

Planning Condition 03 - 2010/4930/L
Wildwood Lodge, 9 North End NW3 7HH

28 February 2013



CONTENTS

1.0 Planning Condition 03

- 1.1 Introduction - 2010/4930/L
- 1.2 New facing materials
 - 1.2.1 Clay tiles
 - 1.2.2 Slate tiles
 - 1.2.3 Render
 - 1.2.4 Conservatory joinery
 - 1.2.5 Roof goods

2.0 Drawings

- 2.1.1 Schedule of drawings
- 2.1.2 025-A-E-Sth-D300 Front Elevation
- 2.1.3 025-A-E-Sth-D301 Boundary Railings
- 2.1.4 025-A-E-00-D302 Window and Hood Moulding Details
- 2.1.5 025-A-E-00-D303 Door and Hood Moulding Details
- 2.1.6 025-A-D-VA-D304 Parapet Details
- 2.1.7 025-A-D-VA-D305 Eaves Details

3.0 Samples Images and Technical Data

- 3.1.1 Clay Tiles
- 3.1.2 Slate Tiles
- 3.1.3 Window mock up
- 3.1.4 Rainwater Goods

1.0 CONDITION 03

1.1 Introduction

This document provides further details to consented planning application of the works at Wildwood Lodge (ref: 2010/4930/L), Canaway Fleming Architects seek to discharge planning condition 03 relating to the external materials of the scheme in order to safeguard the architectural interest of the listed building and the conservation area.

The proposed development is in general accordance with particular regard to the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage)

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

a) *Typical details of new boundary railings at a scale of 1:10.*

b) *Plan, elevation and section drawings of typical doors, windows and drip mouldings at a scale of 1:10.*

c) *Plan, elevation and section drawings of typical eaves and parapet at a scale of 1:20.*

d) *Plan, elevation and section drawings of joinery for the conservatory at a scale of 1:10.*

e) *Samples and/or manufacturers' details of new facing materials for the rendered blockwork, roof tiles and rainwater goods, to be retained on site during the course of works.*

1.2 New Facing Materials

1.2.1 Clay tiles

Clay tiles proposed are made from natural occurring material of Etruria Marl, generally accepted as the finest clay for strength and durability. The finish ensures that the warmth and character of the clay matches the existing roof tiles of the main house and is in keeping with the character of the Hampstead conservation area.

Marley Eternit's clay tiles have excellent environmental credentials and can achieve an A+ rating in the Building Establishment's (BRE) Green Guide Specification.

The tile is the Marley Acme Single Camber - Heather Blend

1.2.2 Slate tiles

Proposed slate tiles are manufactured using 80% recycled UK natural slate. The suppliers raw slate material is crushed and graded waste, generated from the quarrying of natural slates. No asbestos or other fibres, and no cement is used in its production.

Sandtoft BritLock slate is regarded as one of the most sustainable roofing products on the market to date.

The tile is the Sandtoft BritLock - Graphite Duchess

1.2.3 Render

New rear extension will be rendered with traditional sand and cement render painted white, to compliment the existing stucco wall and brick face finishes of Wildwood Lodge.

Sample available to view on site.

1.2.4 Joinery to Conservatory

The proposal of timber framed conservatory has now been omitted and replaced with a glass 'box' conservatory under consented application reference: 2012-4611-P and 2012-4615-L, therefore joinery details are no longer applicable to this application.

Sample joinery of proposed windows are however available to view on site

1.2.5 Rainwater Goods

All new rainwater goods are to be made from cast iron, primed coated by the manufacturer and painted white on site to match the rainwater goods of the Wildwood Lodge.

The new gutters will be beaded with all associated beaded accessories, including fascia brackets, stop ends and union clips.

Rainwater down pipes and offset connections will be round.

Rainwater hoppers will be of a standard ornamental rectangular appearance to compliment existing hoppers.

2.0 DRAWINGS

PROJECT: Wildwood Lodge,9 North End, Hampstead
No.025

CANAWAY FLEMING ARCHITECTS
Fifth Floor
The Dutch House
307-308 High Holborn
London WC1V 7LL
T. 020 7430 2262
F. 020 7430 2274
E. mailbox@canawayfleming.com

DRAWING ISSUE SHEET
STATUS: Planning
Sheet No: 01

pr- preliminary. pl- planning. b- building control. t- tender. c- construction

[illegible]

Title	Scale	Dwg. No.
-------	-------	----------

[illegible]

DISTRIBUTION

Client: Avi Dodi
Structural Engineer:
Services Engineer:
QS:
Planning Supervisor
Party Walls:
Camden: Planning Department:
Camden: Building Control
Main Contractor
Arboraculturalist: Bartlett Tree Experts
File

COPIES

[illegible]

Media. P- Paper. DE- Digital by email. DC- Digital on disc
Format
Notes - additional copy to main contractor

[illegible]

Notes
Copyright remains the property of Canaway Fleming Architects and this drawing is not to be used for any purposes without the express permission of the Architect. No implied License is given for its use.

Do not scale from this drawing. All dimensions should be checked on site for accuracy.

Planning
These drawings are for preliminary Planning Purposes must not be used for any other purpose without the express permission of Canaway Fleming Architects. These are not for detailed construction purposes.

Structural Work
All indications as to structure are for graphic purposes only and must not be relied upon for accuracy in terms of size, detail or position. All structure and temporary propping to be confirmed by a suitably qualified structural engineer before beginning works.



Revisions

CANAWAY FLEMING ARCHITECTS

Canaway Fleming Architects Ltd
The Dutch House
307 - 308 High Holborn
London WC1V 7LL
T: 020 7430 2262
F: 020 7430 2274
E: mailbox@canawayfleming.com

Client Mr Avi Dodi

Project Wildwood Lodge, North End
New Extension and Alterations

Drawing Title Proposed South Elevation

Date February 2013 Scale 1:50@A1

01 ELEVATION SOUTH FROM NORTH END
D300 PROPOSED 1:50



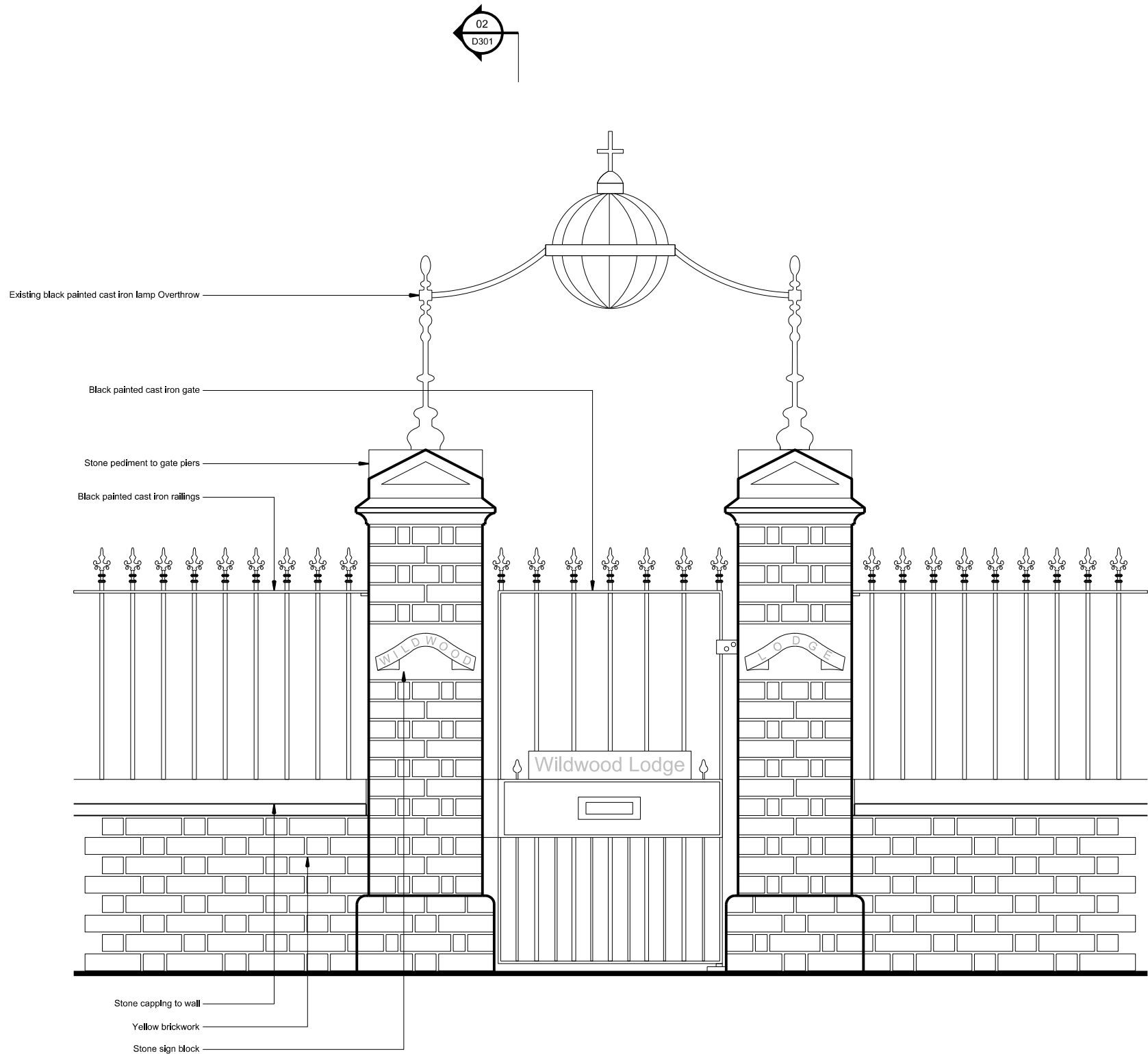
Project	Origin	Type	Level/View	Package Dwg No.	Revision
025	A	E	Sth	D300	-
Status	Drawn	Checked			
Planning	CT	MC			

Notes
Copyright remains the property of Canaway Fleming Architects and this drawing is not to be used for any purposes without the express permission of the Architect. No implied License is given for its use.

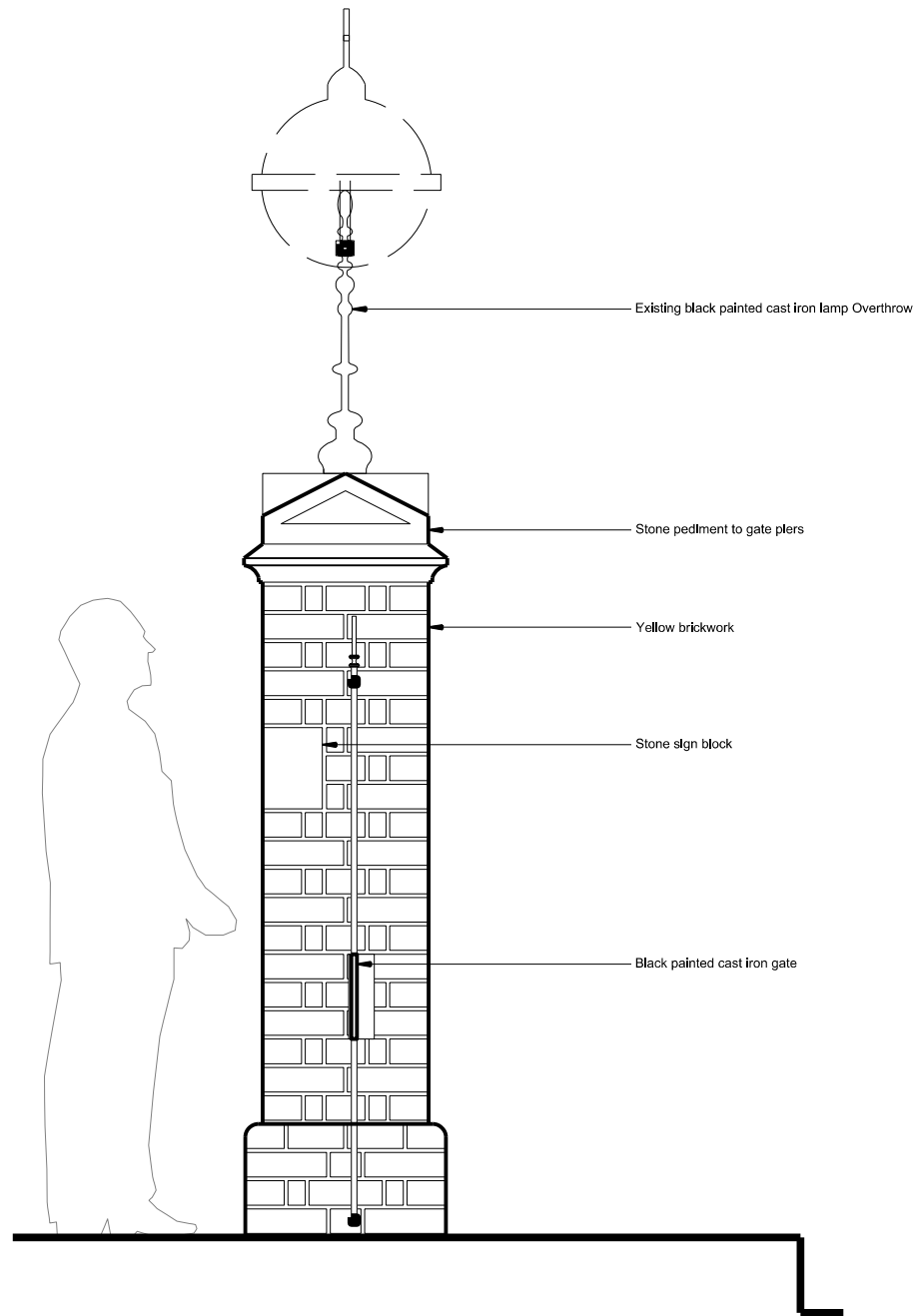
Do not scale from this drawing. All dimensions should be checked on site for accuracy.

Planning
These drawings are for preliminary Planning Purposes must not be used for any other purpose without the express permission of Canaway Fleming Architects. These are not for detailed construction purposes.

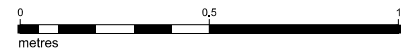
Structural Work
All indications as to structure are for graphic purposes only and must not be relied upon for accuracy in terms of size, detail or position. All structure and temporary propping to be confirmed by a suitably qualified structural engineer before beginning works.



01 PROPOSED ENTRANCE GATE & BOUNDARY RAILINGS ELEVATION
D301 PROPOSED 1:10



02 PROPOSED ENTRANCE GATE & BOUNDARY RAILINGS SECTION
D301 PROPOSED 1:10



Revisions

CANAWAY FLEMING ARCHITECTS

Canaway Fleming Architects Ltd
The Dutch House
307 - 308 High Holborn
London WC1V 7LL
T: 020 7430 2262
F: 020 7430 2274
E: mailbox@canawayfleming.com

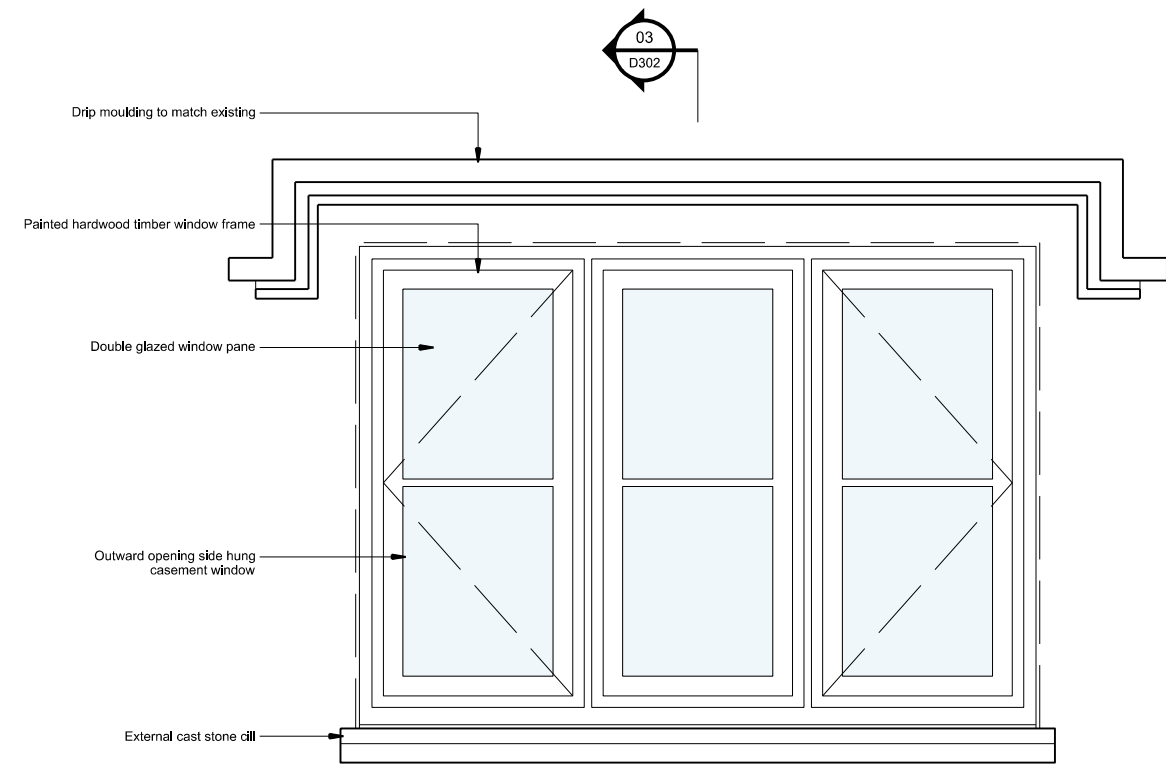
Client Mr Avi Dodi

Project Wildwood Lodge, North End
New Extension and Alterations

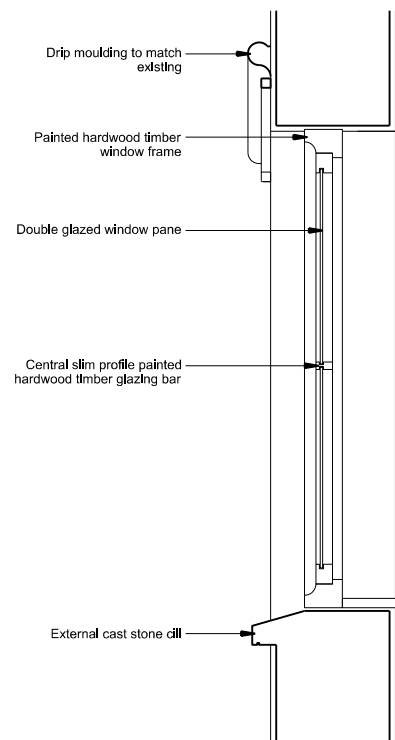
Drawing Title Entrance Gate & Boundary Railings
Proposed Section & Elevation

Date February 2013 Scale 1:10@A1

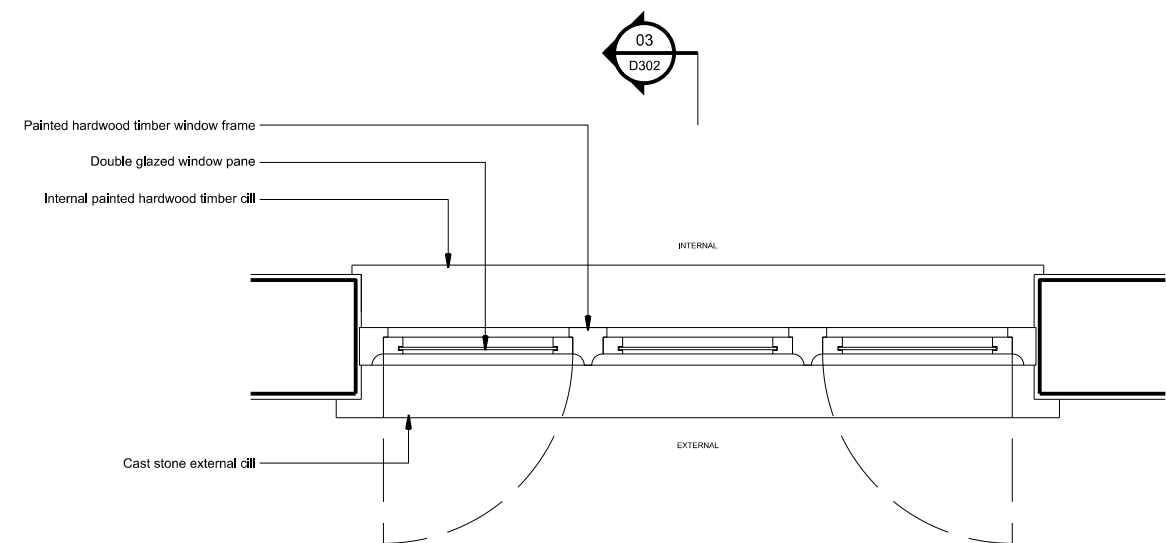
Project	Origin	Type	Level/View	Package Dwg No.	Revision
025	A	E	Sth	D301	-
Status	Drawn	Checked	Drawn	Checked	Drawn
Planning	CT	MC			



01 PROPOSED TYPICAL WINDOW ELEVATION
D302 PROPOSED 1:10



03 PROPOSED TYPICAL WINDOW SECTION
D302 PROPOSED 1:10



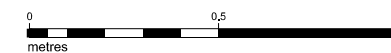
02 PROPOSED TYPICAL WINDOW PLAN
D302 PROPOSED 1:10



Sample proposed window mock-up by contractor.



Sample proposed window mock-up by contractor. Glazing bar detail.



Notes
Copyright remains the property of Canaway Fleming Architects and this drawing is not to be used for any purposes without the express permission of the Architect. No implied License is given for its use.

Do not scale from this drawing. All dimensions should be checked on site for accuracy.

Planning
These drawings are for preliminary Planning Purposes must not be used for any other purpose without the express permission of Canaway Fleming Architects. These are not for detailed construction purposes.

Structural Work
All indications as to structure are for graphic purposes only and must not be relied upon for accuracy in terms of size, detail or position. All structure and temporary propping to be confirmed by a suitably qualified structural engineer before beginning works.

Revisions

CANAWAY FLEMING ARCHITECTS

Canaway Fleming Architects Ltd
The Dutch House
307 - 308 High Holborn
London WC1V 7LL
T: 020 7430 2262
F: 020 7430 2274
E: mailbox@canawayfleming.com

Client Mr Avi Dodi

Project Wildwood Lodge, North End
New Extension and Alterations

Drawing Title Proposed External Window Details

Date February 2013 Scale 1:10@A1

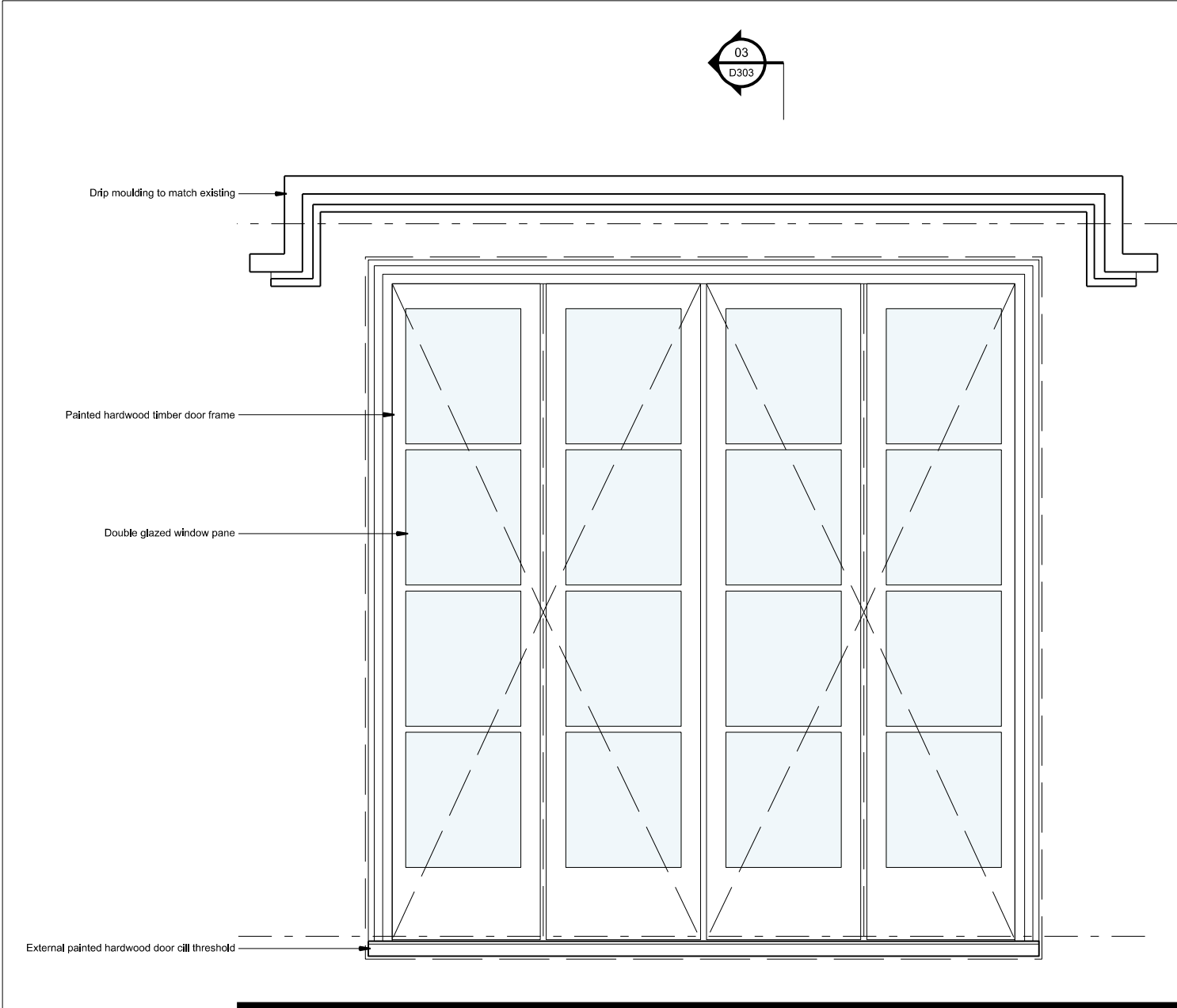
Project	Origin	Type	Level/View	Package Dwg No.	Revision
025	A	E	00	D302	-
Status	Planning			Drawn	Checked
				CT	MC

Notes
Copyright remains the property of Canaway Fleming Architects and this drawing is not to be used for any purposes without the express permission of the Architect. No implied License is given for its use.

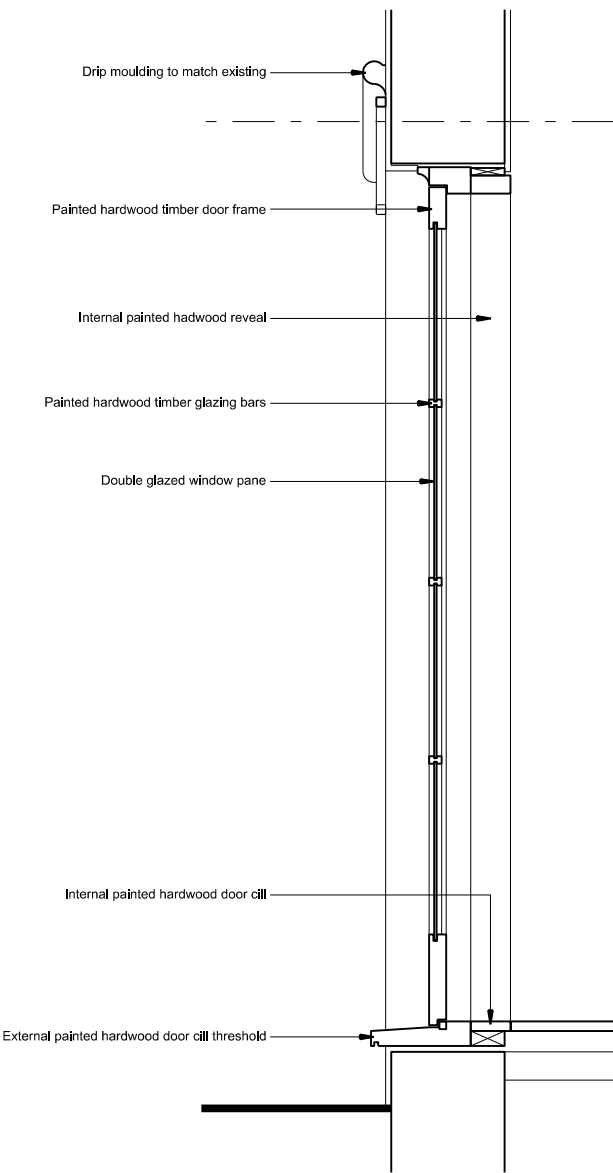
Do not scale from this drawing. All dimensions should be checked on site for accuracy.

Planning
These drawings are for preliminary Planning Purposes must not be used for any other purpose without the express permission of Canaway Fleming Architects. These are not for detailed construction purposes.

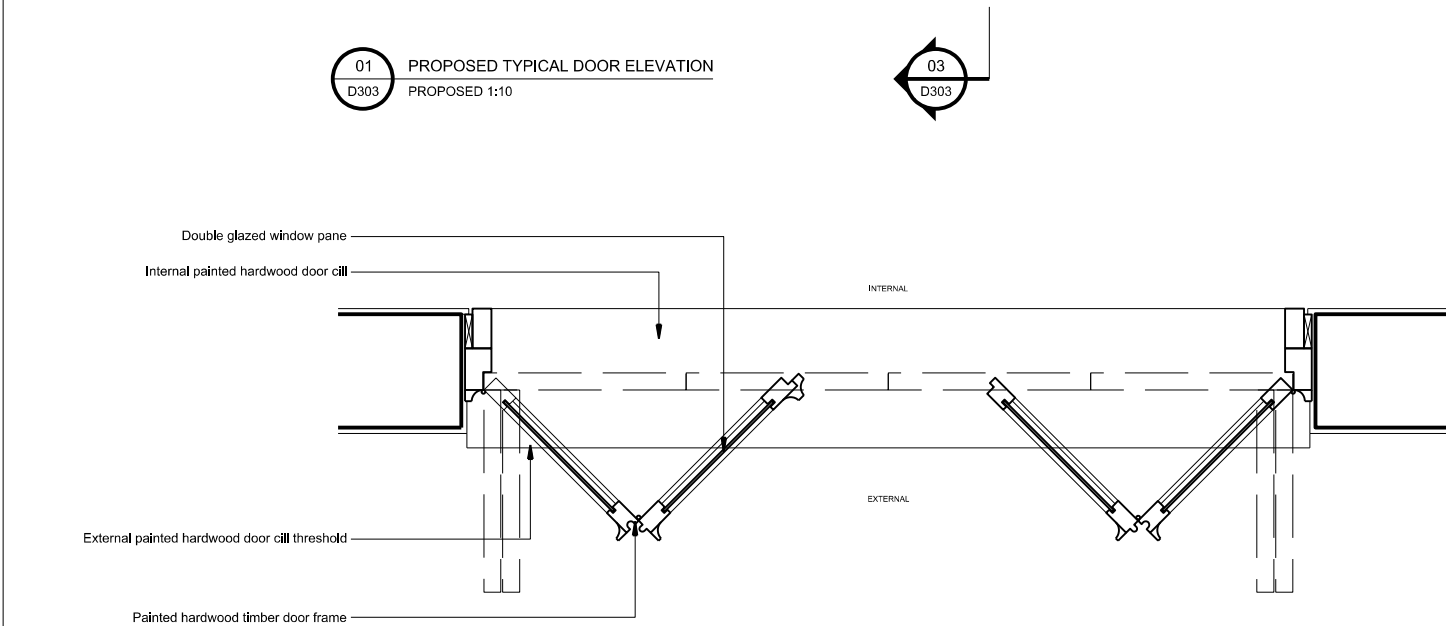
Structural Work
All indications as to structure are for graphic purposes only and must not be relied upon for accuracy in terms of size, detail or position. All structure and temporary propping to be confirmed by a suitably qualified structural engineer before beginning works.



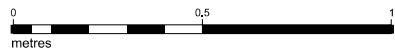
01 PROPOSED TYPICAL DOOR ELEVATION
D303 PROPOSED 1:10



03 PROPOSED TYPICAL DOOR SECTION
D303 PROPOSED 1:10



02 PROPOSED TYPICAL DOOR PLAN
D303 PROPOSED 1:10



Revisions

CANAWAY FLEMING ARCHITECTS

Canaway Fleming Architects Ltd
The Dutch House
307 - 308 High Holborn
London WC1V 7LL
T: 020 7430 2262
F: 020 7430 2274
E: mailbox@canawayfleming.com

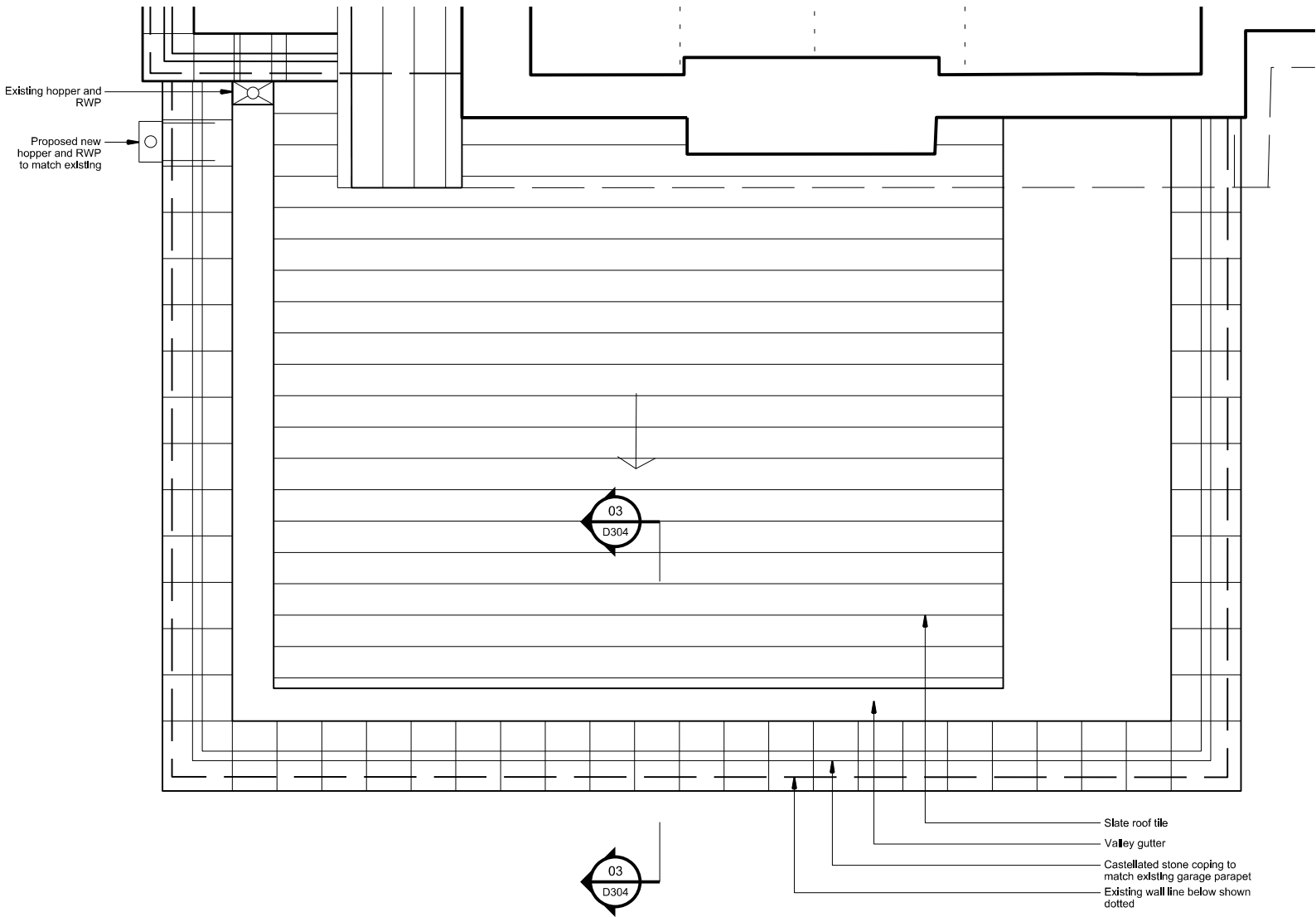
Client Mr Avi Dodi

Project Wildwood Lodge, North End
New Extension and Alterations

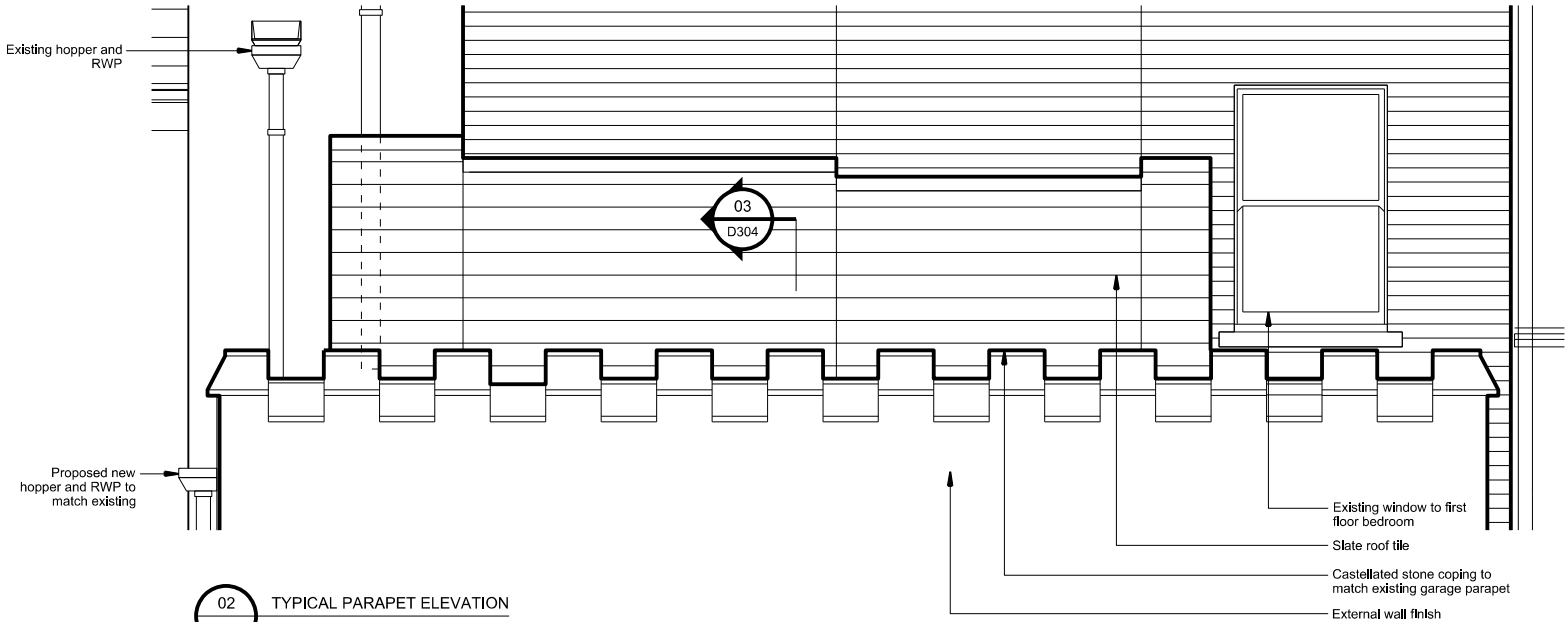
Drawing Title Proposed External Door Details

Date February 2013 Scale 1:10@A1

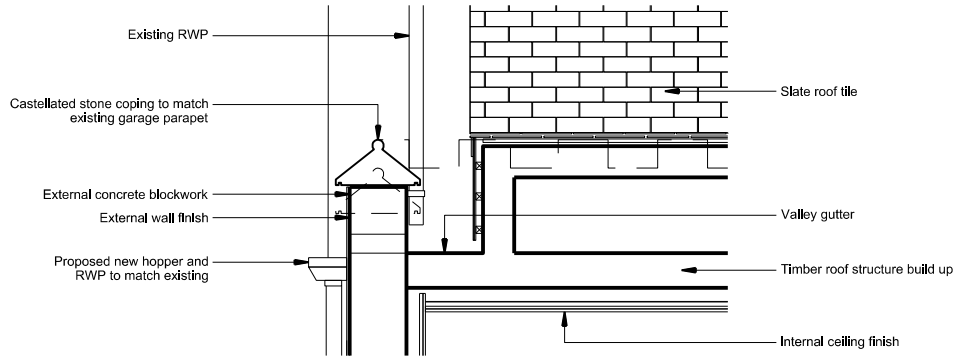
Project	Origin	Type	Level/View	Package Dwg No.	Revision
025	A	E	00	D303	-
Status	Planning	Drawn	CT	Checked	MC



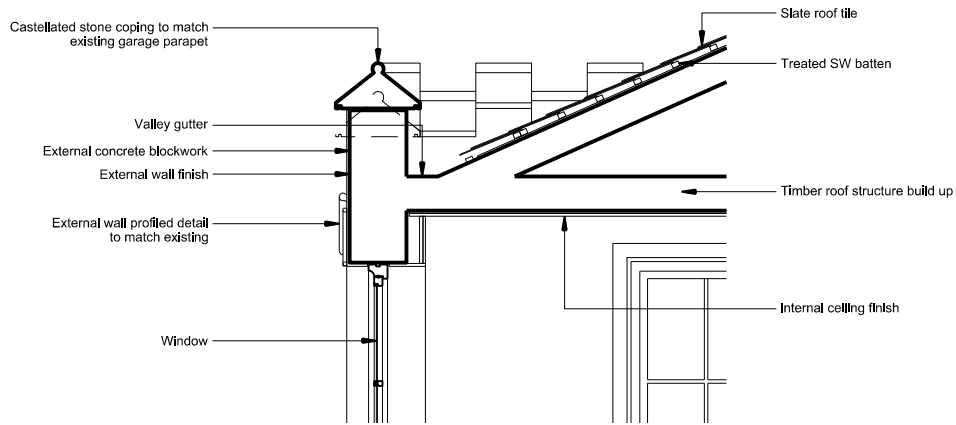
01 TYPICAL PARAPET PLAN
D304 PROPOSED 1:20



02 TYPICAL PARAPET ELEVATION
D304 PROPOSED 1:20



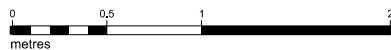
04 TYPICAL PARAPET SECTION DETAIL WITH HOPPER
D304 PROPOSED 1:20



03 TYPICAL PARAPET SECTION DETAIL
D304 PROPOSED 1:20



Existing castellated stone coping parapet detail to existing garage.



Notes
Copyright remains the property of Canaway Fleming Architects and this drawing is not to be used for any purposes without the express permission of the Architect. No implied License is given for its use.

Do not scale from this drawing. All dimensions should be checked on site for accuracy.

Planning
These drawings are for preliminary Planning Purposes must not be used for any other purpose without the express permission of Canaway Fleming Architects. These are not for detailed construction purposes.

Structural Work
All indications as to structure are for graphic purposes only and must not be relied upon for accuracy in terms of size, detail or position. All structure and temporary propping to be confirmed by a suitably qualified structural engineer before beginning works.

Revisions

CANAWAY FLEMING ARCHITECTS

Canaway Fleming Architects Ltd
The Dutch House
307 - 308 High Holborn
London WC1V 7LL
T: 020 7430 2262
F: 020 7430 2274
E: mailbox@canawayfleming.com

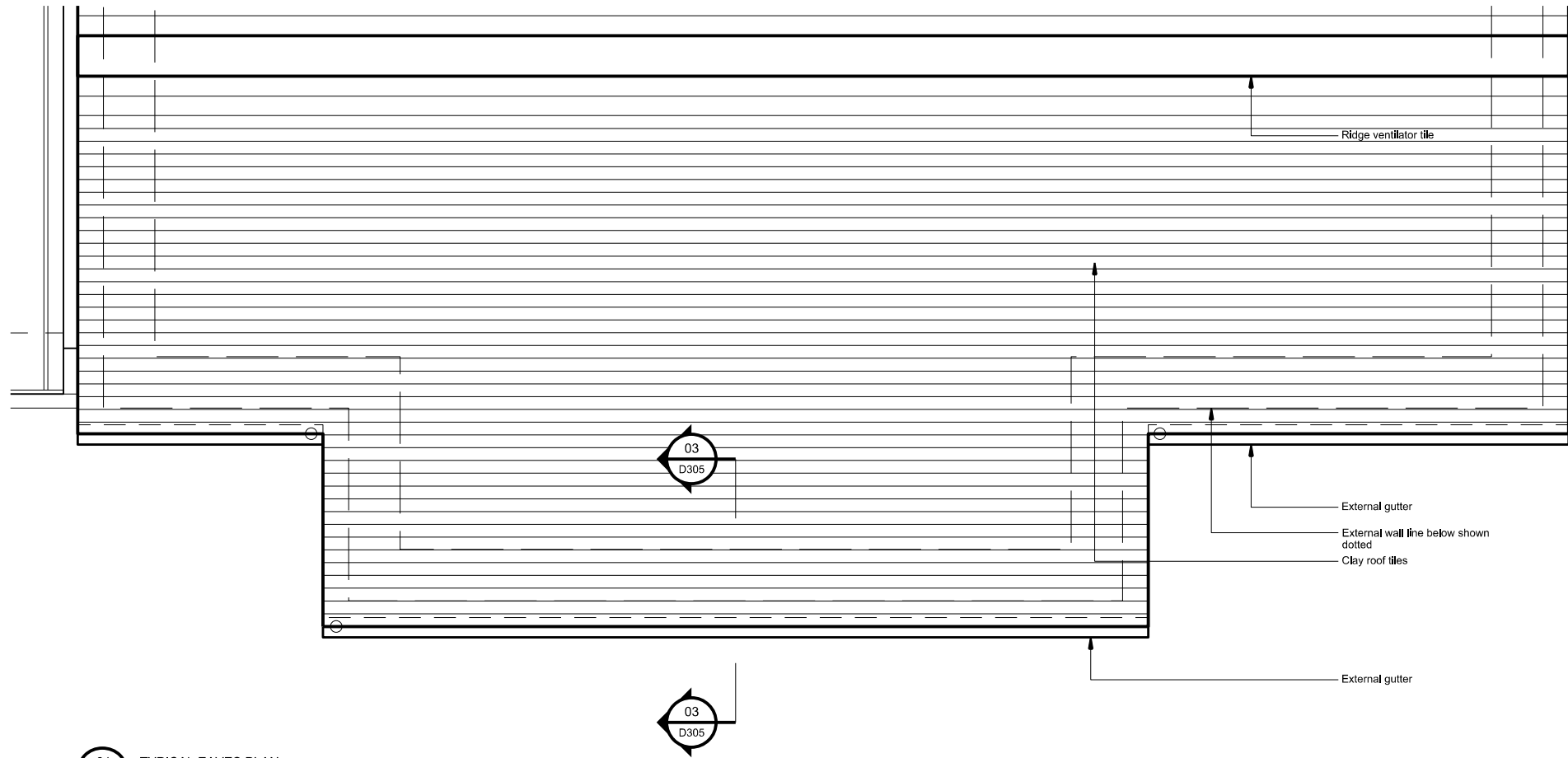
Client Mr Avi Dodi

Project Wildwood Lodge, North End
New Extension and Alterations

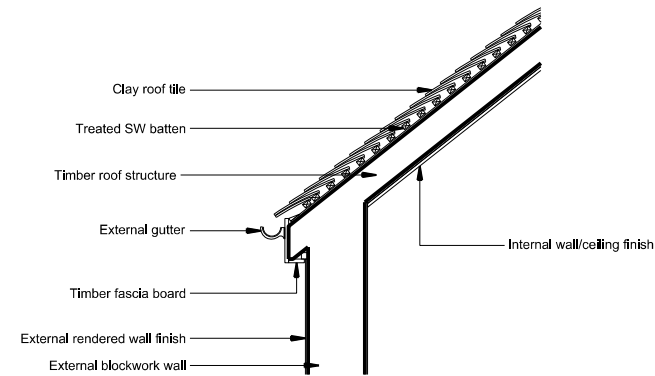
Drawing Title Proposed Roof Typical
Parapet Details

Date February 2013 Scale 1:20@A1

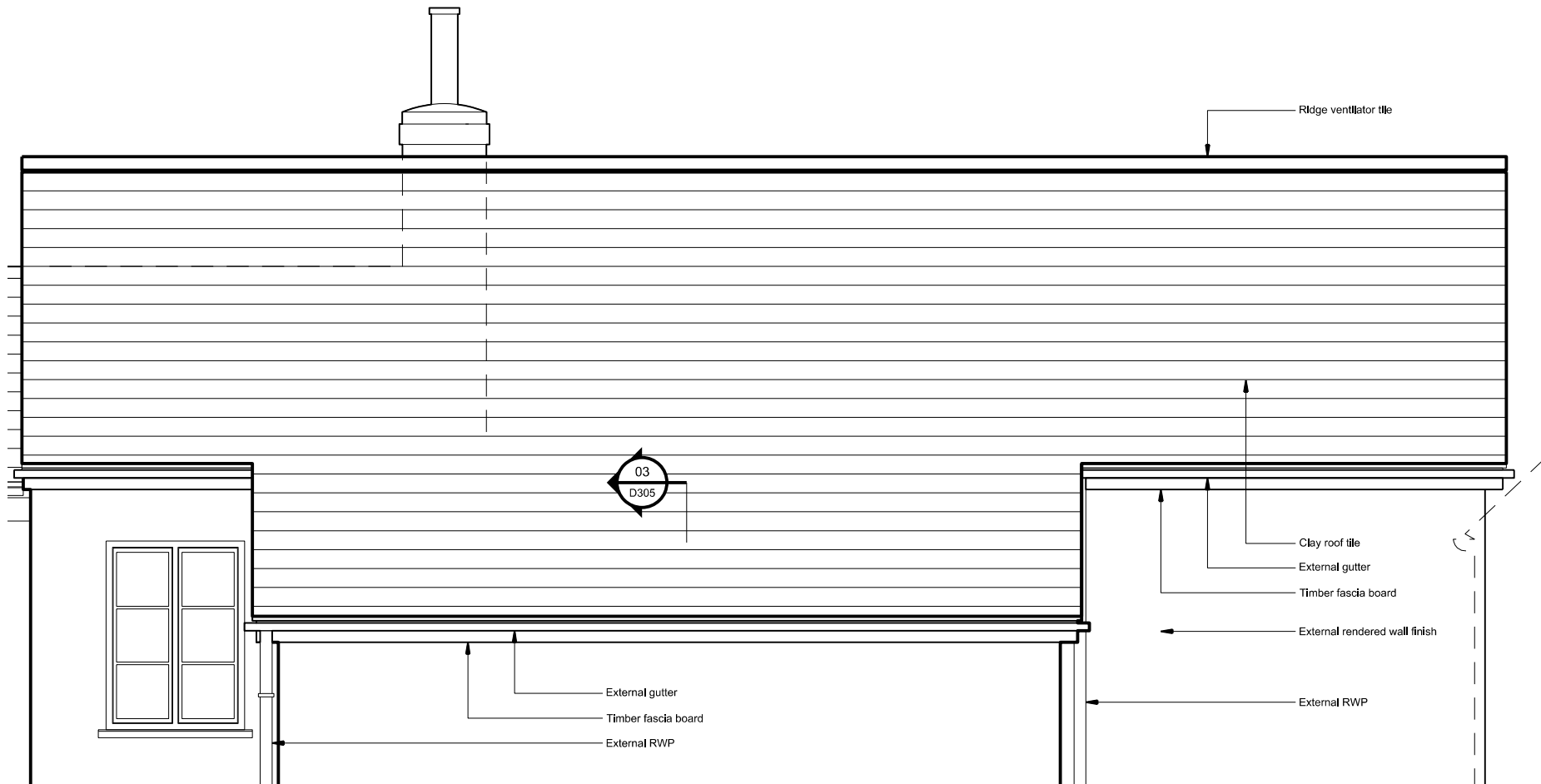
Project	Origin	Type	Level/View	Package Dwg No.	Revision
025	A	D	VA	D304	-
Status	Drawn	Checked			
Planning	CT	MC			



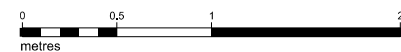
01 TYPICAL EAVES PLAN
D305 PROPOSED 1:20



03 TYPICAL EAVES SECTION DETAIL
D305 PROPOSED 1:20



02 TYPICAL EAVES ELEVATION
D305 PROPOSED 1:20



Notes
Copyright remains the property of Canaway Fleming Architects and this drawing is not to be used for any purposes without the express permission of the Architect. No implied License is given for its use.

Do not scale from this drawing. All dimensions should be checked on site for accuracy.

Planning
These drawings are for preliminary Planning Purposes must not be used for any other purpose without the express permission of Canaway Fleming Architects. These are not for detailed construction purposes.

Structural Work
All indications as to structure are for graphic purposes only and must not be relied upon for accuracy in terms of size, detail or position. All structure and temporary propping to be confirmed by a suitably qualified structural engineer before beginning works.

Revisions

CANAWAY FLEMING ARCHITECTS

Canaway Fleming Architects Ltd
The Dutch House
307 - 308 High Holborn
London WC1V 7LL
T: 020 7430 2262
F: 020 7430 2274
E: mailbox@canawayfleming.com

Client Mr Avi Dodi

Project Wildwood Lodge, North End
New Extension and Alterations

Drawing Title Proposed Roof Typical Eaves
Details

Date February 2013 Scale 1:20@A1

Project	Origin	Type	Level/View	Package Dwg No.	Revision
025	A	D	VA	D305	-
Status	Drawn	Checked	Drawn	Checked	Drawn
Planning	CT	MC			

3.0 SAMPLE IMAGES AND TECHNICAL DATA

3.1.1 CLAY TILES



Sample of proposed clay tile (roof of replacement extension)
[Sample available to view on site]



Technical data		
Size of tile	265mm x 165mm	
Minimum pitch*	30°	
Maximum pitch	90°	
Minimum headlap	65mm (roof)	37.5mm (vertical)
Maximum gauge	100mm (roof)	115mm (vertical)
Cover width	165mm (nominal)	
Covering capacity (net)	60 tiles/m² at 100mm gauge (roof) 53 tiles/m² at 115mm gauge (vertical)	
Weight of tiling (approx.)	64kg/m² (0.63 kN/m²) at 100mm gauge (roof) 56kg/m² (0.55 kN/m²) at 115mm gauge (vertical)	
Battens required (net)	10.0 lin.m/m² at 100mm gauge (roof) 8.7 lin.m/m² at 115mm gauge (vertical)	
Batten size recommended	38 x 25mm for rafters/supports not exceeding 600mm centres (fixed to BS 5534)	
Tile nails	38mm x 2.65mm	

* The minimum recommended pitch and lap may be influenced by special circumstances, please refer to the Technical Advisory Service.
‡ The body colour of Acme smooth clay plain tiles is red/brown with minor tonal variations which result from the natural clay material. Acme sandfaced clay plain tiles are surfaced with selected sand before firing.

3.1.2 SLATE TILE



Sample of proposed roof slate tile (roof of new library extension)
[Sample available to view on site]

BritLock®	
Technical Data	Roof
Minimum roof pitch*	17.5° at 120 mm headlap 22.5° at 75 mm headlap
Headlap (minimum)	75 mm
Headlap (maximum)	120 mm
Batten spacing at max. gauge	285 mm
Batten spacing at min. gauge	240 mm
Size of slate	360 x 340 mm
Covering capacity	13.9 slates per m² (at 120 mm headlap) 11.7 slates per m² (at 75 mm headlap)
Cover width	300 mm
Profile depth	11 mm
Hanging length	354 mm
Weight as laid 1	9.5 kg per m² (at 120 mm headlap) 16.4 kg per m² (at 75 mm headlap)
Weight per 1000	1.4 tonnes
Weight per slate	1.4 kg
Weight per crate (inc. crate)	0.7 tonnes
Quantity per crate	500
Battens per m²	4.2 m (at 120 mm headlap) 3.5 m (at 75 mm headlap)
Batten size	38 x 25 mm
Up to 450 mm rafter centres	50 x 25 mm
Up to 600 mm rafter centres	38 x 2.95 mm aluminium ring shank clout head nail
Nail size/type for slates	

3.1.3 MOCK UP WINDOW SAMPLE

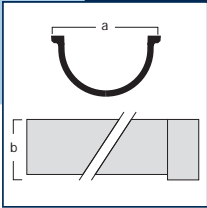


Mock up proposed window sample (new windows to extension)
[Sample available to view on site]

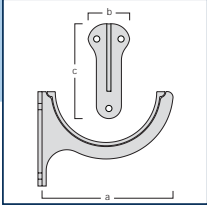


Close up detail of glazing bar
[Sample available to view on site]

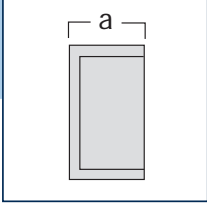
3.1.4 RAINWATER GOODS



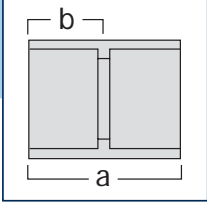
Code	Diameter(A)	Depth(B)	Length	Weight(kg)
CI45BG	114	57	1830	11.0
CI5BG	127	63	1830	12.5



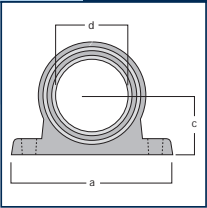
Code	Diameter	A	B	C
CI45BGFB	114	154	50	114
CI5BGFB	127	164	50	114



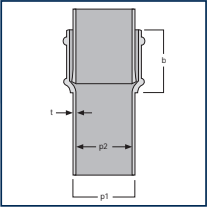
Code	Diameter	A	INT/EXT
CI45BGE1	114	51	EXT
CI5BGE1	127	51	EXT
CI45BGE2	114	44	INT
CI5BGE2	127	44	INT



Code	Diameter	A	B
CI45BGU	114	88	44
CI5BGU	127	88	44




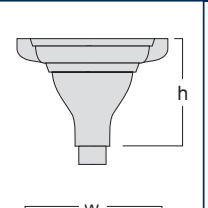
SOCKETS (NOMINAL)				
Code	Diameter	A	C	D
CI25REDP	65	146	48	73
CI3REDP	75	162	54	90
CI4REDP	100	191	67	111



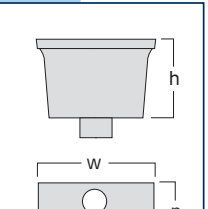
PIPE (NOMINAL)					
Code	B	P1	P2	T	Length
CI25REDP	63.5	63.5	57	3	1830
CI3REDP	63.5	82.5	70	3	1830
CI4REDP	63.5	108	95	3	1830

A full range of bracketry is available for all pipe sizes, contact Rainclear technical sales for further information.

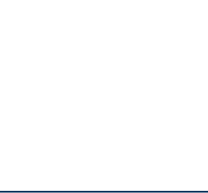





FLUTED ROUND OUTLET				
Code	Outlet Diameter	W	P	H
CI25HO1	65	298	190	210
CI3HO1	75	298	190	210
CI4HO1	100	337	229	241



RECTANGULAR 65MM ROUND OUTLET				
Code	Outlet Diameter	W	P	H
CI25HO2	65	254	178	178
CI25HO3	65	305	254	203



RECTANGULAR 75MM ROUND OUTLET				
Code	Outlet Diameter	W	P	H
CI3HO2	75	254	178	178
CI3HO3	75	305	254	203



RECTANGULAR 100MM ROUND OUTLET				
Code	Outlet Diameter	W	P	H
CI4HO2	100	254	178	178
CI4HO3	100	305	254	203

A full range of rainwater heads are available to order.



Cast iron downpipe hopper

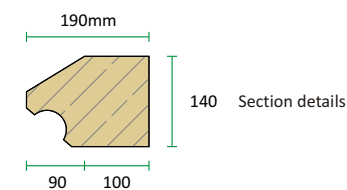
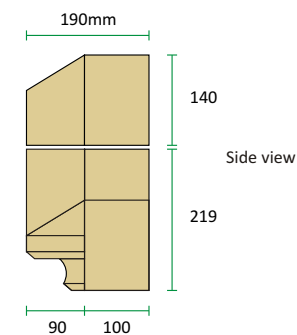
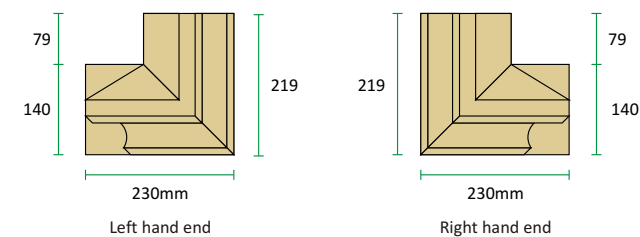
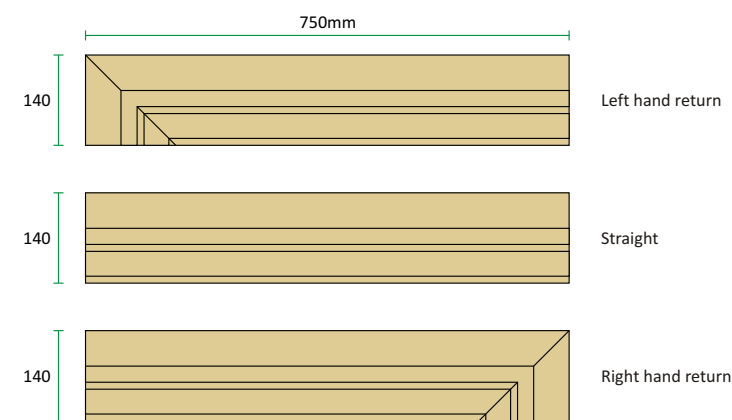
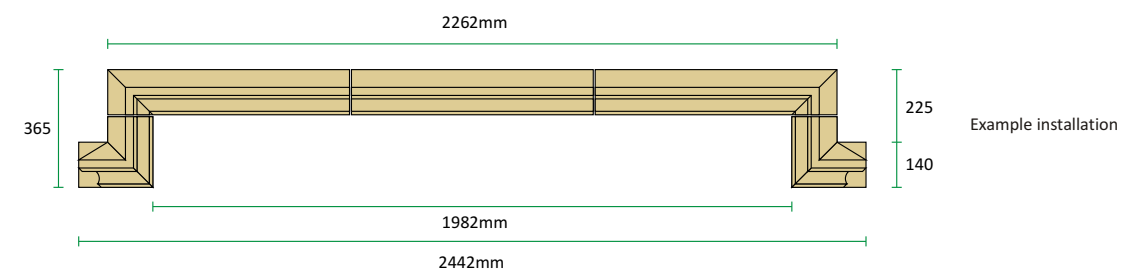
3.1.5 WINDOW AND DOOR HOOD MOULDINGS

Decorative Hood Moulding

Our Decorative Hood Moulding is designed to compliment any design of window surround both practically and visually.



Typical installation detail



Our Decorative Hood Moulding can be used to create any opening size required.
For a quotation, please contact our technical team with your required dimensions on 01258 472685 department.
All joints shown 6mm

3.7 Telephone 01258 472685 email info@cranbornestone.com web www.cranbornestone.com

Details of window/door hood mouldings

Exact measurements of size and profile section taken from site of existing mouldings to replicate mouldings on Wildwood Lodge

CANAWAY FLEMING ARCHITECTS

The Dutch House
307-308 High Holborn
London WC1V 7LL

T. +44 (0) 207 430 2262
E. mailbox@canawayfleming.com
www.canawayfleming.com