

Rangepay Ltd
70 Churchway NW1 1LT

Discharge of Condition 3
Details and Materials

Planning Permission 2016/3174/P



Condition 3:

Detailed drawings/samples

Detailed drawings, or samples of materials as appropriate shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.*
- b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale sample panel of brickwork, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.*

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

The relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the Camden Local Plan.

This document sets out the details and materials and is A3

Materials Proposed

Main Brickwork

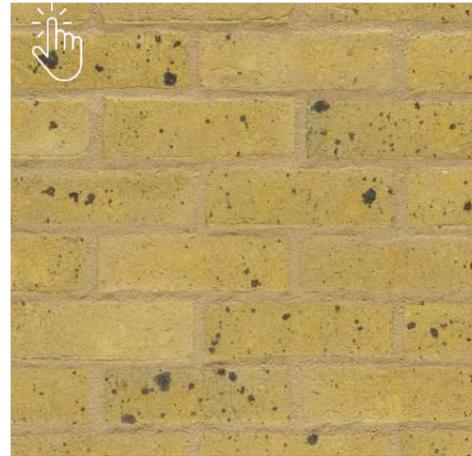
Wienerberger Facing Brick Smeed Dean London Stock

The Original London Yellow Stock Facing Brick, complete with town ash spotting associated with the original clay materials. Traditionally manufactured in Smeed Dean Facing Brickworks alongside the River Thames for over 120 years

- Selected for its high quality aesthetic appearance
- Conforms to BS and EU Standards
- Durability meets F2 rating for severe exposure
- Low Salt Content - S2

Technical specification

Manufacturer	Model No 24230010TP
Brand Name	Wienerberger
Range Description	Facing Bricks
Pattern	Multi
Height	65 mm
Length	215 mm
Width	102.50 mm
Weight	1.95 kg
Colour	Yellow
Durability	F2 Severe Exposure
Compressive Strength	15 N/mm2
Water Absorption Rating	22%
Texture	Heavy Texture
Manufacturing Process	Stock
Factory	Smeed Dean



Brickwork Example: Saatchi Gallery Duke of York

Feature Brickwork

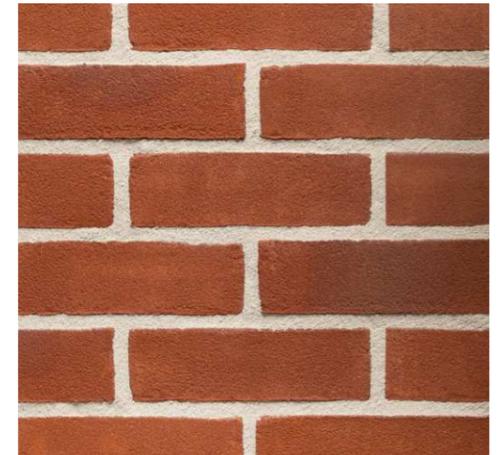
Camtech Anglian Red Stock

The Anglian Red brick, manufactured by Camtech Building Products, is a thrown / stock / soft mud brick that is red in colour with a light sanded texture.

As a facing brick, the Anglian Red brick is commonly chosen for its aesthetic qualities, and will provide a mysterious red brick with subtle colour lowlights and a smooth appearance, light-textured façade

Technical specification

Manufacturer	Camtech
Brand Name	Anglian Red Stock
Range Description	Stock with frog
Height	65 mm
Length	215 mm
Width	102.50 mm
Colour	Red
Durability	F2 Severe Exposure
Compressive Strength	10 N/mm2



Brickwork Example: Anglian Red Stock

Materials Proposed

Windows

Aluminium Slimline windows by Just Value Doors Ltd. Modern aluminium frames with sightlines starting from just 74mm

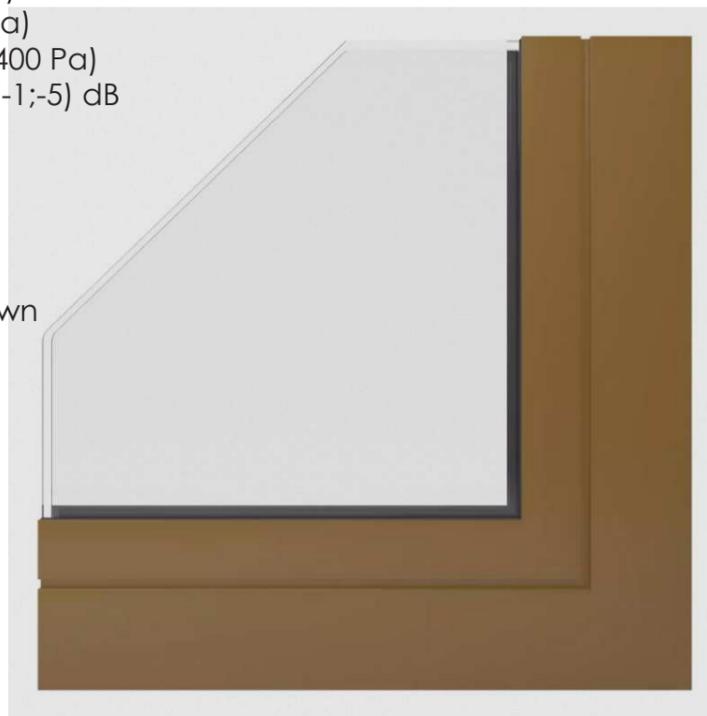
- 70mm deep thermally broken frame achieves U-Values as low as 1.5 W/m²K
- Features multi-point locking system, PAS 24 and Secured By Design Certified, and in compliance with Part Q of the building regulations
- Flexible configuration options top hung, side hung, dummy sash, egress and easy clean options
- Internal Glazed with 28mm glazing thickness
- Available in any single RAL colour, dual colour, textured or an anodised finish
- masked trickle ventilation with an integrated head, ensuring that the stylish and slim look of aluminium windows will not be disrupted by visible night vent canopy hoods.

Technical specification

U-Value (Double Glazing)	(U _g : 1.0 W/m ² K) 1.5 W/m ² K
Energy Rating (WER)	B-C
BRE Green Guide Rating	A rated
Air Permeability	Class 4 (600 Pa)
Water Tightness	Class 9a (600pa)
Wind Resistance	Class E2400 (2400 Pa)
Acoustic Performance Rw	Rw (C;Ctr) 42 (-1;-5) dB
Security	PAS 24 & SBD

BUILDING REGULATIONS
Compliant with Part L Part F Part M Part Q

All windows to be finished RAL 8008: Olive Brown



Window colour RAL 8008: Olive Brown

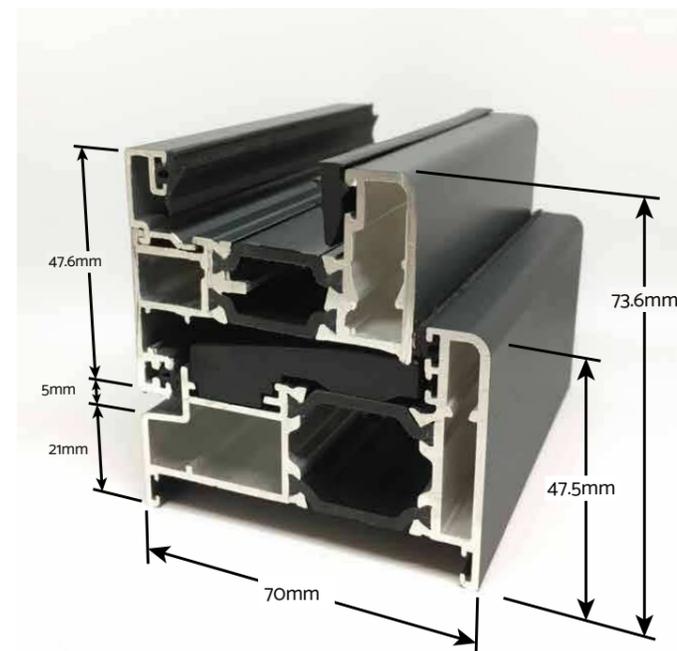


View Outside



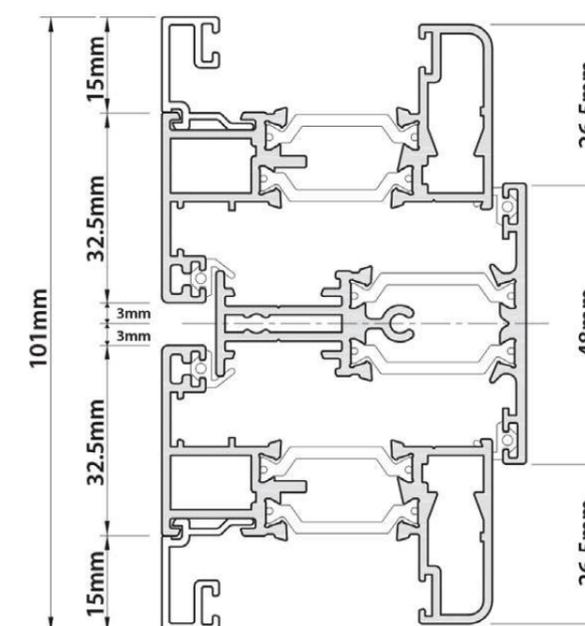
View Inside

Section Detail



Brickwork Example: Anglian Red Stock

Sash-to-Sash Sightlines



Materials Proposed

Roof and Dormers

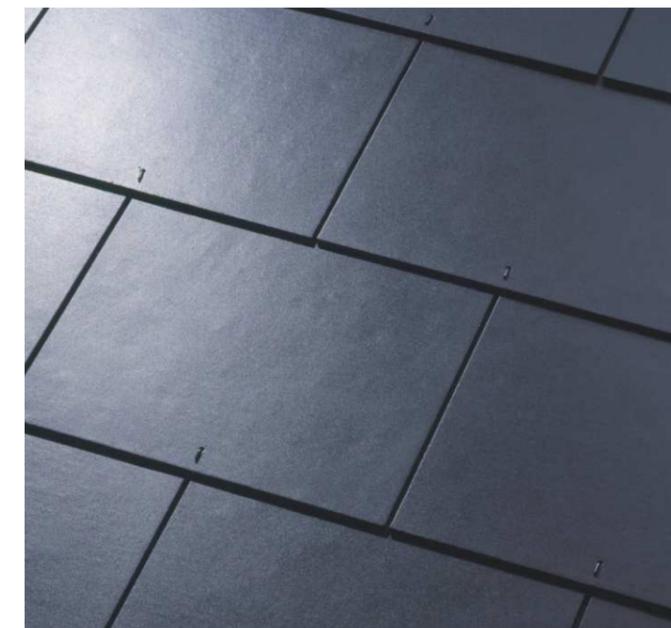
Cedral Thrutone Smooth Fibre cement slates colour Blue-Black

This is a low-profile fibre cement slate that features a smooth surface and square cut edges for a sleek, aesthetically pleasing finish. They are particularly suitable to complex roof geometries and can be used as both roof and facade. They are one of the strongest slates on the market.

With its low wastage and ease of installation, it's easy to see why it is the slate of choice for all types of new build and refurbishment projects.

Technical specification

- A+ Green guide rating
- Can achieve a BES 6001 'Very Good' rating
- Environmental product declaration available
- Can be used for both roof and facade
- Fibre cement is a recyclable building material
- Low maintenance
- Low carbon footprint of 16 CO₂e/m²



Roof and Dormer: Cedral Thurstone Smooth blue-black

70 Churchway: Details



Proposed front elevation to Churchway

The building at the junction of Churchway and Drummond Crescent end is a three-storey Victorian building and the opposite end, a four-storey building. Considering the heights and volumes of the buildings that are on either end of Churchway as well along it, we believe that the townhouse style, flat-fronted design with three storey's would work well within the Churchway's existing context. The upper storey is slightly set back in a mansard fashion to echo the neighbouring property.

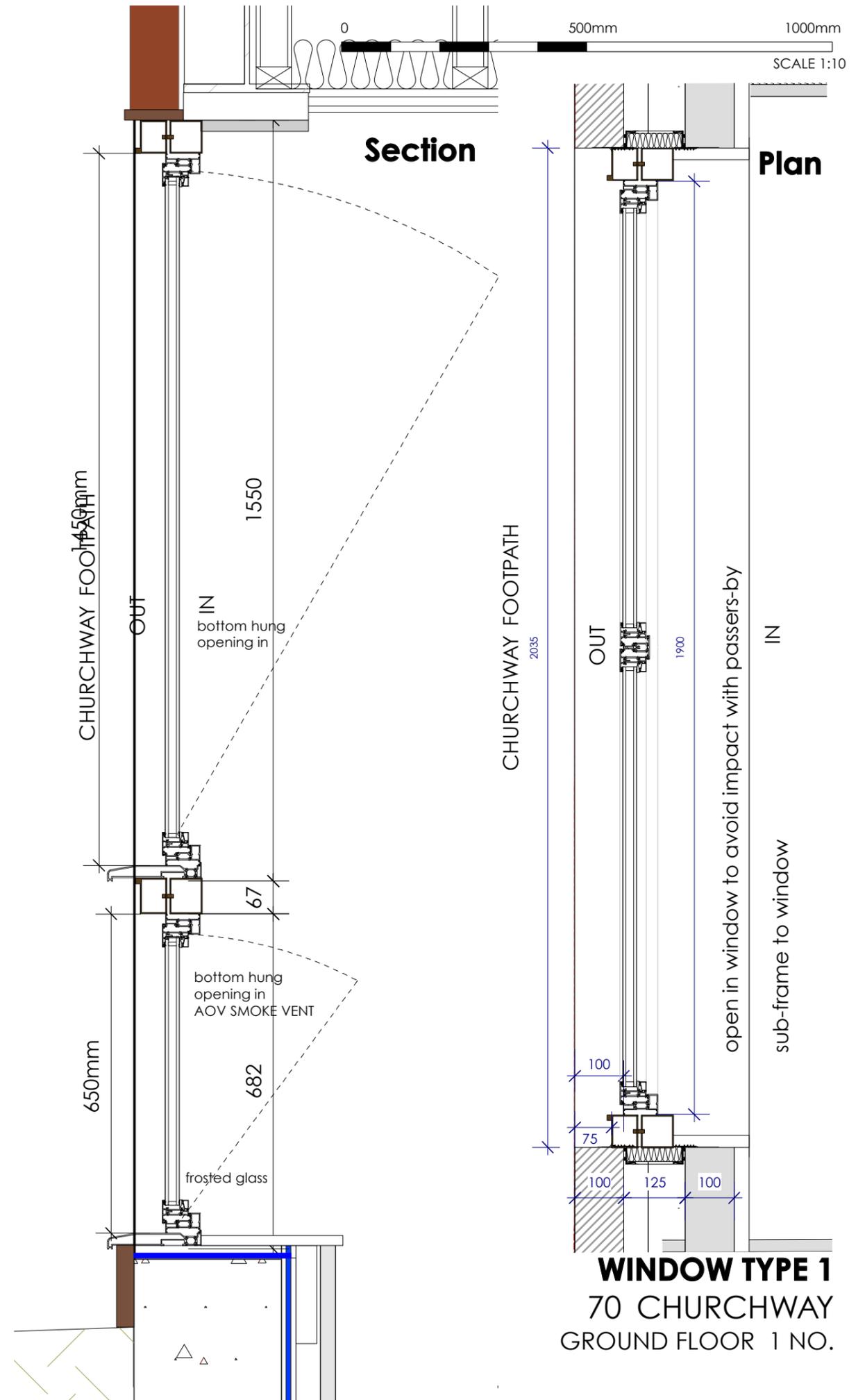
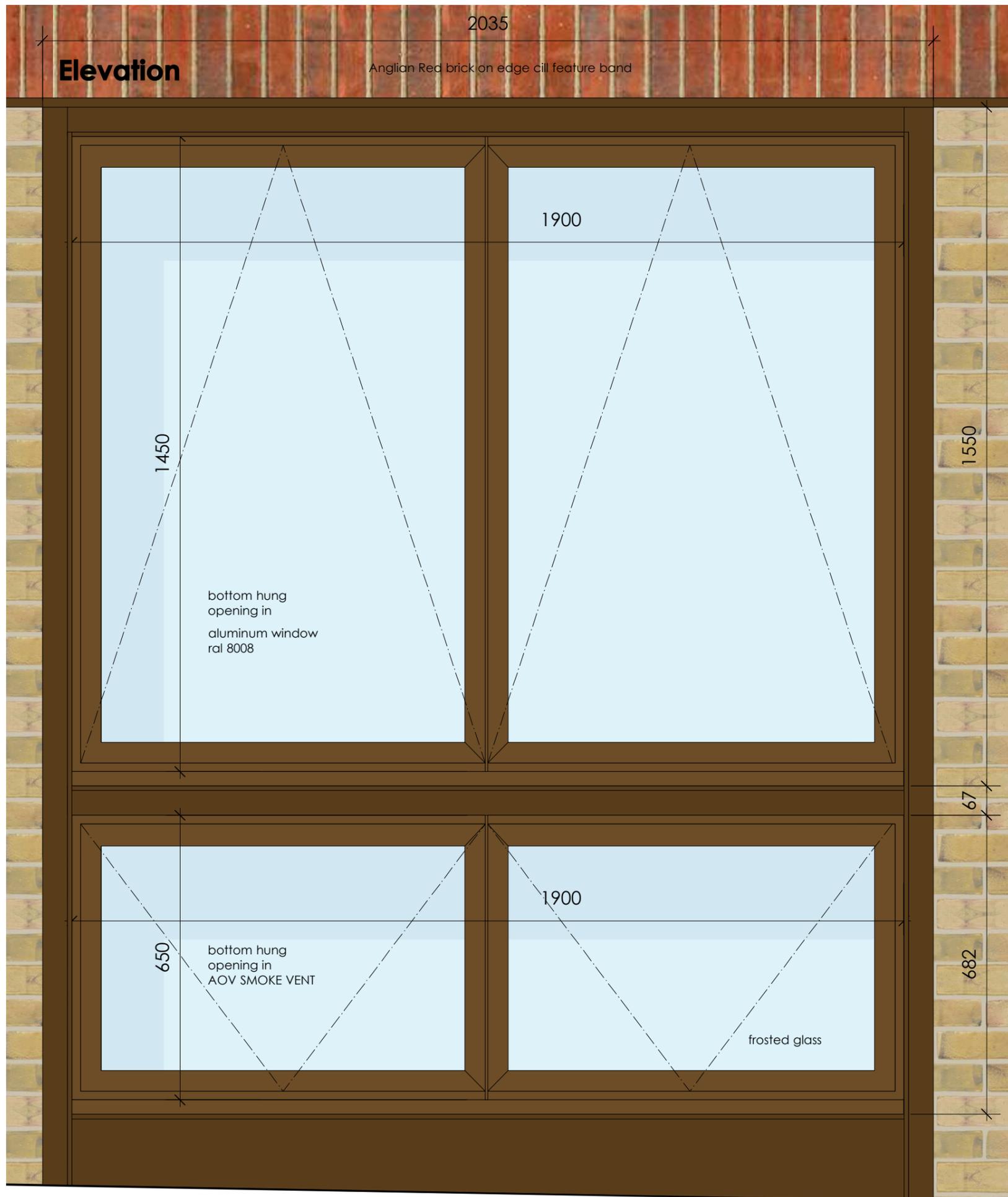
We concluded that it would be appropriate to adopt a similar material palette that will be recognised as being 'traditional' for the surrounding area, yet to use them in a more contemporary manner, by contrasting them with bronze panelling and framing which articulate the elevations. We are proposing London stock bricks for the majority of the front and rear elevations with a slate tile mansard roof finish which matches the pitched roof finish on neighbouring buildings. The introductions of header banding and crisp detailing will add a more contemporary feel.

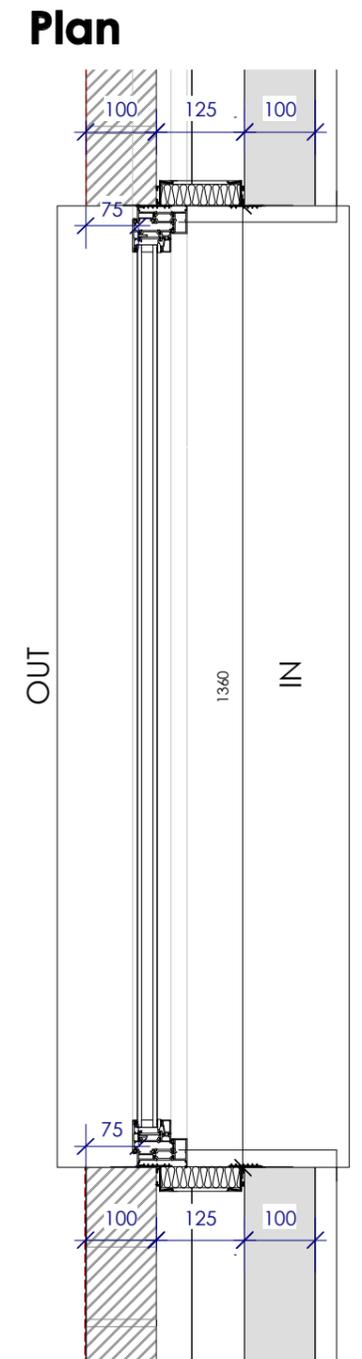
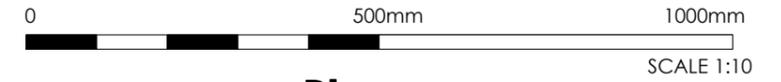
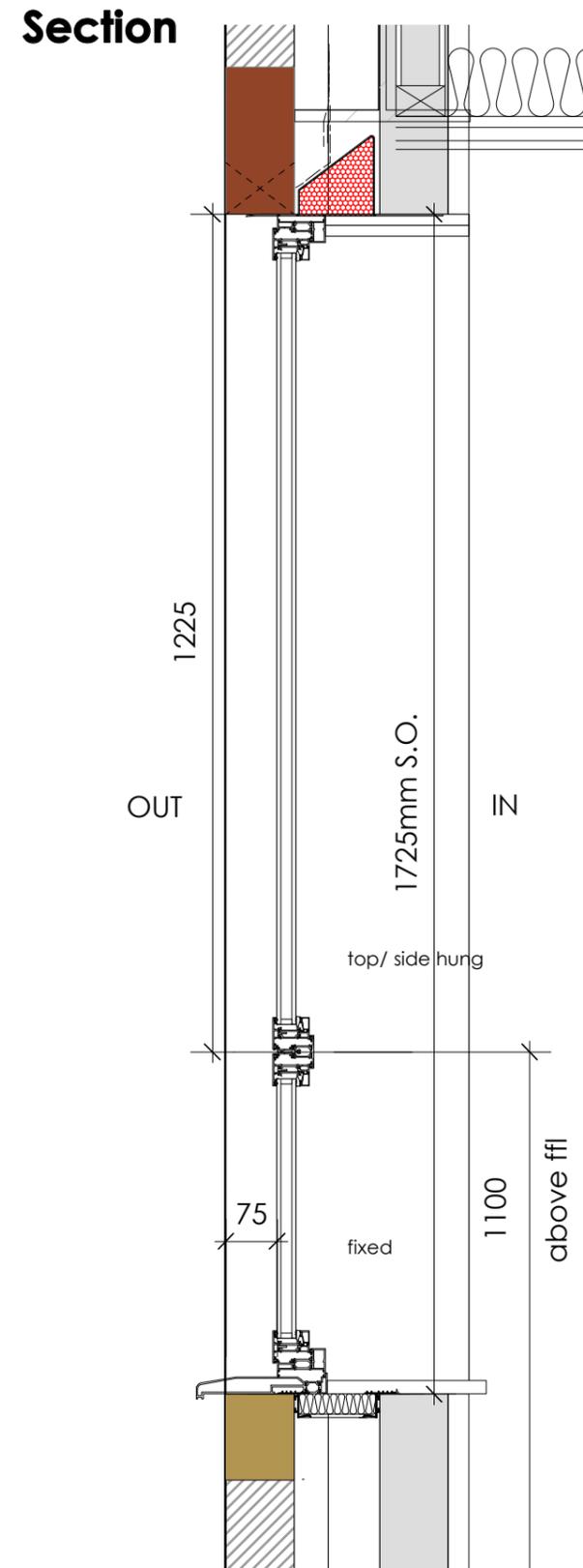
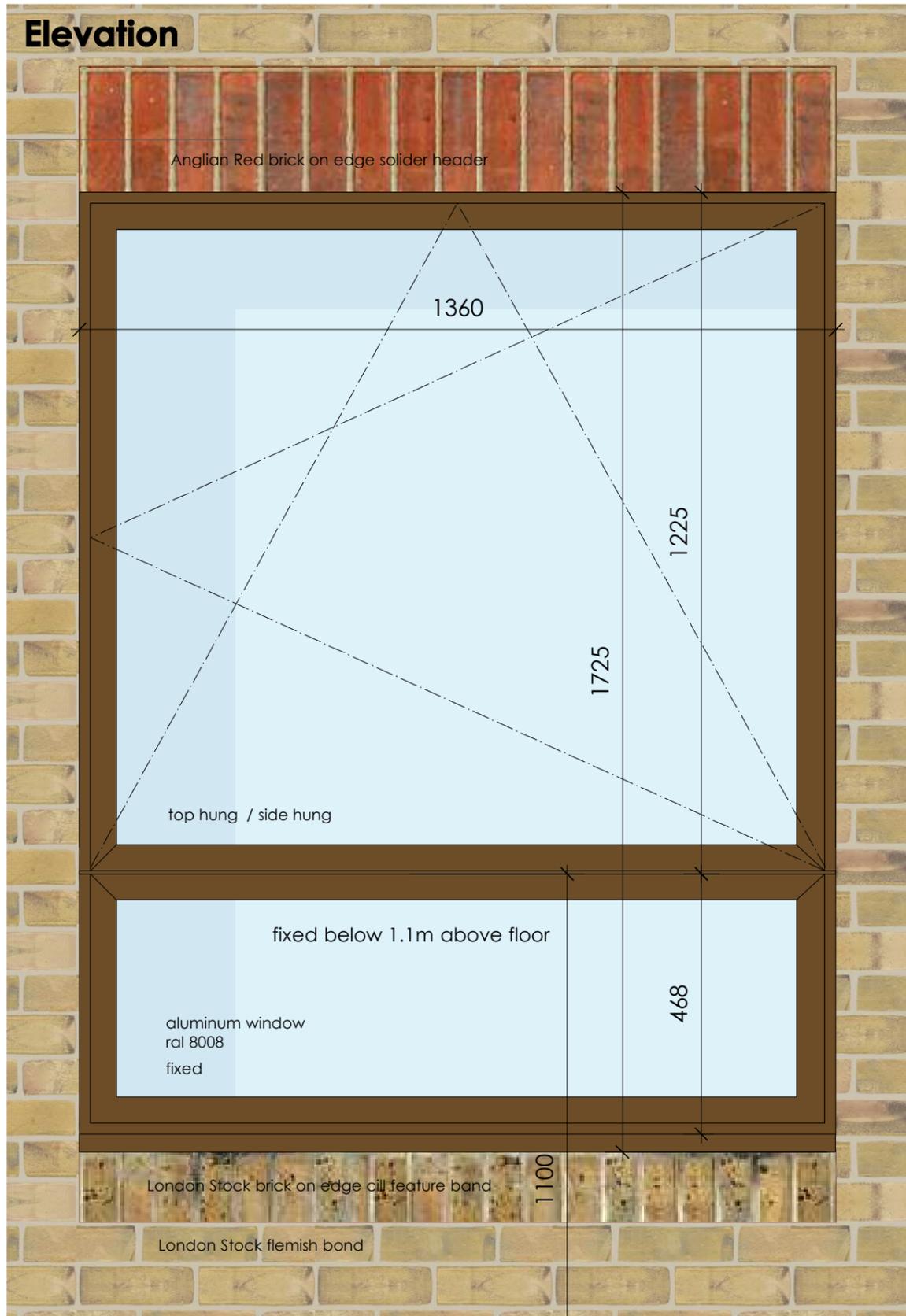


Proposed Visualisation

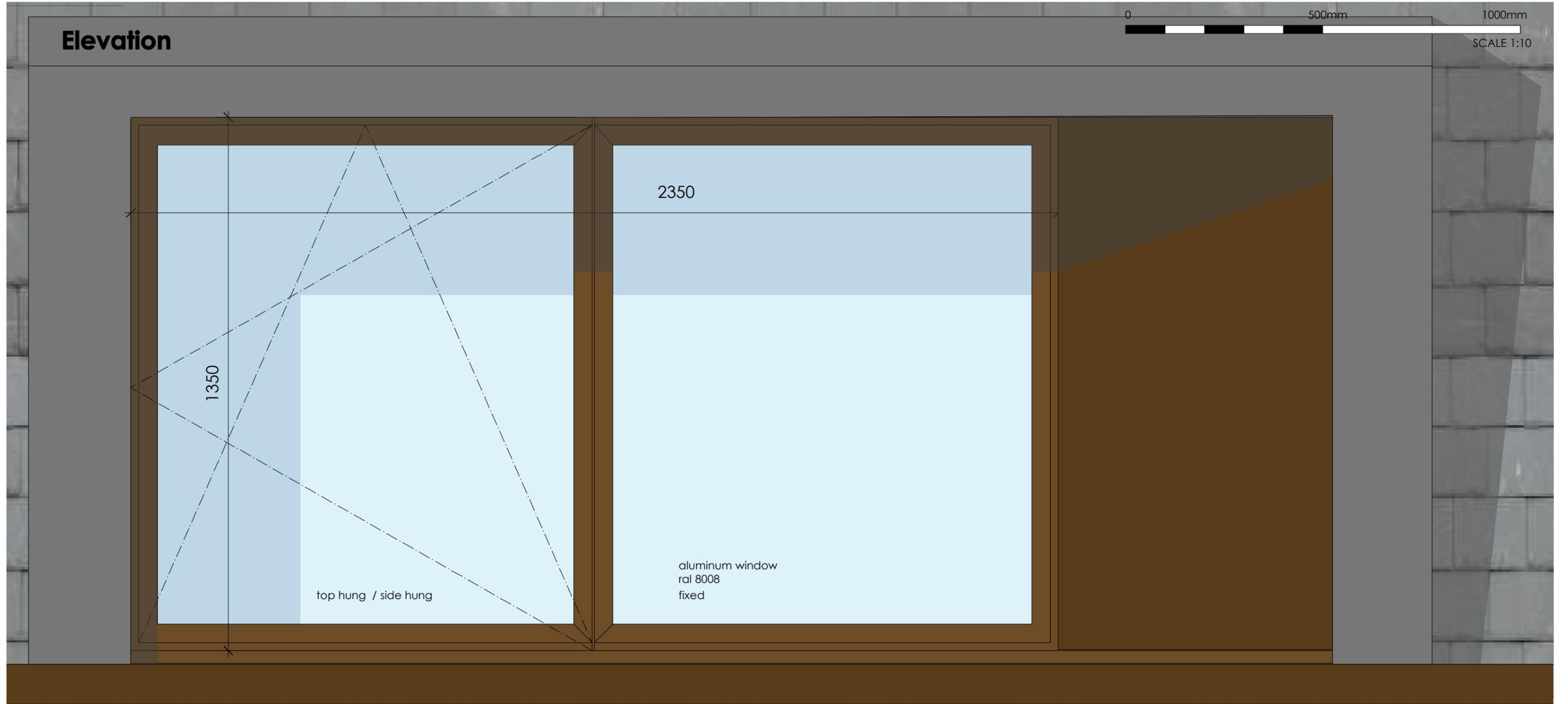


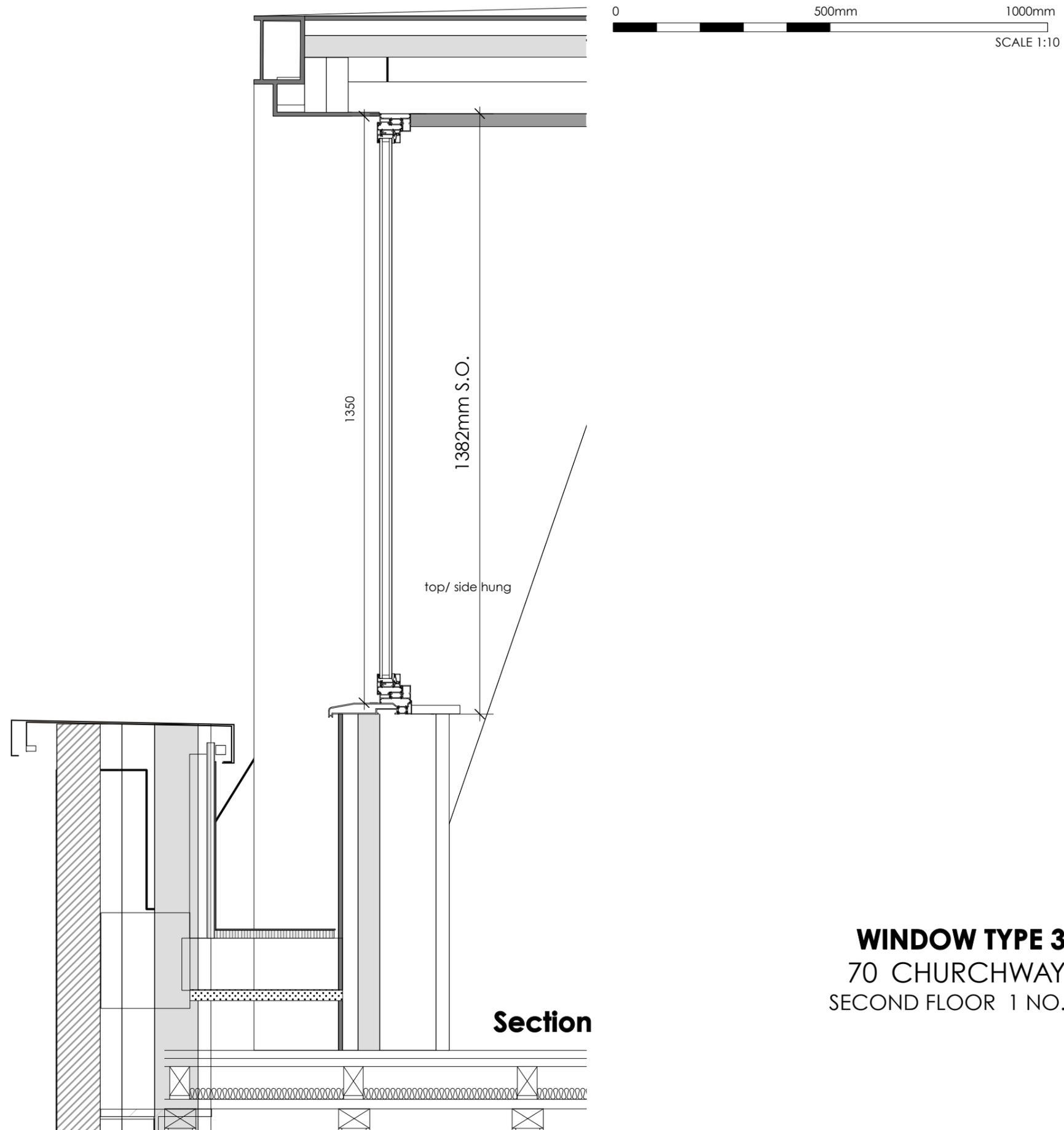
Contemporary dormers to mansard



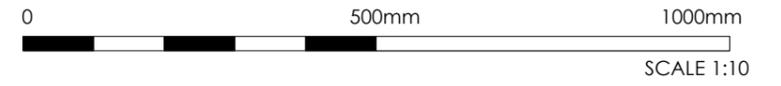


WINDOW TYPE 2
70 CHURCHWAY
FIRST FLOOR
2 NO.

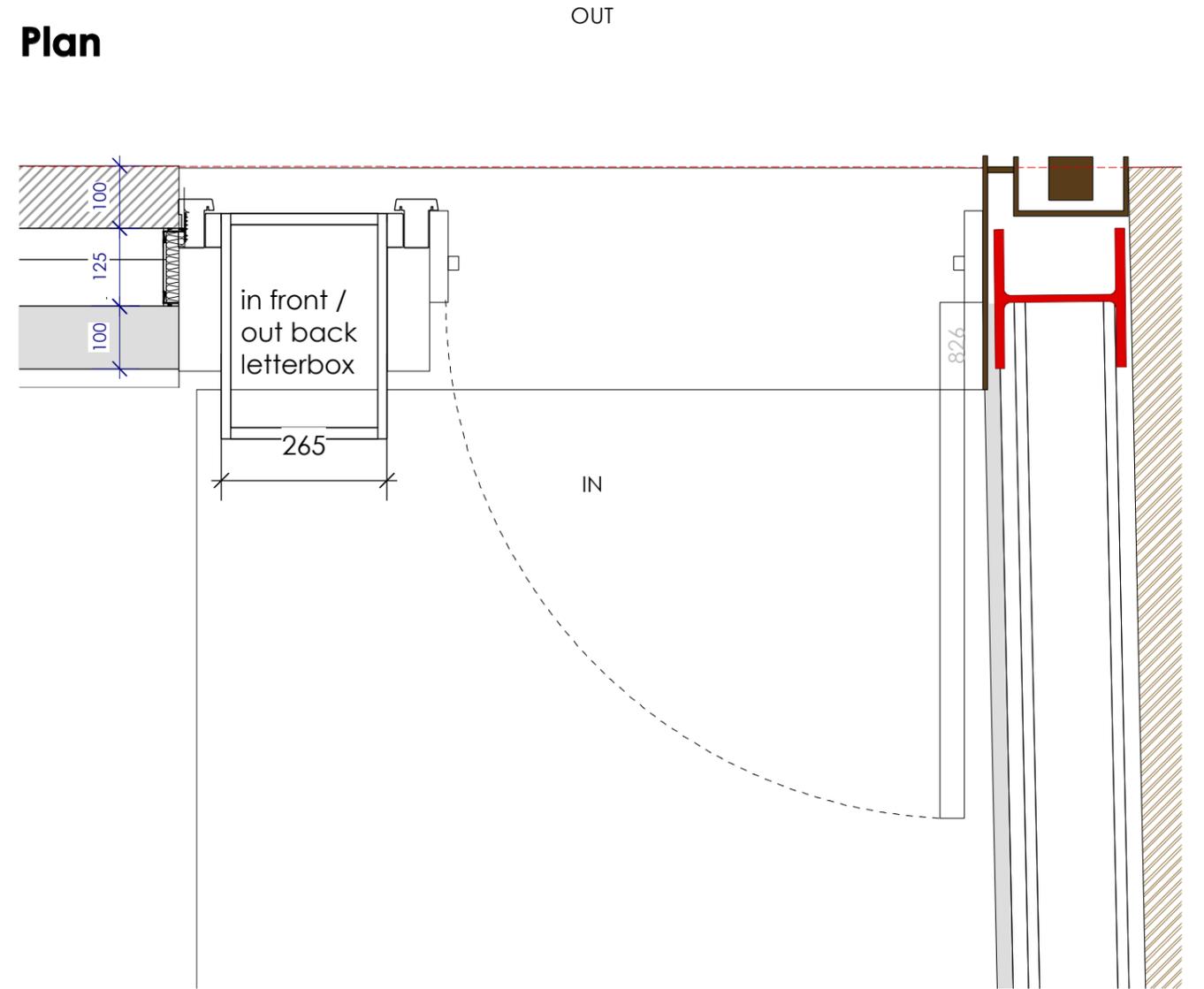




WINDOW TYPE 3
70 CHURCHWAY
SECOND FLOOR 1 NO.



Plan



FRONT DOOR
70 CHURCHWAY
GROUND FLOOR 1 NO.