

1929_Eagle Mews - 150 Royal College Street

Design Access Statement - Planning Brochure - Vol 2 of 2



For Cumbrae Properties (1963) Ltd

Revision: - 14.05.21

Revision History

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Note:

This document is prepared for the sole use of our client for the respective project and no liability to any other persons is accepted by Gluckman Smith.

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10.0 Application Drawings

10.5 Proposed Perspective Drawings, Plans and Elevations

10.0 Application Drawings

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10.0 Application Drawings

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10.0 Application Drawings

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10.0 Application Drawings

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10.0 Application Drawings

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10.0 Application Drawings

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10.0 Application Drawings

10.5.12 Proposed Corner Elevation Between Royal College Street and Regents Canal



10.0 Application Drawings

10.5.13 Proposed Eagle Mews Elevation

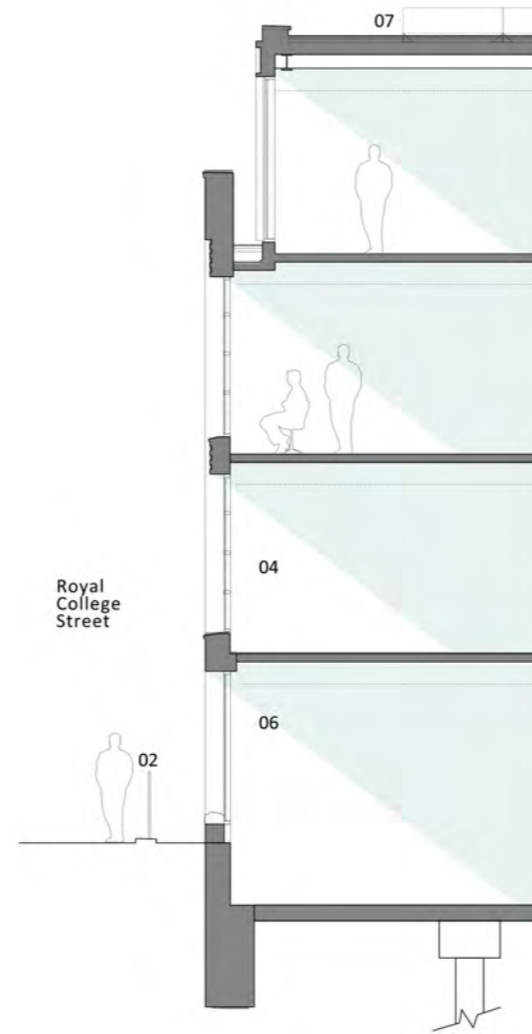


10.0 Application Drawings

10.5.14 Proposed Elevation Building Bay 1



1 PROPOSED ELEVATION 01
ROYAL COLLEGE STREET



2 PROPOSED SECTION 01
ROYAL COLLEGE STREET

KEY

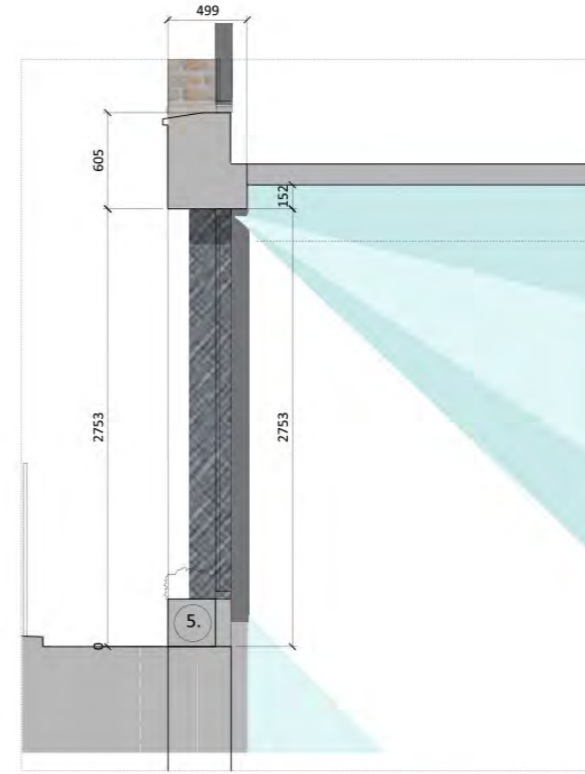
- 01 BRICK
- 02 METAL BALUSTRADE / HANDRAIL
- 03 METAL PLANTER
- 04 METAL FRAMED GLAZING
- 05 METAL FRAMED GLAZED DOOR
- 06 METAL FRAMED GLAZED WINDOWS
- 07 GREEN ROOF
- 08 METAL PANEL(S)
- 09 METAL CLADDING
- 10 METAL LOUVRE PLANT SCREEN

10.0 Application Drawings

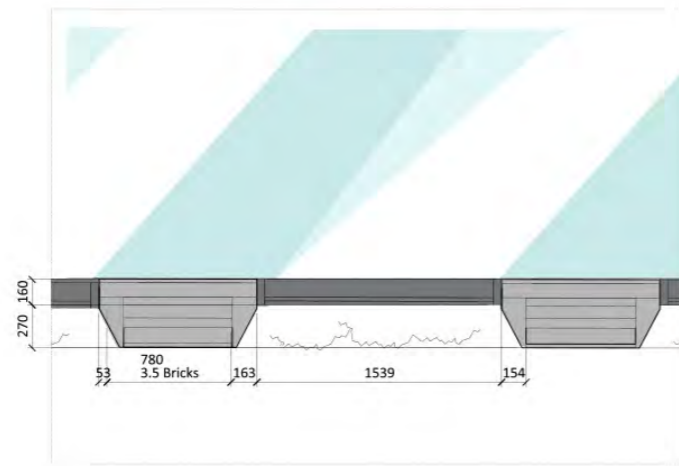
10.5.15 Facade Detail Royal College Street Typical Ground Floor



01 ELEVATION BAY STUDY DETAIL



02 SECTION DETAIL



03 PLAN DETAIL



04 SKETCH DETAIL

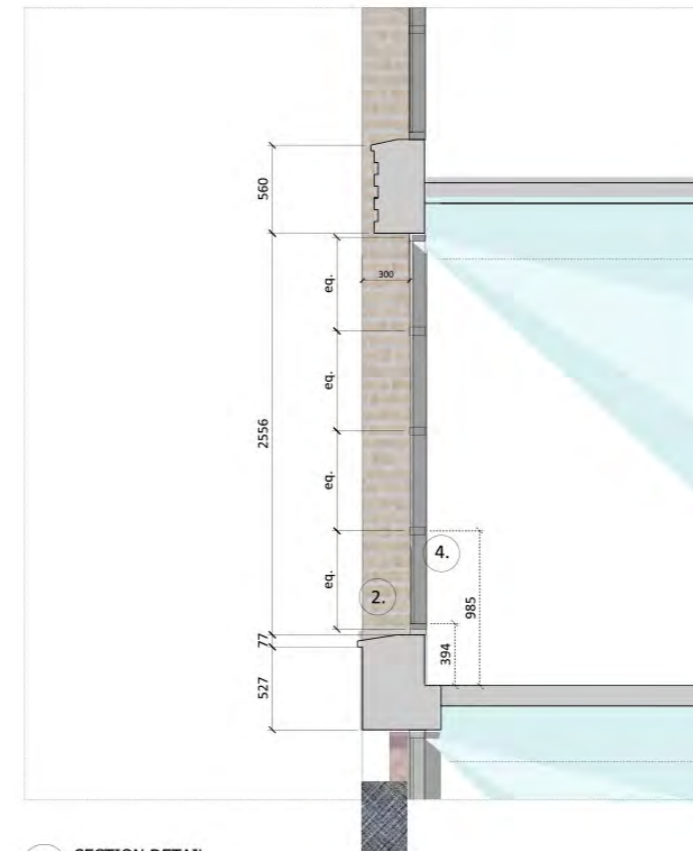
- 1. Regular Large windows to activate the ground floor to Royal College Street. The windows are scaled and referenced to the ground floor glazing generally along Royal College Street.
- 2. Metal framed window reveals to accentuate the ground floor.
- 3. Textured stepped brickwork with flush vertical and recessed horizontal mortar joints. 3.5 bricks wide
- 4. Vertical Brickwork Detail
- 5. Metal Planter

10.0 Application Drawings

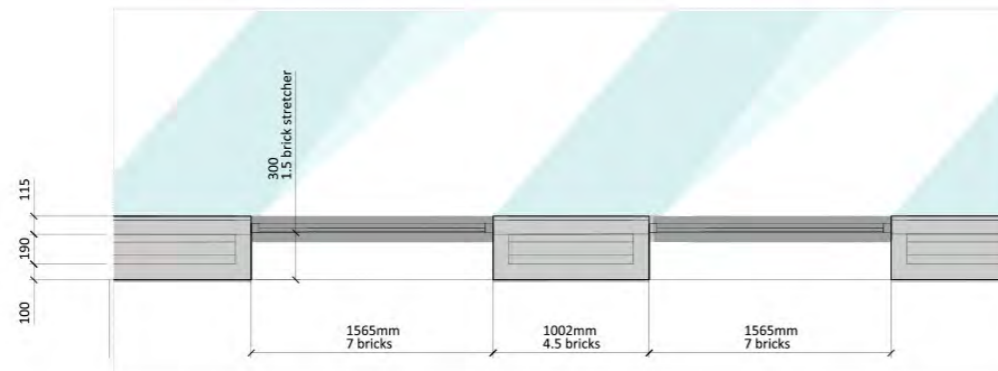
10.5.16 Facade Detail Royal College Street Typical Windows



01 ELEVATION BAY STUDY DETAIL



02 SECTION DETAIL



03 PLAN DETAIL



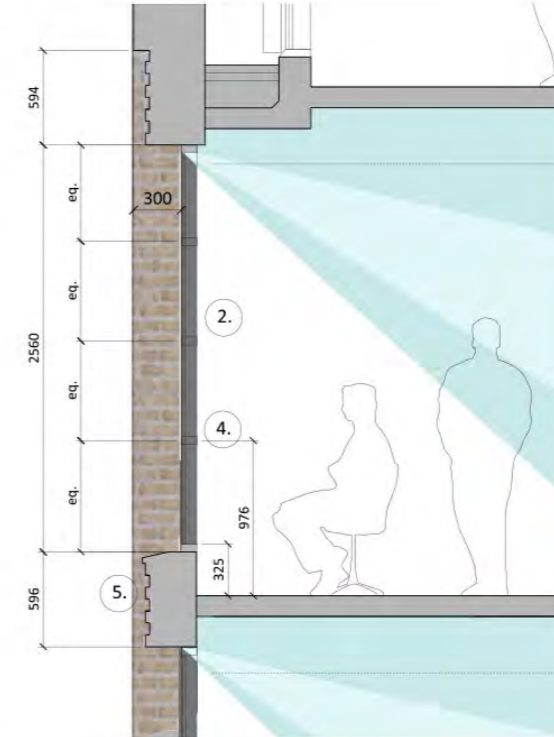
1. Regular Large windows have a 365mm upstand above the floor to hide internal clutter.
2. Regular framed window panes, 1.5 m by 2.4 m high, are inset the length of a brick from the face of the brick wall.
3. The opening pane is set centrally, giving an articulation of interest to the elevation.
4. A transom at 900 mm above FFL provides a comfortable feeling of security when the window is open.
5. Textured stepped brickwork spandrel with flush vertical and recessed horizontal mortar joints. Brick sill and window head to be brick specials

10.0 Application Drawings

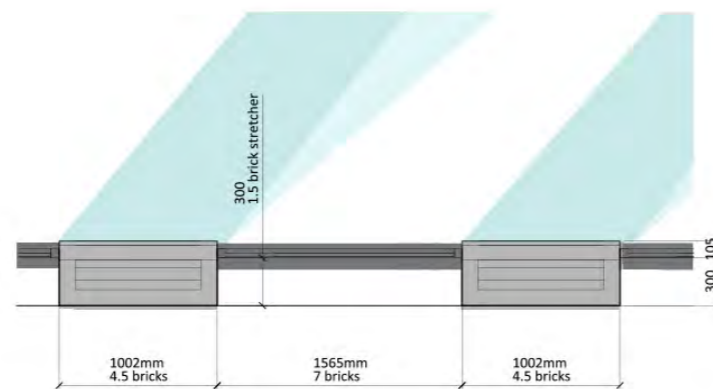
10.5.17 Facade Detail Royal College Street Typical Windows



01 ELEVATION BAY STUDY DETAIL



02 SECTION DETAIL



03 PLAN DETAIL



04 SKETCH DETAIL

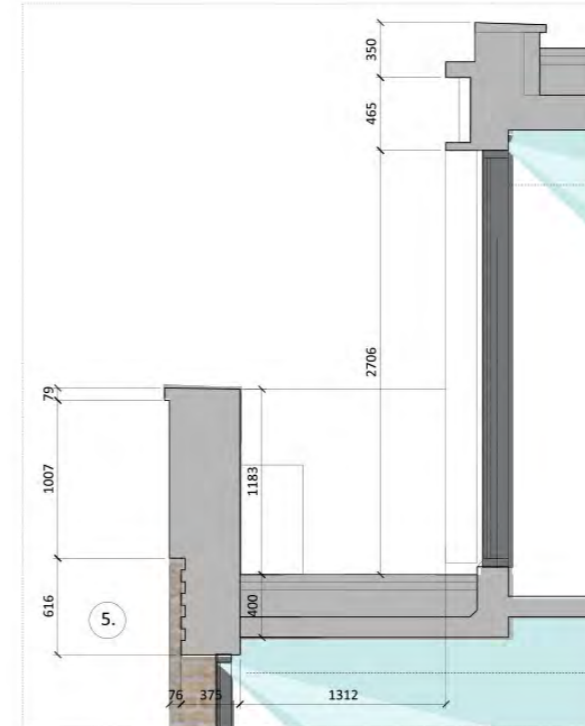
1. Regular Large windows have a 365mm upstand above the floor to hide internal clutter.
2. Regular framed window panes, 1.5 m by 2.4 m high, are inset the length of a brick (215mm) from the face of the wall.
3. The opening pane is set centrally, giving an articulation of interest to the elevation.
4. A transom at 900 mm above FFL provides a comfortable feeling of security when the window is open.
5. Textured stepped brickwork spandrel with flush vertical and recessed horizontal mortar joints. brick sills and window heads are brick specials

10.0 Application Drawings

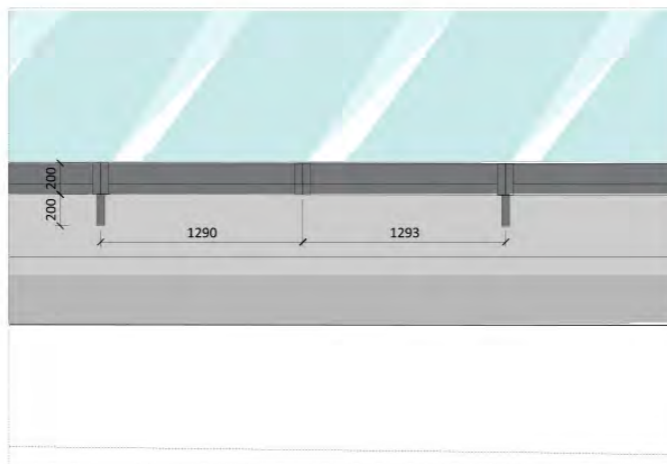
10.5.18 Facade Detail Top Floor Typical Bay Windows



01 ELEVATION BAY STUDY DETAIL



02 SECTION DETAIL



03 PLAN DETAIL



03 SKETCH DETAIL

- 1. Regular Large windows behind the raised brick upstand.
- 2. Glazed frames within Curtain walling, full height with to access to terrace.
- 3. Metal Coping to cap the Masonary wall
- 4. Metal Cladding and window surrounds create a distinct and unique character to the top floor
- 5. Vertical Brickwork Detail

10.0 Application Drawings

10.5.19 Proposed Elevation Building Bay 2

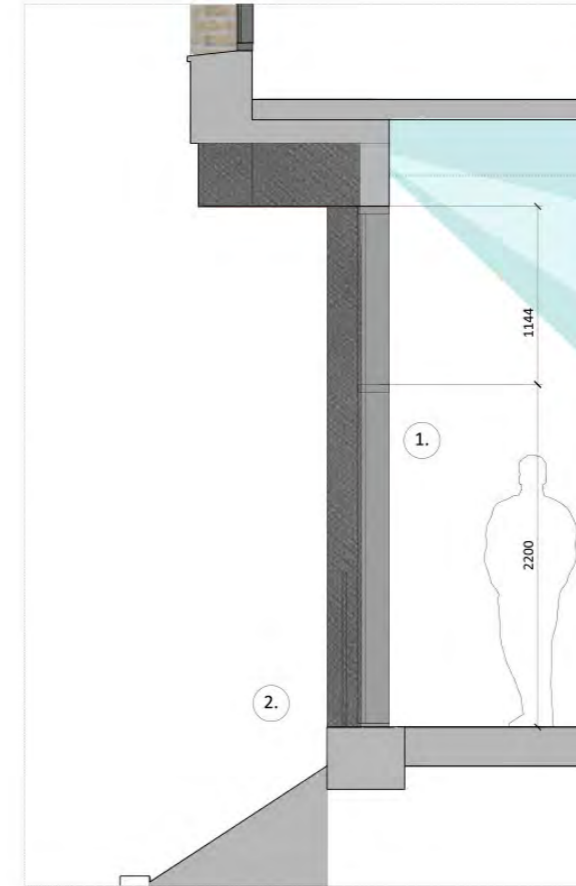


10.0 Application Drawings

10.5.20 Facade Detail Regents Canal Typical Ground Floor Windows



01 ELEVATION BAY STUDY DETAIL



02 SECTION DETAIL



03 PLAN DETAIL



03 SKETCH DETAIL

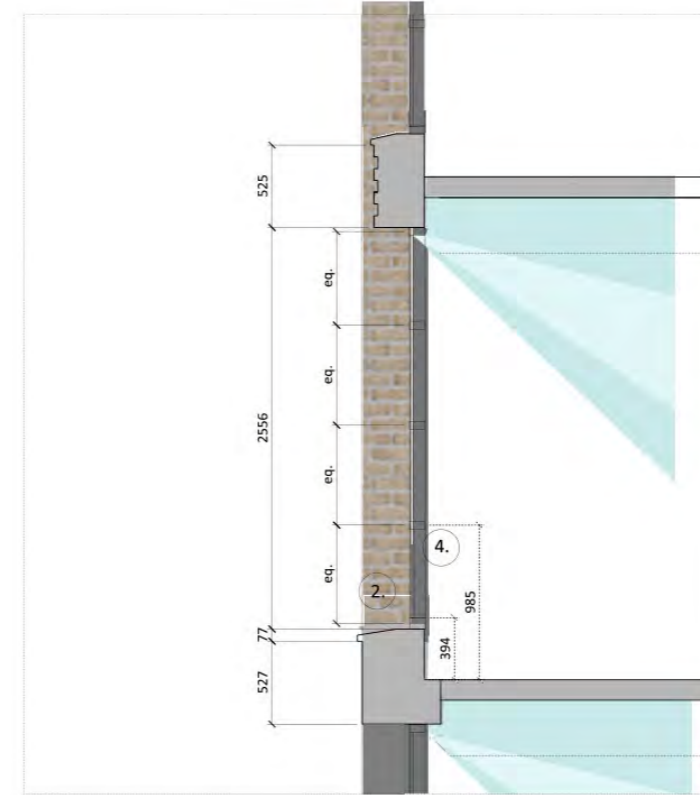
1. Regular Large windows have an upstand above the floor to hide internal clutter. The windows provide a good quality of north light into the ground floor office space.
2. Glass Balustrade Across Window Openings to provide juliet balcony feature
3. Textured stepped brickwork with flush vertical and recessed horizontal mortar joints.
4. The opening panes provide full height windows to the canal side and articulation interest to the elevation.
5. Vertical Brickwork Detail

10.0 Application Drawings

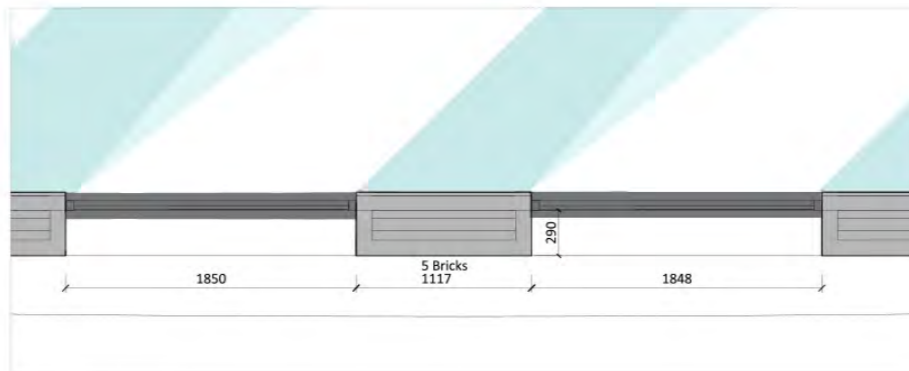
10.5.21 Facade Detail Regents Canal Typical Windows



01 ELEVATION BAY STUDY DETAIL



02 SECTION DETAIL



03 PLAN DETAIL



1. Regular Large windows have a 365mm upstand above the floor to hide internal clutter.
2. Regular framed window panes, 1.5 m by 2.4 m high, are inset the length of a brick from the face of the brick wall.
3. The opening pane is set centrally, giving an articulation of interest to the elevation.
4. A transom at 900 mm above FFL provides a comfortable feeling of security when the window is open.
5. Textured stepped brickwork spandrel with flush vertical and recessed horizontal mortar joints. Brick sill and window head to be brick specials
6. Vertical Brickwork Detail

10.0 Application Drawings

10.5.22 Existing Royal College Street Elevation



10.0 Application Drawings

10.5.23 Existing Regents Canal Elevation



10.0 Application Drawings

10.5.24 Existing Mews Elevation



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