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# **Planning Statement**

**Prepared 11<sup>th</sup> September 2024**

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Approved by: Quality Fast facades Limited

Application No.:

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Status: Rev 0

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## 1. Introduction

A planning application **2024/3386/NEW** was submitted to **Camden City Council** for the re-cladding of the existing apartment block

## 2. Background

The site comprises of an existing, occupied residential Apartment block on Kings Cross Road in London.

The existing dwelling is less than 18m in height so doesn't constitute as a HRB, but not withstanding this, the project will be run to all relevant safety and fire safety standards. The project consists of the removal of the existing combustible external cladding and to be replaced with cladding and soffit panels to Fire Class - A2-s1, d0

The building will remain occupied during the works and this will be managed by Quality Fast Facades site team throughout the works and with the assistance of our Resident Liaison Officer (RLO)

### 2.1 Location

The project is situated on the busy Kings cross Road and adjacent to Wharton Road. The road is expected to be busy at rush hours and have a constant supply of traffic throughout the day.

On Kings cross Road and close to the property is the bus stop that travels on the 63/N63 route.

In the vicinity of Cube KX apartments are other residential properties, hotels including a Travelodge and residential amenities.

### 2.2 Planning History

**2.2.1** - In 2006 permission was granted for "Redevelopment to provide a part 4/ part 6 storey building comprising 13 affordable and 14 private residential apartments (11x 1-bed, 9 x 2-bed, and 7x3+ bed units). "(planning ref; 2006/3673/P)

**2.2.2** – In 2007 permission was granted for "Details of facing materials including all windows and frames, glazing etc pursuant to condition 16 of the planning permission dated 05/01/07 (2006/3673/P) for redevelopment to provide a part 4/ part 6 storey building comprising 13 affordable and 14 private residential apartments (11x 1-bed, 9 x 2-bed, and 7x3+ bed units)."(planning ref; 2007/6121/P).

### 2.3 Gateway One

Following the Grenfell Tower fire on 14 June 2017 the government commissioned the Independent Review of Building Regulations and Fire Safety led by Dame Judith Hackitt.

The report highlighted the need to transform the fire and building safety regime and recommended that “some minimum requirements around fire safety will need to be addressed when local planning authorities are determining planning applications and will require input from those with the relevant expertise.”

Government made a commitment in ‘A reformed building safety regulatory system: government response to the ‘Building a Safer Future’ consultation’ to introduce planning gateway one. Planning gateway one has two key elements:

- to require the developer to submit a fire statement setting out fire safety considerations specific to the development with a relevant application for planning permission for development which involves one or more relevant buildings, and
- to establish the Health and Safety Executive as a statutory consultee for relevant planning applications

Why is planning gateway one being introduced?

The changes are intended to help ensure that applicants and decision-makers consider planning issues relevant to fire safety, bringing forward thinking on fire safety matters as they relate to land use planning to the earliest possible stage in the development process and result in better schemes which fully integrate thinking on fire safety.

What type of buildings are “relevant buildings” under planning gateway one?

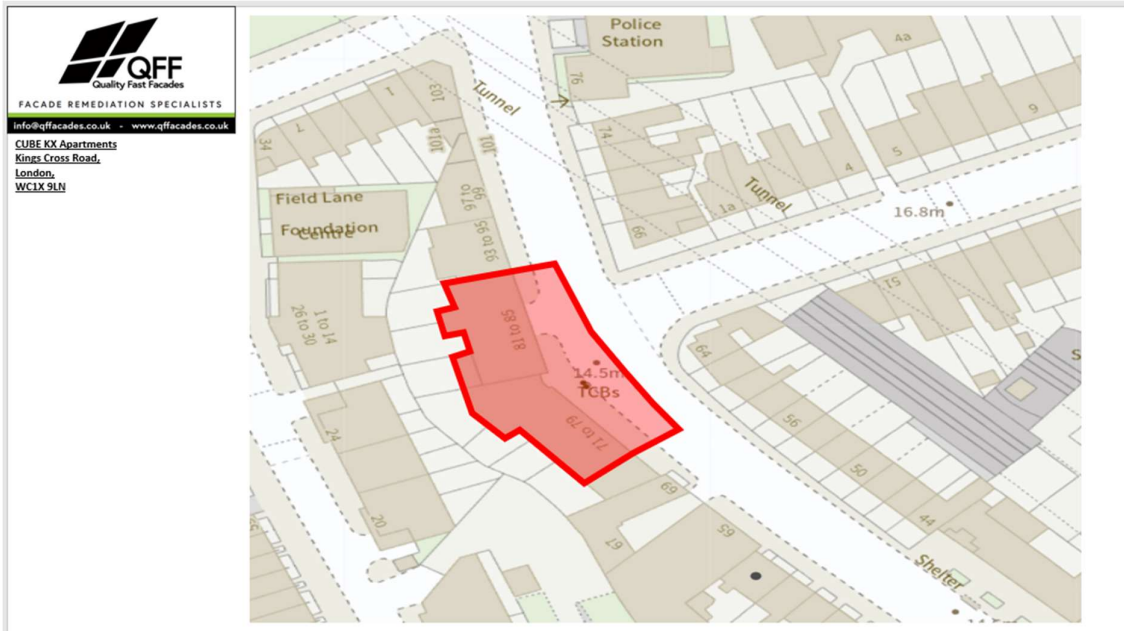
Relevant buildings;

- contain two or more dwellings or educational accommodation and
- meet the height condition of 18m or more in height, or 7 or more storeys

“Dwellings” includes flats, and “educational accommodation” means residential accommodation for the use of students boarding at a boarding school or in later stages of education (for definitions see article 9A(9) of the Town and Country Planning Development Management (England) Procedure Order 2015 as amended by article 4 of the 2021 Order.

As Cube KX Apartments is less than 18m in height and below 7 storeys, this does not constitute as a HRB.

## 2.4 Site Location Plan



## 2.5 Proposed Works

A FRAEW was carried out by Ark Sustainability Ltd ref no; ASLRP200302. Which highlighted the existing materials on the building were combustible and proposed a recommendation that these materials should be changed to a A1/A2 non-combustible product. The works to be undertaken are illustrated in the contract drawings and works shall include for, but are not limited to and shown in proposed cladding document- Cube KX rev1:

Below is abstracts from Ark Sustainability Ltd, showing the build-ups of the existing system and combustible element and QFF's proposed product replacement.

Marked-up drawing showing cladding types below;

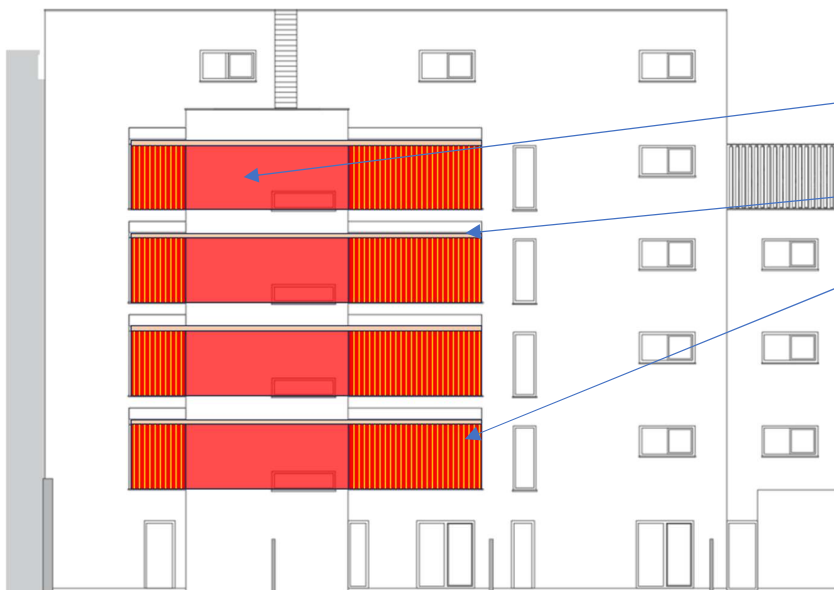
**CUBE KX APARTMENTS – CLADDING REPLACEMENT**



**Proposed Cladding Replacement**

- Type 1 – HPL Floors 1-5
- Type 2 – Aluminium Cladding at floor level
- Type 9 – Aluminium Cladding Soffits
- Type 6 – Aluminium Louvre
- Type 7 – HPL Ground Floor

**FRONT ELEVATION**



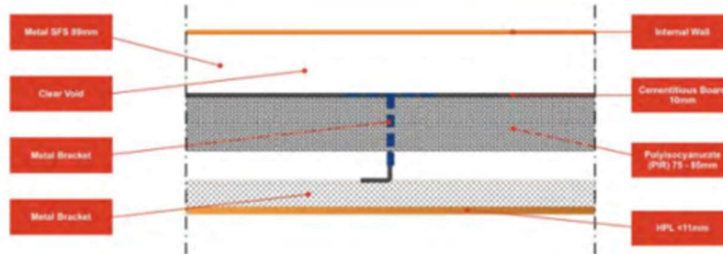
**Proposed Cladding Replacement**

- Type 5 – Timber Plank to walkways
- Type 10 – Soffits to walkways
- Type 11 – Brise Soliel Fins with Timber plank to walkways behind

**REAR ELEVATION**

- Type 1 – HPL Cladding Floors 1-5 Front Elevation [Blackbutt Aluminium Plank]

**Typical Wall Type 1 - HPL Panels (Front Elevation)**

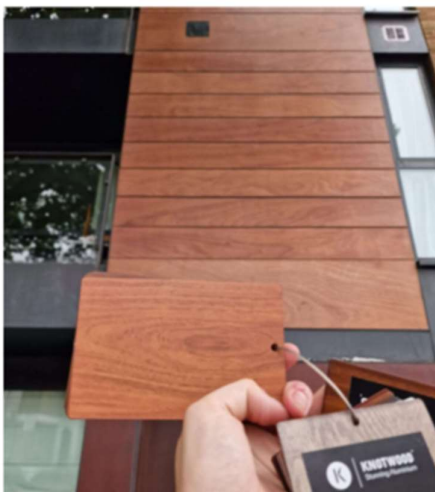


#id	Material (External Inwards)	Thickness	Combustibility	Reference
1	High Pressure Laminate Panel (HPL)	<11mm	Combustible but not Flammable	REPORT 68020/C/1 CUBE KX ANALYSIS OF CLADDING & INSULATION SAMPLES
2	Void/Mounting Frame Metal	95mm	A1	2000/147/EC
3	PIR Insulation Board	75-85mm	Combustible but not Flammable (see Sandberg report 68020/C/1)	Varying - Euroclass D to F BS EN 13501-1 (55-90 mm)
4	Cementitious Sheathing Board	10mm	Partially Combustible but Not Flammable	Sandberg report 68020/C/1)
5	Void/SFS	89mm	A1	2000/147/EC

Figure – Wall Type 1 - Section

See image below of proposed new material & colour match;

Product - Knotwood PPC Aluminium Panels, secret fix  
Fire Class - A2-s1, d0



- Type 2, 6 & 9 - Aluminium cladding [RAL 7016 Aluminium Sheet]

**Wall Type 2 - Metal Faced Panels (Front Elevation)**

#id	Material (External Inwards)	Thickness	Combustibility	Reference
1	Metal Panel	<3mm	A1	2000/147/EC
2	Plywood Sheathing	18mm	Combustible and Flammable on test (see Sandberg report 68020/C/1) EC - D-s2, d0	2003/43/EC
3	Clear Cavity	<75mm	N/A	N/A
4	PIR Insulation Board	<75mm	Combustible but not Flammable (see Sandberg report 68020/C/1)	Varying - Euroclass D to F BS EN 13501-1 (55-90 mm)
5	Cementitious Sheathing Board	NK	Partially Combustible but not Flammable (see Sandberg report 68020/C/1)	

See image below of proposed new material & colour match,

Aluminium sheet with PPC finish c/w colour match fixings

Fire rating – A2-s1, d0

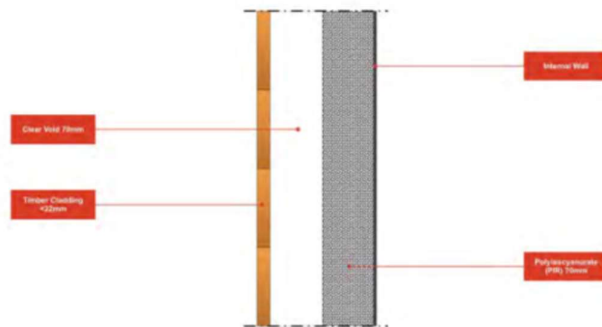




- Type 5 - Timber Planks Rear Elevation Walkways [Iroko Aluminium Plank]

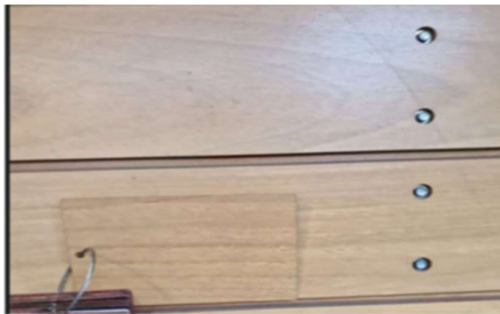
**Wall Type 5 - Timber Cladding (Rear Elevation)**

#id	Material (External Inwards)	Thickness	Combustibility	Reference
1	Timber Cladding	<22mm	D - s2, d 0	Commission Decision 2006/213/EC
2	Clear Cavity/Battening	<70mm	N/A	N/A
3	PIR Insulation Board	<70mm	Combustible but not Flammable (see Sandberg report 68020/C/1)	Varying - Euroclass D to F BS EN 13501-1 (55-90 mm)
4	Internal Wall Section	NK	NK	N/A



See image below of proposed new material & colour match,

Product - Knotwood PPC Aluminium Panels, secret fix  
Fire Class - A2-s1, d0



- Type 7 - HPL Ground Floor Front Elevation [Rockpanel Merbau]



Existing Image of Cladding



Proposed New Cladding Product & Colour

Rockpanel – Fire Class - A2-s1, d0

- Type 10 - Soffits Rear Elevation Walkways [RAL 7047 Aluminium Sheet]



Existing Soffits to Rear Walkways

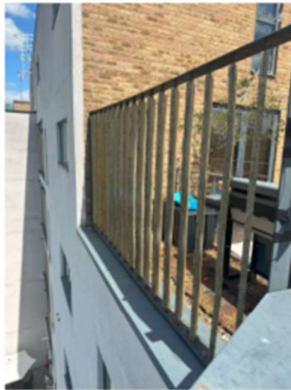


Proposed New Soffit Cladding Product & Colour

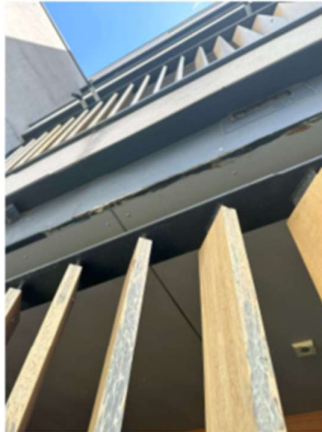
Aluminium PPC finish

Fire Class - A2-s1, d0

- Type 11 - Brise Soleil Fins Rear Elevation [Iroko Aluminium Box Section]



Existing Brise Soleil Fins



Proposed Material & Colour


Knotwood PPC Aluminium  
Panels, secret fix

Fire Class - A2-s1, d0

## 2.6 Access Arrangements

Access to the site is identified in the logistics documents attached with this document. A traffic management system will be set up as per the attached drawings and the site compound will be within this area. Access to within the compound will be controlled by trained vehicle banksmen and access to the work area will be from this location.



Heras Fence Boundary ———  
Lane Closure   
Cube KX Footprint   
Protection Gantry   
Temporary traffic lights 

**PLEASE NOTE:**

Site cabins 24ft x 10ft proposed to be situated within the single lane closure & Hoarding area.  
Storage Container 20ft to be located in proposed lane closure



## 2.5 Site Compound Layout and Parking

The compound will comprise dedicated areas for the following:

- A materials store
- A skip area for waste which will metal and covered with a lockable lid at all times
- An area for the storage of waste. Welfare facilities, including site manager's office, staff canteen, drying room and WCs.

Pedestrian security gates will be present at the entrance to the compound.

The on-site site compound area, including staff welfare facilities, will be established and appropriately signed within one week of the commencement of development to ensure good practice from the outset.

## 3. Design and Impact on the Character and Appearance of the Area

The design of the cladding is to replace the existing cladding and panels and to be matched to the existing. The colours which have been chosen are a close likeness to the existing colours which are previously approved materials.

The colours have been chosen taking into consideration the character and appearance of the local area and ensuring this will not harm either.

As you can see from the images above, the proposed replacement product material colour has been chosen by visiting site and holding samples to the existing materials to find the closest colour match.

## 4. Summary and Conclusion

Quality fast Facades Limited has prepared a Planning Statement to satisfy condition of a planning application in respect of the cladding works at 87 kings Cross Road London.

This Planning Statement addresses each of the matters contained within condition in turn. Its purpose is to minimise risk to the local highway network and motorised and non-motorised highway users during the construction period as well as reduce the risk of adverse impacts upon sensitive environmental resources, and to minimise disturbance to local residents and other sensitive receptors.

The existing materials currently installed on the building have been identified as combustible materials which require replacing for a A1/A2 non-combustible rated product. The proposed replacement materials are A1/A2 rated and the colours which have been chosen are a very similar match and closely resemble the existing materials currently installed.

This Planning Statement demonstrates:



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- Background of existing building
- Planning history
- Gateway One
- Proposed Works
- Proposed Product replacement

Should you require any additional information, which is not contained within this document. Please email [zach@qffacades.co.uk](mailto:zach@qffacades.co.uk).