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This document relates to the discharge of conditions relating to Planning Permission 2012/5370/P & Listed Building Consent 2012/5502/L.

## Planning Permission 2012/5370/P

Condition Number	Description
5	Revised bathroom layout drawing enclosed for en-suite 1 located at lower ground floor level demonstrating compliance with Lifetime Homes criteria 11, 13 and 14.
	Supporting Documentation:
	<ul> <li>22939-PC-01 – Flat 1 en-suite bathroom layout</li> </ul>

## Listed Building Consent 2012/5502/L

Condition	Description
2(a)	<ul> <li>Reinstatement of balcony to be as per drawings below. New railings to be a bespoke cast iron fabrication with gloss black paint finish the design of which is to be commensurate with no. 29 Conway Street.</li> <li>Supporting Documentation:         <ul> <li>22939-P-01 – Proposed balcony plan, sections and elevations @1:10</li> </ul> </li> </ul>
	<ul> <li>Photograph of 29 Conway Street.</li> </ul>
2b)	
2(c)	Further application to be made
2(d)	
2(e)	



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2(f)	The routing of all new hot and cold water services is to be carefully considered and planned prior to the commencement of installation in order to avoid unnecessary destruction of the building fabric.
	As much as possible notching out of existing joists for new pipework will be avoided with pipes/cabling either located in the ceiling voids where feasible. Where notching/drilling of joists is required this will carried out in accordance with structural engineers detail provided to avoid any loss of structural integrity and minimise loss of historic features.
	Where possible services will also be run within new stud walls/dry lining to avoid disturbance to exiting surfaces.
	All necessary making good to existing building fabric to be carried out in a sympathetic manner using appropriate materials.
	Supporting Documentation:
	<ul> <li>Drawing 22939-P-02 – Detail showing typical timber joist notching.</li> </ul>
2(g)	The works outlined below are required to meet the requirements of Building Regulations. An application has been submitted to Camden Building Control ref: 13/2P/02977 and has received conditional full plans approval. Building Control Officer: Peter Connell.
	Part B (Fire safety):
	<ul> <li>Designated doors to be upgraded to fire doors with intumescent seals routed into the frame and an intumescent paint finish applied specially developed for upgrading the fire resistance of period panel doors. Doors D.G.05, D.F.01, D.S.04, D.S.05, D.T.02, D.T.03, D.T.04 as shown on drawing 22939/WDR/01.</li> </ul>
	<ul> <li>Installation of mains wired fire detection/alarm system within each new dwelling.</li> </ul>
	Part B (Fire safety) & Part E (Resistance to the passage of sound):
	<ul> <li>Upgrade of ceiling at ground floor level to with new Gyplyner suspended plasterboard ceiling to achieve fire and sound</li> </ul>



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	separation as shown on drawing 22447-P-03 rev. D previously submitted. Existing ceiling to be retained above new suspended ceiling. Void created between new and old will be used for running new services. Drawing 22939-P-03.
	Existing partition at ground floor level between flat 1 living room and flat 2 entrance lobby to be upgraded to provide adequate fire and sound separation. Upgrade works to comprise 100mm vertical metal channels @ 400mm centres built 10-20mm off face of existing wall (i.e. independently) with 100mm acoustic insulation placed between channels. Channels clad with 2 layers of plasterboard.
	Void created to be used for running new services where possible to avoid disruption to historic fabric.
•	Upgrade works to be scribed around any existing joinery and decorative features.
Part	C (Resistance to contaminants and moisture):
-	Chemical injection of damp proof course to solid walls at lower ground floor level and associated re-plastering up to 1.2m height to prevent rising damp.
Part	L (Conservation of fuel and power):
-	Lining of existing solid external walls with 70mm thick insulated plasterboard on vertical metal channels to improve thermal performance. Drawing 22939-P-04.
•	300mm Thermal insulation within roof void loose laid between and over existing rafters to improve thermal performance.
•	New insulated floating floor over new concrete floor slab.
2(h) At th prop subs	e design stage we have carefully considered how to reduce the number of ventilation ducts requiring external grilles. We are osing a communal ventilation system be installed in each flat allowing the number of external vents to be rationalised tantially. In addition to the above each hob will have an extraction fan to remove cooking odours.



## Conversion & Refurbishment of single dwelling into two self contained maisonettes

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 <ul> <li>As far as possible all vents/grilles have been located to keep them as discreet and as unobtrusive as possible.</li> </ul>
Flat 1 (lower ground):
<ul> <li>Both external grilles will be located to the rear of the building within the new cavity wall extension to the rear i.e. not the historic fabric of the building. Both external grilles will be 100-150mm square white UPVC to conceal them where the light well elevations are painted white.</li> </ul>
<ul> <li>The proposed location of the new boiler is within the kitchen with the flue penetrating vertically through the flat roof above again, a non-original part of the building fabric.</li> </ul>
Flat 2 (upper floors):
<ul> <li>The communal extract system will be located within the roof void with the external vent/grille penetrating vertically through the pitched roof slope above. The flue will penetrate at low level so as to be concealed from view by the parapet wall to the front elevation of the property.</li> </ul>
<ul> <li>The cooker hood extractor will be ducted through the rear external wall and will be 100mm square brown UPVC so as to best match the stock brickwork.</li> </ul>
<ul> <li>The proposed location of the new boiler is within the utility room on the third floor with the flue penetrating vertically through the pitched roof slope above. The flue will penetrate within the central valley of the roof and therefore be concealed from view.</li> </ul>
Supporting Documentation:
<ul> <li>Refer to drawings 114/M/100 and 114/M/101A for indicative locations of internal ducting and external grilles/vents.</li> </ul>