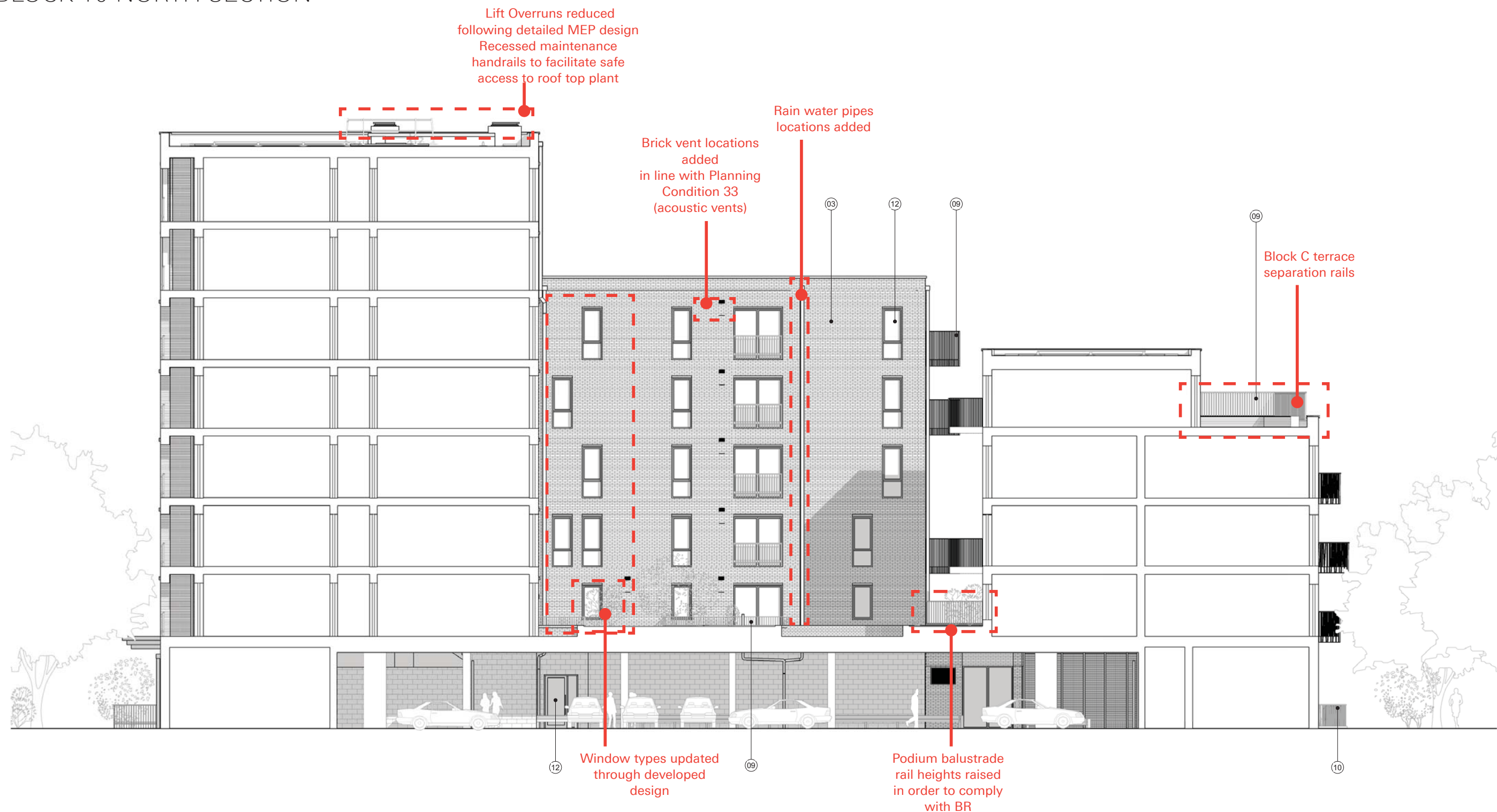
- | | | | |
|---|--|---|--|
| •01 Buff Brick - Smooth Texture | •05 Patten Perforated Metal Cladding | •09 Metal Railing Balustrade - Dark Grey - Type 1 | •12 Aluminium Composite Window |
| •02 Buff Brick - Rough Texture | •06 Off White Brick | •10 Metal Railing Balustrade - Grey Colour- Type 2 in line with Planning Condition 31 | •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 10 NORTH SECTION - CONSENTED



1 P3(S) - North Section - Block 10
1 : 100 @A1

1.9. BLOCK 10 NORTH SECTION



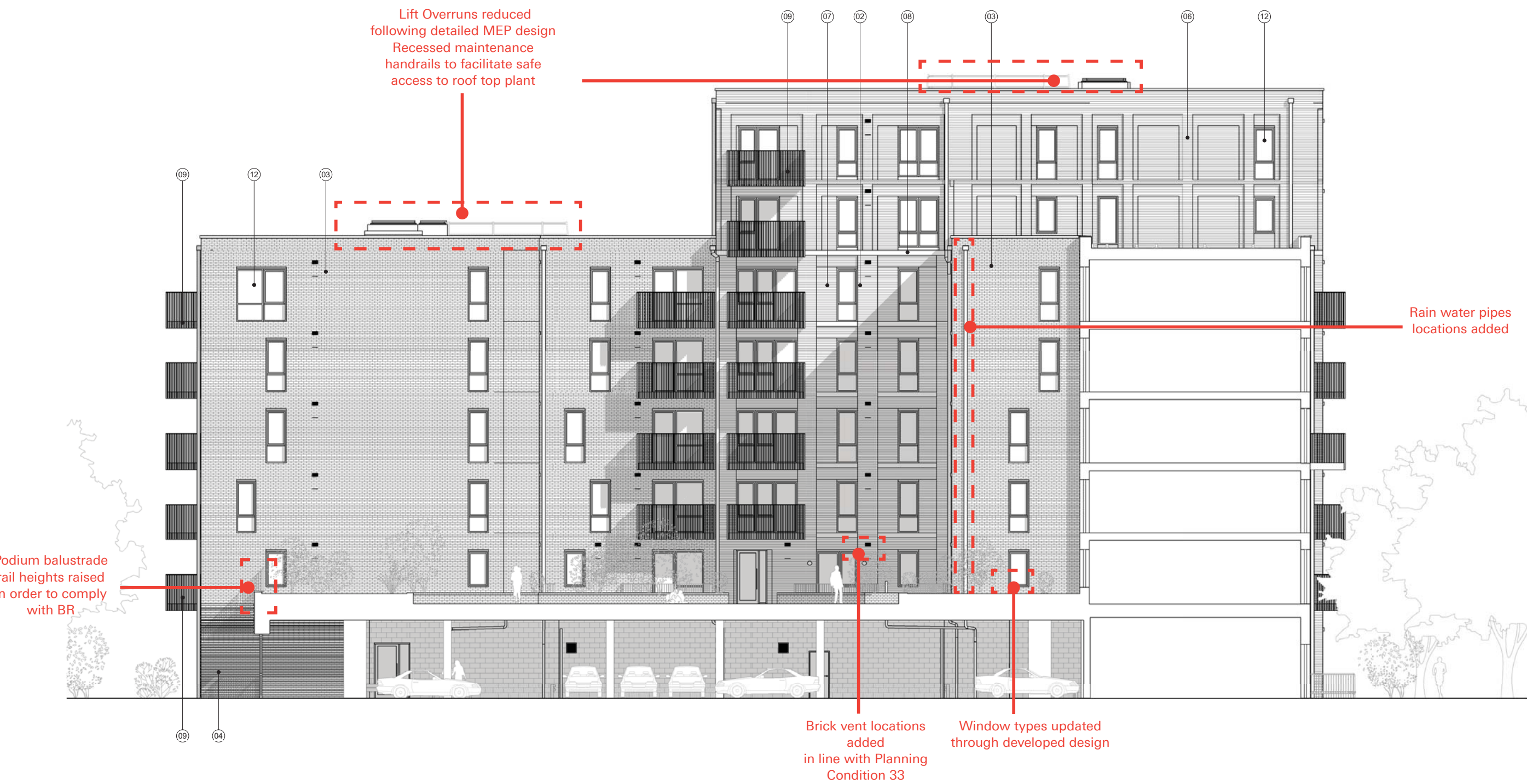
Materials Key:

- | | | | |
|---|--|---|--|
| •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 - Grey Colour- Type 2 in line with Planning Condition 31 | •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 10 EAST SECTION - CONSENTED



1.11. 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 - Grey Colour- Type 2 in line with Planning Condition 31 | •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 |

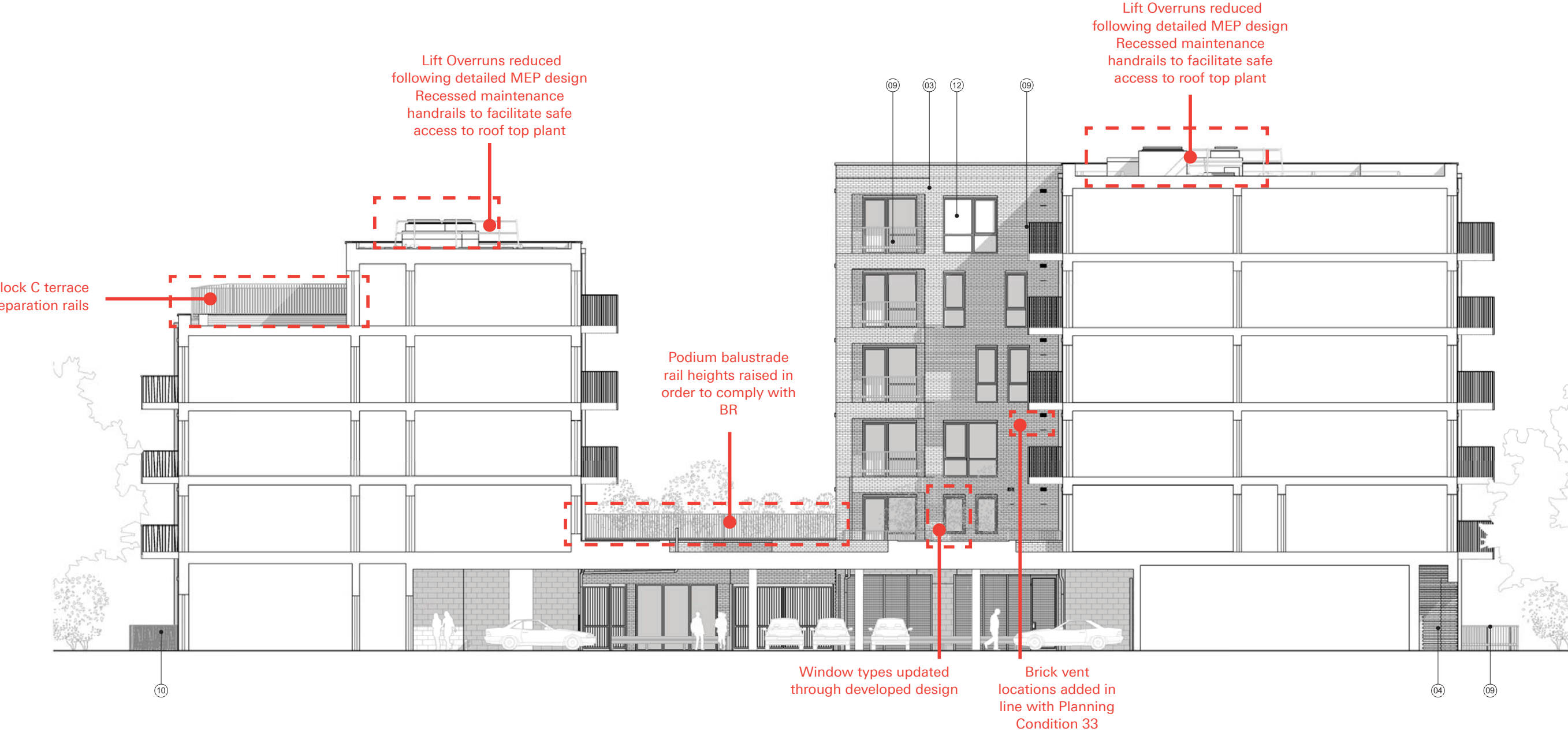
1.12. BLOCK 10 SOUTH SECTION - CONSENTED



1 P3(S) - South Section - Block 10

1 : 100 @A1

1.13. BLOCK 10 SOUTH SECTION

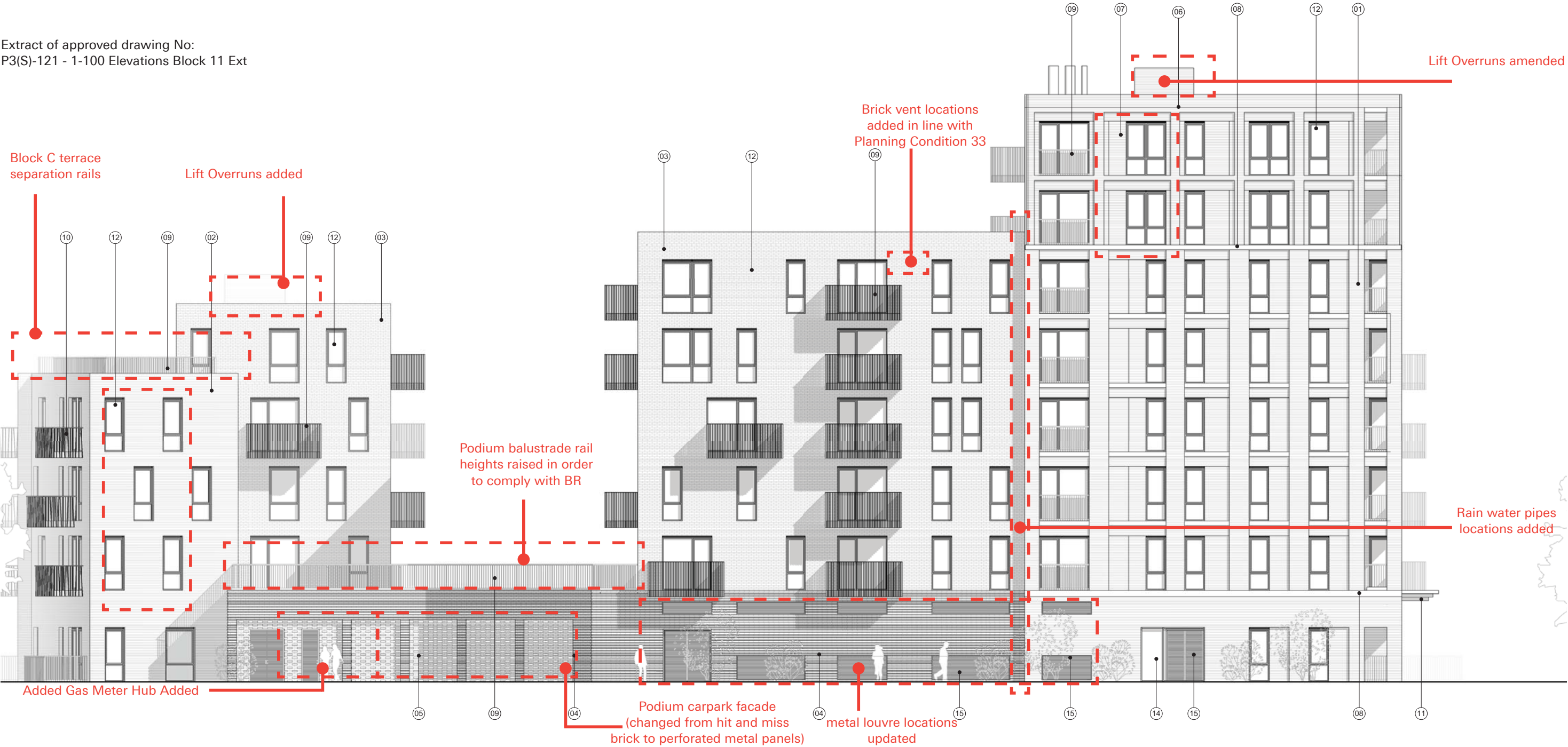


Materials Key:

- | | | | |
|---|--|---|--|
| •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 - Grey Colour- Type 2 in line with Planning Condition 31 | •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 |

1.14. BLOCK 11 NORTH ELEVATION - CONSENTED

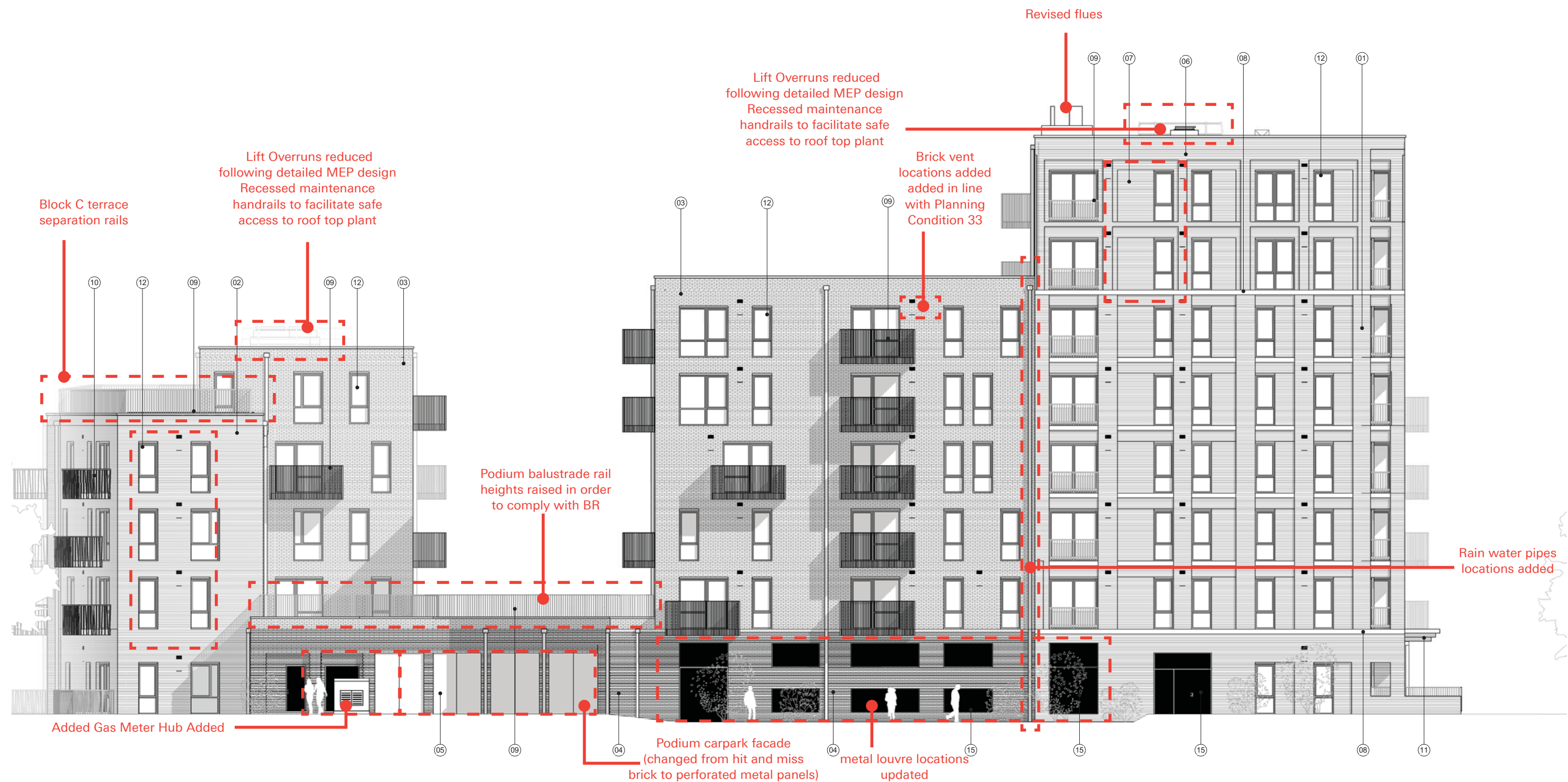
Extract of approved drawing No:
P3(S)-121 - 1-100 Elevations Block 11 Ext



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 - Grey Colour- Type 2 in line with Planning Condition 31 | •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 |

1.15. 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 - Grey Colour- Type 2 in line with Planning Condition 31 | •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 |

1.16. BLOCK 11 WEST ELEVATION - CONSENTED



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 - Grey Colour- Type 2 in line with Planning Condition 31 | •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 |

1.17. BLOCK 11 WEST ELEVATION

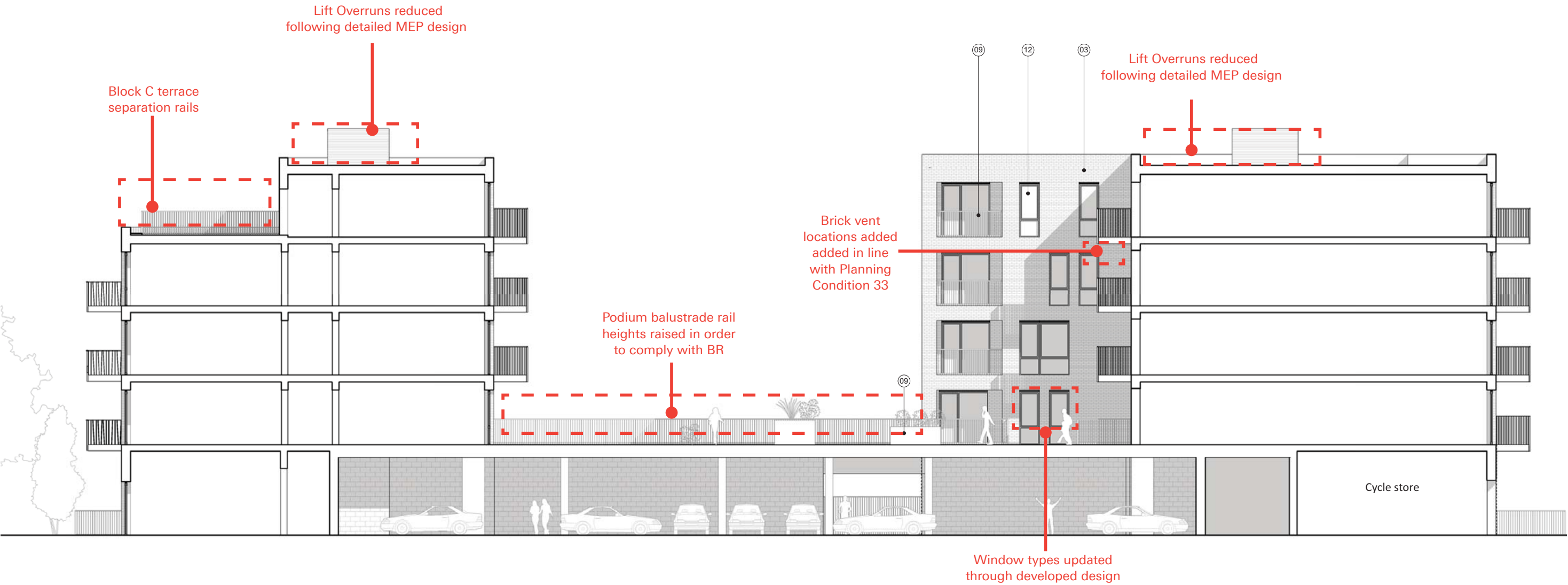


Materials Key:

- | | | | |
|---|--|---|--|
| •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 - Grey Colour- Type 2 in line with Planning Condition 31 | •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 |

1.18. BLOCK 11 NORTH SECTION - CONSENTED

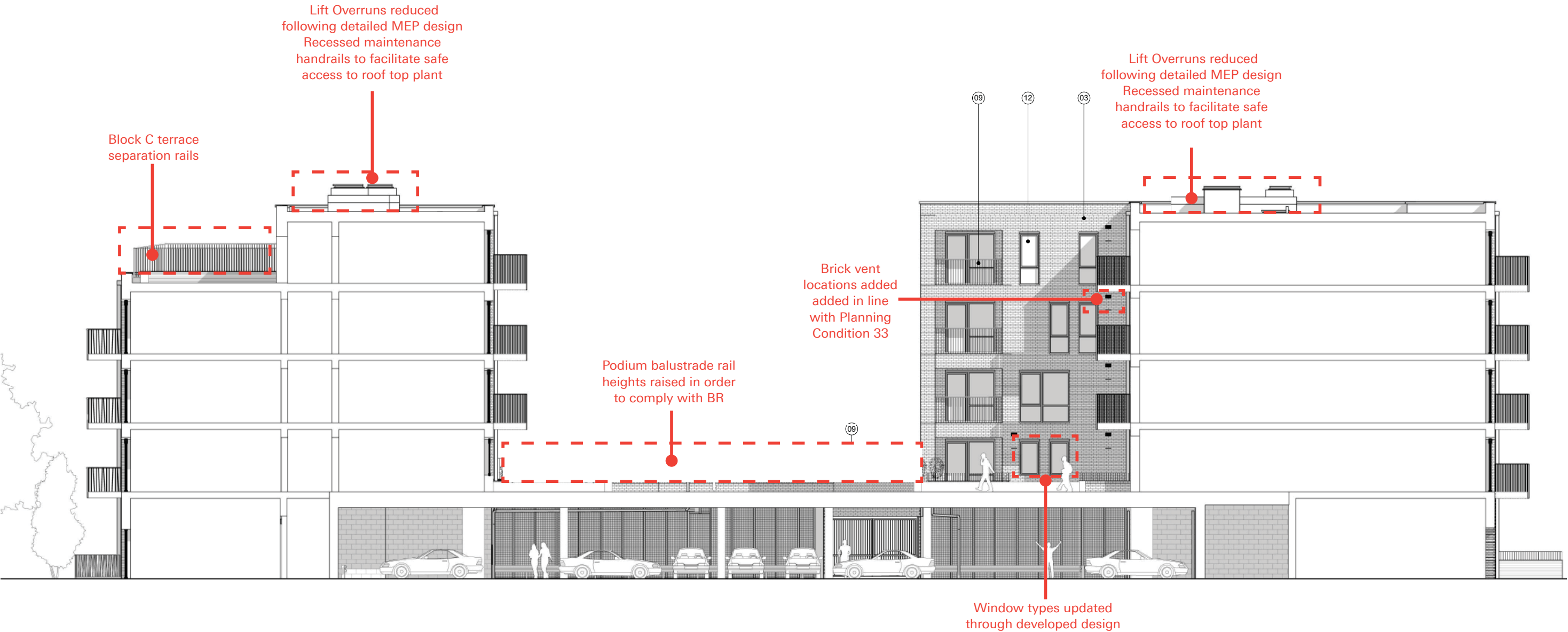
Extract of approved drawing No:
P3(S)-123 - 1-100 Elevations Block 11 Int



Materials Key:

- 01 Buff Brick - Smooth Texture
- 02 Buff Brick - Rough Texture
- 03 Red Brick
- 04 Horizontal Projecting Brick Course - Red Brick)
- 05 Patten Perforated Metal Cladding
- 06 Off White Brick
- 07 Recessed Brick Panel - Smooth Texture Buff Brick
- 08 Reconstituted Stone Banding
- 09 Metal Railing Balustrade - Dark Grey - Type 1
- 10 Metal Railing Balustrade - Grey Colour- Type 2 in line with Planning Condition 31
- 11 Concrete Canopy Cladded In Reconstituted Stone To Block Entrance
- 12 Aluminium Composite Window
- 13 Glazed Entrance Door
- 14 Fixed Glazing Panel In Aluminium Frame
- 15 Metal Louvres

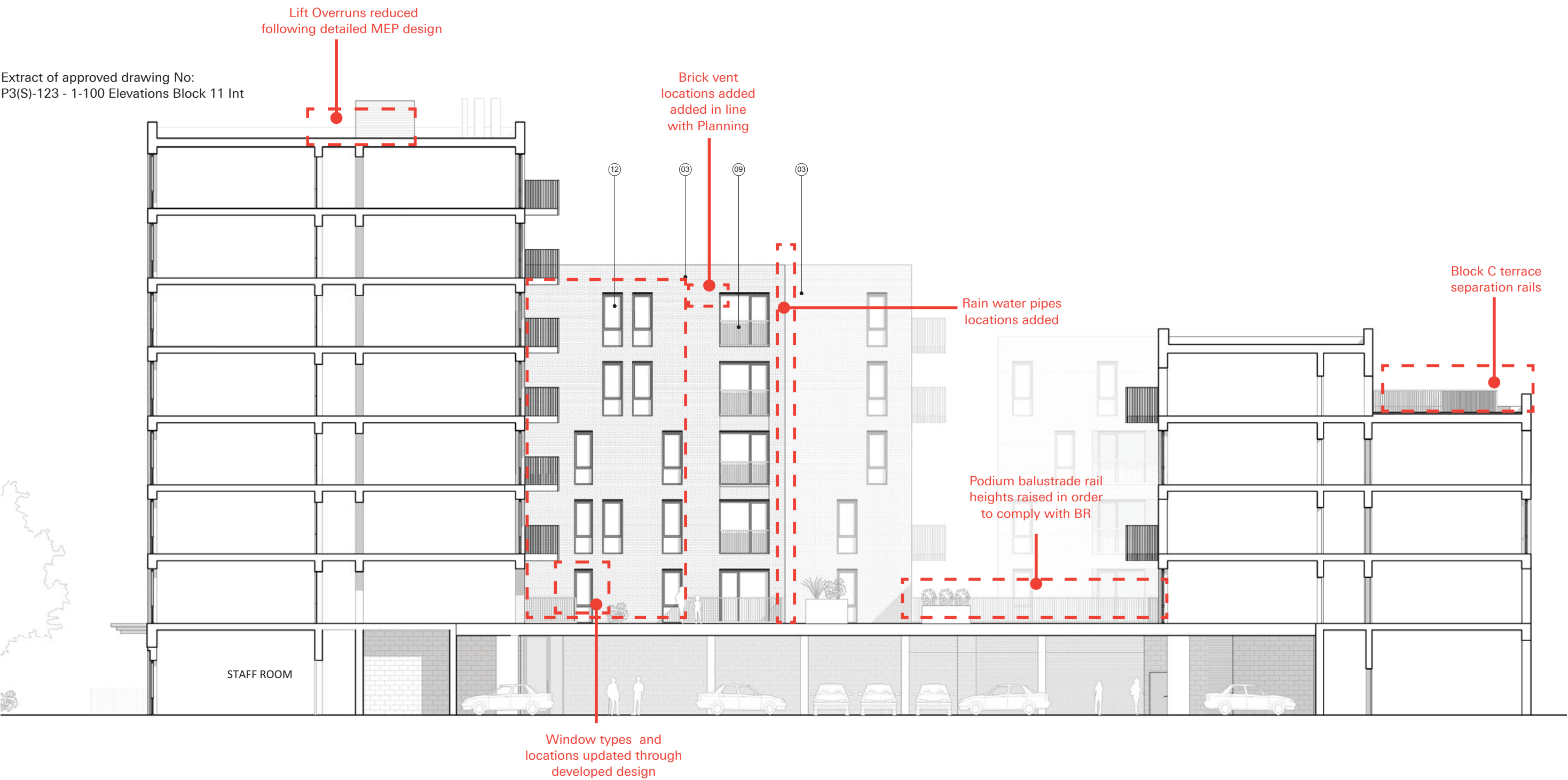
1.19. BLOCK 11 NORTH SECTION



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 - Grey Colour- Type 2 in line with Planning Condition 31 | •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 |

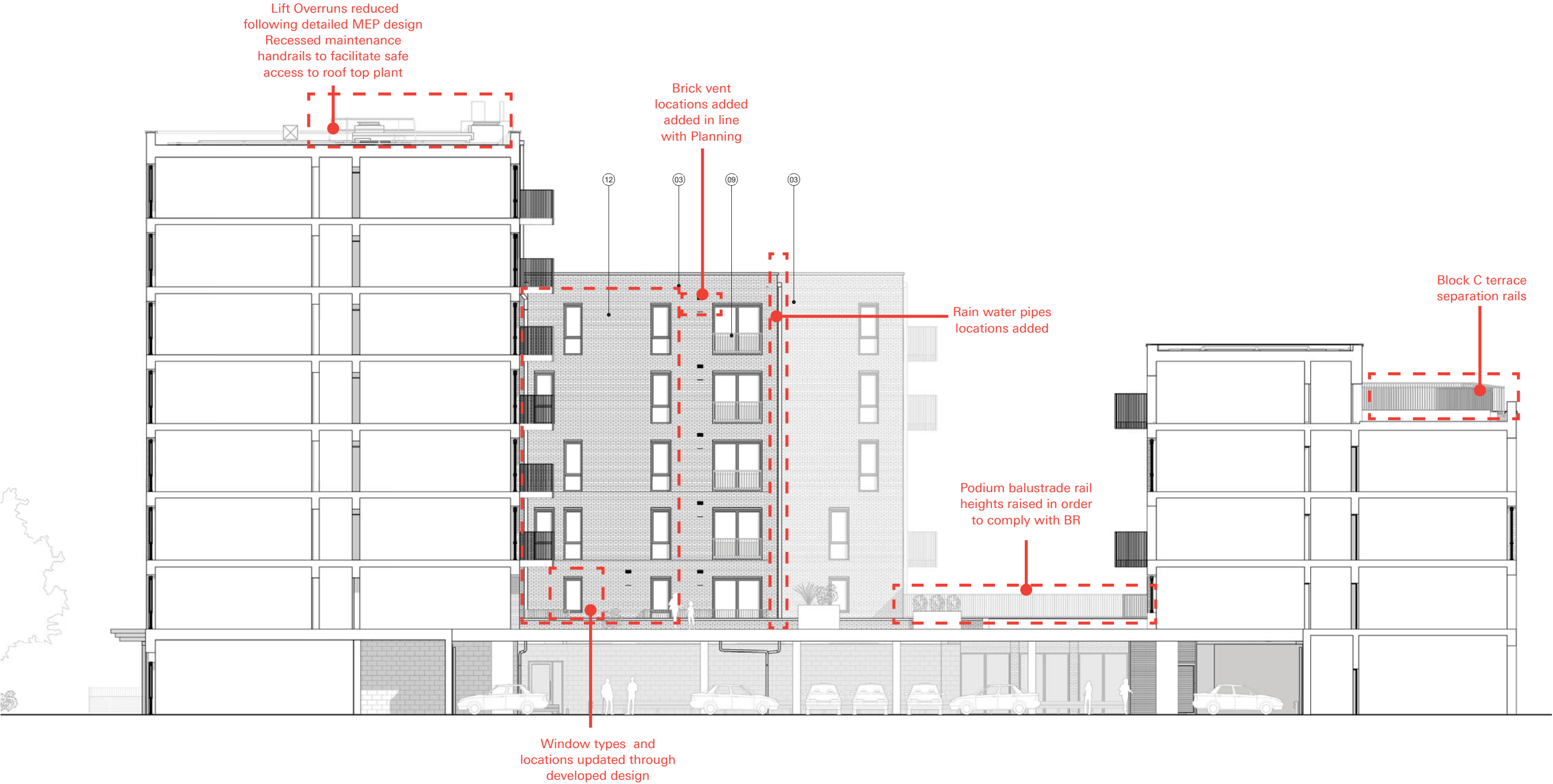
1.20. BLOCK 11 SOUTH SECTION - CONSENTED



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 - Grey Colour- Type 2 in line with Planning Condition 31 | •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 |

1.21. BLOCK 11 SOUTH SECTION

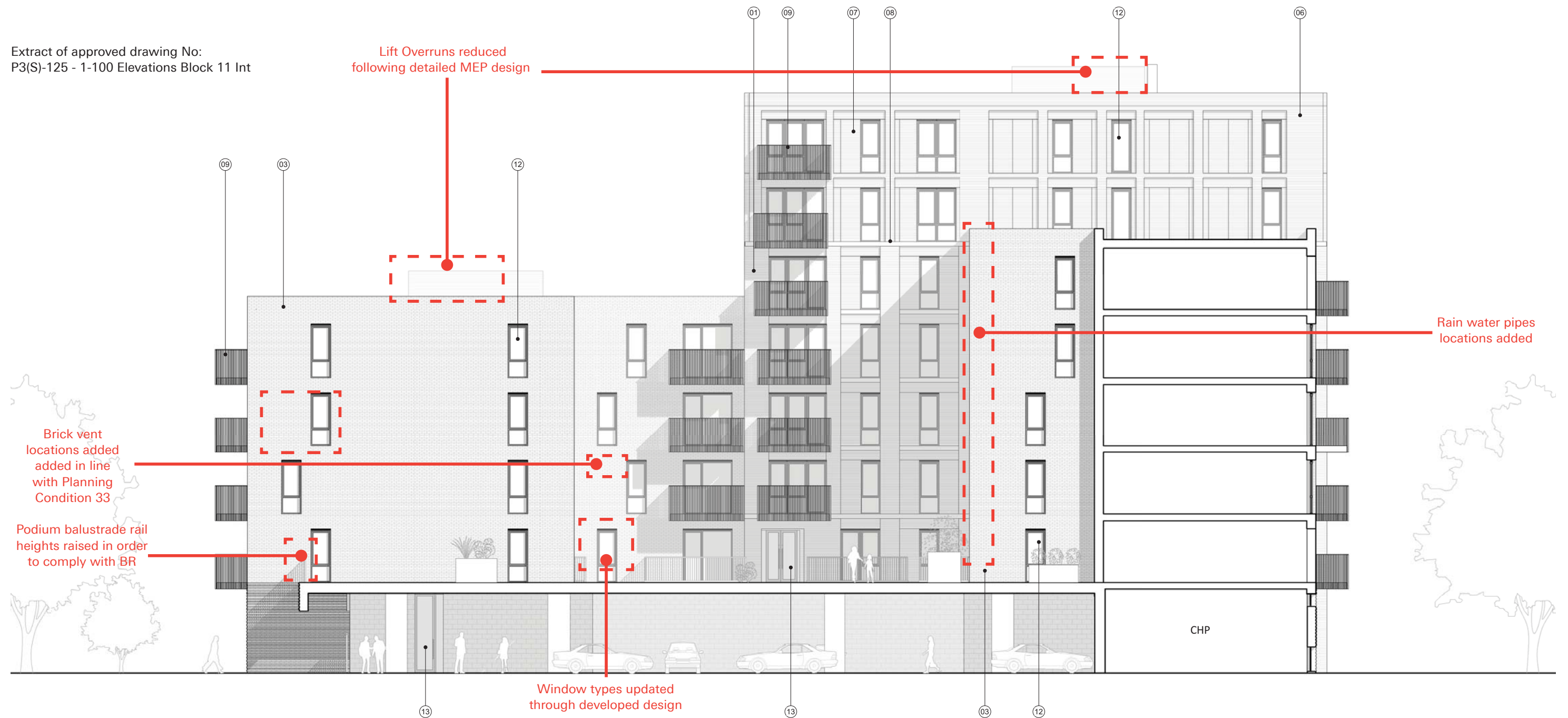


Materials Key:

- | | | | |
|---|--|---|--|
| •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 - Grey Colour- Type 2 in line with Planning Condition 31 | •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 |

1.22. BLOCK 11 EAST SECTION - CONSENTED

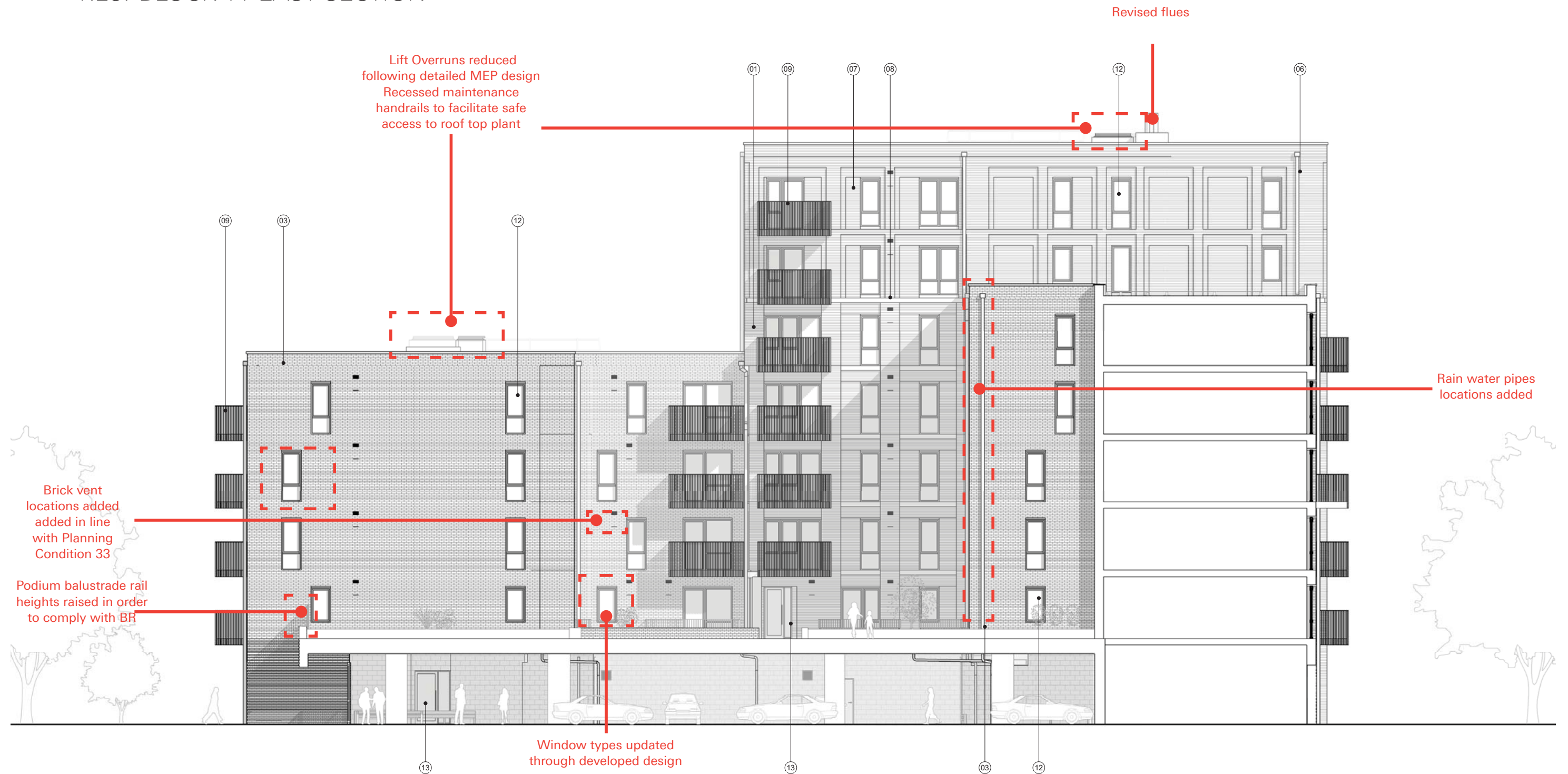
Extract of approved drawing No:
P3(S)-125 - 1-100 Elevations Block 11 Int



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 - Grey Colour- Type 2 in line with Planning Condition 31 | •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 |

1.23. 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 - Grey Colour- Type 2 in line with Planning Condition 31 | •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 |

1.24. MATERIALS

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

19th February 2020 – Rev A

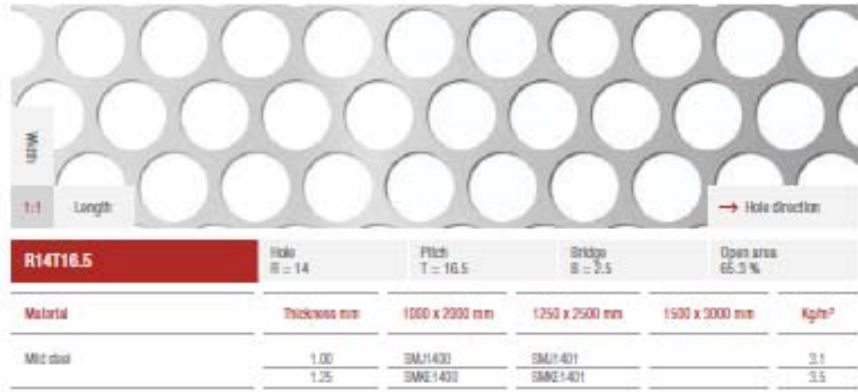
Schedule of Materials

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

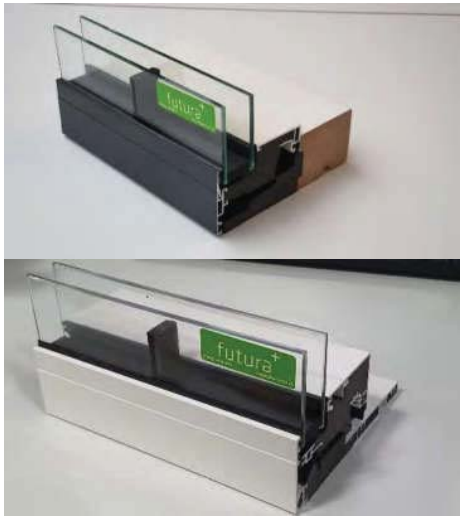

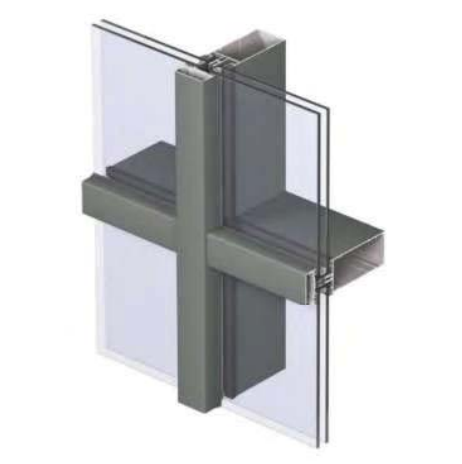



- Podium balustrade are to be mild steel in RAL 7016 to match the windows.
- The schedule of materials otherwise approved under condition 31 (LPA ref: 6/2020/1952/COND) remains unchanged.
- The car-park ventilation grills as below:



1.25. MATERIALS

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


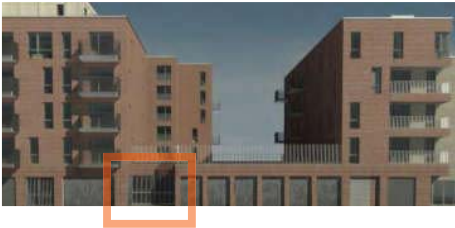






SCHEDULE OF MATERIALS CONDITION 31:

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 <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>Colour to match the brickwork</p>	Kettering, UK		

1.26. MATERIALS

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


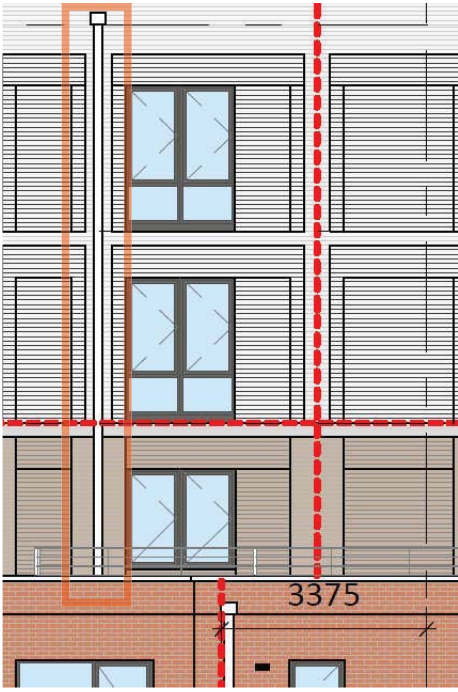

SCHEDULE OF MATERIALS CONDITION 31:

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

1.27. MATERIALS

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






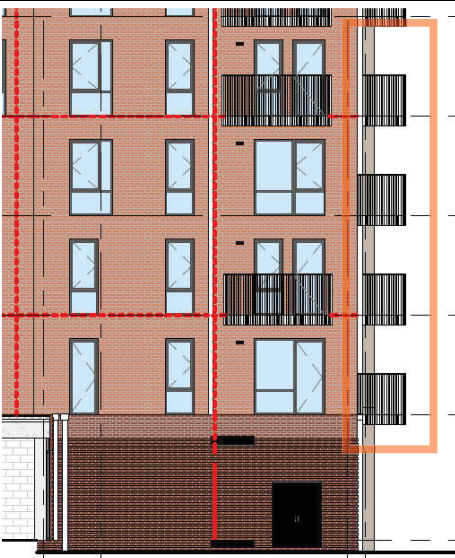
SCHEDULE OF MATERIALS CONDITION 31:

Item	Reference	Manufacturing Origin	Photograph	Location:
Rainwater Goods	All roof rainwater outlets and pipes to be Aluminium PPC. Dark-grey – RAL 7016	UK		
Deck Paving (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		

1.28. MATERIALS

SCHEDULE OF MATERIALS CONDITION 31:



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

Item	Reference	Manufacturing Origin	Photograph	Location:
Metal Railing Balustrades & Handrails (to non-combustible Structural Steel Frame and RC Frame Balconies) <i>Note: See below for PPC finishes</i>	PPC metal railings and handrails Dark-grey – RAL 7016	UK	 	
Soffits & Fascia (to non-combustible Structural Steel Frame & RC Frame Balconies, and 'overhangs' generally) <i>Note: See below for PPC finishes</i>	PPC aluminium soffit and fascia panels Dark-grey – RAL 7016 Adjacent precedent images relate to the soffit detail NOT the balustrade material.	UK	 	

1.29. MATERIALS

SCHEDULE OF MATERIALS CONDITION 31:

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

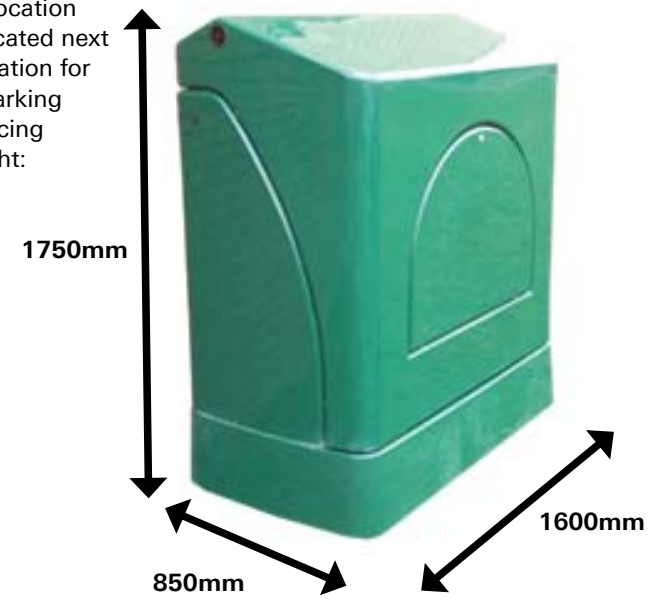
Item	Reference	Manufacturing Origin	Photograph	Location:
Dry Riser Inlet	<div>Stainless Steel or Red PPC dependant on LFB confirmation and acceptance.</div> <div>Dry riser box is to be red (not stainless steel)</div>	UK		

Revisions

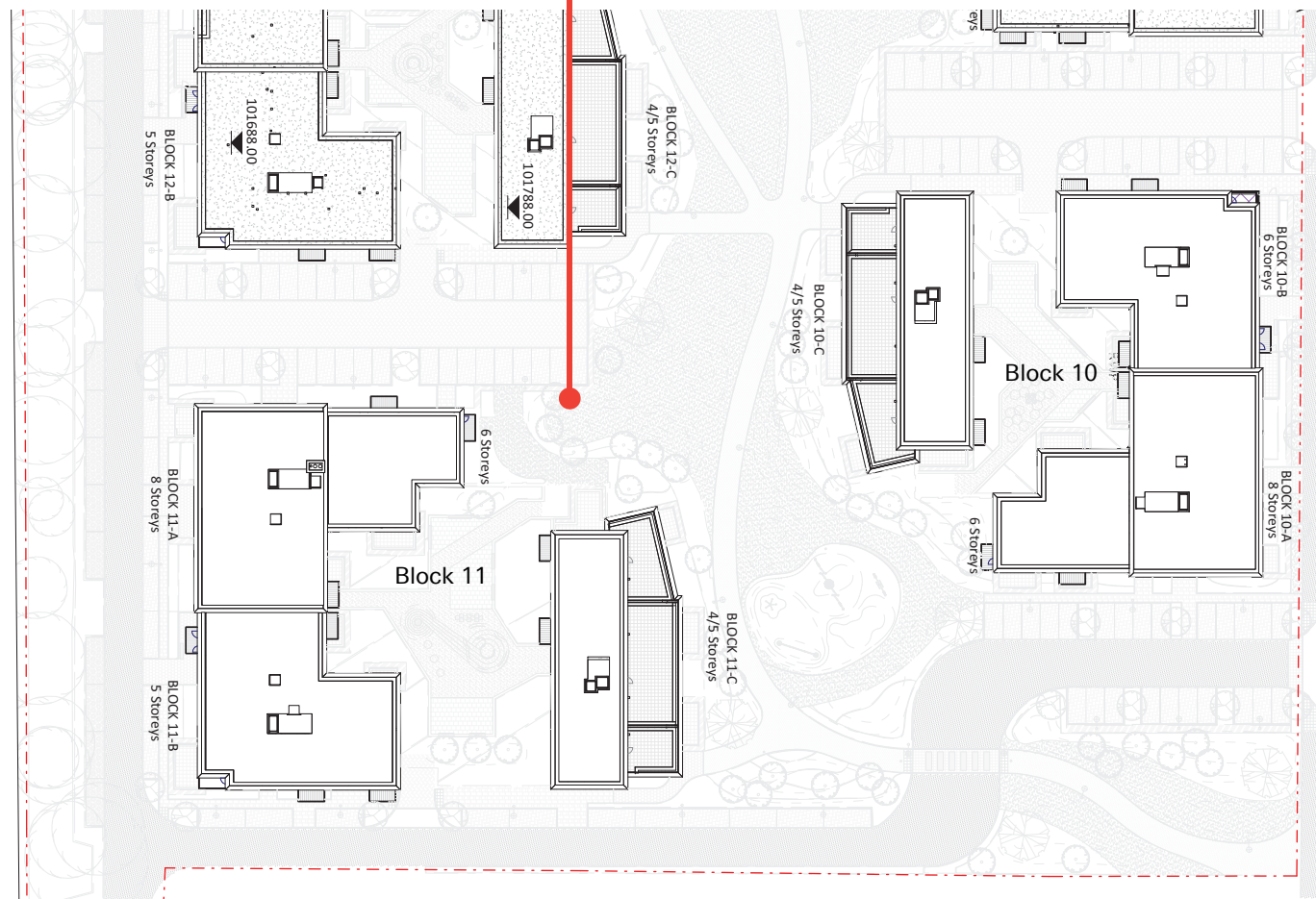
Revision	Status	Date	Notes	by	chk
A	Issue for Planning	19/02/2020	Issue for Planning Condition 31	CB	MR

1.30. 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:



Gas Meter Hub
Location



ColladoCollins Architects