

DISCHARGE OF CONDITIONS STATEMENT

Site: 3 St Augustine's Road, London, NW1 9RL
Relating to Application ref: 2007/4686/P

May 2011

CONDITION ONE -No discharge required

CONDITION TWO

Tree protection measures

- Discharged on 05 May 2011 (ref 2011/1181/P)

CONDITION THREE -No discharge required

Noise & Vibration

CONDITION FOUR

Soil contamination

Part (a) Programme of ground investigation

- Discharged on 13 January 2010 (ref 2009/5278/P)

Part (b) Results/remediation measures

- Discharged on 05 May 2011 (ref 2011/1181/P)

Part (c) Implementation

- Details will be submitted as part of a separate application

CONDITION FIVE

Hard and Soft Landscaping

- Discharged on 05 May 2011 (ref 2011/1181/P)

CONDITION SIX -No discharge required

CONDITION SEVEN

Details/Samples of Materials

Part (a) 1:20 Details of windows and surrounds on front elevation

- Attached is drawing PP.103 showing an elevation and section detail of a typical window and cast-concrete surround.

Part (b) 1:20 Details of front boundary wall and railings

- Attached is drawing PP.102 showing labelled elevations and section details of the above.

Part (c) Elevation Materials

The materials proposed for the front elevation are as follows:

Walls: Brickwork	Queensbury Yellow Multi by Ibstock (sample to follow by post)
Walls: Render	Sand and cement render with masonry paint finish
Roof: Tiles	'Paramo' Spanish Slates (sample to follow by post)
Roof: Lead	Lead sheets with rolled joints
Balustrades/railings	Black painted steel
Window Surrounds	Cast concrete, masonry paint finish
Windows	Painted timber frames
Raked Cornice/ Coping/ Stringer to pediment (front elevation)	'Stone Coat' by Banbury Innovations (sample to follow by post) NOTE: The sample supplied is in Portland finish, however we propose to paint the product to match the painted cast concrete elsewhere on the elevation. This is also in keeping with the surrounding context.

Part (d) Bin Storage Enclosures

- 1:20 detailed drawing of bin store, P.101, attached

CONDITION EIGHT -No discharge required

External materials to match neighbours

CONDITION NINE

Externally Mounted lights, flues, vents, pipes, etc

- Elevation drawings attached with proposed aerals, lights, vents, flues and pipework to be fixed to the elevations (Drawings PP.104 – 107)
- The bulk of fixings are to the side and rear elevations to minimise impact on street elevation.
- Brickwork hatch on the drawing has been removed for clarity.

CONDITION TEN -No discharge required

Communal Garden