

1220/2.01/et
Charles Thuairé
Environment/Planning Department,
Building Control Section
London Borough of Camden
Argyle Street
London WC1H 8EQ

RECEIVED 12 DEC 2006

07 December 2006

Dear Charles,

University College School, Hampstead. London NW3:
Sports Centre & Pool
Full Planning Application: Ref. 2005 / 0123 / P :

Condition 11

2006/4437/P

2006/4437/P

It was good to meet you on site earlier today.

As you requested I enclose the south elevation with the landscaping and boundary wall in front, to show the elevation and in particular the boiler flue, in the context of the final scheme from the street. As we discussed the landscaping is due to be installed in the Spring 2007 in compliance with conditions. I enclose the landscaping approved plan for reference [5 copies of both drawings at A3 enclosed].

As you can see, once the full landscaping is complete [and as planting and trees mature] much of this south elevation will be screened quite extensively from the street and from houses opposite. I can appreciate that at present neighbours may not be aware of this last stage of the project works – they may think that it is finished as it is, but the School simply wanted to leave a neat and tidy site around the grounds until landscaping is carried out next year.

The design & build contractor's M&E subcontractor has outlined the legislation that the flue does, and needs to, comply with, namely the Clean Air Act Memorandum 1956, which determines the height above the roof ridge. As you know, the nature, location and width were established under the consented scheme drawings – it is only the height that has varied to meet the relevant legislation. The location of the flue was of course designed to be in an area that would have the least impact on neighbours on both sides, commensurate with the plantroom position.

I do believe that the stainless steel is the right material here. It will dull down over the coming weeks, and I think that colouring the flue casing would look wrong. It is a very high quality and durable material, and I believe consistent with a scheme that is modest but modern, that uses good materials simply. It is partially screened by the high level bris soleil and is part of the composition of this part of the building.

The other issue I think is that some neighbours saw black smoke emerging from the flue and understandably feared the worst. In fact that was before the boiler and flue had been commissioned near the end of the works on site. The normal condition is as you witnessed today, which I think you will agree was a very minimal and barely visible output.

Architecture
Design

1 Pine Street London EC1R 0JH T 020 7833 8533 F 020 7837 7575 E orms@orms.co.uk W www.orms.co.uk

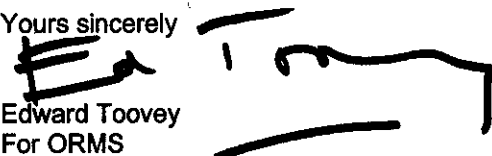
Directors - Oliver Richards Dale Jennings John McRae Ahmet Huseyin

Associates - Sean Hatcher Ian Chalk Edward Toovey Patrick Campbell

ORMS Designers + Architects Ltd. Registered in England No. 2219594

Please do not hesitate to contact me if you need any further information.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ed Toovey', with a horizontal line underneath.

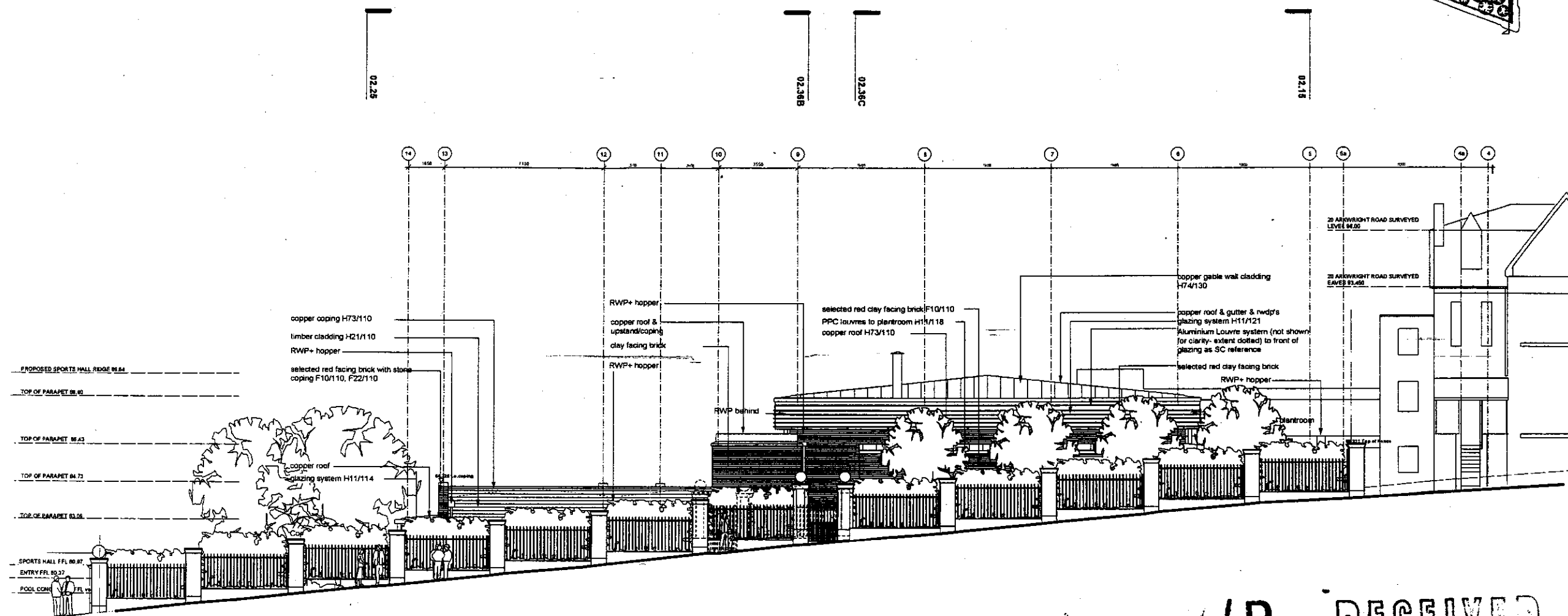
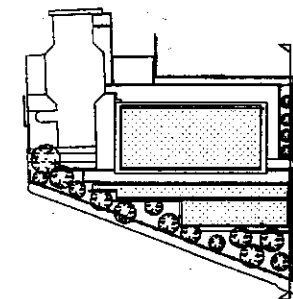
Edward Toovey
For ORMS

Encl

Cc

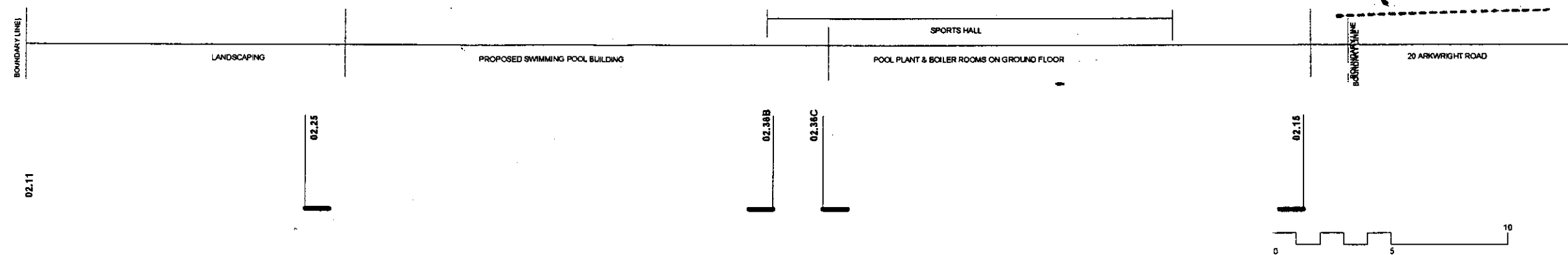
Jerry Witts
Marcus Clemaron
Craig McRostie

UCS
GTCS
Bucknall Austin

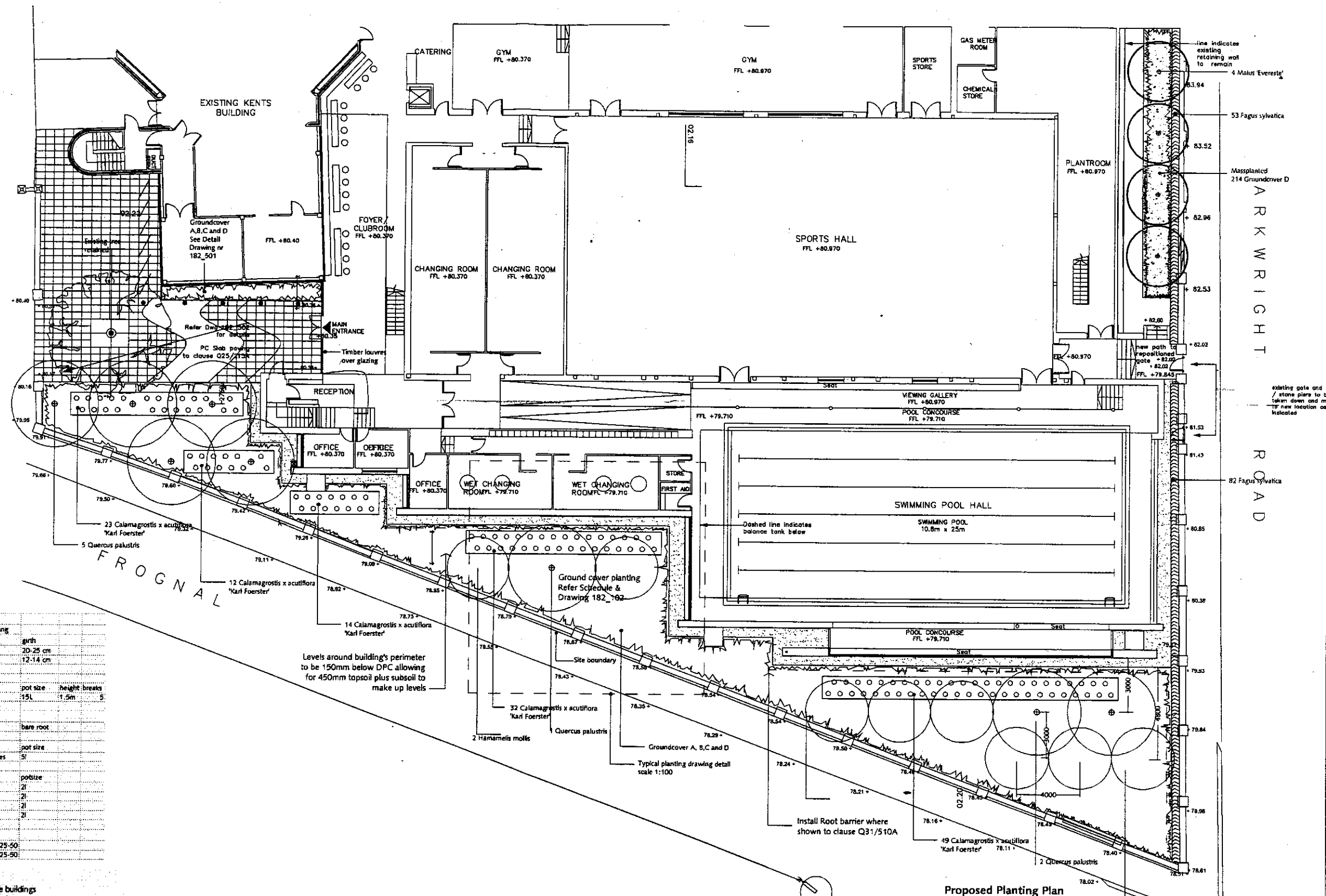


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Notes Issued for Planning Application August 2002 Amended & issued for Planning Application April 2003 Amended & issued for Planning Application March 2004 Planning Application Revisions Dec 2004 Issued for information Feb 2005 Planning Application Revisions March 2004 Tender Issue Apr 2005 20.07.05 V.E. Change identified 18.09.05 V.E. Change incorporated 10.10.05 V.E. Copper notes added, boiler flue and RWP's shown 28.10.05 Structure & levels added 14.12.05 issued as part of brick/block procurement 20.01.06 Timber panelling & RWP's amended		Revision A 25.01.06 Timber panelling & RWP's amended B 15.03.06 Location of opening windows to hall C amended as clouded D Brick in lieu recon stone wall E 03.10.06 Louvers shown F 07.12.06 Trees & front wall shown shown G H I J K L M N O P Q R S		Revision T U V W X		ORMS Project UCS Senior School Swimming Pool, Staff Residences and Fitness Rooms Drawing title Proposed South (Arkwright) Elevation without Boundary Wall Scale 1:200 at A3 Date December 2004 Status <input type="checkbox"/> For information <input type="checkbox"/> For tender <input checked="" type="checkbox"/> For construction	
1 Pine Street London EC1R 6JH Tel: 0207 833 8533 Fax: 0207 837 7575 E-mail: orms@orms.co.uk		Drwg No. 1220A.02.13 Rev <input checked="" type="checkbox"/>		1 Pine Street London EC1R 6JH Tel: 0207 833 8533 Fax: 0207 837 7575 E-mail: orms@orms.co.uk		1 Pine Street London EC1R 6JH Tel: 0207 833 8533 Fax: 0207 837 7575 E-mail: orms@orms.co.uk	



PLANTING SCHEDULE			
No.	Species	Typical spacing	girth
TREES			
8	Quercus Palustris		20-25 cm
4	Malus 'Evereste'		12-14 cm
SHRUBS			
8	Hamamelis mollis	pot size	height breaks
		15L	1.5m
HEDGES			
135	Fagus sylvatica	0.3m	bare root
GRASS			
130	Calamagrostis x acutiflora 'Karl Foerster'	0.75m centres	pot size
			5L
HERBACEOUS			
492	A/ Heuchera Micrantha var. divaricata 'Palace Purple'	7 per m2	2L
492	B/ Heuchera sanguinea	7 per m2	2L
737	C/ Geranium x versicolor	7 per m2	2L
737	D/ Epimedium macrorrhizum	7 per m2	2L
BULBS			
1000	Galanthus nivalis	in groups of 25-50	
500	Daffodil 'February Gold'	in groups of 25-50	

- INSTRUCTIONS**
- Set out rows of planting of intervals of 375mm running parallel to the buildings
 - Set out trees as shown on drawing
 - Set out row of grasses 750 mm apart
 - Set out type A and B plants in straight rows 375 mm apart and 375mm centers (staggered).
Minimum number of plant in block: 16
Maximum number of plant in block: 32
 - Randomly place C and D plants in straight rows in left over spaces

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Churchman
landscape architects

DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO BE CHECKED ON SITE. ERRORS TO BE REPORTED IMMEDIATELY TO LANDSCAPE ARCHITECT.
TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICES AND ENGINEERS DRAWINGS.

Ref	Date	Revision
A	14.08.2006	1 - 8 Quercus Palustris have been replaced by 8 Hamamelis mollis shrubs, keeping the original linear formation. - Areas of hard standing have been added to the gravel mulch around the building, allowing for roof access. - Cycle racks have been moved to the east of the front path, and this gravel area has been changed to pavings. - Concrete bench removed from the entrance path.

For Information
Job stage Stage G

Title	Planting Plan	Dwg No	182/101	Phelps House	17 Heath Road
Ref	A	Scale	1:100 @A1	Twickenham	Middlesex TW1 4AW
Project	UCS	Date	20.03.2005	tel: +44(0)20 8891 0007	
Client	ORMS Architects & UCS			tel: +44(0)20 8892 0905	
				email: info@churchmanla.co.uk	
				www.churchmanla.co.uk	