

bureau de change

6 Hoxton Square
N1 6NU

Nora-Andreaa Constantinescu
Camden Council

10/07/2023

**155 Drummond Street, Camden:
Submission of Non-material Amendment Cover Letter**

Dear Nora,

Please see the updated plans, sections and elevations included with this submission for a non-material amendment to the approved application reference number: 2022/1549/P. The amendments proposed will not result in the overall consented scheme to materially change, and as such it is considered to be classed as non-material to the permission as a whole. Notable alterations are largely due to technical requirements encountered in Stage 4 design and are listed below:

1. Rationalisation of the rear facade

We have taken the opportunity to improve the rear façade. Previously we had wintergardens on the first three floors and a French balcony on the fourth due to the internal layouts. We have now managed to rationalize the façade and provide winter gardens on all floors creating a more balanced, three-dimensional façade whilst also providing better quality outdoor amenities to the flats. Additionally, on the rear facade we previously had simpler flatter panels but through working with our GRC supplier we have managed to add more articulated panels matching the beauty of the front elevation.

2. Reconfiguration of Fourth and Fifth floor

After consulting with a fire engineer, a 1.5sm natural smoke vent is required to evacuate smoke from the fire lobbies. This vent was accommodated into the first three floors but had a substantial impact on the 4th and 5th floor units. In order to resolve this, we amended the layouts but are still providing the same number of units and bedrooms. The reconfiguration resulted in more substantial amenities provided to the new flats.

3. Addition of acoustic louvers and relocation of an air source heat pump to the roof

After consultation with an acoustic engineer, it was determined that 600mm deep acoustic louvers would be needed to reduce the sound coming from the mechanical mezzanine. These acoustic louvers have a reduced free area from the 70% free area louvers originally shown in the approved planning drawings. Therefore, more louver area was required to provide sufficient airflow for the ASHPs. The only possible area to add more louvers was the rear facade towards Foundry Mews as can be seen in the Planning Amendment Elevations. We have incorporated the louvers into the GRC panel layout and they will be painted with a matching colour.

Due to the very deep acoustic louvers there was no longer space in the mechanical mezzanine for five ASHPs. The Unit 5 ASHP has been relocated to the center roof. Based on the sectional study in the document included with this application, the ASHP on the roof will not be visible at street level from Drummond Street or Foundry Mews.

Yours sincerely,

Cameron Overy

t: 0203 4870 644

e: cameron@b-de-c.com