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Camden Council
Camden Town Hall
LONDON
WC1H 8ND

22 September 2023

Dear Sir/Madam

Remedial Cladding works at 22 St Pancras Way, London, NW1 0NT and 24 St Pancras Way, London, NW1 0NY

We have been appointed by our Client, Notting Hill Genesis, to complete the design intent for remediation works at 22 & 24 St Pancras Way. Non-compliant materials from the building façade are to be removed, thereby enhancing the safety of the residents and the fire performance of the existing external façade.

Site Context

22 St Pancras Way consists of a five storey residential block and 24 St Pancras Way consists of a six storey residential block. 22 and 24 St Pancras Way are two separate buildings albeit joined by a roof terrace over the rear undercroft. Both buildings are part of the same development. Both buildings are of blockwork construction with brickwork, T+G timber cladding, zinc cladding, timber screens and balconies.

Proposed Works

Initial intrusive works have been undertaken to establish the build-up and specification of the existing wall construction and to identify cladding types. This survey has identified products and installation methods which do not meet the required standards in terms of fire safety, and as such, remedial works have been proposed.

It should be noted that these works are viewed as essential.

The proposal seeks to remove and replace existing materials as follows:

- **T+G Timber External Wall Cladding** : Remove and dispose of T+G Timber Cladding and all elements up to existing structural frame. Install vertical and horizontal cavity barriers at compartment wall, floor lines and around openings (incl. windows, doors, vents). Install new insulation and aluminium rainscreen cladding panel on new support system. Colour of panel to closely match to the existing. All replacement materials to be minimum A2,s1-d0 euro classification.
- **Zinc External Wall Cladding** : Remove and dispose of Zinc Cladding and all elements up to existing structural frame. Install vertical and horizontal cavity barriers at compartment wall, floor lines and around openings (incl. windows, doors, vents). Install new insulation and zinc cladding panel on new support system. Colour of panel to closely match to the existing. All replacement materials to be minimum A2,s1-d0 euro classification.

- **Timber Screens** : Remove and dispose of timber screens. Install new aluminium profiled screens. Colour of panel to closely match to the existing. All replacement materials to be minimum A2,s1-d0 euro classification.

The visual appearance of all proposed works will be closely matched to that of the existing building. We have outlined proposed material options for consideration within the appendices of the Design and Access Statement. However, the final product selection is yet to be confirmed and we would therefore propose that external materials are approved via discharge of a suitable condition.

Should there be any requirement, we would be happy to supply physical samples of the proposed materials for your review and approval.

Content of Application

To assist in the determination of the application, we have included the following:

- Drawing Register
- Site location plan
- Site plan – Blks 22&24 St Pancras Way
- Existing and proposed plans
- Existing and proposed elevations
- Design and Access Statement

All residents have been informed of the proposed works and have been kept up to date with progress, having regular meetings with the Client. Our Client will be issuing a Notice 1 to all leaseholders by 21 September 2021.

If you require any further information, or would like to discuss any aspect of the application, please do not hesitate to get in touch.

Yours faithfully



Joanna Gnanapragasam
Senior Architect
Development Consultancy