

SOPHIE HICKS ARCHITECTS

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Application for Variation of Conditions to Full Planning Permission granted 9 May 2011

Reference: 2-11/0954/P

Flat 1, Rear Ground Floor, 1 Regent Square, London, WC1H 8HZ

Schedule of Variations:

24 May 2012

Condition 3:

We are seeking a variation to the wording in relation to "fixed shut" in order to allow the window to be opened for cleaning and for ventilation.

Refer to drawings: RS01_L_21 P2; RS01_L_18 P2; RS01_116 G

Reasons:

A. The window faces a lightwell. There is no external access for window-cleaning. In order to clean the window, the window can be supplied with a reversible mechanism which allows it to be flipped 180 degrees so that the external glass can be cleaned from within the flat.

B. The window should provide background, trickle and rapid ventilation in respect of the kitchen and the property as a whole, in line with Part F of the Building Regulations. In order to satisfy the requirements, the mechanism described above can be limited by a chain which does not allow it to open further than the edge of the window sill (except during window-cleaning).

The window will be obscure glazed as described in the existing Condition.

Therefore no view into the basement lightwell or apartment will be possible except during window-cleaning and the objectives of the existing Condition will be retained.

We request that the wording of the condition to be varied as follows:

Condition 3: The window facing into the rear lightwell hereby approved shall be openable for window cleaning and ventilation (the extent of opening not to exceed the edge of the window sill). And shall be obscure glazed to an internal height of 1.7m above the floor of the room in which the window is installed and shall be permanently retained and maintained thereafter.

Condition 4:

We are seeking variations to materials and construction details:

1. Roof materials: Refer to drawings: RS01_L_08 P2; RS01_102; RS01_100

The approved roof is shown as slate and lead. During construction detailing it has become clear that according to the guidance given by the Lead Sheet Association, the lead flashings on a roof of this low pitch must be so extensive that they would cover all but one and a part of a slate tile on each pitch. We propose covering the roof entirely in lead for both construction and aesthetic reasons.

2. Roof dormer: Refer to drawings: RS01_L_10 P2; RS01_113; RS01_L_08 P2; RS01_102

We have been able to accommodate a full height door beneath the eaves, therefore the roof dormer can be omitted as it is unnecessary. This will simplify the roof profile with both practical and aesthetic benefits.

3. Ventilation louvres: Refer to drawings: RS01_L_10 P2; RS01_L_11 P2; RS01_111; RS01_113; RS01_L_07 P2;

In accordance with Part F of the Building Regulations, it will be necessary to provide secure ventilation to the first floor to prevent over-heating at times when the windows are closed for security reasons. Following the principles of passive stack ventilation, cool air will enter at ground floor level through the kitchen and corridor windows and flow up the staircase to the first floor where the warmer air will exit via 2 louvres. This avoids the need for air-conditioning. We show 2 ventilation louvres set into the brickwork, with tall and slim proportions to fit in with the glazing, they will be powder-coated dark grey to match the lead roof.

4. Planting boxes: Refer to drawings: RS01_L_15 P2; RS01_L_07 P2; RS01_L_10 P2; RS01_102;

In accordance with Part B of the Building Regulations, we must provide a fire escape route along the roof terrace of a clear width of 760mm. During construction detailing it has become apparent that in order to achieve this width we must move the planting boxes on top of the brick wall. It is an integral part of our approved design to provide planting. The planting boxes to be clad in lead and permanently fixed.

5. Terrace floor: Refer to drawings: RS01_L_07 P2; RS01_102

The approved terrace floor is slate. During construction detailing it has become clear, that to achieve robust waterproof details within the structural roof depth available, the terrace floor must be floating, with drainage below. Using timber decking has the added advantage of being constructed in panels which can be lifted to clear any blockages to the drainage.

We request that the wording of the condition to be varied as follows:

Condition 4: The development shall be carried out in accordance with the following plans: Site location plan; RS01_101; RS01_110; RS01_112; RS01_114A; RS01_L_06 P3; RS01_L_07 P2; RS01_L_08 P2; RS01_L_10 P2; RS01_L_11 P2; RS01_L_15 P2; RS01_L_18 P2; RS01_L_21 P2.