2007/0821/P

Burd Haward Architects
Unit 12 Utopia Village
7 Chalcot Road London NW1 8LH
t/ 020 7722 0788 f/ 020 7722 0805
www.burdhaward.com

Kiran Chauhan
Planning Control, North East Area Team
Environment Department
London Borough of Camden
Euston Road
London WC1H 8ND

5th February 2007

Submission of details of materials pursuant to Condition 4

Dear Kiran Chauhan

Re: 3-7 Delancey Street & 3-4 Delancey Passage London, NW1 7NL (ref 2006/2680/P)

Further to your 'Decision Subject to a Section 106 Legal Agreement' dated 23rd October 2006 for the above project, it is our understanding that the scheme will be granted formal Planning Permission shortly, once final details of the Section 106 Agreement have been settled. We therefore enclose further details in order to discharge the Conditions associated with the permission.

1. Works to be begun within three years from consent
Requirement noted.

2. Café / Restaurant Opening times
Our Client and their solicitor are concerned that this condition is not in line with Camden current policy for Restaurant opening times in the local area. They request this Condition be amended to reflect policy/hours which we understand are currently as follows:
0800-2330 Mon-Thur, and 0800-2400 Fri-Sat.
(Note: Condition reads: "*The café/restaurant use hereby permitted shall not be carried out* ***outside*** *...2300 to 0800 on Mondays to Saturdays and 2200 to 0800 on Sundays...etc*"
Presume to read that "... use hereby permitted shall not be carried out **between** these hours...etc")

Variation

3. Noise levels
Requirement noted.
Attached acoustic report & schedule of plant equipment with attenuator information.

4. Details & samples of materials
a) Door and window openings.
Refer to the following drawing nos:
6125 Front elevation; 6126 Side elevation; 6300 Window schedule; 6310 External door schedule; 6400, 6430, 6431, 6433 & 6440 1:5 Details

- ED/G01	Polyester powder coated aluminium composite doorset with matching louvres over. For details see dwg no: 6440
- W/G01-05 & ED/G02	Shopfront glazing & entrance door: polyester powder coated aluminium framed double glazed units, frameless pivot door, pre-weathered zinc faced cladding below windows, continuous pre-weathered zinc faced fascia above. For details refer to dwg nos: 6230 Shopfront glazing, 6400/Detail04, 6410/Detail02
- W/101	Polyester powder coated aluminium composite window with single casement & fixed glazed panel with matching louvres over.

- W/102-08 Polyester powder coated aluminium composite double casement windows with fixed lights below.
For details, refer to dwg no 6431

- W201-03 Polyester powder coated aluminium composite single casement with fixed panel below and to side.
For details refer to dwg no: 6433 / Detail 01

- ED/G03 Apartment entrance doorset in painted timber.
For details refer to dwg no: 6440

- ED/G08 *Meter enclosure louvred door to be polyester powder coated aluminium.*
For details refer to dwg no: 6440

- W/109, 205 Windows to apartment common stair.
Refer to dwg no: 6430 / Detail 01

- Courtyard & ED/G04 Courtyard glazing to be polyester powder coated aluminium with clear double glazed units.
Refer to dwg no: 6231

b) Facing materials
- Front building brickwork to be Holbrook Sandface Dark by Ibstock Brick Ltd, with matching colour lime mortar.
- Front building zinc faced cladding to café fascia and store riser, and to roof throughout to be Rheinzink Pre-weathered Pro
- Rear building brickwork to be Caxton Silver White by BEA Clay Products, with matching lime mortar.
Sample boards of the brickwork are being prepared and will be forwarded under separate cover.

c) First floor railings:
Railings to be 70x10 mm painted steel flats, 620mm high (balcony for maintenance only).
Refer to dwg no: 6246

d) Ground floor shopfront
Shopfront glazing to be polyester powder coated aluminium framed double glazed units, with pre-weathered zinc faced cladding above and below. Refer to dwg nos: 6230, 6400/Detail04, 6410/Detail02

5. Plant equipment noise (centre frequencies)
Refer to information attached as item 3.

6. Recital hall performance times
Requirement noted.

7. Lighting scheme / security measures to Delancey Passage
- Downlighters to be mounted to the underside of projecting balcony, with brick lights mounted onto the elevation along remaining length of building at approx 450mm above FFL. Refer to Max Fordham ground floor lighting plan, dwg no: V [21] 000 for locations.
- Delancey Passage elevation will be surveyed by 2no CCTV cameras linked to recorders within the commercial property. Window vibration sensors linked to an alarm system will be installed on the *courtyard glazing. Refer to Max Fordham ground floor security & access plan, dwg no: (W [--] 000) for* locations

Vanahan

8. French doors to first floor restaurant
As stated in the sustainability statement that accompanied our letter of 31.07.06, and our email of 16.09.06 & 23.10.06, those openable windows are fundamental to the scheme both in terms of amenity to the facilities and environmental strategy. Whilst the building has been designed to be able *to function as a sealed space with appropriate necessary mechanical ventilation, it would be in direct* conflict with the client, design team and planning committee's ambition of achieving a sustainable building if we were to remove the opportunity of natural ventilation during non-noise sensitive times.

As shown on the site plan, the front of the building is of reasonable distance (approx 25m to closest residential) from any noise sensitive elevations, facing onto the main road, adjacent to and opposite commercial buildings. The full height doors have been amended to become windows at 800mm above FFL with fixed lights below (as shown on front elevation, dwg no 6125). Access to the balcony will therefore be restricted to maintenance purposes only, thus containing any noise source to within the building envelope. Internally, the ceiling will be treated with acoustic absorbent panels to minimise sound level. The ability to naturally vent this space during non-sensitive times (which plays a major part of the sustainability of the scheme) should not be sacrificed.

9. Residential cycle storage
To be located on apartment access deck. Refer to dwg no: 6112

10. Residential refuse storage
To be located in apartment entrance lobby cupboard. Refer to dwg no: 6110

11. Security measures
- Delancey Passage elevation to be surveyed by 2no CCTV cameras linked to recorders within the commercial property. Window vibration sensors linked to an alarm system will be installed on the courtyard glazing. Refer to M&E engineer ground floor security & access plan, dwg no: (W [--] 000) for locations

- Courtyard glazing to be aluminium framed. Units to be double glazed units with both leaves in toughened safety glass.

- Apartments:
• *Secure doorsets from JCK Joinery, 8 Heanor Street, Leicester, LE1 4DD (www.jckjoinery.co.uk)*
• Ground floor common entrance door to be from "Access Control" range, tested to PAS24 and LPS1175.
• Apartment entrance doors on 2nd floor to be from "SBD Flat Entrance Doorsets", tested to PAS24.
• Apartments to be fitted with a video entry phone.

- Downlighters to be mounted to the underside of projecting balcony, with brick lights mounted onto the elevation along remaining length of building.
Refer to Max Fordham ground floor lighting plan, dwg no: V [21] 000 for locations.

12. Commercial refuse storage
Bin store in kitchen entrance lobby. Refer to ground floor plan, dwg no: 6110

13. Acoustic isolation & sound attenuation to plant
Refer to attached schedules as per item 3.

14. Rooflights to recital hall
As with the restaurant, this space is designed to be naturally ventilated during non-noise sensitive times. The form of the building has been designed to allow for an efficient natural ventilation strategy, using stack effect, with openings at the highest point. The opening vents, which occupy only half of the glazed area (refer to dwg no 6113), are located in the 'chimney' – far from the source of sound - and point away from the residential area.

It is envisaged that this hall would only be used for non-amplified performances for a small proportion of the time (currently imagined to be two evenings a week) and the remainder of the time, it may be used for small groups for seminars, conference use etc, which will would not create any acoustic issues should the vents be openable. As with the restaurant, a mechanical ventilation system is provided for when the room is required to function as a sealed space, but again, the requirement to ventilate it purely mechanically at all times would contradict the client, design team and planning committee's ambitions to create a building with as low an environmental impact building.

Therefore, we request that the openings in the recital hall be retained, with any potential issues with noise breakout being regulated by restrictions on the times when they can be opened.

15. No additional floor space to be added to recital hall
Requirement noted.

I trust that the enclosed information is clear. Please contact us if you have any further queries.

Yours sincerely

VAL TSE
val@burdhaward.com

cc Adam Caird, Calyx Property Ltd

Encs:
- Drawing issue sheet
- 4 sets A1 drawings (refer to issue sheet)
- 1 set A3 reductions of above (refer to issue sheet)
- 2 sets supplementary information incl:
• Arup Acoustic plant noise levels summary
• Max Fordham schedules of louvres, plant & attenuators
• Max Fordham ventilation plant layout dwg nos: U[10]-000/B, 001/B & 002/B
• Max Fordham lighting layout dwg no: V[21]000/B
• Max Fordham Security, alarm & access control layout dwg no: W[--]000/B
• Mark-up of dwg no: 6112 Second floor plan
• Mark-up of dwg no: 6110 Ground floor plan