

2-4 Prowse Place, NW1 9PH

CASE REFERENCE: 2012/6150/P

REQUEST FOR APPROVAL OF PLANNING CONDITIONS

21st November 2013

Condition 3

a) Details at 1:10 of all windows (including jambs, head, cill and window units) external doors and gates.

Please find attached drawings AL(00) 31 - AL(00) 35 to show these details.

b) Provide manufacturer's details of all facing materials and samples of these.

Below is a list of all facing materials and manufacturers information. Samples of all of these materials will be provided on-site.

Bricks:

Through studying the colour and quality of the bricks surrounding the existing building, we have noticed a variety of colours in the yellow stock bricks which seem to have changed colour with age. The pictures below show this variety of colours.



Adjacent 2-4 Prowse Place



Opposite 2-4 Prowse Place

4th Floor, Sophia House
32-35 Featherstone Street
London EC1Y 8QX

T: +44 [0]20 7250 0090

www.europeanurban.com

european urban architecture limited, registered in England and Wales no. 03861529

It is therefore suggested to use a reclaimed multi stock yellow brick to allow the bricks to match the existing context.



Supplier: London Yellow Stock Bricks

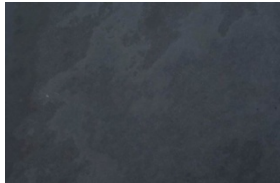
Tel: 020 8452 1111

www.londonyellowstockbricks.co.uk

Predominantly used in the London area with colours approximately 80% yellow and 20% red.

Slate:

All slate used for the doors, over-door panels and sloping window cills will be honed natural slate fixed in place with galvanised slate clips.



Supplier: Cupastone Noroeste

T: +34 987562901

goviedo@cupastonenoroeste.com

www.cupastone.com

Window frames:

All windows and window panels will be of redwood pine softwood. They will be factory painted to a anthracite grey colour (RAL 7016).

Supplier: Heron Joinery
88 Wood Street
London, EC2V 7RS

Steel:

The elements of steel that are visible (cycle store door frames etc) will be painted on-site with a grey anthracite paint (RAL 7016), as per the windows.

Condition 4

Provide a sample of the facing brickwork demonstrating the proposed colour, texture and face-bond and pointing.

Such a sample will be provided on site prior to the any brickwork commencing. Once the sample has been made, Camden will be notified and invited to approve the sample.

Condition 5

Provide details of the green roof including species, density, substrate and a section at 1:20 scale.

The sedum roof will be provided by Bauder Roofing Systems Ltd. See drawing AL(00) 36 Green Roof Details and the supplementary data sheets provided by the manufacturer for additional details.

Condition 6***Provide detailed plans showing the location and extent of photovoltaic panels.***

The photovoltaic panels will be installed on the first floor roof only. They are to be orientated due south and inclined at an angle of between 30 degrees to provide maximum efficiency from the product (Sanyo HIT-H250E01).

Supplier: Sanyo Ltd
27 Eldon Business Park
Nottingham
Nottinghamshire
NG9 6DZ

Condition 7***Provide details of covered cycle storage area for 4 cycles.***

2no. cycle stores are provided at the front of each property (one for each house). The original requirement to provide 4 cycle spaces was unachievable given the space constraints of the site. This issue was raised at the committee hearing and the council agreed that the rear yards at the back of each property could be used to store a second cycle if it was required.

Condition 8***Provide lifetime homes features and facilities as per approved drawings and documents.***

Lifetime homes features will be provided as per approved drawings and documents.

Condition 9***Provide a scheme of mitigation against noise with the development, including details of acoustic screening.***

The following measures have been/will be implemented to help reduce excessive noise, and disturbance to the neighbouring properties, during the construction of the development.

1. Neighbours have been consulted to discuss when/what noisy works are likely to take place. They will be notified in advance and adjustments will be made wherever possible to accommodate.
2. A fully sheeted screen is proposed along the edge of the building facing the houses on Bonny Street. While the primary purpose of the screen is for privacy, it will also have the additional benefit of deflecting some of the sound/noise.
3. Methods and procedures for demolition have been explored with the contractor. The outcome of which is the view that the most noisy work will be the removal of the existing floors and roof structure.
It is proposed this will be done using a disc cutter to cut through the structure. This is opposed to using a percussive tool, such as a kango breaker, which will cause much greater noise and vibration, and for a longer period of time.
4. There will be no use of radios on the site.