



Osmani Youth Centre, Tower Hamlets, East London

GHM Rock Townsend

Building cantilever flush window detail

The cantilevered element is a direct response to the urban context. Due to the daylight/ sunlight planning restrictions and legal 'rights to light' issues with the adjacent residential properties a cut back was required (see above). By sliding the top floor of the building so it cantilevers allowed us to create a roof terrace whilst maintaining the brief requirements. The corner window of the cantilever is detailed to be flush with the brickwork facade, retaining the pure form of the building. To further emphasize the 3.7m cantilever the floor slab was reduced as much as possible and is supported by steel columns hung off a concrete ring beam at roof level.

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1. Structurally clamped fixed glazing
2. Brickwork (raked joints - 10mm deep)
3. Rigid insulation
4. Structural insitu concrete ring-beam
5. 15mm continuous steel plate to glazing fabricators requirements
6. Secondary steelwork support bracket to head of glazing
7. Ancon brick support angle
8. Packing insulation
9. 70mm (min depth) screed with reinforcement
10. Insulation / Underfloor heating and cooling
11. CHS steel column
12. Structural concrete slab (hung from ring beam at roof level)
13. Weephole
14. Cavity tray fixed back to insulation using plastic fixing strip with nylon fixings into insulation
15. PPC cill to avoid brick staining
16. Brick ties
17. Vapour barrier
18. EDPM
19. Movement joint
20. Aluminium vertical and horizontal carrier rails
21. PPC metal cladding panels (secret fixed)
22. Plasterboard lining
23. PPC pressed metal capping
24. Single layer polymeric roof covering